



GEFEN

Herzliya-Gil Yam



ICR

ISRAEL CANADA | REM GROUP

Hello, nice to meet you



ISRAEL CANADA | REEM GROUP

The Israeli real estate company that thinks different

ICR is one of Israel's most important real estate groups, thanks to energetic management, fresh thinking and preferred brands. The experience, reputation and diverse portfolio of the two companies - "Israel Canada" and "Re'em Residential" - and their combined capabilities have turned **ICR** into one of the country's most influential and robust real estate groups.

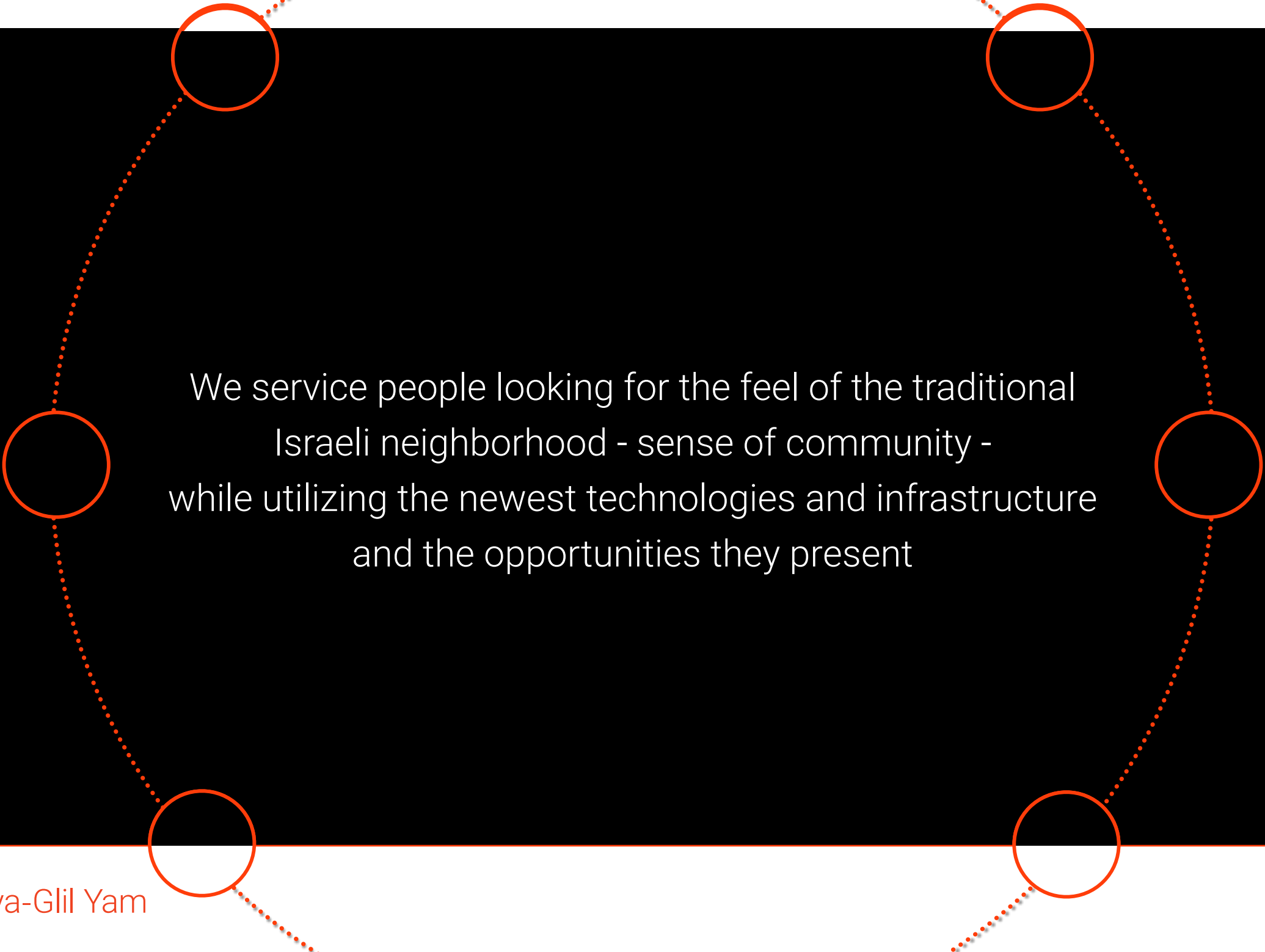
ICR combines ingenuity, ambition and marketing capability together with financial stability and exceptionally experienced management. These strong points enable **ICR** to initiate, manage and lead numerous complex projects around the country.

ICR specializes in construction of luxury complexes in areas of high demand, as well as residential neighborhoods across the country based on original residential concepts and a warm community-life experience. In addition, the group is dedicated to constructing local commercial centers, and offers the highest level of service to all its clients as befits the country's leading real estate group. Since the group was established it has proven time and again its inventive perception for each project - architecturally, commercially and collectively. By combining the group's strong points, ICR is capable of creating:

- Focused management
- Excellent reputation
- Proven performance experience
- Overall solutions
- Cooperation with leading international entities
- Highest quality
- Confident relationship with banking system
- Conservative management
- In-house synergy
- Financial stability
- Engineering superiority

Our vision is to combine the global village with the values
of the old good traditional Israeli neighborhood



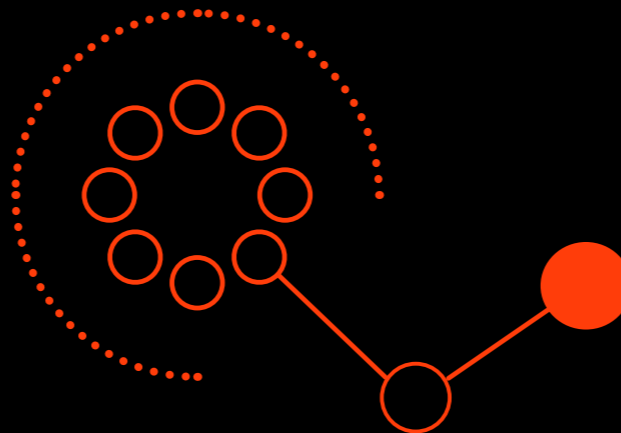


We service people looking for the feel of the traditional
Israeli neighborhood - sense of community -
while utilizing the newest technologies and infrastructure
and the opportunities they present

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Herzliya-Glil Yam

The traditional neighborhood of yesteryear;
The standard of modern living



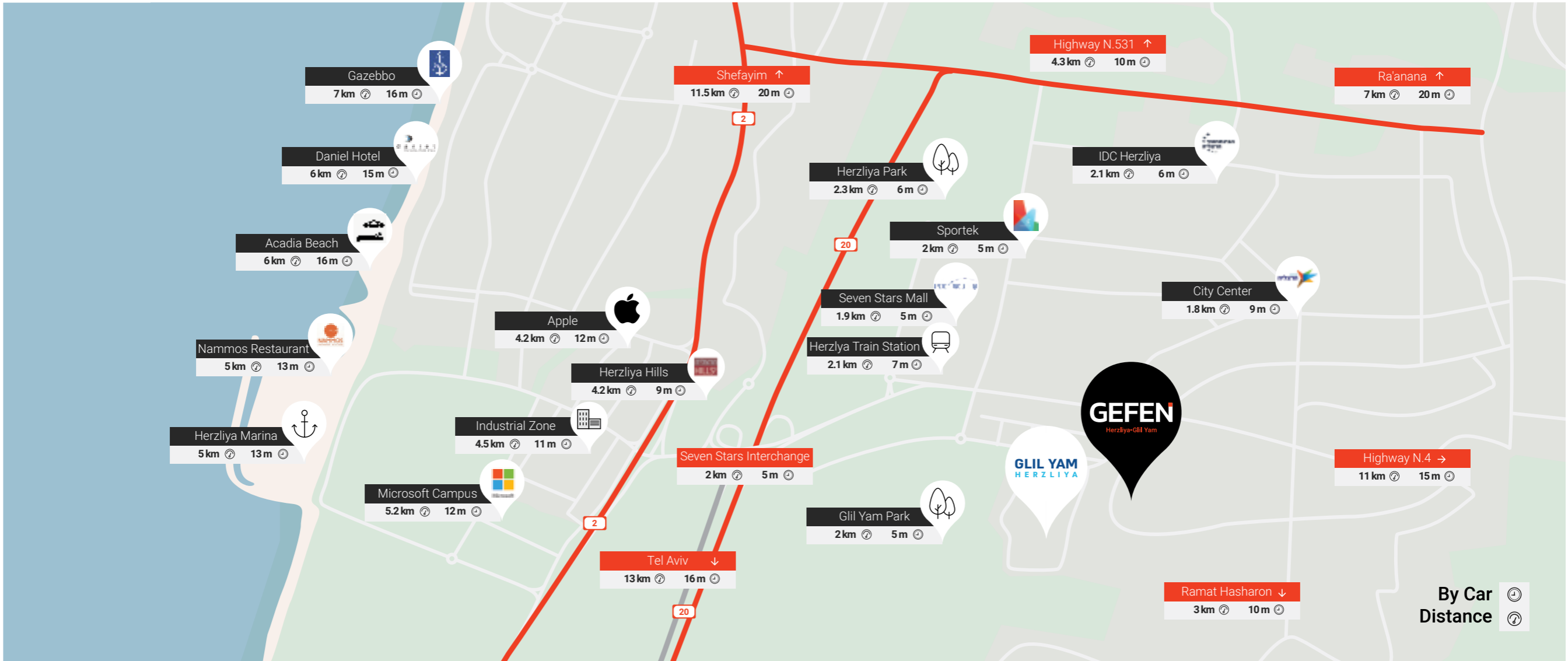
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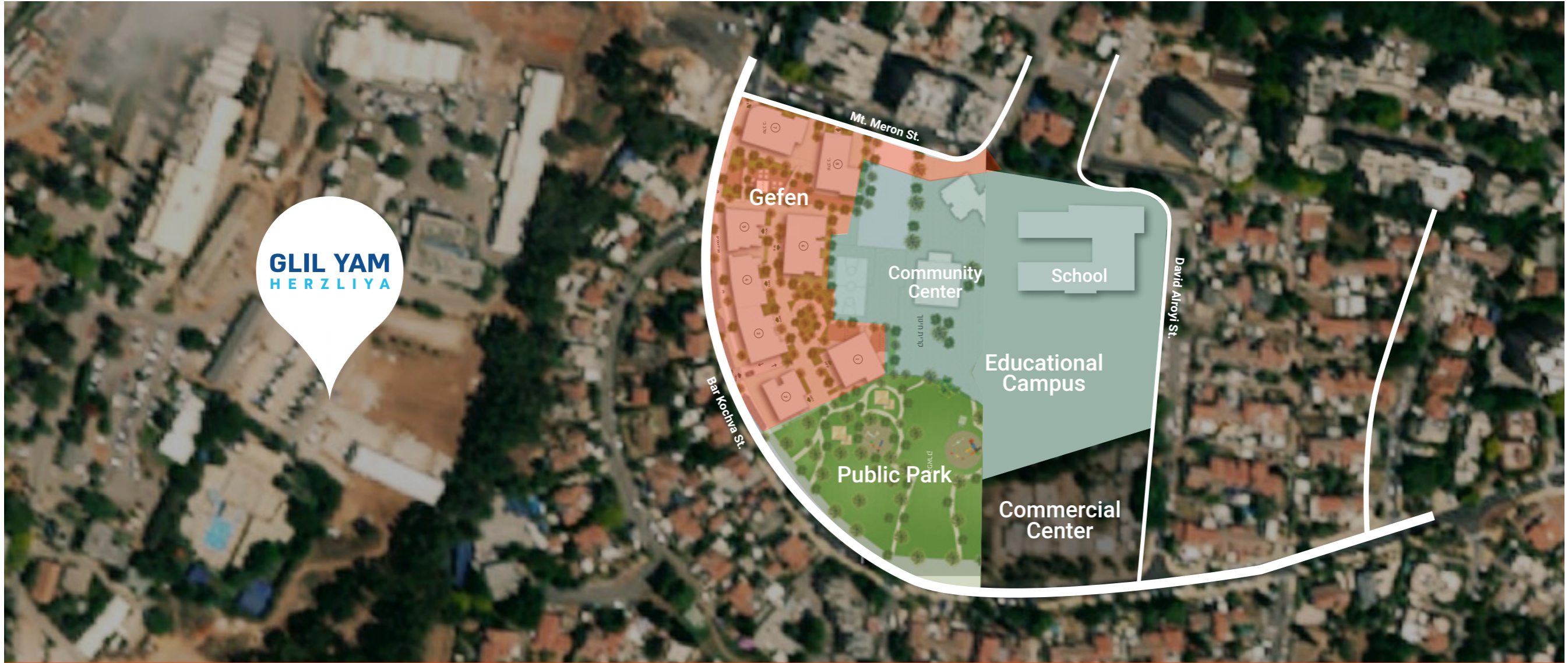


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The Location



Orientation



Orientation



The Neighborhood



Project Description

- The project features 400 apartments in 8 residential buildings of 7 to 14 floors
- There is commercial space on the ground level of buildings 2-8
- There is a preschool on the ground floor of building 1



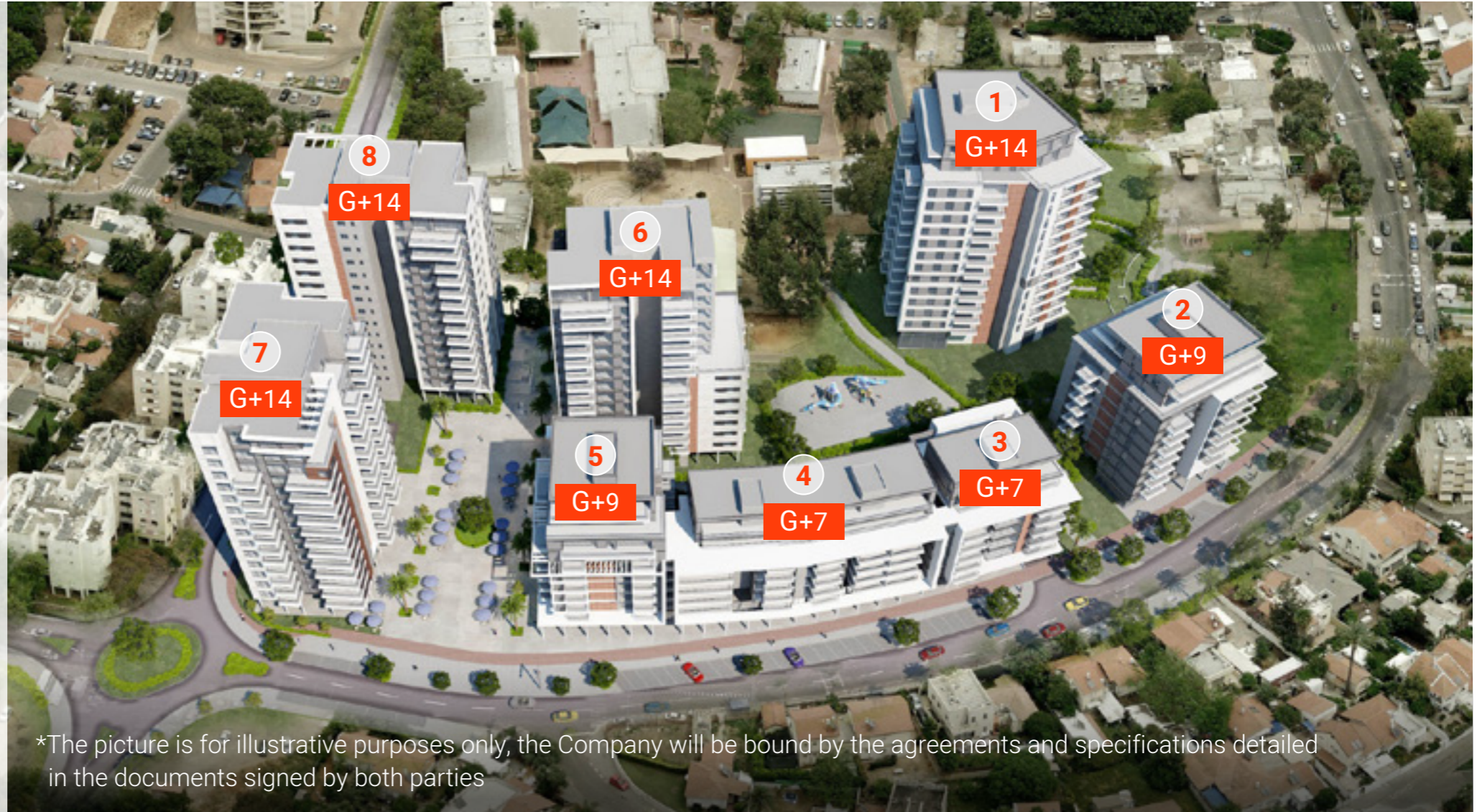
The Apartments

- There is a diverse mix of apartments of 3-5 rooms, as well as penthouses and mini-penthouses



The Grounds

- The project will include gardens and passageways that will enable safe passage for children between buildings and to the preschools, schools and library between buildings and to the preschools, schools and library



View from of the corner of Bar
Kochba and Mt. Meron streets,
Building no. 7

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| View from Building 2 toward Bar Kochba St. near the public park

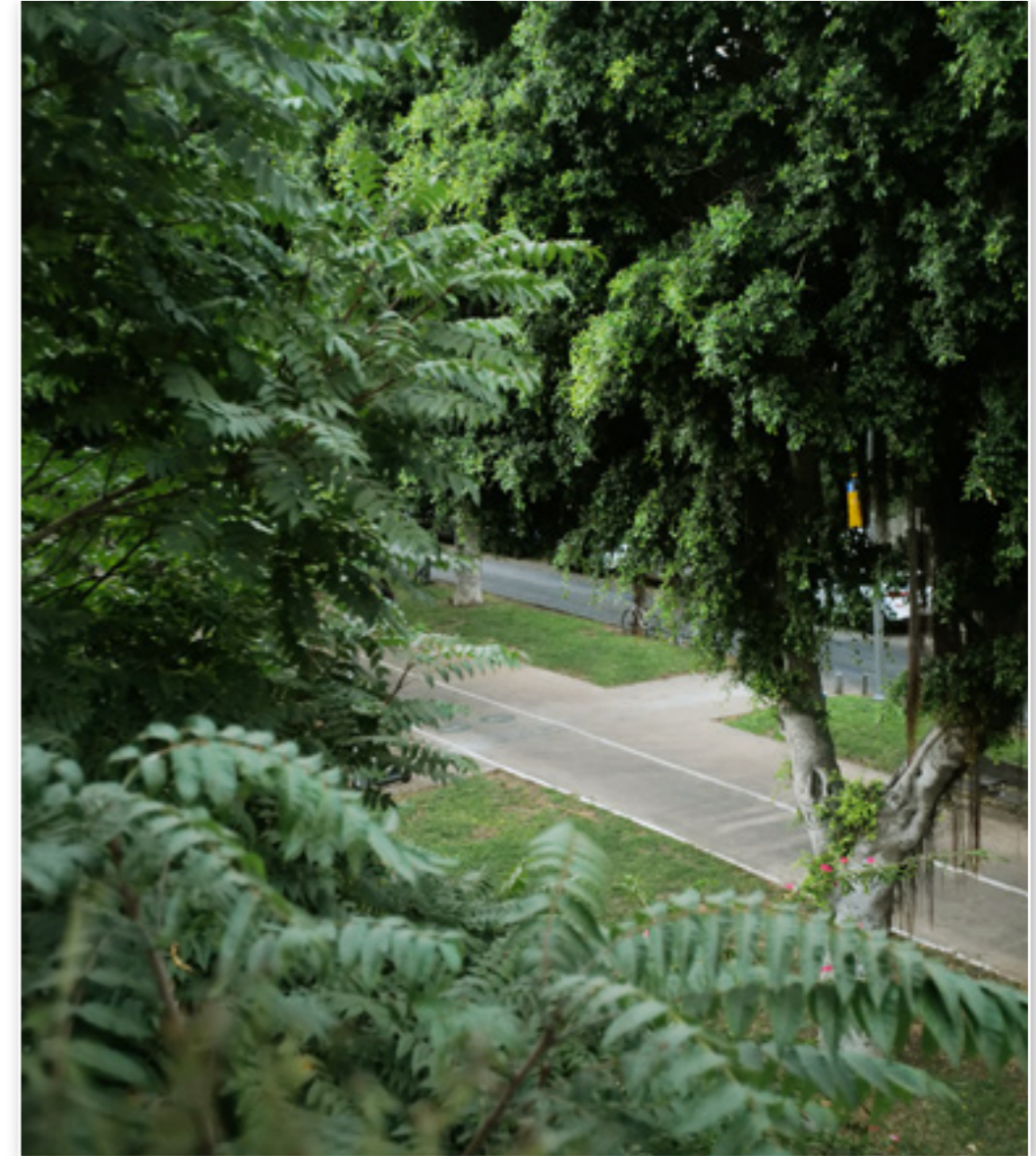
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About the Neighborhood

The Gefen Neighborhood is situated at the corner of Bar Kochba and Meron streets in the Neve Yisrael neighborhood.

The Neve Yisrael neighborhood was originally known as the Glil Yam neighborhood due to its close proximity to Kibbutz Glil Yam. It is close to the Herzliya city center, the Shivat Ha'kochavim Shopping Mall, and the nearby major metropolitan highways.

The neighborhood is a 7-minute drive from the Herzliya train station, 5 minutes to the Shivat Ha'kochavim Interchange, 15 minutes to Tel Aviv and 10 minutes to the beach.



Green Area

The Glil Yam neighborhood is surrounded by parks and open areas that provide a green lung. The green color also characterizes the interior of the neighborhood and its construction techniques.



Education

A new education complex will be established in the neighborhood that will include kindergartens and schools, as well as daycare centers for toddlers. The local Education Department leads the program that encourages independence of diversity entrepreneurship and freedom of choice, promotes equal opportunities and brings together students of all ages.



Security

Herzliya is considered a safe city. In the past year, there has been a decrease in the number of accidents, burglary incidents and complaints of noise disturbances. In light of the high-income urban investment in the Glil Yam neighborhood It is expected to be a focus of increased enforcement activity and provide maximum security for residents.



Community

In the community center that will be established in the Glil Yam neighborhood, there will be a variety of classes, events and cultural gatherings. The development of the community will be carried out by the residents, accompanied by coordinators on behalf of the Herzliya Municipality who will receive support for the initiatives. The ambition is to create a tradition of initiatives and community events that will return every year.

By the Sea

The neighborhood is located in the heart of Herzliya near all points of interest in the city and a 10-minute drive from The Herzliya Marina.



Leisure

The Galil Yam neighborhood is within walking distance of the Seven Stars Mall, the most sought-after restaurants and the advanced industrial zone of Herzliya.



Infrastructures

A new neighborhood, of a kind of entire city planned from A to Z is reflected in the level of infrastructure of the highest order.



Main Traffic Roads

Galil Yam is located a short drive from Tel Aviv and the rest of Gush Dan commercial and employment centers, When traffic flows from it directly to Ayalon to Ramat Hasharon and the coastal road.

Communal Life

Yitzchak Ben Tzvi Elementary School - is the oldest school in the neighborhood and one of the best schools in the city. The Ben Tzvi Elementary School contains a branch of the Herzliya Municipal Library. During the morning hours, the library serves the pupils and teachers, and it is open to the public at large during the afternoon hours on weekdays and on Friday mornings. The library also offers community activities for preschoolers, teens, and adults.

The Neve Yisrael Community Center - offers a variety of extracurricular activities for a wide range of ages. There is a public park next to the community center.



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Main Piazza

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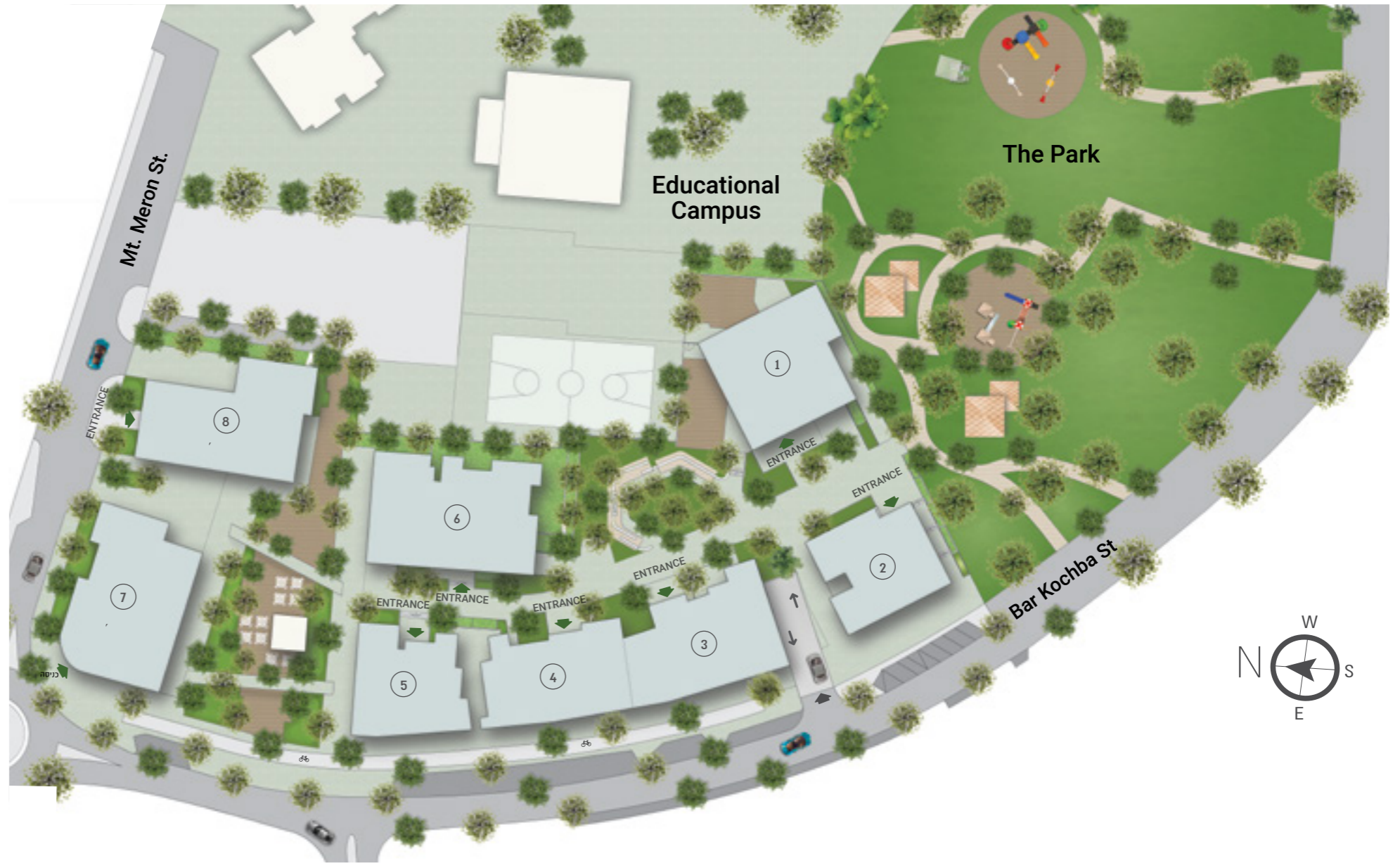
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Main Plaza

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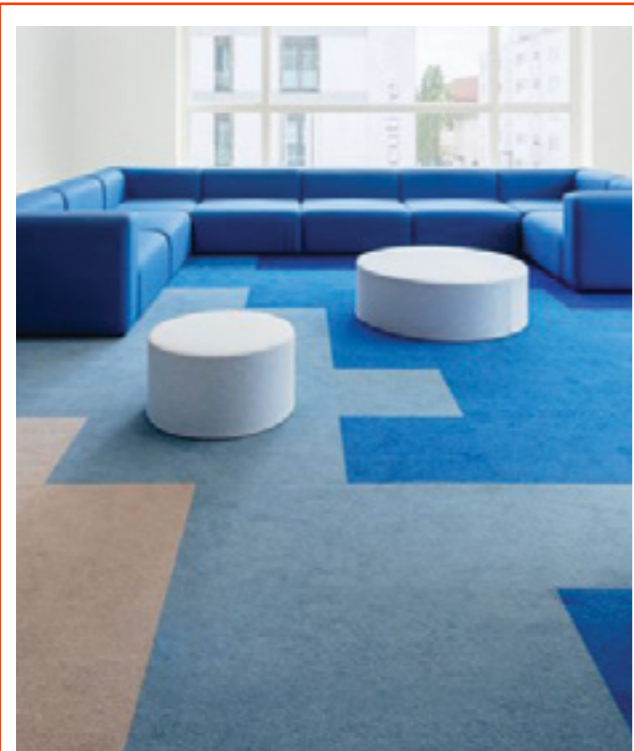
Development Plan



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| Work and leisure spaces

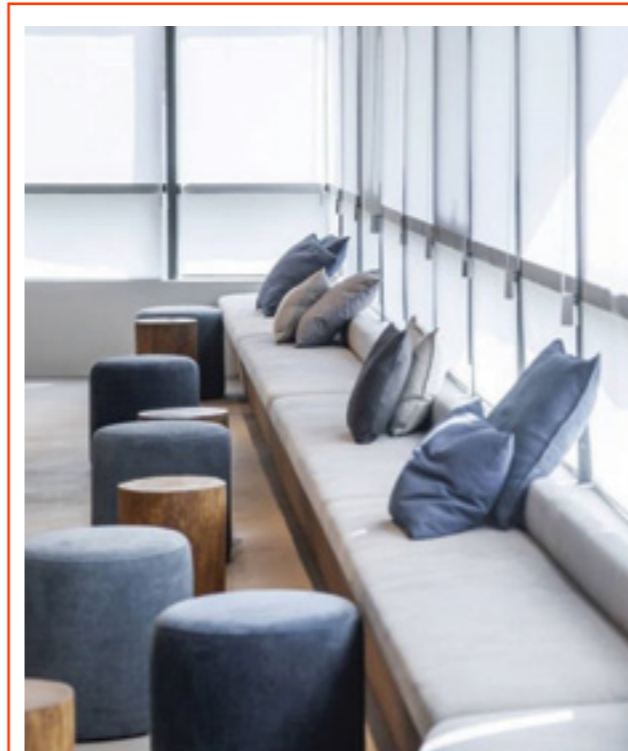
Building no. 1 | Birthday room



Building no. 2 | Cinema room



Building no. 3 | Tenant Lounge



Building no. 4 | Lecture room



Work and leisure spaces

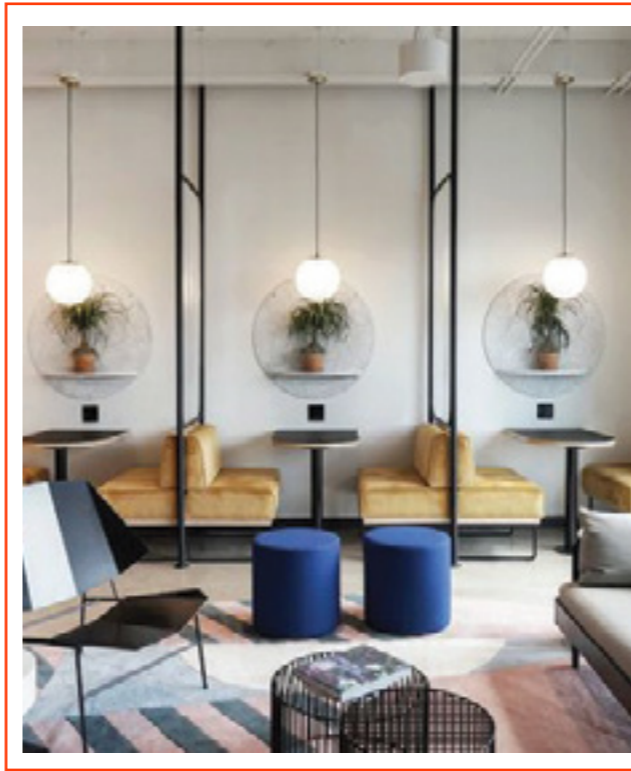
Building no. 5 | Gaming Room



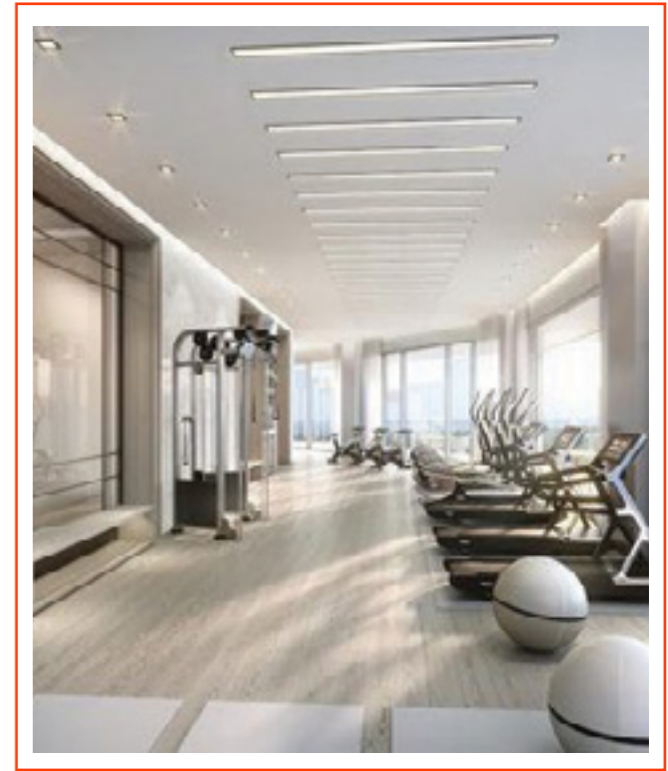
Building no. 6 | Kids Club



Building no. 7 | WE WORK



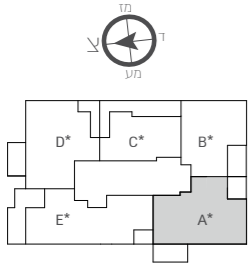
Building no. 8 | Gym



Development Plan With Work And Leisure Spaces



Apartment Layouts



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8

Building No.

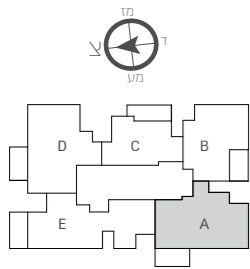
A*

5 Rooms | Floor 1

119.3 sq.m. +13.5 sq.m. balcony

+ 10 sq.m. balcony

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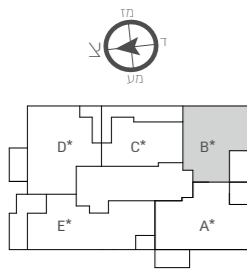
Building No.



5 Rooms | Floors 2-13

119.3 sq.m. + 13.5 sq.m. balcony

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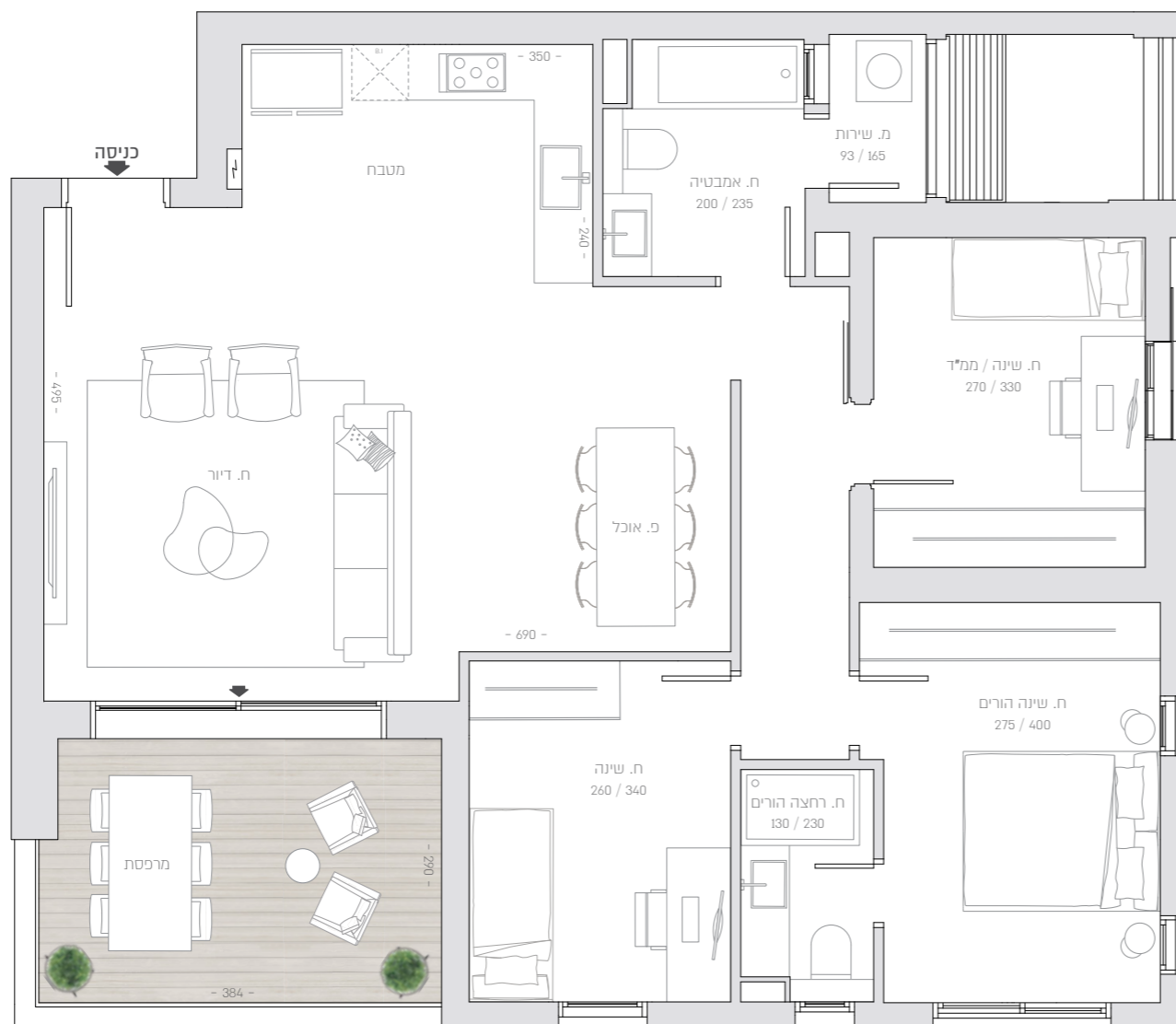
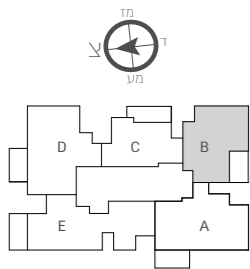
Building No.

B*

4 Rooms | Floor 1

100 sq.m. + 11.1 sq.m. balcony

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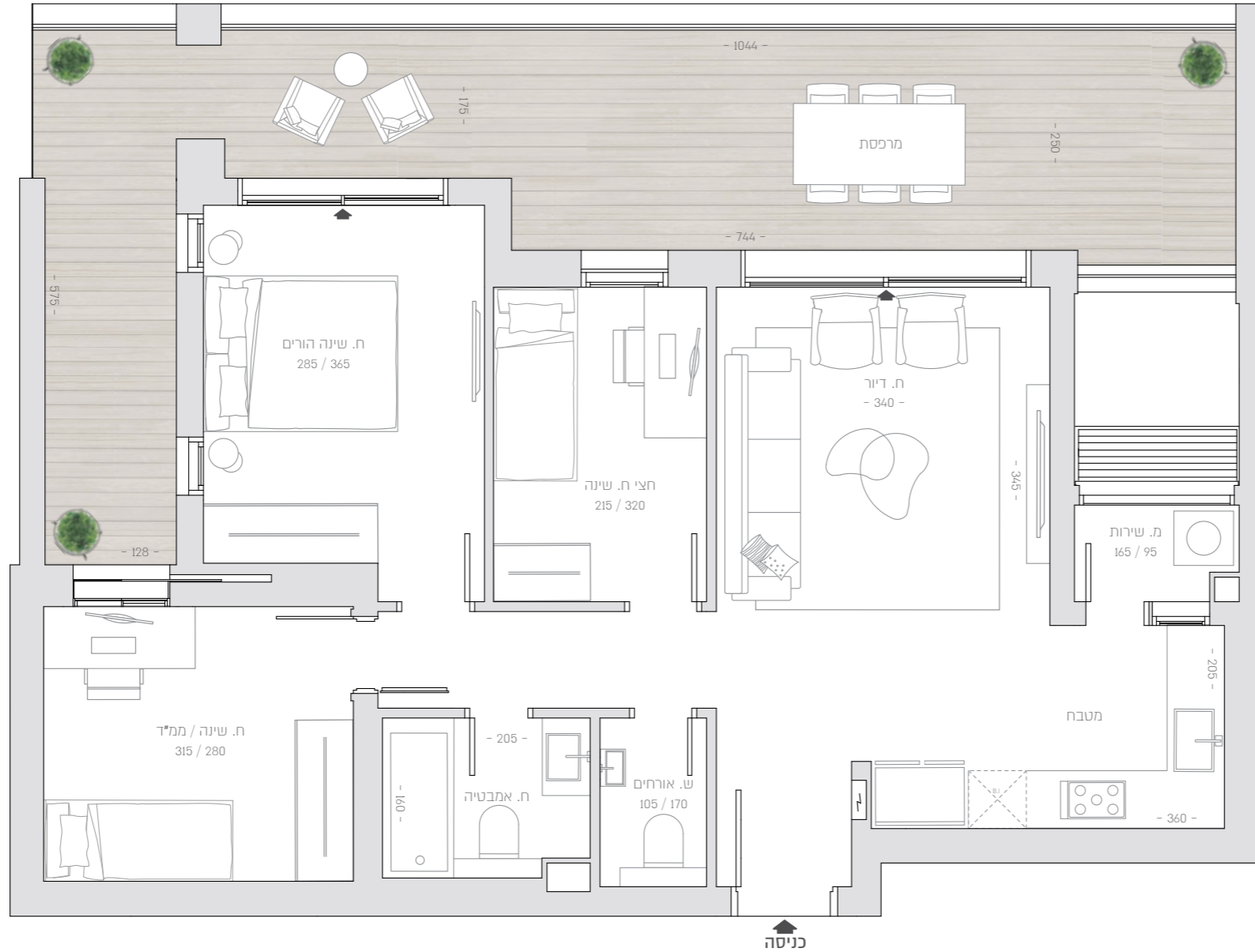
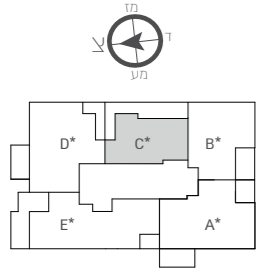
Building No.

B

4 Rooms | Floors 2-13

100 sq.m. + 11.2 sq.m. balcony

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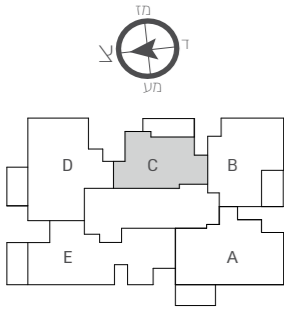
Building No.



3.5 Rooms | Floor 1

76.8 sq.m. + 30.9 sq.m. balcony

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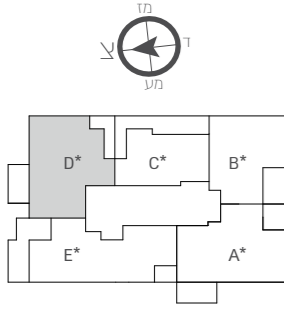
Building No.



3.5 Rooms | Floors 2-13

76.8 sq.m. + 14.9 sq.m. balcony

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Building No.

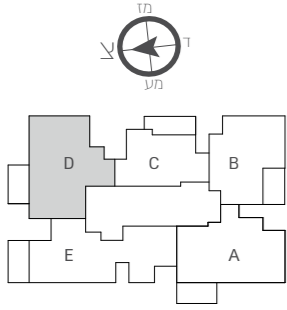
D*

5 Rooms | Floor 1

123.9 sq.m. + 16.9 sq.m. balcony

+ 14.7 sq.m. balcony

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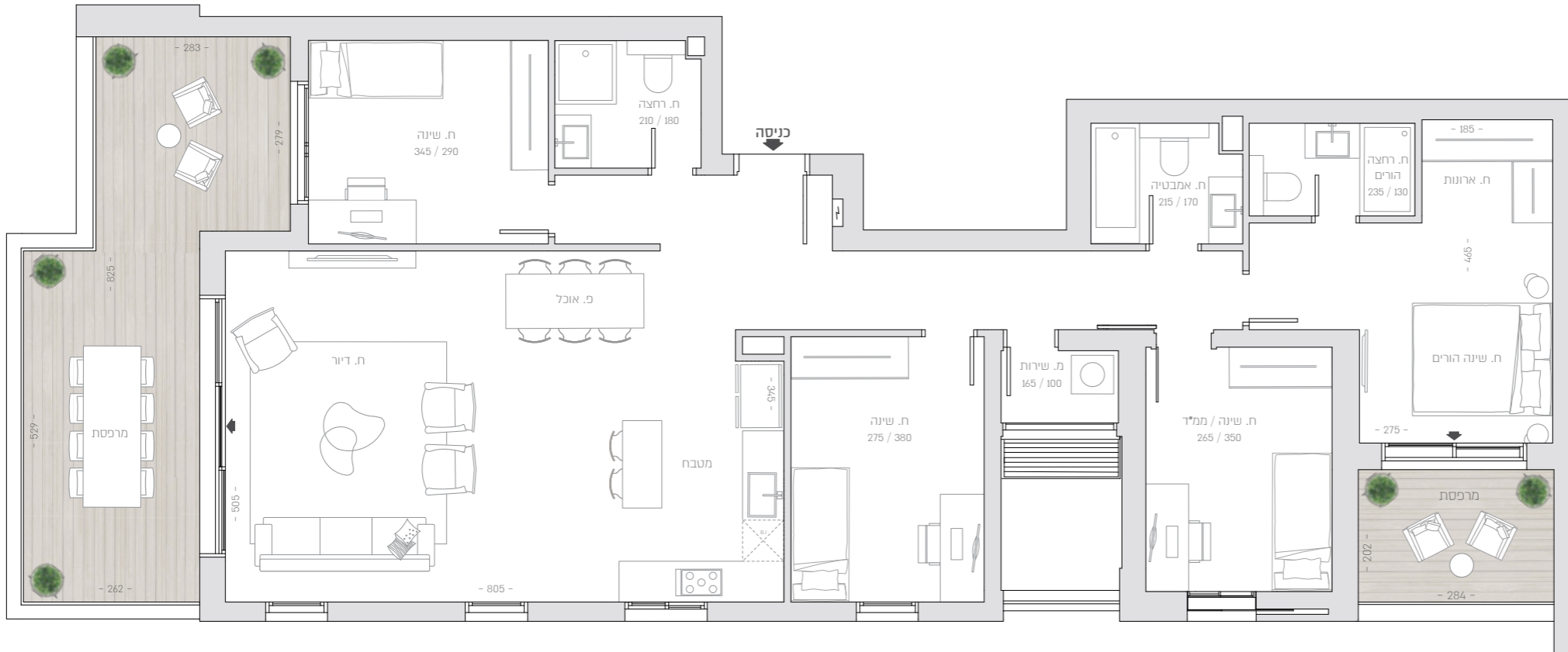
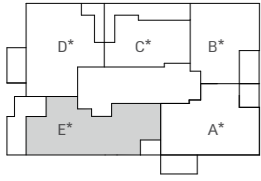
Building No.

D

5 Rooms | Floors 2-13

123.9 sq.m. + 16.9 sq.m. balcony

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Building No.

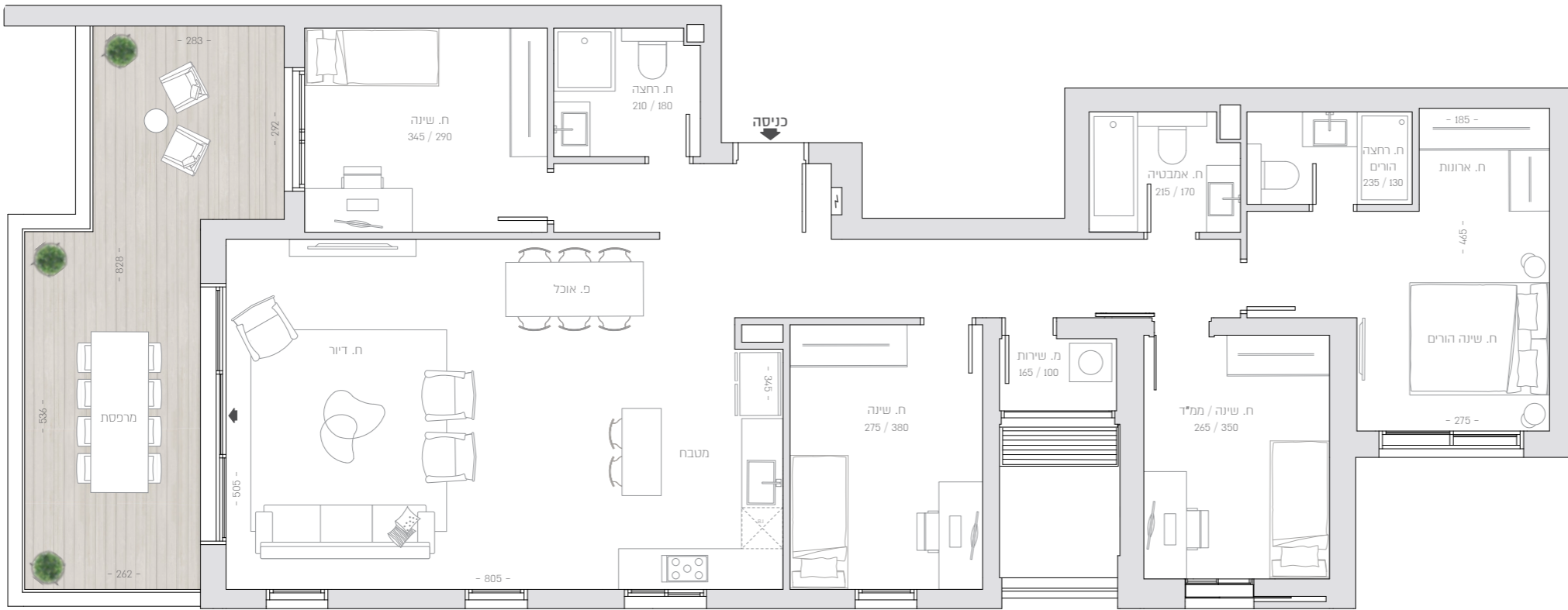
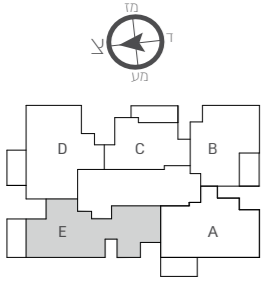
E*

5 Rooms | Floor 1

134.5 sq.m. + 22.5 sq.m. balcony

+ 5.9 sq.m. balcony

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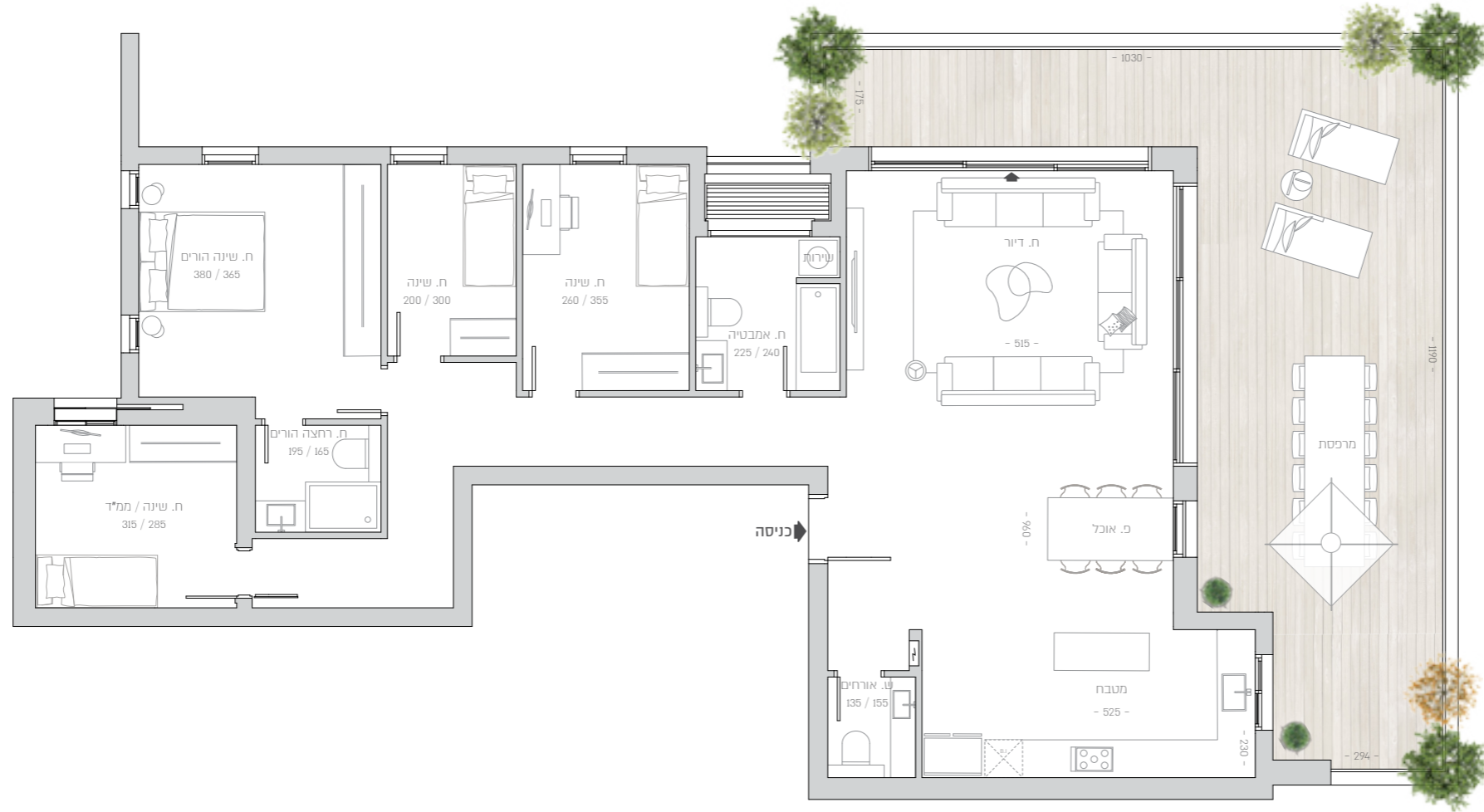
Building No.

E

5 Rooms | Floor 2-13

134.5 sq.m. + 22.5 sq.m. balcony

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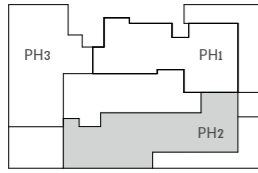
8

Building No.

PH1

5 Rooms Penthouse | Floor 14
139.4 sq.m. + 52.4 sq.m. balcony

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Building No.

PH2

6 Rooms Penthouse | Floor 14
161.4 sq.m. + 47.6 sq.m. balcony

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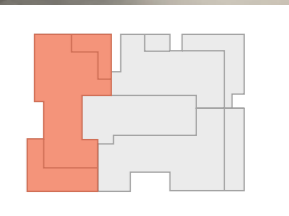
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PENTHOUSE

Building 6 - 6 Rooms 170.5 Sq. M. Living Space With A 70.75 Sq.m. Balcony



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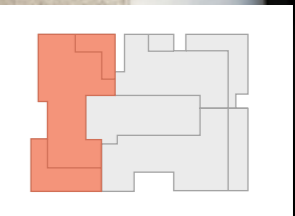
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PENTHOUSE

Building 6 - 6 Rooms 170.5 Sq. M. Living Space and 70.75 Sq.m. Balcony

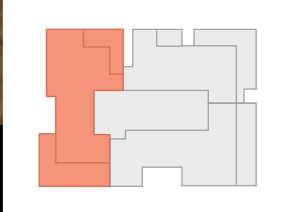


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PENTHOUSE

Building 6 - 6 Rooms 170.5 Sq. M. Living Space and 70.75 Sq.m. Balcony



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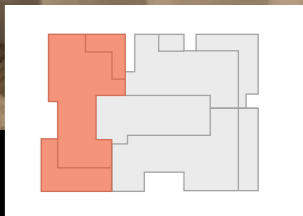
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PENTHOUSE

Building 6 - 6 Rooms 170.5 Sq. M. Living Space and 70.75 Sq.m. Balcony



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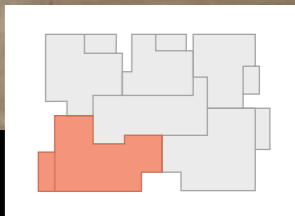
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B6

Apartment A1 | Building 6 - 5 Rooms, 146 sq.m., 16 sq.m. Balcony



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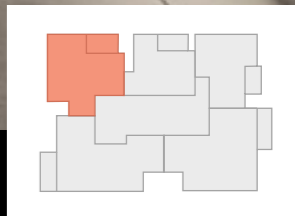
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B6

Apartment B1 | Building 6 - 4 Rooms, 113 sq.m., 13 sq.m. Balcony



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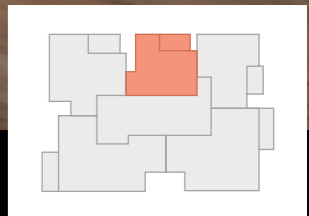
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B6

Apartment C1 | Building 6 - 3 Rooms, 79.26 sq.m., 11.7 sq.m. Balcony



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Technical Specifications

Building

- Residential buildings are designed by leading architect Kika Braz
- Exterior cladding composed of stone/plaster/aluminum and/or glass
- Landscape development including gardens designed by a landscape architect
- A decorative main lobby featuring floor-to-ceiling stone/granite porcelain/marble tiles, decorative light fixtures, and a storage room for strollers and bicycles
- A garbage disposal room with floor-to-ceiling ceramic tiles
- A decorative lobby on each floor featuring floor-to-ceiling granite porcelain tiles and decorative lighting fixtures
- Automatic entrance doors
- Underground parking, including an electric barrier at the entrance
- Smooth and fast elevators

Technical Specifications

Apartment

- Central air conditioning
- Quality bathroom fixtures, with a choice of floor and wall tiles from two leading suppliers
- 80X80 cm or 60X60 cm floor tiles in a variety of styles
- Closed circuit television intercom with a color screen
- Interior partitions made of gypsum blocks or thermal and acoustic blocks
- Acrylic paint for the apartment walls and polysid for the ceiling
- Electrical and communication closet for every apartment
- Electrical accessories by Gewiss, Bticino, or the equivalent to be chosen by the company
- 3-phase electric circuit, A 25X3 connection
- Interior doors from brands Unique or Aquatop in white/beige, with your choice of flaxboard, three shades available, including white
- Straight lintels with straight
- Quality aluminum profiles by Klil
- Hamat-brand faucets

Technical Specifications

Kitchen

- Decorative Formica kitchen cabinets (approx. 8-10 meters in length) including a unit for a built-in oven, 6 shade choices
- Ceramic backsplash up to a height of 60 cm above the countertop, 6 tile options to choose from
- Decorative door and drawer handles - 3 models to choose from
- Caesarstone countertop, 2 cm thick, up to 5 meters in length, 5 shades to choose from
- Quality flush-mounted quartz or stainless-steel kitchen sink and a pull-out spray-head faucet
- Space for a dishwasher
- Gas line for a stovetop

Technical Specifications

Bathrooms

- Granite porcelain anti-slip floor tiling, tile size 33X33 cm - 6 models to choose from
- Granite porcelain wall tiles to a height of 2.1 meters, 6 models to choose from
- Hanging toilets and hidden flush mechanism
- Acrylic bathtub, 160X160 cm in the children's bathroom, including a wall-mounted lever faucet
- Wall-mounted lever faucet for shower head in the master bathroom
- Preparation for heater
- Waterproof electric socket

Technical Specifications

Laundry Room

- Laundry room (sun room) with an integrated aluminum railings and glass, according to building regulation standards
- Protected spotlight and socket
- Granite porcelain anti-slip floor tiles 33X33 cm, anti-slip, 6 shades to choose from

Additional Information



Construction completed within 38 months from date building permit is received



Building permits expected in the second half of the year 2022



Lending Bank



All the payments will be made according to stipulations of the Sales Law and their deduction guaranteed by the Sales Law



Contractor



Thank You

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