

3 Bedroom Apartment for Sale in Famagusta District

Saint Nicholas Villas - Unit V3

Discover refined coastal living with this stunning 3-bedroom, 2-bathroom residence located in the exclusive Saint Nicholas Villas project in Pernera, Protaras. Priced at €513,000, this elegant home offers 144 m² of beautifully designed living space set on a 324 m² lot, ideal for those seeking luxury, comfort, and privacy in one of Cyprus's most sought-after locations.

Property Features

- Spacious 3 bedrooms and 2 bathrooms designed with the latest trends in mind
- Private swimming pool, perfect for relaxation and enjoying the Mediterranean climate
- Generous private garden and roof garden offering seren...

Property Info	Plot / Area Info	Additional info	
		Reference Number	25904
		Property type	Apartment
Covered Area	144	Plot area	Under Construction
	324	Condition	2025
		Construction Year	
		Bathrooms	2

Amenities

Location

Region: **Famagusta**

Price: €513 000 + VAT

VAT for this property is **€25,650** or **€97,470**. 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
Title deed	Has Title	Price per SQM	€3 563.00/m²		

Price change history

€513 000 on May 30, 2025



