

## 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...

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

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 Excluded

Title transfer fee None

Price per SQM €3 667.00/m²

Common expenses None

## **Price change history**

€528 000 on May 30, 2025



















