

## **3 Bedroom House for Sale in Famagusta District**

## Saint Nicholas V4 - Luxurious 3-Bedroom Villa in Pernera, Protaras

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Discover the exceptional lifestyle offered by the **Saint Nicholas Villas** in the sought-after area of Pernera, nestled between Kapparis and the vibrant centre of Protaras. This exquisite 3-bedroom, 2-bathroom villa epitomizes modern Mediterranean living with a perfect blend of style, comfort, and convenience.

Set within an exclusive development of only 21 residences, Saint Nicholas V4 offers a spacious 144 m<sup>2</sup> interior on a generous 324 m<sup>2</sup> plot. Each villa enjoys a private swimming pool, garden, dedicated parking space, and a stunning roof garden designed to capture the enchanting sunse...

<b>Property Info</b>		Plot / Area Info		Additional info	
				Reference Number	25916
				Property type	House
Covered Area	144	Plot area	324	Condition	<b>Under Construction</b>
				Construction Year	2025
				Bathrooms	2

Amenities Location

Region: Famagusta

Coordinates: **35.01753** / **34.02761** 



**Price: €518 000 + VAT** 

VAT for this property is €25,900 or €98,420. 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 €3 597.00/m²

Common expenses None

## **Price change history**

€518 000 on May 30, 2025



















