

2 Bedroom Apartment for Sale in Nicosia

ORELIA A203 - Modern 2 Bedroom Apartment in Central Location



Discover Orelia Apartments, a contemporary residential complex ideally situated near the University Campus in Nicosia. This exclusive development comprises nine thoughtfully designed one and two-bedroom apartments spread over two floors, tailored for both student living and permanent residence.

ORELIA A203 is a spacious two-bedroom, two-bathroom apartment featuring modern architecture and ergonomic design. With a total size of 70 m<sup>2</sup>, this unit maximizes comfort and functionality, incorporating high-quality materials and innovative technologies throughout.

The apartment includes a private garage with s...

| Property Info |    | Plot / Area Info |   | Additional info   |                    |
|---------------|----|------------------|---|-------------------|--------------------|
|               |    |                  |   | Reference Number  | 24235              |
|               |    |                  |   | Property type     | Apartment          |
| Covered Area  | 70 | Plot area        | 0 | Condition         | Under Construction |
|               |    |                  |   | Construction Year | 2026               |
|               |    |                  |   | Bathrooms         | 2                  |
| Amenities     |    | Location         |   |                   |                    |

**Location:** Nicosia

Region: **Nicosia**

Coordinates: **35.17198 / 33.36489**

Price: €235 000 + VAT

VAT for this property is €11,750 or €44,650. 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      | €3 357.00/m² |                 |      |

Price change history

€235 000 on May 30, 2025











