

## 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: **Famagusta**

## 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



