

## 1 Bedroom Apartment for Sale in Nicosia District

### ORELIA A204 - Modern 1 Bedroom Apartment in Central Location

Discover the perfect blend of modern architecture and ergonomic design with Orelia Apartments, ideally located near the University Campus in Cyprus. This charming 1-bedroom, 1-bathroom apartment offers 50 m<sup>2</sup> of thoughtfully designed living space, perfect for students or anyone seeking comfortable, permanent accommodation.

Orelia Apartments is a boutique complex of nine units spread over two floors, emphasizing innovative technologies and high-quality materials that make this development truly unique. The property includes a private garage with space for one car, ensuring convenience in a highly sought-after...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>50</b>	Plot area	<b>0</b>	Reference Number	<b>24236</b>
				Property type	<b>Apartment</b>
				Condition	<b>Under Construction</b>
				Construction Year	<b>2026</b>
				Bathrooms	<b>1</b>

#### Amenities

#### Location

Region: **Nicosia**

Coordinates: **35.17198 / 33.36489**

## Price: €155 000 + VAT

VAT for this property is **€7,750** or **€29,450**. 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>€3 100.00/m<sup>2</sup></b>		

## Price change history

€155 000 on May 30, 2025





