



JUNIPER

ARADIPPOU – LARNACA

LET US GUIDE YOU HOME

— OUR COMPANY

4Tree Real Estate is a leading real estate developer based in Cyprus, dedicated to creating high-quality homes designed to meet the lifestyle needs of both local and international buyers. With years of combined experience, our team brings exceptional expertise in selecting prime locations and developing properties that promise long-term value. Our focus is on building communities that prioritize comfort, convenience, and investment potential. Each project blends modern design with functionality, ensuring that our homes are not only beautiful but enduring, offering value for generations to come.



OUR MISSION

At 4Tree Real Estate, our mission is to redefine how people live and invest in Cyprus. We develop homes that combine comfort, sustainability, and lasting value. Our approach is guided by four core principles:



— THOUGHTFUL DESIGN

Every home we create is the result of careful, intentional design. We believe that design is more than just aesthetics; it's about crafting spaces that improve everyday living. Our homes are modern, functional, and designed to meet the diverse needs of contemporary life, enhancing both form and function.



— SUSTAINABLE QUALITY

Our commitment to sustainability and quality ensures that every property is built with premium materials and meets the highest construction standards. Designed for durability and longevity, these properties are made to stand the test of time and retain their value for years to come.



— STRATEGIC LOCATIONS

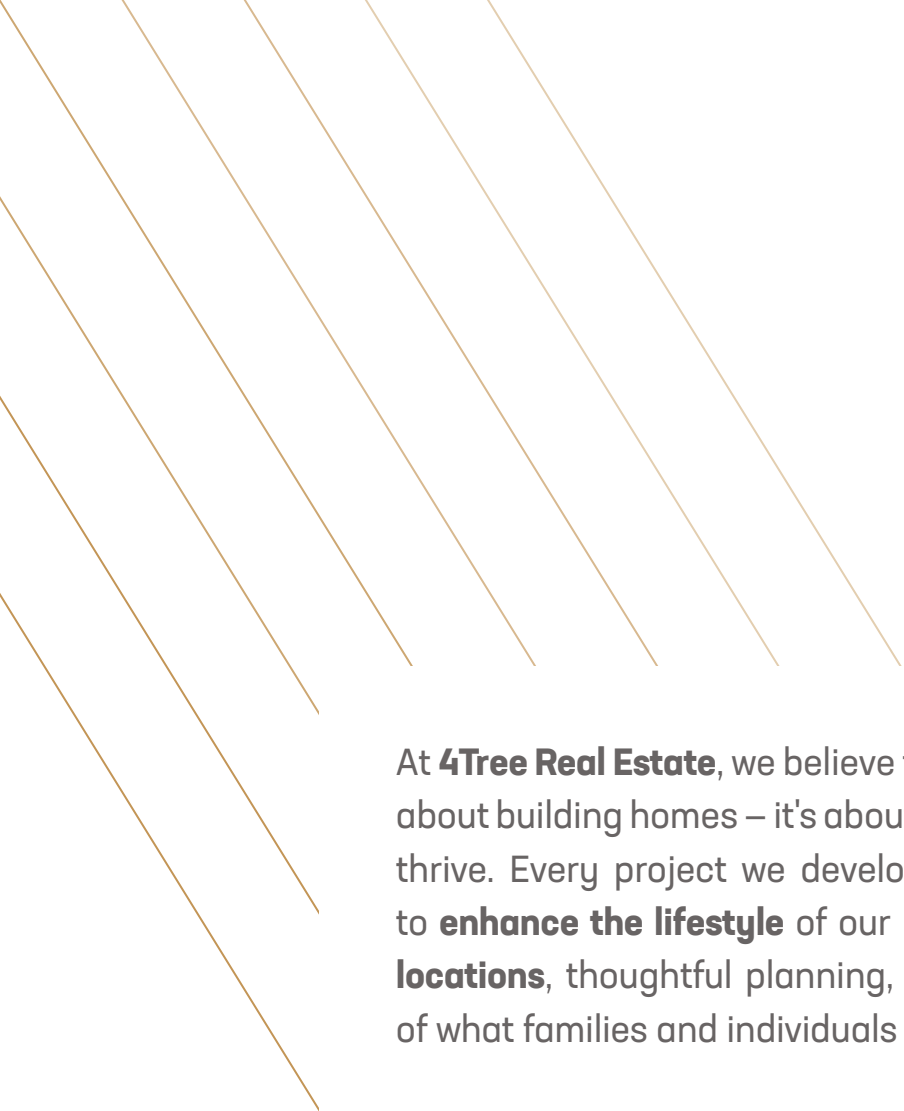
We carefully select locations that offer the perfect blend of accessibility, convenience, and long-term growth potential. Each of our developments is situated in areas with easy access to schools, healthcare, transport hubs, and recreational facilities, giving our clients the best of both urban and suburban living.



— CLIENT-CENTERED APPROACH

At the heart of our mission is a deep commitment to our clients. We listen, understand, and adapt to meet their needs, ensuring that we exceed their expectations at every stage of the process—from initial inquiry to post-sale support. We value transparency and open communication, building lasting relationships based on trust.






At **4Tree Real Estate**, we believe that **quality living** is not just about building homes – it's about creating **communities** that thrive. Every project we develop is strategically designed to **enhance the lifestyle** of our residents, combining **prime locations**, thoughtful planning, and a deep understanding of what families and individuals truly need.

We focus on **long-term value**, ensuring our homes are built to meet the evolving demands of **young families, professionals,** and **investors** who seek not just a property, but a place to call home.

Through the careful selection of **prime neighborhoods** and the integration of **modern amenities**, we create spaces that embody **comfort and convenience**.



4TREE JUNIPER

— PROJECT DETAILS

The 4Tree Juniper Project is situated in the desirable residential area of Aradippou, offering a perfect balance of peace and accessibility. This prime location provides easy access to key transportation hubs, shopping centers, and leading educational institutions, making it an ideal choice for young families, professionals, and first-time homebuyers.

Designed to foster a sense of community while embracing modern living, the 4Tree Juniper Project offers a seamless blend of comfort and convenience. With proximity to both work and leisure destinations, residents can enjoy a lifestyle that is both relaxed and well-connected.

Focused on quality and long-term livability, the homes at the 4Tree Juniper Project are built to provide lasting value for those who prioritize comfort and practicality. Whether you're looking for a peaceful place to raise your family or a smart investment in a high-demand area, this project is tailored to meet your needs.


















— KEY FEATURES

- / Private Outdoor Spaces:**
Generous verandas and rooftop terraces, perfect for relaxation or entertaining guests.
- / Dedicated Storage Rooms:**
Each unit comes with a private storage room for added convenience.
- / Secure Parking:**
Every unit includes dedicated parking, enhancing accessibility.
- / Amenities:**
Every homeowner enjoys 24/7 access to a fully equipped gym conveniently located on the ground floor.




— LOCATION



- | | | |
|--|--|---|
|  4TREE JUNIPER |  ARADIPPOU 4TH PRIMARY SCHOOL |  LIDL SUPERMARKET |
|  4TREE LAURUS & NOBILIS |  TECHNICAL SCHOOL OF LARNACA |  SPYROS SUPERMARKET |
|  RIZOELIA FOREST PARK |  ARISE ACTIVE GYM |  MAS ALAMPRTIS SUPERMARKET |
|  PASCAL ENGLISH SCHOOL |  AEK ARENA |  ALPHAMEGA LARNACA CENTRAL |
|  ARADIPPOU LYCEUM |  LARNACA GENERAL HOSPITAL |  SUPERHOME CENTER |
|  ARADIPPOU 3RD PRIMARY SCHOOL |  METROPOLIS MALL |  SKLAENITIS HYPERMARKET |
|  ALEXANDER COLLEGE |  KLEIMA |  METRO SUPERMARKET |

 **AIRPORT**
12 mins – 11.6KM

 **FINIKOUES BEACH
CITY CENTRE**
16 mins – 7.7KM

 **MAKENZY BEACH**
14 mins – 15KM

 **NICOSIA**
35 mins – 41KM

 **AYIA NAPA**
30 mins – 45.9KM

 **LIMASSOL**
45 mins – 68KM

4TREE JUNIPER

— AREAS

LEVEL	APARTMENT	BEDROOM	BATHROOM	COVERED INT. AREA	COVERED VERANDA	ROOF GARDEN	TOTAL AREA
1	101	2	2	78	22	-	100
	102	2	2	77	21	-	98
	103	2	2	76	22	-	98
	104	2	2	77	22	-	99
	105	2	2	78	23	-	101
	106	1	1	52	15	-	67
	107	2	2	79	17	-	96
2	201	2	2	78	22	-	100
	202	2	2	77	21	-	98
	203	2	2	76	22	-	98
	204	2	2	77	22	-	99
	205	2	2	78	23	-	101
	206	1	1	52	15	-	67
	207	2	2	79	17	-	96
3	301	2+1	3	90	22	77	189
	302	2+1	3	89	21	35	145
	303	2+1	3	88	22	48	158
	304	2+1	3	89	22	49	160
	305	2+1	3	90	23	88	201
	306	1+1	2	64	15	37	116
	307	2+1	3	91	17	66	174



4TREE JUNIPER

— APARTMENTS

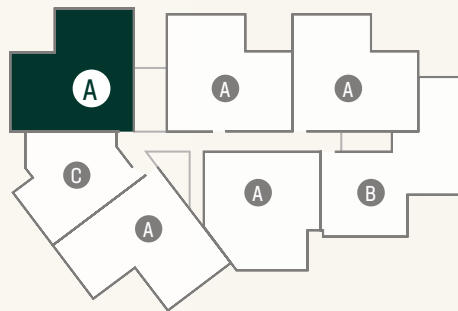
Perfectly sized for comfort and practicality, these floors feature a mix of 1-bedroom and 2-bedroom apartments with spacious verandas, offering the ideal setup for a contemporary lifestyle.

1ST + 2ND FLOORS

2-BEDROOM UNITS

78 SQM
INTERNAL

21-23 SQM
COVERED VERANDAS



APARTMENT 105





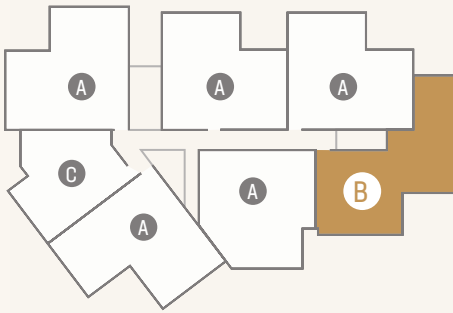
4TREE JUNIPER

2-BEDROOM
UNITS

1ST + 2ND FLOORS

78 SQM
INTERNAL

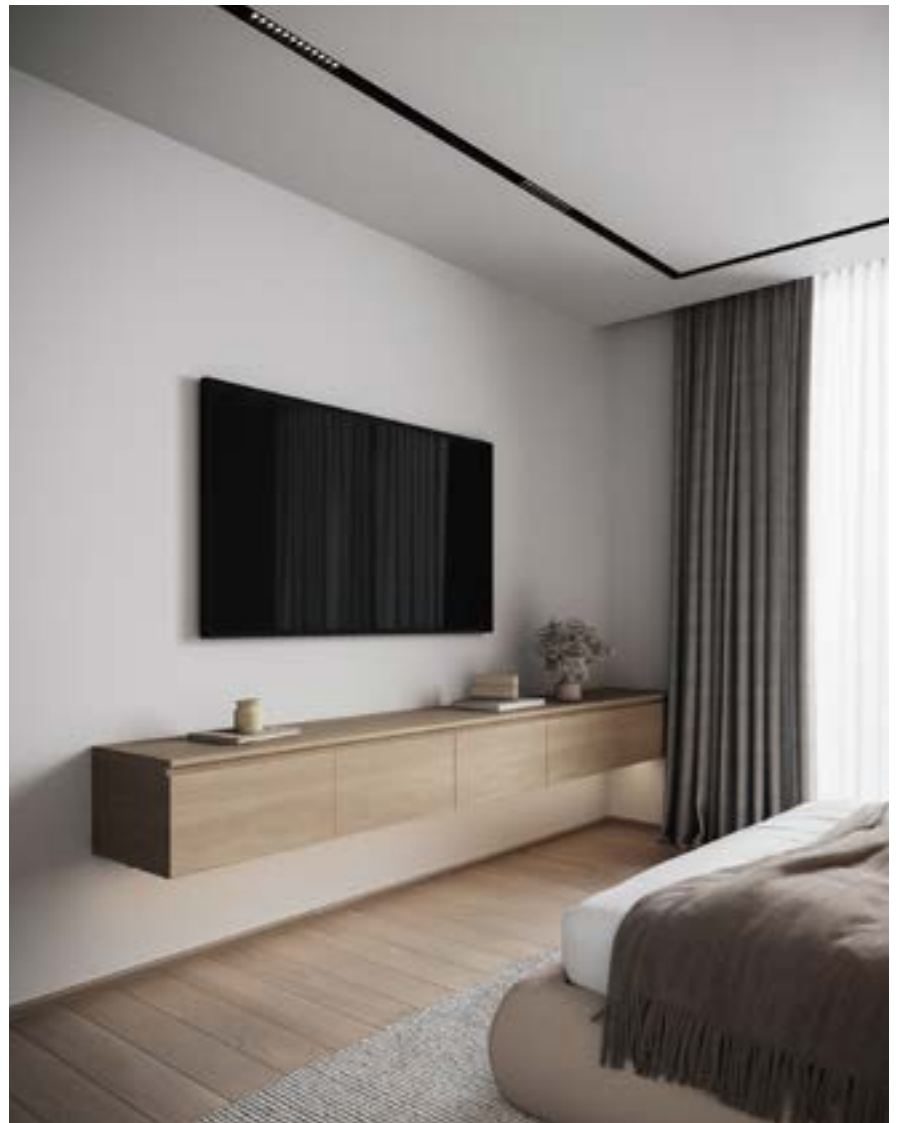
21-23 SQM
COVERED VERANDAS



TYPE B

APARTMENT 202





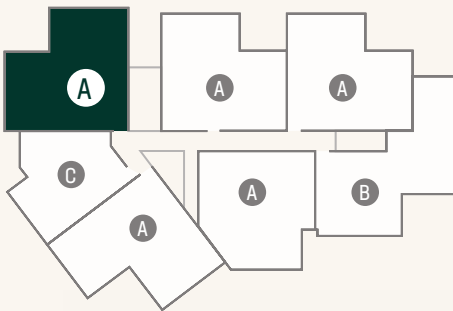
4TREE JUNIPER

2-BEDROOM
UNITS

3RD FLOOR

78 SQM
INTERNAL

21-23 SQM
COVERED VERANDAS



TYPE A



APARTMENT 305



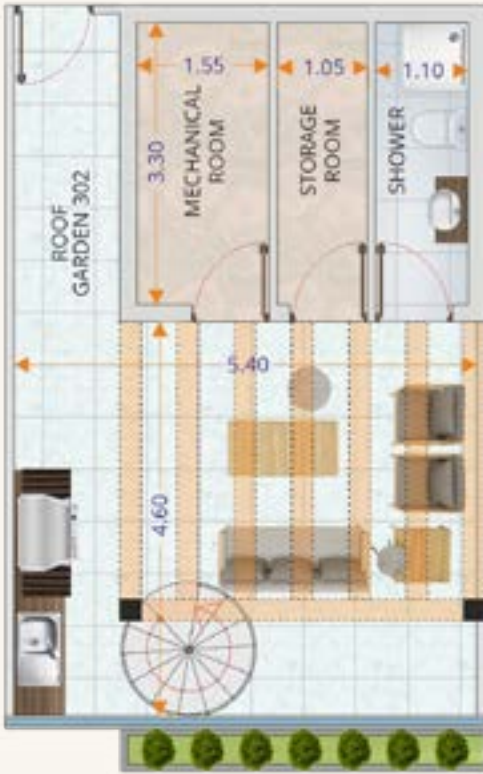


4TREE JUNIPER

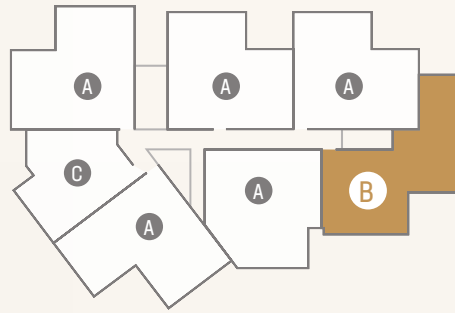
2-BEDROOM
UNITS

3RD FLOOR

78 SQM
INTERNAL / 21-23 SQM
COVERED VERANDAS



ROOF GARDEN 302



TYPE B



APARTMENT 302



4TREE JUNIPER

1-BEDROOM UNITS

APARTMENT 106

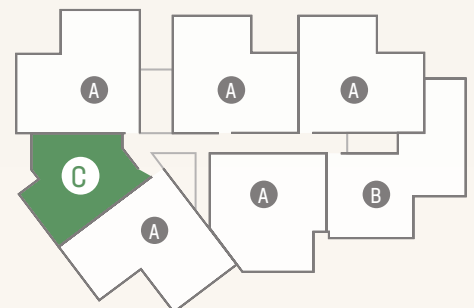
TYPE C



1ST + 2ND FLOORS

53 SQM
INTERNAL

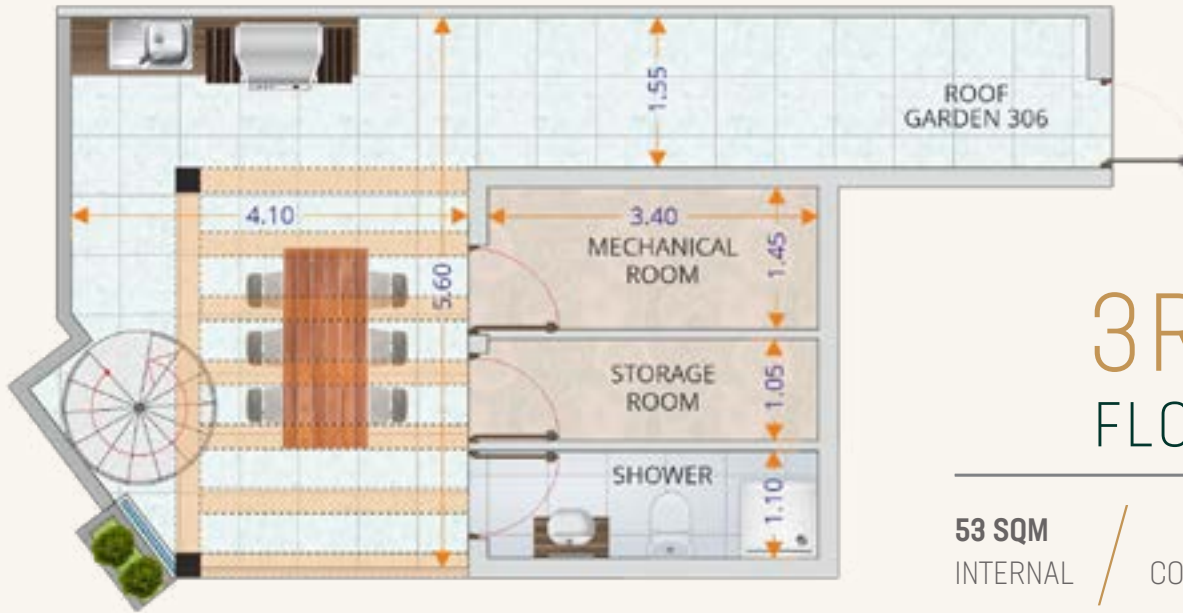
9-18 SQM
COVERED VERANDAS



4TREE JUNIPER

1-BEDROOM
UNITS

ROOF GARDEN 306

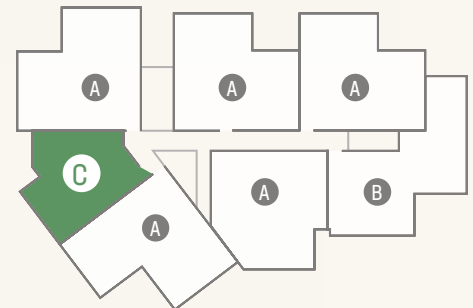


3RD
FLOOR

53 SQM
INTERNAL

9-18 SQM
COVERED VERANDAS

TYPE C



APARTMENT 306





WHY INVEST IN LARNACA?

Aradippou, located in the dynamic Larnaca region of Cyprus, offers a unique blend of strategic advantages, making it a prime investment opportunity for real estate. As part of one of the most stable and growth-oriented economies in the European Union, Larnaca stands out as a key location for investors looking for reliable returns, favorable policies, and long-term growth prospects.

— ECONOMIC STABILITY AND GROWTH PROSPECTS

Cyprus has established itself as an economically resilient country, benefiting from an open-market economy, robust regulatory frameworks, and steady GDP growth. Post-reform initiatives have strengthened the banking sector and streamlined taxation, boosting investor confidence. In 2023, the real estate sector contributed 13% to the nation's GDP, underlining its importance in the economy.

Aradippou, strategically situated near Larnaca's international airport and port, is witnessing increased demand from local and international investors. This growth is driven by tourism, a burgeoning expat community, and consistent foreign investment, all contributing to long-term property value appreciation.

— ATTRACTIVE TAXATION AND REGULATORY ENVIRONMENT

Cyprus offers a highly favorable taxation system designed to attract real estate investments:

- **Corporate Tax Rate of 12.5%** - Among the lowest in the EU.
- **Reduced VAT for First-Time Buyers** - Only 5% VAT on the first 200 sqm, compared to the standard 19%.

Additionally, the government's fast-track procedures for permits and title deeds streamline investment processes, enhancing Cyprus's appeal as an investor-friendly destination.



— ATTRACTIVE VISA PROGRAM

Non-EU investors purchasing properties worth at least €300,000 can benefit from Cyprus's Visa Program. This program offers:

- **Permanent Residency** - For investors and their families (spouse, children up to 25 years, and parents).
- **Fast Processing** - Residency permits granted within 60 days.
- **No Minimum Stay Requirement** - Unlike other programs, residency status is maintained without mandatory stay periods.

This residency may soon extend to visa-free travel within the Schengen Area, offering additional benefits to international investors

— HIGH-YIELD RENTAL MARKET

The Larnaca region, including Aradippou, offers lucrative rental opportunities. With strong demand for both short-term holiday lets and long-term rentals, investors can achieve annual returns of 7-10%. Platforms like Airbnb drive high occupancy rates (70%+ during peak seasons), while the growing expat population sustains demand for long-term rentals.

— STRATEGIC LOCATION AND INFRASTRUCTURE

The area benefits from:

- **Modern Infrastructure** - Two international airports, efficient ports, and well-developed road networks.
- **Ease of Access** - Ideal for both business and tourism, facilitating investment growth and property demand.

— THRIVING TOURISM SECTOR BOOSTING DEMAND

Cyprus's thriving tourism industry welcomes over 4 million visitors annually, fueling property demand in key regions like Larnaca. Government initiatives to expand tourism offerings ensure continued growth, driving up real estate values in strategic locations such as Aradippou.

WHY CHOOSE 4TREE?

— UNMATCHED EXPERTISE AND LOCAL INSIGHT

4Tree Real Estate Group is led by a team with over 20 years of experience in real estate development across Europe and Cyprus. With a proven track record of overseeing more than 50 successful residential projects from concept to completion, the team possesses a deep understanding of local regulations and market demands. This extensive local insight allows 4Tree to anticipate the needs of Cypriot consumers and adapt to the evolving expectations of both local and foreign investors. Whether addressing the needs of families and young professionals in Larnaca, serving the growing expat community in Limassol, or providing coastal retreats for retirees in Paphos, 4Tree's developments are strategically designed to cater to specific market segments, ensuring profitability and sustained demand.

— MARKET-DRIVEN, INVESTOR-FOCUSED PROJECTS

4Tree Real Estate Group develops projects that meet current market demands and focus on sectors with high growth potential. Their data-driven approach includes analyzing trends, forecasting future property needs, and ensuring that projects deliver long-term investment returns. The company targets high-growth areas such as Larnaca, Limassol, and Nicosia, regions known for their strong rental demand and significant appreciation potential. Instead of chasing temporary market trends, 4Tree focuses on delivering properties that address the lasting needs of their target audience. Each development is thoughtfully crafted to provide real utility and long-term value, appealing to investors seeking reliable and sustainable returns. By emphasizing quality construction in strategic locations, 4Tree supports the community's lifestyle, creating lasting demand and positive social impact, while laying the foundation for growth, security, and solid investment potential.



— PRIME LOCATIONS SELECTED FOR GROWTH POTENTIAL

4Tree Real Estate Group builds properties in prime locations carefully selected based on accessibility, economic activity, and social infrastructure. These locations are chosen to ensure livability and strong investment value. Developments are situated in family- and youth-friendly communities near key transport links, schools, healthcare facilities, and high-quality amenities. This strategic approach guarantees that properties remain attractive to both residents and investors, delivering consistent returns and long-term value.

— TRANSPARENT INVESTMENT PROCESS AND — ADVISORY SERVICES

Transparency and trust are at the core of 4Tree Real Estate Group's investment process. The company ensures full project disclosure by providing detailed cost breakdowns, timelines, and development milestones, keeping investors informed at every stage. Their expert team guides investors through every aspect of property acquisition, permit processes, and navigating the legal landscape. Additionally, 4Tree partners with top-tier legal advisors to ensure all projects comply with Cypriot law, offering investors the security and peace of mind they need.



INVEST WITH CONFIDENCE
INVEST WITH 4TREE REAL ESTATE GROUP





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