

## 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	
Covered Area	<b>70</b>	Plot area	Reference Number
	<b>0</b>		<b>24235</b>
		Property type	<b>Apartment</b>
		Condition	<b>Under Construction</b>
		Construction Year	<b>2026</b>
		Bathrooms	<b>2</b>

Amenities	Location
	<b>Location:</b> Nicosia Region: <b>Nicosia</b> Coordinates: <b>35.17198 / 33.36489</b>

## 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€3 357.00/m<sup>2</sup></b>		

## Price change history

€235 000 on May 30, 2025





