

## 1 Bedroom Apartment for Sale in Nicosia District

### ORELIA A201 - Modern 1-Bedroom Apartment in Central Nicosia ✖

Discover Orelia Apartments, a contemporary residential complex perfectly situated near the University Campus in Nicosia. This modern 1-bedroom, 1-bathroom apartment offers 45m<sup>2</sup> of thoughtfully designed living space tailored for both students and permanent residents who value ergonomic layouts combined with innovative technologies and high-quality materials.

Orelia Apartments spans just two floors and comprises nine exclusive units, ensuring a tranquil and private atmosphere. This unit includes one convenient parking space and promises easy access to the city centre and nearby motorways, making daily commuti...

#### Property Info

#### Plot / Area Info

Covered Area **45**

#### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>24233</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: €141 000 + VAT

VAT for this property is **€7,050** or **€26,790**. 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>€3 133.00/m<sup>2</sup></b> |                 |             |

## Price change history

€141 000 on May 30, 2025





