

FOR SALE

Tenders can be submitted for the purchase of the following property at Larnaca:

s/n	Registration Number	Sheet/Plan numbers and Plot number	Municipality Parish/Community	Location or Street	Property details		Registered share of property to be sold
					Type	Size sq.m.	
1	3/808	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 6 on the 1st floor and apartment unit no. 7 on the 1st floor on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 46.	-	1/1
2	3/851	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 4 on the 5th floor. Door no. 052 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 23.	-	1/1
3	3/852	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 2 on the 5th floor and apartment unit no. 8 on the 5th floor on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 26.	-	1/1
4	3/859	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 3 on the 6th floor. Door no. 061 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 25.	-	1/1
5	3/860	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 4 on the 6th floor. Door no. 062 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 53.	-	1/1
6	3/869	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 3 on the 7th floor. Door no. 071 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 30.	-	1/1
7	3/870	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 4 on the 7th floor. Door no. 072 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 16.	-	1/1
8	3/879	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 3 on the 8th floor. Door no. 081 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 28.	-	1/1
9	3/880	41/49W1, On 250	Larnaca, Chrysopolitissa	Archiepiskopou Makariou III	Apartment unit no. 4 on the 8th floor. Door no. 082 on the building known as "Filanta Court". Exclusive right of use of the parking space unit no. 29.	-	1/1

- The sale of the properties may be subject to VAT. VAT, if any, will be payable by the buyer in addition to the sale price.
- The interest of the above property/ies is/are offered for sale without further warranties regarding the existence, occupancy status, type or size of the property or the right that the mortgagor/judgement debtor has. The sale is conducted according to the Sales Regulations unless otherwise specified.
- According to the title deeds, all properties are subject to a right of way width 3.05 meters and the right for the installation/use and maintenance of cables (Folder number 4/AEΔ/20473/1980). The beneficial property is the property with registration no. 3/795.
- According to the title deeds, common usage rights of:
 - The roof with unit no. 10 on the 2nd floor can be used by the properties with registration number: 3/804, 3/806, 3/807, 3/808, 3/809, 3/810, 3/812, 3/814, 3/815, 3/816, 3/818, 3/819 and 3/820.
 - The roof with unit no. 33 on the 1st floor can be used by the properties with registration number: 3/804, 3/806, 3/807, 3/808, 3/809, 3/810, 3/812, 3/814, 3/815, 3/816, 3/818, 3/819 and 3/820.
 - The passageway unit no. 32 on the 1st floor can be used by the properties with registration number: 3/804, 3/806, 3/807, 3/808, 3/809, 3/810, 3/812, 3/814, 3/815, 3/816, 3/818, 3/819 and 3/820.
- According to the title deeds, common usage rights of:
 - The uncovered parking spaces with unit no. 24, 51 and 52 on the ground floor can be used by the properties with registration number: 0/8695, 0/13502.
- According to the title deed of the property with registration number 3/821 a building permit has been issued (4/ΕΣ/148/2007).
- The property with registration number 3/852 is affected by an open folder (4/ΑΓ/58/2021 & 4/ΑΓ/35/2022) – Testimony.
- The properties are occupied.

The tender process will take place on 13 February 2026 at 10:00 am. at Evagorou 4, 2121 Aglantzia, Nicosia, Cyprus.

Tenders can ONLY be submitted by post or delivered by hand to Gordian Holdings Limited, Euagorou 4, 2121 Aglantzia, Nicosia, Cyprus, using the special tender form. Interested parties can obtain the special offer form from the Gordian Holdings Limited Valuations & Estate Department.

In order to be valid, the Gordian Holdings Limited must receive bids no later than 12 February 2026 at 13:00.

Interested parties can contact the Gordian Holdings Limited at telephone numbers 22812126, 22812149 for further information on the property, how to bid and to obtain the special tender form. Interested parties can also obtain additional information on the property from the Gordian Holdings Limited website www.gogordian.com.

Acceptance or rejection of any offer is at the sole discretion of the Gordian Holdings Limited, subject to the provisions of Article 44H of the Transfer and Mortgage Laws of 1965 to 2023. Also, the Gordian Holdings Limited is not obliged to accept or consider any offer or to proceed with the sale of the property and reserves the right to repeat or not the entire tender process.