

## 1 Bedroom Apartment for Sale in Nicosia District

### ORELIA A105 - Modern 1 Bedroom Apartment in Central Location X

Orelia Apartments is a small, thoughtfully designed complex located near the University Campus, offering nine contemporary one and two-bedroom apartments. ORELIA A105 is a stylish 1-bedroom, 1-bathroom apartment ideal for students or permanent residents looking for modern living in a prime area of Cyprus.

This apartment stands out with its modern architecture, ergonomic design, and use of high-quality materials and innovative technologies. Spanning 50 sqm, the unit provides comfortable living space with an included garage for one car, enhancing convenience.

Located centrally with easy access to Nicos...

Property Info	Plot / Area Info	Additional info
Covered Area <b>50</b>		Reference Number <b>24232</b>
		Property type <b>Apartment</b>
		Condition <b>Under Construction</b>
		Construction Year <b>2026</b>
		Bathrooms <b>1</b>
Amenities	Location	
	Region: <b>Nicosia</b>	
	Coordinates: <b>35.17198 / 33.36489</b>	

## Price: €144 000 + VAT

VAT for this property is **€7,200** or **€27,360**. 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>No Title</b>	Price per SQM	<b>€2 880.00/m<sup>2</sup></b>		

## Price change history

€144 000 on May 30, 2025





