

**Registration number 743440**

**Alfa Residential & Commercial Properties Limited**

**Abridged accounts**

**for the year ended 31st May 2025**

# Alfa Residential & Commercial Properties Limited

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## **Alfa Residential & Commercial Properties Limited**

### **Directors and other information**

Directors	Georgica Bratulescu Angela Bratulescu
Secretary	Georgica Bratulescu
Company number	743440
Registered office	15 Whitestown Walk Blanchardstown Dublin 15
Accountants	J C Walshe & Co. Chartered accountants 4 The Market Yard Enfield Co. Meath

## Alfa Residential & Commercial Properties Limited

Extract from the Directors' report in accordance with section 329 of the Companies Act 2014.

### Directors' and secretary and their interests in shares of the company

The directors and secretary who served during the year and their interests in the company are as stated below:

	Ordinary shares	
	31/05/25	01/06/24
	Date of appointment	
Georgica Bratulescu	50	50
Angela Bratulescu	50	50
<b>Company secretary</b>		
Georgica Bratulescu	50	50

The original report was approved by the board on 31 March 2026 and signed on its behalf by Georgica Bratulescu and Angela Bratulescu.

## **Alfa Residential & Commercial Properties Limited**

### **Directors' Responsibilities Statement**

The directors are responsible for preparing the Directors' Report and the financial statements in accordance with Irish law and regulations.

Irish Company law requires the directors to prepare financial statements for each financial year. Under the law, the directors have elected to prepare the financial statements in accordance with Irish Generally Accepted Accounting Practice (Irish GAAP) giving a true and fair view of the state of affairs of the company and of the profit or loss of the company for each financial year. Under company law, the directors must not approve the financial statements unless they are satisfied that they give a true and fair view of the assets, liabilities and financial position of the company as at the financial year end date and of the profit or loss of the company for the financial year and otherwise comply with the Companies Act 2014. In preparing those financial statements, the directors are required to:

- select suitable accounting policies and then apply them consistently
- make judgements and estimates that are reasonable and prudent
- state whether the financial statements have been prepared in accordance with applicable accounting standards, identify those standards, and note the effect and the reasons for any material departure from those standards; and
- prepare the financial statements on the going concern basis unless it is inappropriate to presume that the company will continue in business.

The directors are responsible for ensuring that the company keeps or causes to be kept adequate accounting records which correctly explain and record the transactions of the company, enable at any time the assets, liabilities, financial position and profit or loss of the company to be determined with reasonable accuracy, enable them to ensure that the financial statements and directors' report comply with the Companies Act 2014 and enable the financial statements to be audited. They are also responsible for safeguarding the assets of the company and hence, for taking reasonable steps for the prevention and detection of fraud and other irregularities.

#### **Directors' declaration on unaudited financial statements**

In relation to the financial statements as set out on pages 4 to 9 :

- The directors approve these financial statements and confirm that they are responsible for them, including selecting the appropriate accounting policies, applying them consistently and making, on a reasonable and prudent basis, the judgements underlying them. They have been prepared on the going concern basis on the grounds that the company will continue in business.
- The directors confirm that they have made available to J C Walshe & Co., all the company's accounting records and provided all the information, books or documents necessary for the compilation of the financial statements.
- The directors confirm that to the best of their knowledge and belief, the accounting records reflect all the transactions of the company for the year ended 31st May 2025.

On behalf of the board

**Georgica Bratulescu**  
**Director**

**Angela Bratulescu**  
**Director**

**Date: 31st March 2026**

## Alfa Residential & Commercial Properties Limited

### Abridged balance sheet as at 31 May 2025

	Notes	2025		2024	
		€	€	€	€
<b>Fixed assets</b>					
Tangible assets	3		1,484,731		1,459,533
<b>Current assets</b>					
Cash at bank and in hand		5,824		4,060	
		<u>5,824</u>		<u>4,060</u>	
<b>Creditors: amounts falling due within one year</b>		<u>(1,532,598)</u>		<u>(1,498,900)</u>	
<b>Net current liabilities</b>			<u>(1,526,774)</u>		<u>(1,494,840)</u>
<b>Total assets less current liabilities</b>			(42,043)		(35,307)
<b>Deficiency of assets</b>			<u>(42,043)</u>		<u>(35,307)</u>
<b>Capital and reserves</b>					
Called up share capital			100		100
Profit and loss account			<u>(42,143)</u>		<u>(35,407)</u>
<b>Equity shareholders' funds</b>			<u>(42,043)</u>		<u>(35,307)</u>

The directors have relied on the specified exemption contained in Section 352 of the Companies Act 2014 on the grounds that the company is entitled to the benefit of that exemption as a small company and the abridged financial statements have been properly prepared in accordance with Section 353.

The directors state that:

- (a) the company is availing itself of the exemption provided for by Chapter 15 of Part 6 of the Companies Act 2014;
- (b) the company is availing itself of the exemption on the grounds that Section 358 is complied with;
- (c) no notice under subsection (1) of Section 334 has, in accordance with subsection (2) of that section, been served on the company;
- (d) they acknowledge the company's obligations under Companies Act 2014, to keep adequate accounting records and to prepare Financial Statements which give a true and fair view of the assets, liabilities and financial position of the company at the end of its financial year and of its profit or loss for such a year and to otherwise comply with the provisions of Companies Act 2014 relating to Financial Statements so far as they are applicable to the company.

**The notes on pages 6 to 9 form an integral part of these financial statements.**

**Alfa Residential & Commercial Properties Limited**

On behalf of the board

.....  
**Georgica Bratulescu**  
**Director**

.....  
**Angela Bratulescu**  
**Director**

**Date: 31 March 2026**

**Alfa Residential & Commercial Properties Limited**  
**Notes to the abridged financial statements**  
**for the year ended 31 May 2025**

**1. Accounting Policies**

The significant accounting policies adopted by the Company and applied consistently are as follows:

**1.1. Basis of Accounting**

The Financial Statements are prepared on the going concern basis, under the historical cost convention, and comply with the financial reporting standards of the Financial Reporting Council, as promulgated by Chartered Accountants Ireland and the Companies Act 2014.

**1.2. Tangible assets and depreciation**

Tangible assets are stated at cost less accumulated depreciation and accumulated impairment loss. Cost includes all costs that are directly attributable to bringing the asset into working condition for its intended use.

**Depreciation**

Depreciation is provided on all tangible assets, at rates calculated to write off the cost less estimated residual value, of each asset systematically over its expected useful life, as follows:

Leasehold properties	-	Straight line over the life of the lease
Fixtures, fittings and equipment	-	12.5% Straight Line

**Alfa Residential & Commercial Properties Limited**  
**Notes to the abridged financial statements**  
**for the year ended 31 May 2025**

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**1.3. Taxation and deferred taxation**

The yearly charge for taxation is based on the profit for the year and is calculated with reference to the tax rates applying at the balance sheet date.

Deferred tax is recognised in respect of all timing differences that have originated but not reversed at the balance sheet date where transactions or events have occurred at that date that will result in an obligation to pay more, or a right to pay less or to receive more, tax, with the following exceptions:

Provision is made for tax on gains arising from the revaluation (and similar fair value adjustments) of fixed assets, and gains on disposal of fixed assets that have been rolled over into replacement assets, only to the extent that, at the balance sheet date, there is a binding agreement to dispose of the assets concerned. However, no provision is made where, on the basis of all available evidence at the balance sheet date, it is more likely than not that the taxable gain will be rolled over into replacement assets and charged to tax only where the replacement assets are sold;

Provision is made for deferred tax that would arise on remittance of the retained earnings of overseas subsidiaries, associates and joint ventures only to the extent that, at the balance sheet date, dividends have been accrued as receivable;

Deferred tax assets are recognised only to the extent that the directors consider that it is more likely than not that there will be suitable taxable profits from which the future reversal of the underlying timing differences can be deducted.

Deferred tax is measured on an undiscounted basis at the tax rates that are expected to apply in the periods in which timing differences reverse, based on tax rates and laws enacted or substantively enacted at the balance sheet date.

**2. Employees**

**Number of employees**

	<b>2025</b>	<b>2024</b>
The average monthly numbers of employees (including the directors) during the year were:		

Staff	<u>1</u>	<u>24</u>
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**Employment costs**

	<b>2025</b>	<b>2024</b>
	€	€
Wages and salaries	<u>827</u>	<u>21,298</u>
	<u>827</u>	<u>21,298</u>

**Alfa Residential & Commercial Properties Limited**  
**Notes to the abridged financial statements**  
**for the year ended 31 May 2025**

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**3. Fixed assets**

	<b>Tangible fixed assets</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Cost</b>		
At 1 June 2024	1,459,533	1,459,533
Additions	25,198	25,198
At 31 May 2025	<u>1,484,731</u>	<u>1,484,731</u>
<b>Net book values</b>		
At 31 May 2025	<u>1,484,731</u>	<u>1,484,731</u>

	<b>Tangible fixed assets</b>	<b>Total</b>
	<b>€</b>	<b>€</b>
<b>Cost</b>		
At 1 June 2023	-	-
Additions	1,459,533	1,459,533
At 1 June 2024	<u>1,459,533</u>	<u>1,459,533</u>
<b>Net book values</b>		
At 1 June 2024	<u>1,459,533</u>	<u>1,459,533</u>

**4. Share capital**

	<b>2025</b>	<b>2024</b>
	<b>€</b>	<b>€</b>
<b>Authorised equity</b>		
100,000 Ordinary shares of €1 each	<u>100,000</u>	<u>100,000</u>
<b>Allotted, called up and fully paid share capital</b>		
100 Ordinary shares of €1 each	<u>100</u>	<u>100</u>
<b>Allotted and called up share capital</b>		
<b>Amounts presented in equity</b>		
100 Ordinary shares of €1 each	<u>100</u>	<u>100</u>

**Alfa Residential & Commercial Properties Limited**  
**Notes to the abridged financial statements**  
**for the year ended 31 May 2025**

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**5. Accounting periods**

The current accounts are for a full year. The comparative accounts are for a full year.

**6. Approval of financial statements**

The board of directors approved these financial statements for issue on 31 March 2026.