

## 3 Bedroom House for Sale in Famagusta District

### Saint Nicholas Villas - Unit V7

Welcome to **Saint Nicholas Villas**, an exclusive residential development located in the heart of Pernera, perfectly positioned between Kapparis and the vibrant tourist centre of Protaras, Cyprus. This carefully designed community features 21 exquisite 3 and 4-bedroom residences, each thoughtfully crafted to offer comfort, privacy, and modern luxury.

**Unit V7** is a stunning 3-bedroom, 2-bathroom villa that embodies the perfect fusion of high aesthetics and contemporary design. With a spacious internal area of 144 m<sup>2</sup> set on a generous 429 m<sup>2</sup> plot, this residence offers ample garden space, a private swimmin...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>144</b>	Plot area	<b>429</b>	Reference Number	<b>25952</b>
		Parking	<b>Yes</b>	Property type	<b>House</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

Amenities	Location
	Region: <b>Famagusta</b>

## Price: €528 000 + VAT

VAT for this property is **€26,400** or **€100,320**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 667.00/m<sup>2</sup></b>		

## Price change history

€528 000 on May 30, 2025



