

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 29/11/2024 through the Electronic Auctions System at the Electronic Auction website at www.eauction-cy.com.

Unique Electronic Auction Number: **IEHCVGHI37**

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	0/31008	2-289-380 ON 1446	MUNICIPALITY OF PARALIMNI FAMAGUSTA	KAPPELLES AGIOU OROUS, 33 KARAYIANNAS COMPLEX 2 – BLOCK C DOOR NO. 16	APARTMENT NO. 14 ON THE 2 ND FLOOR	CLOSED AREA: 54 COVERED VERANDA: 7 UNCOVERED VERANDA: 2	1/1
Reserve Sale Price: €51.200							
Guarantee Amount: €5.120							

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: 2,43%.

Property with irregularities. Annotated certificate of approval issued. (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: Condition 39 of the planning permit with no. AMX 324/2006 was not implemented. (3/ΕΣ/1226/2020).

Property with irregularities. Annotated certificate of approval issued. (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: Condition 22 of the conditions annex of building permit no. 2419/27.10.05. was not implemented. (3/ΕΣ/1227/2020)

Property with irregularities. Annotated certificate of approval issued. (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: The stairwell doors to the 1st and 2nd floor corridor have not been installed. (3/ΕΣ/1228/2020)

Voluntary transfer and/or mortgaging is prohibited. Certificate of unauthorized works (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: In points d, e and g of the plan of the ground floor from the yard and the parking garage of electricity meter room E.A.C. (3/ΕΣ/1229/2020)

Voluntary transfer and/or mortgaging is prohibited. Certificate of unauthorized works (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: The conditions of the Department of Labor Inspection for the building's elevator were not implemented. (3/ΕΣ/1230/2020)

Voluntary transfer and/or mortgaging is prohibited. Certificate of unauthorized works (FOR COMPULSORY HORIZONTAL SEPARATION PERMISSION). IRREGULARITIES: The amount of 1866.36 EUROS as rights owed to the Municipality of Paralimni is pending. (3/ΕΣ/1234/2020)

Temporary Note: In the Sales Document with SPA no. 1534/07 is stated to be granted excl. right to use a parking space, instead it is registered as shared according to the Competent Authority. (3/ΕΣ/1254/2020)

Provisional title issued in accordance with Article 10 of Law 44/84.

The apartment 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: 23/08/2024

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

Bank of Cyprus

