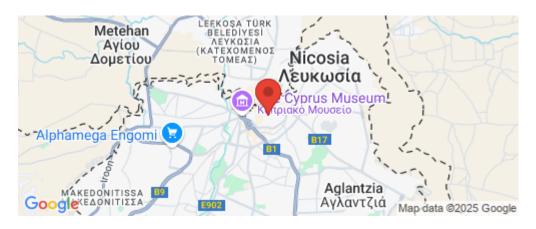


## 2 Bedroom Apartment for Sale in Nicosia

## 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 |    | Plot / Area Info |   | Additional info   |                           |  |
|--------------------|----|------------------|---|-------------------|---------------------------|--|
|                    |    |                  |   | Reference Number  | 24235                     |  |
|                    |    |                  |   | Property type     | Apartment                 |  |
| Covered Area       | 70 | Plot area        | 0 | Condition         | <b>Under Construction</b> |  |
|                    |    |                  |   | 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 over an acc | None |
|------------|-----------|--------------------|--------------------------|--------------------|------|
| Title deed | Has Title | Price per SQM      | €3 357.00/m <sup>2</sup> | Common expenses    | None |

## **Price change history**

€235 000 on May 30, 2025





















