

## 1 Bedroom Apartment for Sale in Nicosia District

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

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

Covered Area **50**

#### Additional info

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: **Nicosia**

Coordinates: **35.17198 / 33.36489**

## 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





