

## 1 Bedroom Apartment for Sale in Nicosia

### ORELIA A102 - Modern 1 Bedroom Apartment in Central Nicosia

**Price:** €138,000

**Location:** Stadiou, Nicosia, Cyprus

**Size:** 50 m<sup>2</sup>

**Bedrooms:** 1

**Bathrooms:** 1

**Garage:** 1 car space

**Year Built:** 2026

Discover Orelia Apartments, a stylish and modern residential complex ideally situated near the University Campus in the heart of Nicosia. Comprising just nine contemporary one and two-bedroom apartments extending over two floors, Orelia offers a select community feel with ergonomic layouts designed for both students and permanent ...

#### Property Info

#### Plot / Area Info

#### Additional info

|              |           |           |            |                   |                           |
|--------------|-----------|-----------|------------|-------------------|---------------------------|
| Covered Area | <b>50</b> | Plot area | <b>0</b>   | Reference Number  | <b>24229</b>              |
|              |           | Parking   | <b>Yes</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: €138 000 + VAT

VAT for this property is **€6,900** or **€26,220**. 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>€2 760.00/m<sup>2</sup></b> |                 |             |

## Price change history

€138 000 on May 30, 2025





