

## 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	Excluded	Title transfer fee	None	Common expenses	None
Title deed	Has Title	Price per SQM	€3 133.00/m²		

Price change history

€141 000 on May 30, 2025









