

## 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	
		Reference Number	<b>25904</b>
		Property type	<b>Apartment</b>
Covered Area	<b>144</b>	Plot area	<b>Under Construction</b>
	<b>324</b>	Condition	<b>2025</b>
		Construction Year	
		Bathrooms	<b>2</b>

#### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 563.00/m<sup>2</sup></b>		

## Price change history

€513 000 on May 30, 2025



