

## 3 Bedroom Apartment for Sale in Famagusta District

### Saint Nicholas V1 - Luxurious 3-Bedroom Villa in Pernera, Protaras

Price: **€512,000**

Size: **144 m<sup>2</sup>** | Plot Size: **347 m<sup>2</sup>** | Bedrooms: **3** | Bathrooms: **2** | Garage: **1**

Expected Completion: **June 2025**

Discover the epitome of refined coastal living with Saint Nicholas V1, nestled in the highly sought-after area of Pernera between Kapparis and the centre of Protaras. This exclusive 3-bedroom, 2-bathroom villa is part of a prestigious community of 21 residences, designed to blend modern minimalist architecture with natural materials and earthy tones,...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>144</b>	Plot area	<b>347</b>	Reference Number	<b>25870</b>
				Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2025</b>
				Bathrooms	<b>2</b>

#### Amenities

#### Location

Region: **Famagusta**

## Price: €512 000 + VAT

VAT for this property is **€25,600** or **€97,280**. 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>€3 556.00/m<sup>2</sup></b>		

## Price change history

€512 000 on May 30, 2025



