

## 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 m<sup>2</sup> of beautifully designed living space set on a 324 m<sup>2</sup> 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

Covered Area

**144**

Plot area

**324**

Reference Number

**25904**

Property type

**Apartment**

Condition

**Under Construction**

Construction Year

**2025**

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





