

ANNOUNCEMENT

NOTIFICATION FOR AUCTION

Pursuant to the Ministerial Decree of 2019 for the sale of Mortgaged Property through an electronic auction

It is hereby ANNOUNCED that pursuant to the Ministerial Decree of 2019 for the sale of Mortgaged Property through an electronic auction, that was issued according to the provisions of the Transfers and Mortgaging Property Law, and after the request of Bank of Cyprus Public Company Ltd, the property that is described in the Table below will be sold at an electronic auction by the Electronic Auction officer or the officer's employer ACB E-Auctions Ltd, telephone number 22-222230, email address info@eauctions-cy.com.

The sale will take place at 10:00 a.m. on 30/10/2026 through the Electronic Auctions System at the Electronic Auction website at www.eauction-cy.com.

Unique Electronic Auction Number: **S9SN3EGULE**

DESCRIPTION OF PROPERTY							
s/n	Registration number	Sheet/Plan numbers and Plot number	Municipality/ Parish/ Community	Location or Street	Property details		Share of property to be sold
					Type	Size sq.m.	
1	0/2190	55/38 ON 29	ZYGI LARNACA	PALAIOKASTRO GREGORI AFXENTIOU, 98 DOOR NO. 5	TWO-STOREY HOUSE NO.5 ON THE GROUND FLOOR *	CLOSED AREA: 85 COVERED VERANDAS: 5 UNCOVERED VERANDAS: 12	1/1
Reserve Sale Price: €972.000							
Guarantee Amount: €97.200							

***PROPERTY TYPE CONTINUED:**

STAIRCASE NO.13 ON THE 2ND FLOOR: EXCLUSIVE RIGHT OF USE

UNCOVERED VERANDA ROOF GARDEN NO.16 ON THE 2ND FLOOR AREA 11 sq.m.: EXCLUSIVE RIGHT OF USE

VERANDA NO.4: EXCLUSIVE RIGHT OF USE

WAREHOUSE NO.14 ON THE 2ND FLOOR AREA 3 sq.m.: EXCLUSIVE RIGHT OF USE

WAREHOUSE NO.15 ON THE 2ND FLOOR AREA 3 sq.m.: EXCLUSIVE RIGHT OF USE

SWIMMING POOL NO.15 ON THE GROUND FLOOR: EXCLUSIVE RIGHT OF USE

UNCOVERED PARKING AREA NO.10 ON THE GROUND FLOOR: EXCLUSIVE RIGHT OF USE

YARD NO.20 ON THE GROUND FLOOR: EXCLUSIVE RIGHT OF USE

VERANDA COVERED VERANDA – ROOF GARDEN NO.16 ON THE 2ND FLOOR AREA 16 sq.m.: EXCLUSIVE RIGHT OF USE

1. The property will not be transferred if the reserve sale price is not covered.
2. The interest in the above property/ies is offered for sale without further warranties regarding the existence, type or size of the property or the right that the mortgagor has.
3. The highest bidder should be aware that, the outstanding balance of the sale price (accepted sale price minus the guarantee amount) must be paid to the mortgagee, otherwise he/she will lose the guarantee amount and will be liable for any loss that may occur in a subsequent sale.

4. Share in the common ownership: 17,65%.

Property with irregularities. A certificate of approval was issued with notes:

- a) The space shown by point (x1) (ψ_1) (ω_1) in the special plan of the ground floor from a covered veranda/yard became an enclosed space with windows.
- b) The space shown by point (θ_2) in the special plan of the ground floor from an uncovered parking space became covered.
- c) The area shown by point (k2) on the special plan of the ground floor from an uncovered yard became covered.
- d) The covered veranda on the ground floor and the uncovered veranda on the first floor were not built.
- e) The space shown by point (k) in the special plan of the second floor from an uncovered veranda became an enclosed space.
- f) The space shown by point (λ) in the special plan of the second floor from a covered veranda became an enclosed space.
- g) The space shown by point (ζ) in the special design of the terrace from a void became a terrace.

The house may be inhabited/rented.

The above reserve sale price/s does/do not include possible VAT. In cases where the sale of the property/ies is subject to VAT, the VAT amount will be payable by the buyer in addition to the sale price.

Date: 23/07/2026

For more information, please visit the website www.eauction-cy.com or contact the Bank on 22125819.

Bank of Cyprus

