

## 1 Bedroom Apartment for Sale in Nicosia District

### Orelia Apartments - Unit A103 ✖

Discover the perfect blend of modern living and prime location with **Orelia A103**, a stylish 1-bedroom, 1-bathroom apartment ideally suited for both students and permanent residents. Centrally located near the University Campus in Cyprus, Orelia Apartments comprise a boutique complex of nine one and two bedroom residences spread over two floors.

This unit features innovative architectural design and ergonomic layouts maximizing space and comfort. Crafted with high-quality materials and contemporary finishes, Orelia A103 offers an inviting and practical living environment.

- Size: 40 m<sup>2</sup>
- Parking: 1 car g...

#### Property Info

Covered Area

**40**

#### Plot / Area Info

Plot area  
Parking

**0**  
**Yes**

#### Additional info

Reference Number  
Property type  
Condition  
Construction Year  
Bathrooms

**24230**  
**Apartment**  
**Under Construction**  
**2026**  
**1**

#### Amenities

#### Location

Region: **Nicosia**  
Coordinates: **35.17198 / 33.36489**

## Price: €135 000 + VAT

VAT for this property is **€6,750** or **€25,650**. 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>€3 375.00/m<sup>2</sup></b>		

## Price change history

€135 000 on May 30, 2025





