

## 1 Bedroom Apartment for Sale in Nicosia

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

Discover Orelia Apartments, perfectly positioned near the University Campus in Nicosia. This exclusive complex features just nine stylish one and two-bedroom 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

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

#### 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€2 880.00/m<sup>2</sup></b>		

## Price change history

€144 000 on May 30, 2025





