

## 3 Bedroom House for Sale in Famagusta District

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



Discover the exceptional lifestyle offered by the **Saint Nicholas Villas** in the sought-after area of Perneria, 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 sunsets...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area

**144**

Plot area

**324**

Reference Number

**25916**

Property type

**House**

Condition

**Under Construction**

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	Common expenses	None
		Price per SQM	€3 597.00/m²		

Price change history

€518 000 on May 30, 2025





