

## 1 Bedroom Apartment for Sale in Nicosia District

### ORELIA A101 - Modern 1 Bedroom Apartment in Nicosia

Discover Orelia Apartments, a contemporary and thoughtfully designed complex ideally located near the University Campus in central Nicosia. This exclusive project consists of nine one and two-bedroom apartments spread over two floors, perfectly suited for students and permanent residents alike.

#### Key Features:

- 1 spacious bedroom and 1 bathroom
- 47 sqm of modern living space
- Private garage with space for 1 car
- Built with innovative technologies and high-quality materials
- Ergonomic design tailored for comfortable living and study environments
- Esti...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>47</b>	Plot area	<b>0</b>	Reference Number	<b>24228</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: €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>€2 872.00/m<sup>2</sup></b>		

## Price change history

€135 000 on May 30, 2025





