

## 3 Bedroom House for Sale in Famagusta District

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

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

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

#### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 597.00/m<sup>2</sup></b>		

**Price change history**

€518 000 on May 30, 2025



