

## 1 Bedroom Apartment for Sale in Nicosia

## ORELIA A104 - Modern 1 Bedroom Apartment in Central Nicosia

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Discover Orelia Apartments, perfectly positioned near the University Campus in Nicosia. This exclusive complex features just nine stylish one and twobedroom apartments spread over two floors, offering a blend of modern architecture and ergonomic design ideal for students and permanent residents alike.

Orelia A104 is a bright, contemporary 1-bedroom, 1-bathroom apartment designed with innovative technologies and high-quality materials. The layout optimizes space and comfort, providing a perfect home or investment opportunity in one of Cyprus' most sought-after areas. This apartment includes a dedicate...

| Property Info |    | Plot / Area Info |   | Additional info   |                           |  |
|---------------|----|------------------|---|-------------------|---------------------------|--|
|               |    |                  |   | Reference Number  | 24231                     |  |
|               |    |                  |   | Property type     | Apartment                 |  |
| Covered Area  | 50 | Plot area        | 0 | Condition         | <b>Under Construction</b> |  |
|               |    |                  |   | Construction Year | 2026                      |  |
|               |    |                  |   | Bathrooms         | 1                         |  |

Amenities Location

**Location:** Nicosia 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        | Excluded  | Title transfer fee | None                     | Common expenses | Nama |
|------------|-----------|--------------------|--------------------------|-----------------|------|
| Title deed | Has Title | Price per SQM      | €2 880.00/m <sup>2</sup> |                 | None |

## **Price change history**

€144 000 on May 30, 2025





















