

# OCEAN PARK TOWERS

Park HaYam, Netanya






The Israeli real estate company that thinks different, presented by Israel Canada and REEM Group.

Our goal is to connect the latest international trends with traditional Israeli values, creating a new residential concept that leverages modern expertise and capabilities to enhance families' quality of life. In other words, we want to build homes for people who are excited about innovative technology but still treasure life's simple pleasures.

ICR specializes in constructing luxury complexes in high-demand areas, as well as neighborhoods nationwide, while always striving to create the optimal residential concept.





ICR is currently a significant player in the Israeli real estate industry, an accomplishment made possible by its combination of a groundbreaking management approach, “thinking different,” and the meticulous development of sought-after brands. The experience, reputation, and portfolio of the two leading groups, Israel Canada and REEM Group, in addition to ICR’s own capabilities, have made it one of the most powerful and influential real estate groups in Israel.

ICR brings together imagination, innovation, and sales capabilities, alongside financial strength and an experienced management tier that is second to none in the Israeli real estate market. These strengths enable the group to initiate, manage, and lead complex, diverse projects all over the country, with unique concepts and pioneering thinking.

**Innovation**

**Community**

**Reliability**

The company specializes in the construction of luxury complexes in high-demand areas and residential neighborhoods all over Israel, integrated with a new residential design concept that offers a warm, welcoming community experience. ICR also focuses on local commerce, creating a technological service experience for all its customers, as it spearheads real estate development in Israel.

# WELLNESS BY THE SEA

Waking up every morning by the sea, breathing in that fresh air...

Discover those essential qualities that let you live the good life: taking care of yourself, and enjoying the feeling of true health, fitness, and inner strength that comes from knowing you are exactly where you are supposed to be. Discover the architecture that shapes the precise spaces designed to enhance your quality of life.

**Discover Ocean Park Towers – for people who want to enjoy a better, healthier life.**

It's time to live by the sea, in Netanya's next Ir Yamim, and achieve ultimate wellness in line with international WELL certification.

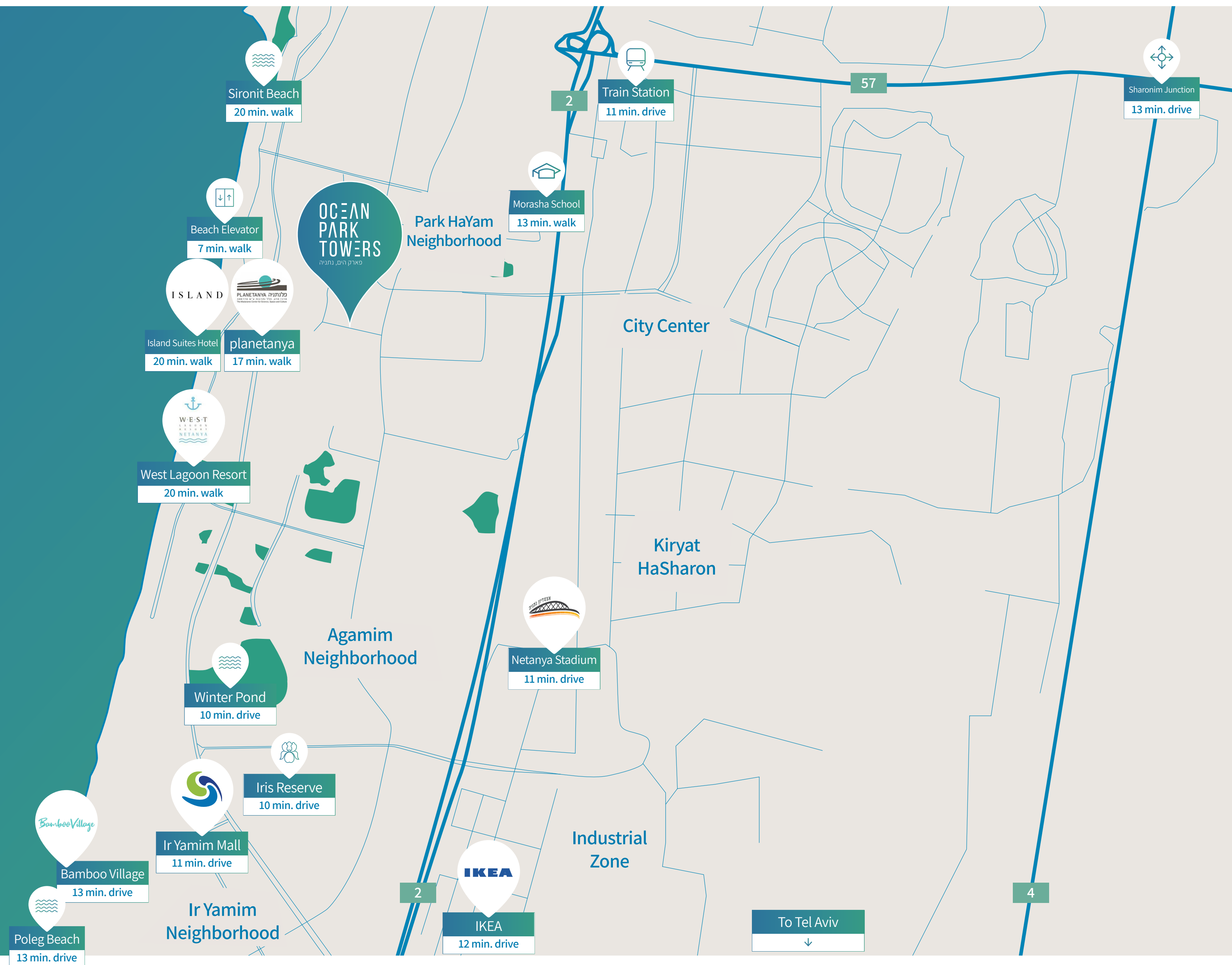
# PERFECT LOCATION BY THE SEA

Park HaYam Neighborhood



# LOCATION

7 minutes' walk from the sea





# WELCOME

## to Netanya's Next Ir Yamim

- ☀️ Over the years, Netanya has time and again proven its exceptional ability to create new residential neighborhoods that excel at quality of life. Ir Yamim in particular has become a model for new neighborhoods across Israel, exemplifying ideal planning as well as genuine real estate success thanks to an **almost 50% increase in value over the last decade.**
- ☀️ Like Ir Yamim, the new Park HaYam neighborhood enjoys a central location – close to the city center and just a 7-minute walk from the sea. The neighborhood is planned to include cycling and running paths, as well as beautiful sitting areas surrounded by nature for those who like to enjoy every aspect of life – health, activity, and relaxation by the sea.
- ☀️ The Netanya Municipality is investing substantial resources to ensure that Park HaYam becomes the city's next residential gem. The neighborhood will include **2,500 apartments** just **250 meters from the sea**, with public and community buildings, walking and cycling paths, playground facilities, and a **huge 50,000 sqm park** at the heart of the neighborhood. Of course, there will also be education centers to serve the neighborhood's children, a beach offering water sports activities, and various high-quality leisure and commercial areas.

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# SURROUNDINGS

☀️ The towers are located close to the Netanya city center, some 500-600 meters from the beach and the spectacular new seafront promenade.

☀️ This central location enables the ideal urban lifestyle, with convenient access to all of Netanya's municipal services, the famous outdoor market, and top shopping destinations. Residents benefit from maximum accessibility to all major metropolitan transport hubs, close to Highways 4 and 20, with Highway 2 at the city exit.

☀️ An advanced beach elevator is now under construction on the clifftop neighborhood promenade, overlooking the water, which will enable everyone to more easily access the city's most beautiful beach.



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# NEIGHBORHOOD AND COMMUNITY

Park HaYam Neighborhood



Shopping  
Center



Kindergartens  
& Schools



Sports  
Center



Cycling &  
Walking Paths



Landscaped  
Public Areas



Children's  
Playground Facilities



Beach with Water  
Sports Activities



Tourist  
Attractions

View of the neighborhood from the southeast



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# TOWER II

**31**  
Floors

**117**  
Apartments

**4**  
Elevators

Designed by  
Raziel  
Architects

Interior  
design by  
Michael Azoulay

Mini penthouses  
on 4 upper  
floors

Sea view  
from every  
apartment

Large,  
spacious  
balconies

Premium  
apartment  
specifications

Stylish  
wellness  
spaces

Impressive  
landscaping

Penthouse 1  
covering an  
entire floor

TOWER I SOLD

TOWER II



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A person carrying a surfboard on a beach at sunset, with a city skyline in the background. The scene is overlaid with a teal gradient.

# WELLNESS

A New Perspective

## Michael Azoulay

As one of the leading interior designers in Israel, specializing in luxury residences, lifestyle, and hotels, Michael Azoulay was selected to create the unique designs of the project's public spaces – the lobby, floor lobbies, residents' lounge, gym, gymboree, and general development of the outside areas.

Studio Michael Azoulay is an interior design firm that has been active for more than 30 years. Its team of skilled designers, headed by Michael himself, offers diverse, exclusive design solutions that are constantly updated and refreshed in line with modern design and planning trends. The Studio focuses on planning and design for private residences, vacation homes, and hotels in Israel and around the globe.

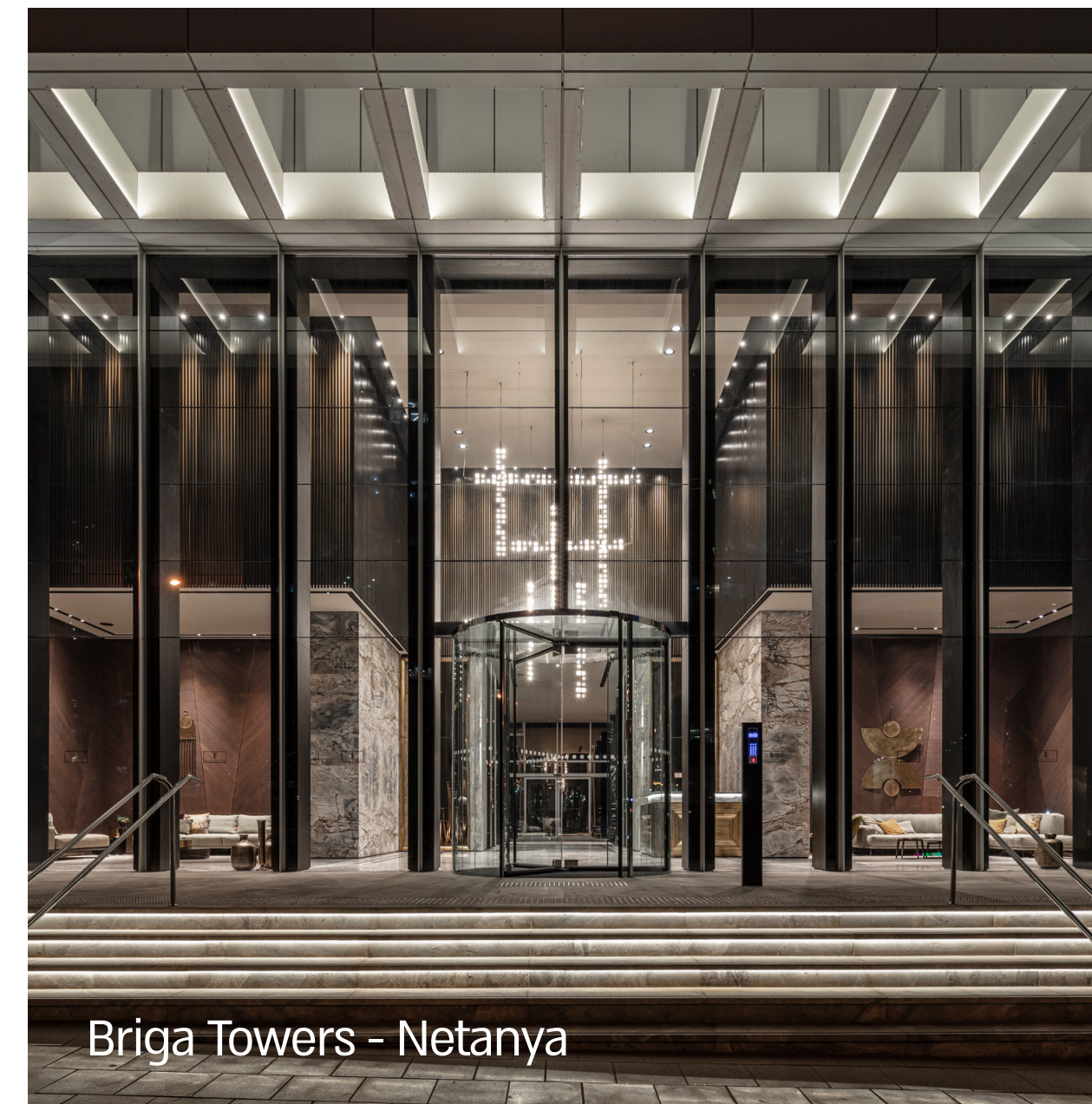
“The coastline and surrounding landscape were a direct source of inspiration: the sea, the color of the water, the sound of the waves, the motion of the sand... These were some of the touchstones that guided and remained with me throughout the planning and design process. As a designer, the Ocean Park Tower II is a very exciting prospect. It presents a complex that envelops superior quality of life and excellence in construction, architecture, design, and creativity, all against the spectacular backdrop of Netanya's beautiful beaches.”



Geula 14 - Tel Aviv



Briga Hotel - Netanya



Briga Towers - Netanya

# INDOOR AMENITIES & SERVICES



# LOBBY

Designed by Michael Azoulay, this open lobby with especially high ceilings features sophisticated design elements and deluxe finishing.

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## RESIDENTS' LOUNGE


An open space for residents' use, with stylish sitting areas, a bar and kitchenette making it the perfect location for business meetings and private events.

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# GYM & FITNESS ROOM

Featuring a view of the piazza and the sea, this air-conditioned gym is outfitted with state-of-the-art fitness equipment for the optimal workout, as well as a unique area for personal yoga/Pilates sessions.

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## KIDS & INFANTS' GYMBOREE

An extraordinary gymboREE with a sea-inspired design that gives the tower's children their own special place for play, socializing, and healthy sports activities.

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# OUTDOOR AMENITIES & SERVICES



Developed Outdoor Areas



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## WOODEN OUTDOOR PLAYGROUND

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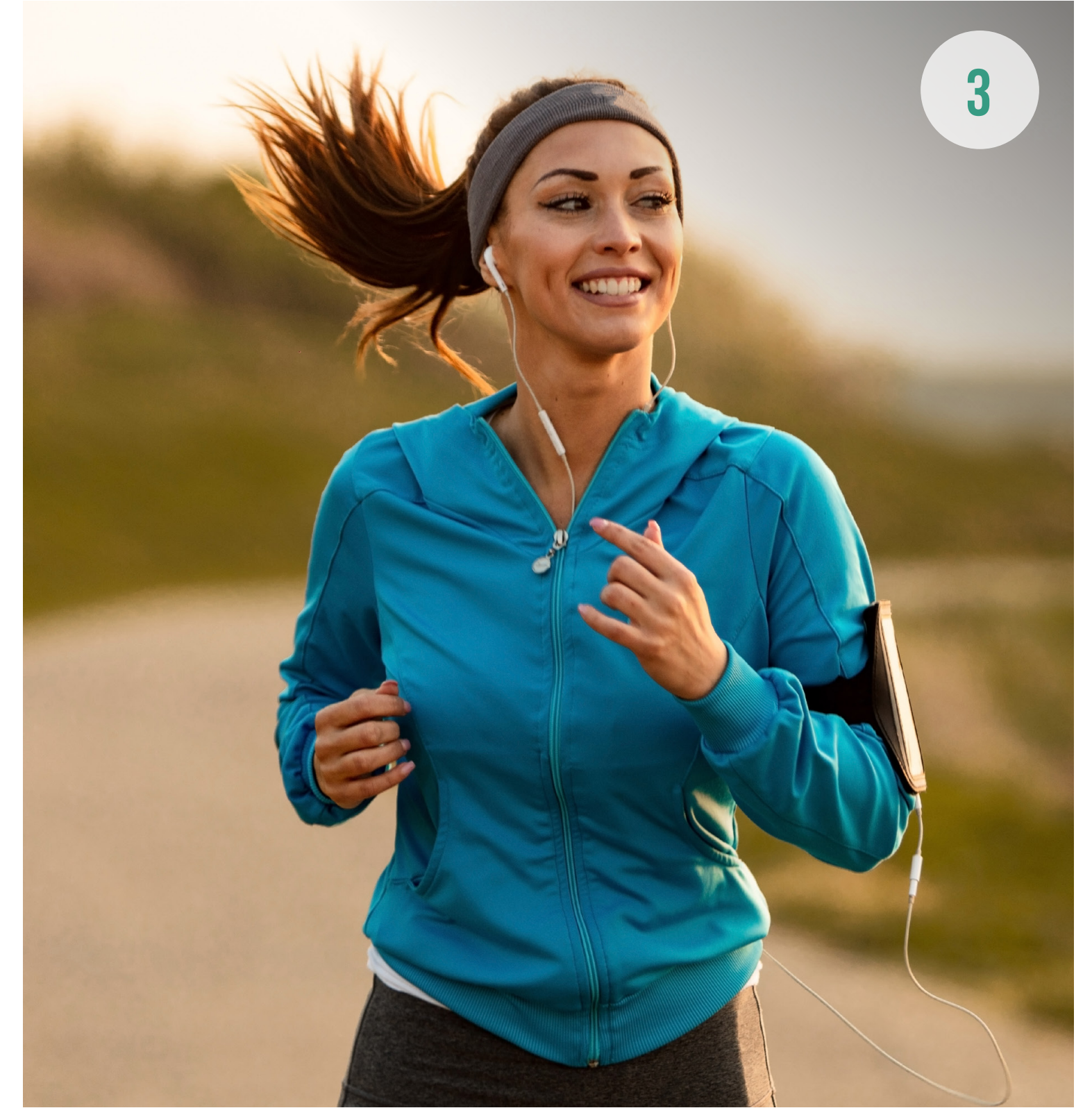
Solid wood playground facilities designed to create a fascinating play area for the tower's children.



## BICYCLE LOCKERS

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Dedicated parking for bicycles.



## RUNNING TRACK

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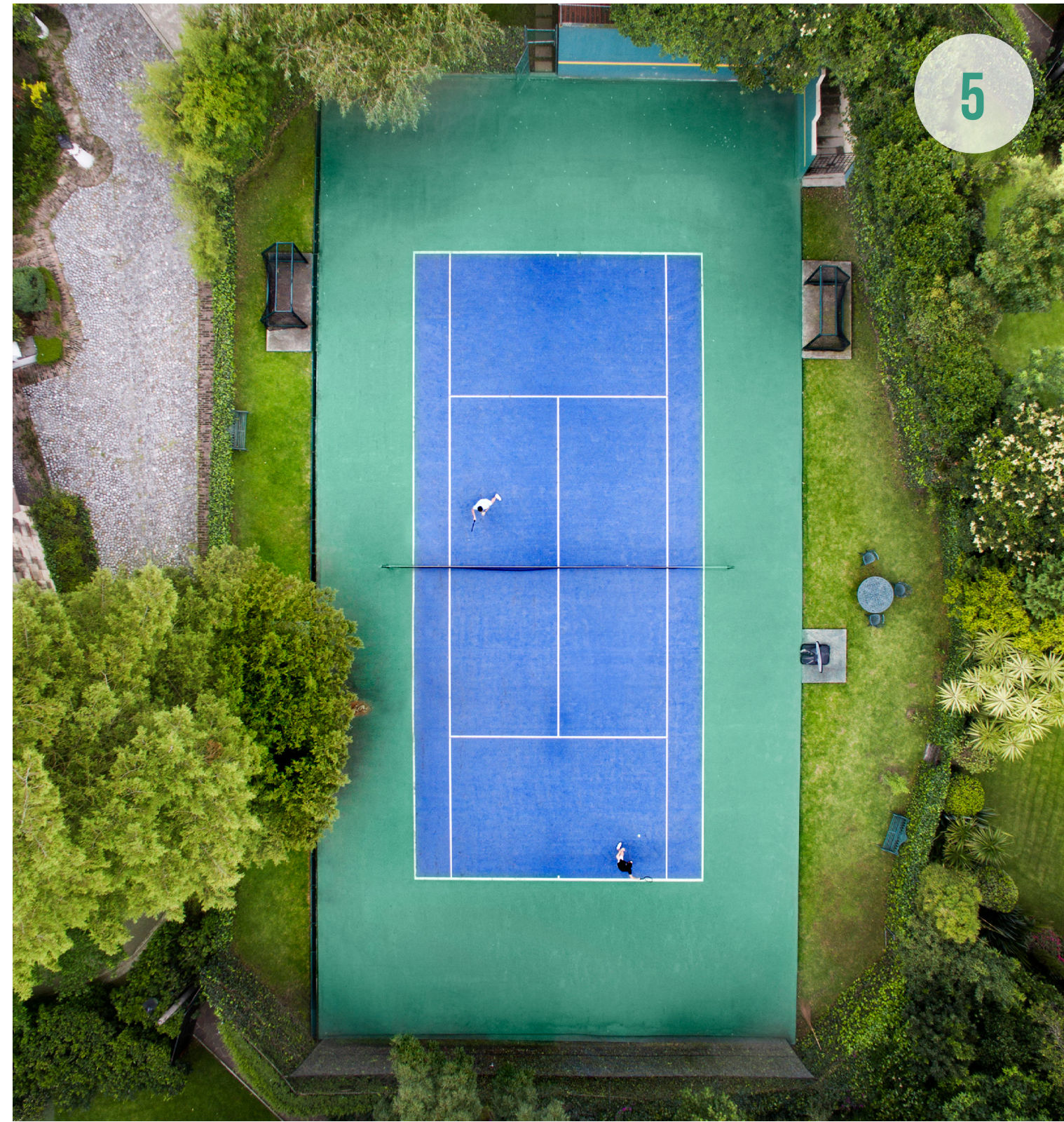
A running and cycling track encircles the tower's garden.



## FIRE PIT

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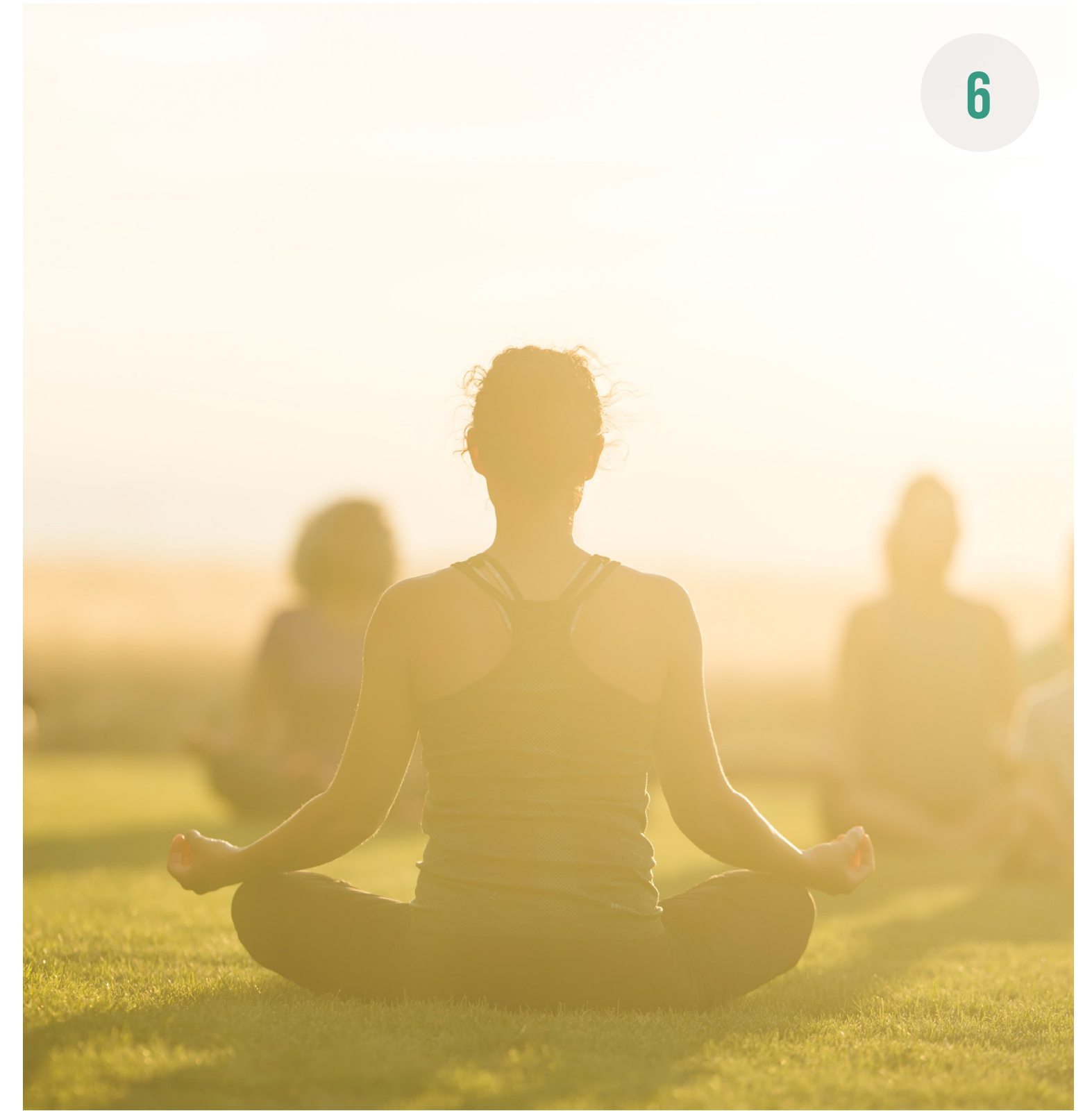
Sitting areas designed by Michael Azoulay, with a fire pit at the center. Ideal for entertaining guests and relaxing by the sea.



## PRIVATE TENNIS COURT

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A high quality asphalt tennis court for residents' exclusive use, by reservation only.



## YOGA & PILATES SPACE

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The perfect place to practice yoga, Pilates, and stretching exercises in the open air.



# Achieving the International Standard

## WELL

Inspired by leading projects in California, Florida, and other top global destinations, this is the first project in Israel to be planned in line with WELL certification.

### Healthier Building

All building materials used throughout the project are green certified and VOC-free, meeting the Israeli standard for emission levels and maintaining excellent air quality inside the tower.

### Natural Light & Air

The tower has been designed to permit natural lighting and ventilation of the apartment space throughout the day. Allowing fresh air and natural light to enter is an important aspect of a healthy lifestyle. In addition, the design of the shade solutions maintains natural lighting, contributing to improved visibility and a pleasant appearance.

### Breathe Easy

All vents are made from tin and other materials that protect against the development of mold, pollutants, and erosion processes, and thereby ensure clean air throughout the building.

### Landscaping & Shade

The gardens have been designed for maximum year-round comfort, with trees that create cool shade during the hot summer, and other areas that enable residents to enjoy pleasant sunshine in the winter months.

### Minimal Radiation

A comprehensive radiation test has been performed, checking for background radiation from transformers, switchgear, control panels, and wireless transmitters inside the building. It was found that radiation levels are in accordance with Ministry of Environmental Protection guidelines.

### Thermal Insulation

Thermal insulation reduces the need for electrical heating and cooling systems, enabling residents to enjoy optimal comfort, clean air, and even energy savings.

### Acoustic Quality

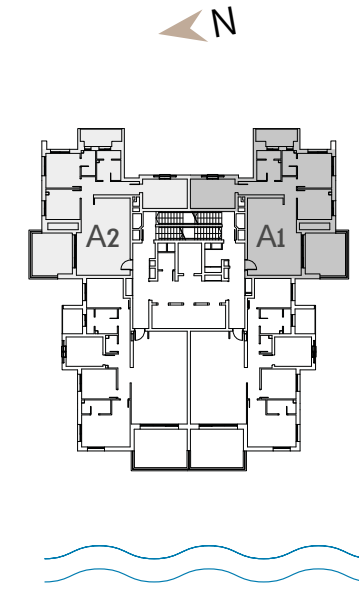
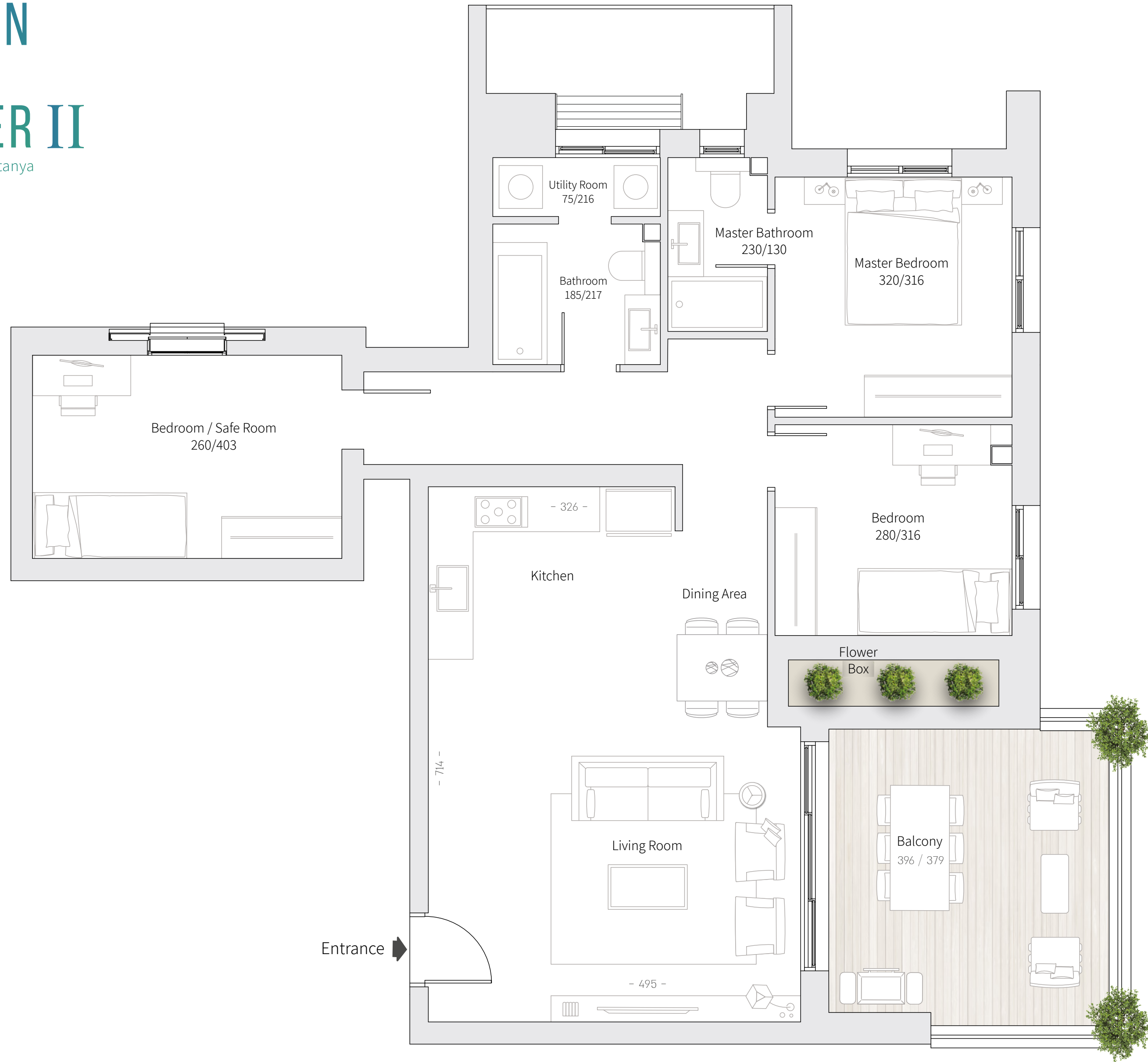
Acoustic insulation elements have been incorporated into many areas of the building – the façade, elevator shafts, sanitation facilities, common walls, and ceilings – so everyone can enjoy a quiet, pleasant time without being disturbed by external noises.

# THE APARTMENTS

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# OCEAN PARK TOWER II

Park HaYam, Netanya



# A1

4-Room Apt.  
Floors 1-12  
160 sqm + 15 sqm Balcony

# OCEAN PARK TOWER II

Park HaYam, Netanya



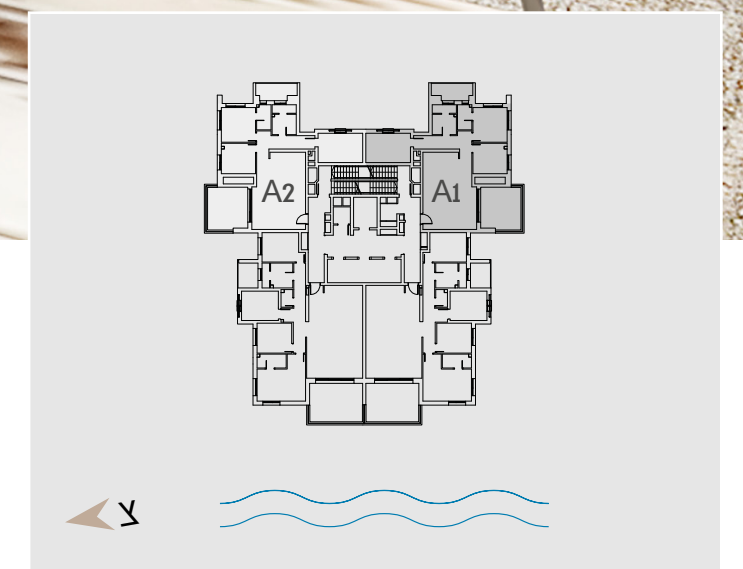
# A2

4-Room Apt.  
Floors 1-12  
160 sqm + 15 sqm Balcony



## 4-Room Apartment, 106 sqm Residential Area, 15 sqm Balcony

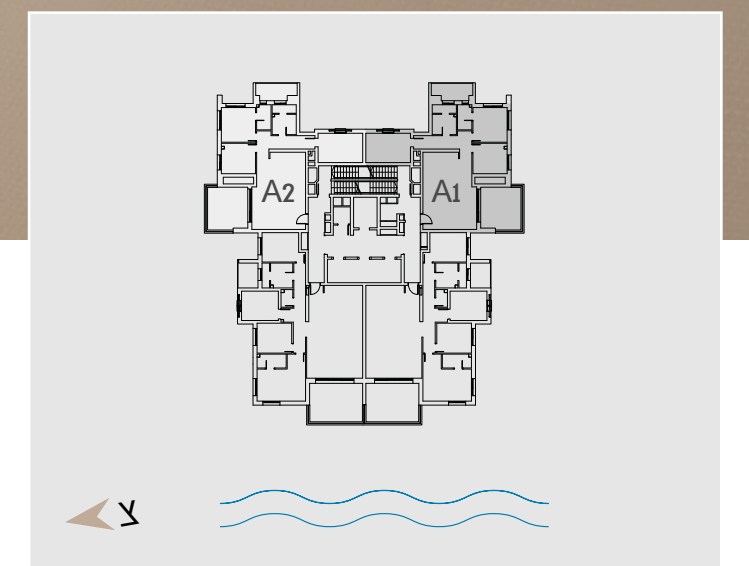
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## 4-Room Apartment, 106 sqm Residential Area, 15 sqm Balcony

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# OCEAN PARK TOWER II

Park HaYam, Netanya



# B1

5-Room Apt.

Floors 1-26

135 sqm + 18 sqm Balcony



# OCEAN PARK TOWER II

Park HaYam, Netanya



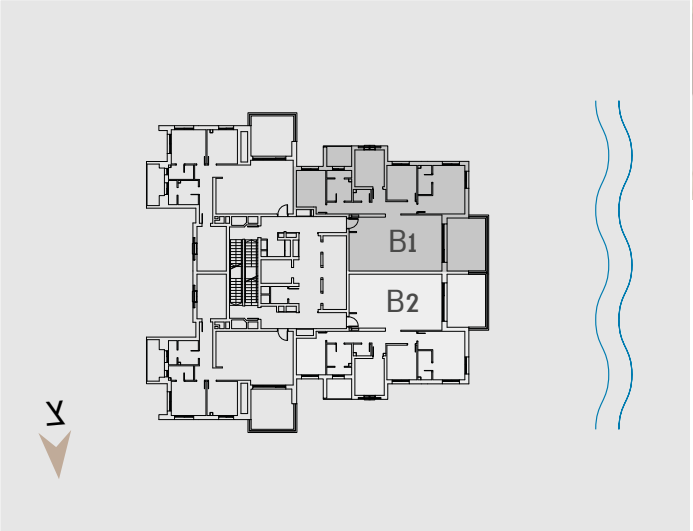
# B2

5-Room Apt.  
Floors 1-26  
135 sqm + 18 sqm Balcony



### 5-Room Apartment, 135 sqm Residential Area, 18 sqm Balcony

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## 5-Room Apartment, 135 sqm Residential Area, 18 sqm Balcony

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## 5-Room Apartment, 135 sqm Residential Area, 18 sqm Balcony

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# OCEAN PARK TOWER II

Park HaYam, Netanya



# C1

5-Room Apt.

Floors 13-26

128 sqm + 15 sqm Balcony

# OCEAN PARK TOWER II

Park HaYam, Netanya



# C2

5-Room Apt.

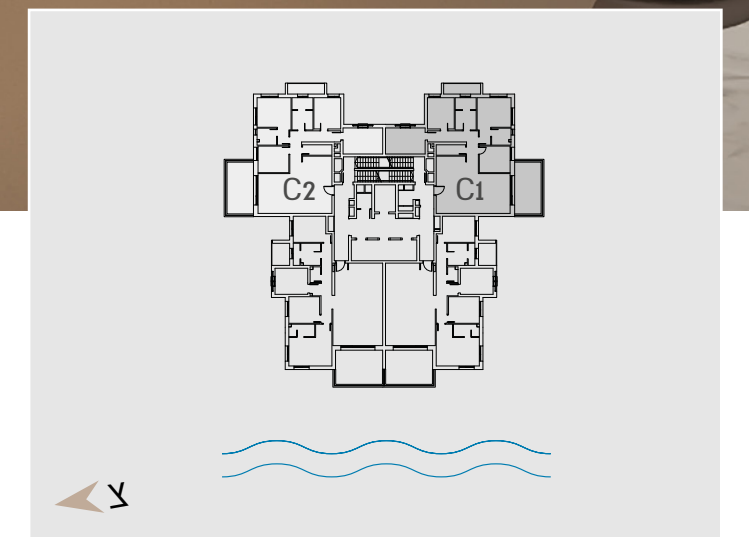
Floors 13-26

128 sqm + 15 sqm Balcony



## 5-Room Apartment, 128 sqm Residential Area, 15 sqm Balcony

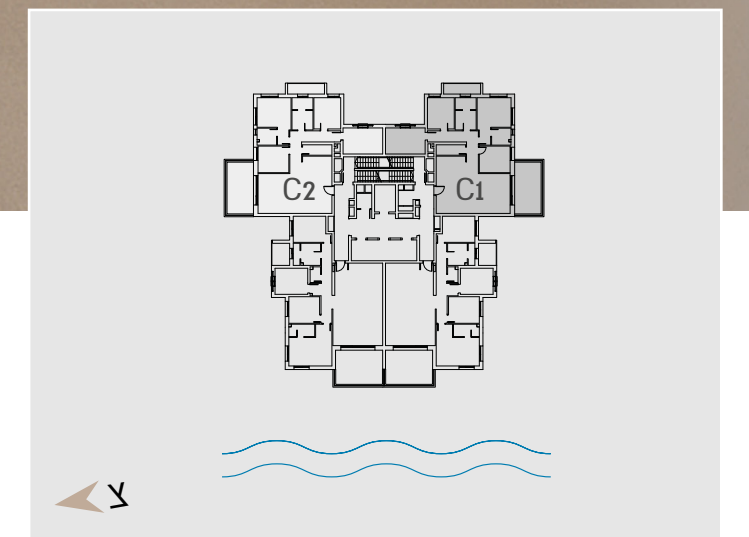
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## 5-Room Apartment, 128 sqm Residential Area, 15 sqm Balcony

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Park HaYam, Netanya

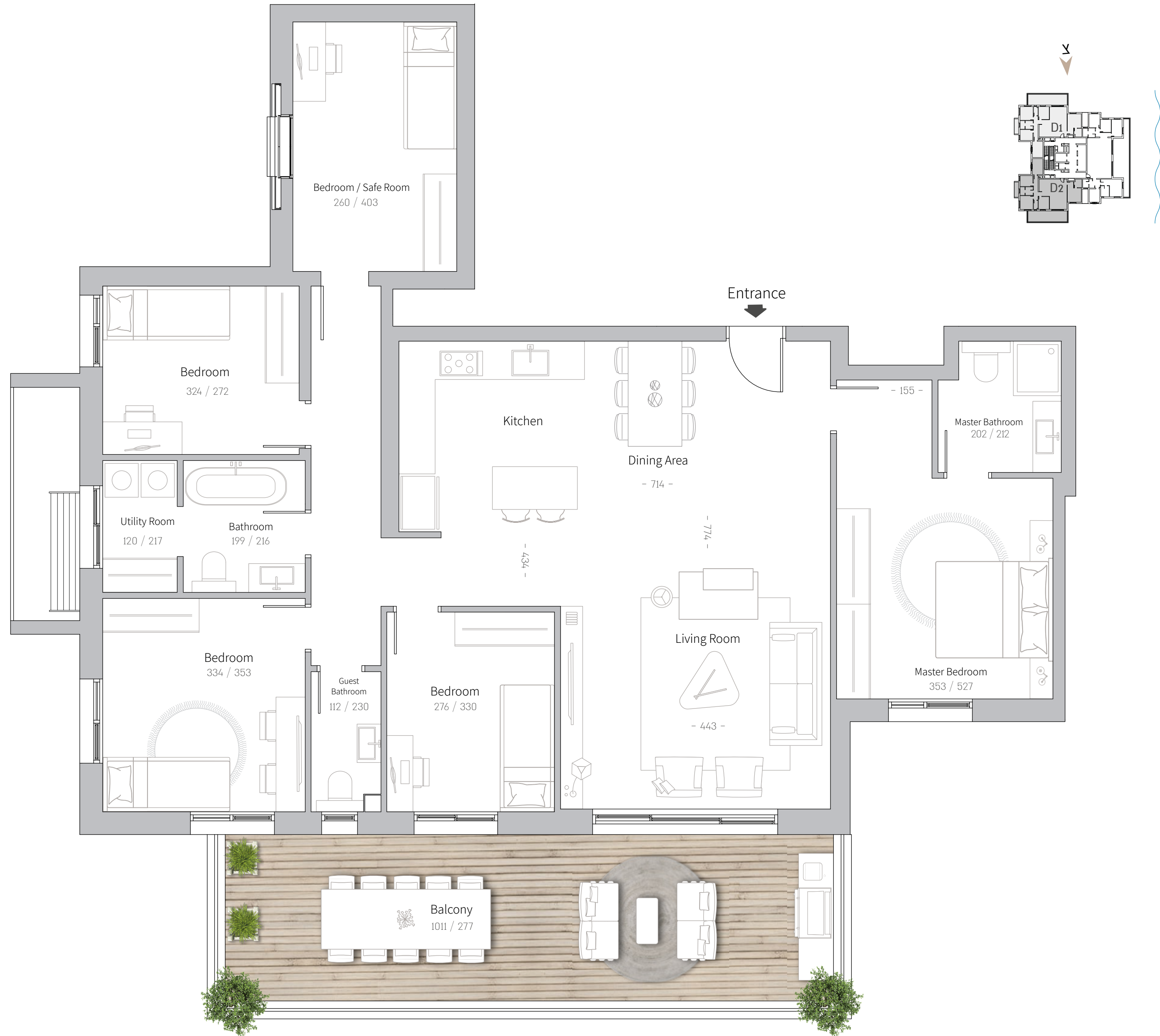


# SKYLINE VILLA 1

6-Room Mini Penthouse  
Floors 27-30  
151 sqm + 28 sqm Balcony

# OCEAN PARK TOWER II

Park HaYam, Netanya



# SKYLINE VILLA 2

6-Room Mini Penthouse

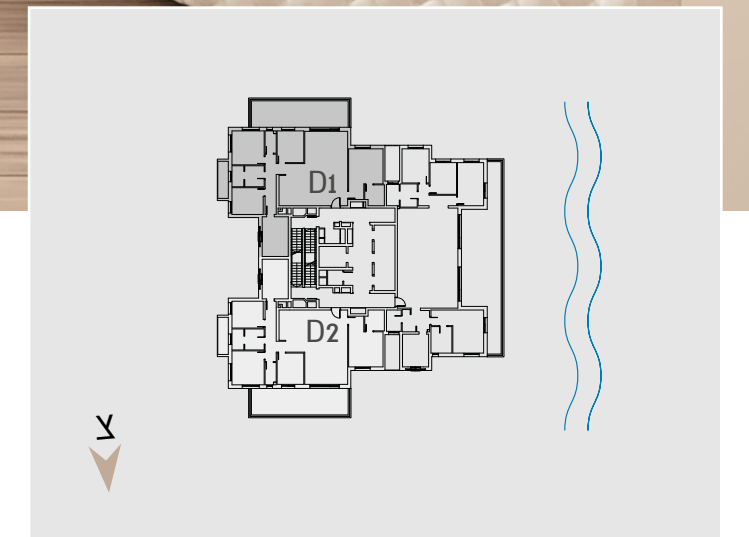
Floors 27-30

151 sqm + 28 sqm Balcony



## 6-Room Mini Penthouse, 151 sqm Residential Area, 28 sqm Balcony

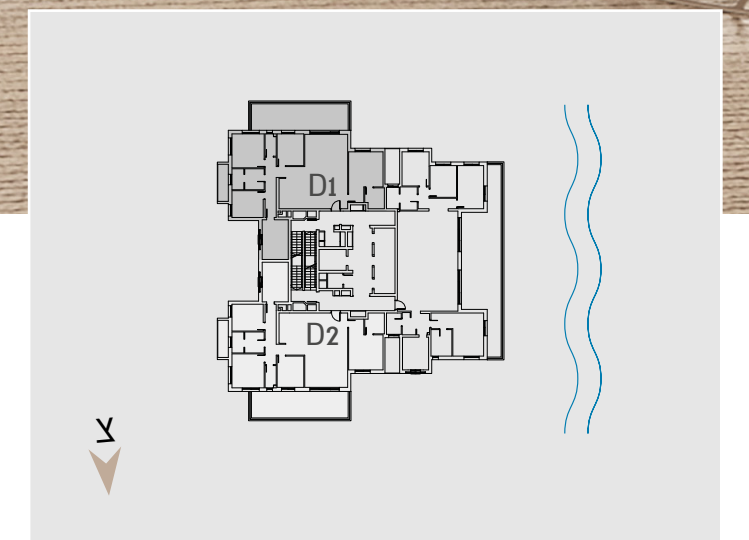
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## 6-Room Mini Penthouse, 151 sqm Residential Area, 28 sqm Balcony

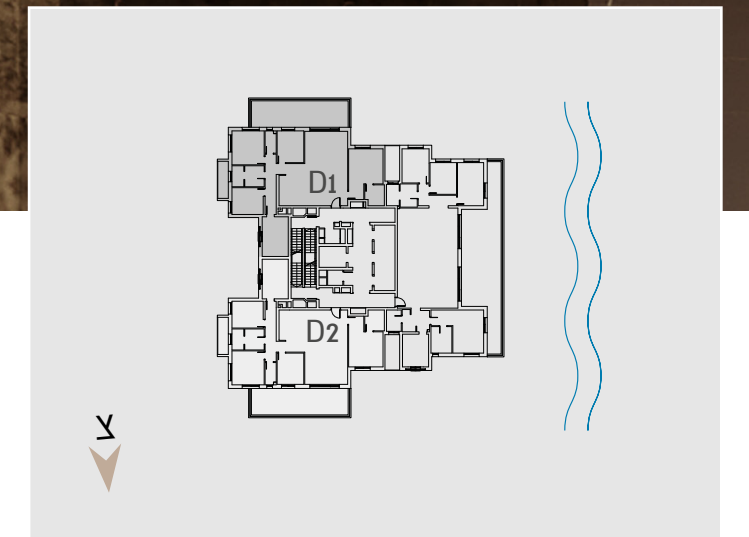
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## 6-Room Mini Penthouse, 151 sqm Residential Area, 28 sqm Balcony

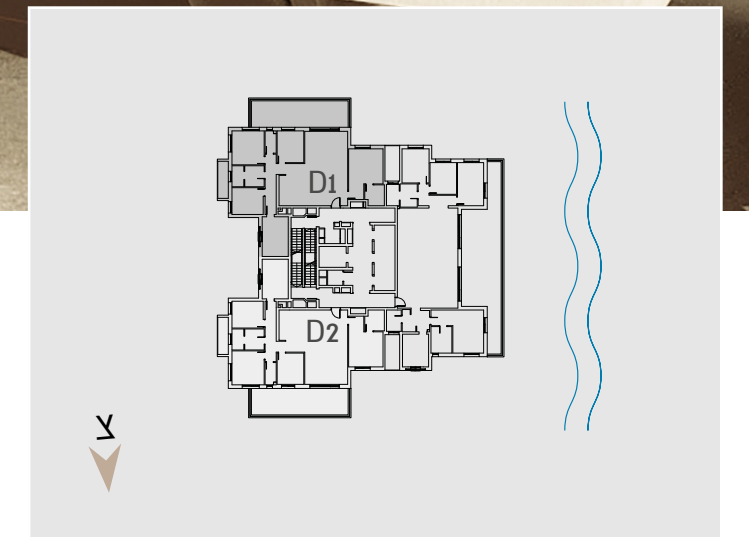
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# Main Technical Specifications

## The Apartments:

- \* 80x80cm **granite porcelain** tiling in various colors by **Alony, Negev,** and **Studio**
- \* Interior doors by **Hamadia** or equivalent
- \* Mini central air conditioning
- \* Insulated glazing with aluminum profiles by **Klil** or equivalent

## Kitchen:

- \* Designer kitchen, including built-in unit by **Novo** and **Anise**
- \* **Caesarstone** countertop
- \* Undermount sink
- \* Premium faucets by **GROHE** or equivalent

## Sanitaryware by **Alony, Negev & Studio**:

- \* Stylish bathroom cabinets
- \* Wall-mounted toilets with concealed cisterns
- \* Porcelain floor and wall tiling in various sizes

## Electrical Systems:

- \* Electrical light-filtering shutters throughout the apartment
- \* Electrical fixtures by **Gewiss, Bticino,** or equivalent
- \* Three-phase electrical connection
- \* CCTV intercom with color screen
- \* TV and phone outlet in each room

## Balcony:

- \* Water and gas outlets

[See the view from the apartments](#)

# Specialist Suppliers

Electrical Appliances



Kitchens



Kitchens



Doors



Sanitaryware & Flooring



Sanitaryware & Flooring



Sanitaryware & Flooring



Electrical Appliances

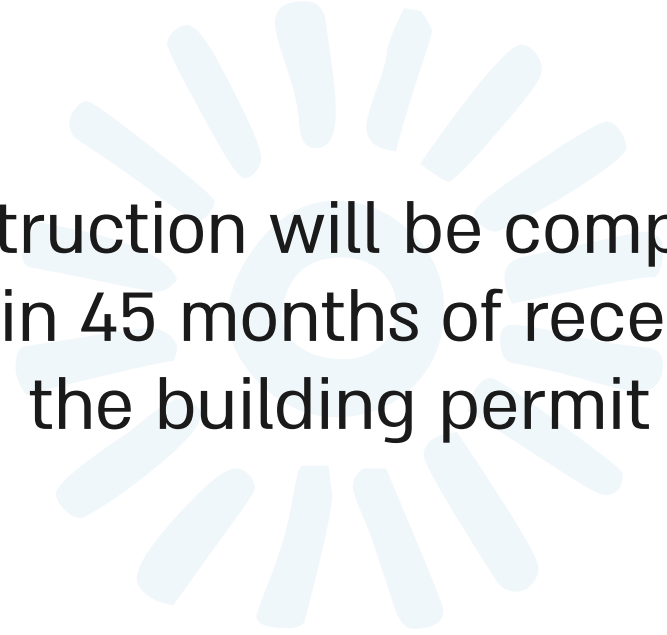




# Our Partners



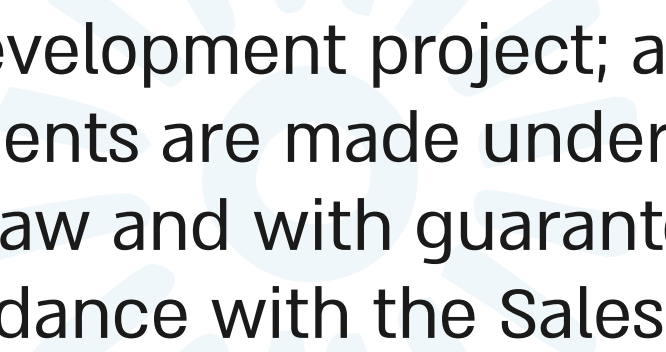
# Milestones



Construction will be completed within 45 months of receiving the building permit



Permit issuance is expected in the first half of 2022



Development project; all payments are made under the Sales Law and with guarantees in accordance with the Sales Law

# OCEAN PARK TOWERS

Park HaYam, Netanya



\*5003