



NORTH PARK



NATURE & THE CITY

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WELCOME TO NORTH PARK



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כפר צפון

NORTH PARK

01

THE LOCATION

BETWEEN TEL AVIV & RAMAT HASHARON

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THE LOCATION

At the heart of a rural green environment, immersed in endless natural spaces, is the perfect residential sanctuary. This exclusive neighborhood redefines the urban Tel Aviv experience – living within touching distance of the cosmopolitan city center while also living in harmony with nature.





5 MIN.

TO THE INTERNATIONAL SCHOOL



13 MIN.

TO RAMAT AVIV MALL



10 MIN.

TO SHUSTER CENTER



5 MIN.

TO MIKADO CENTER



10 MIN.

TO TEL AVIV UNIVERSITY



5 MIN.

TO BETA CAFFE



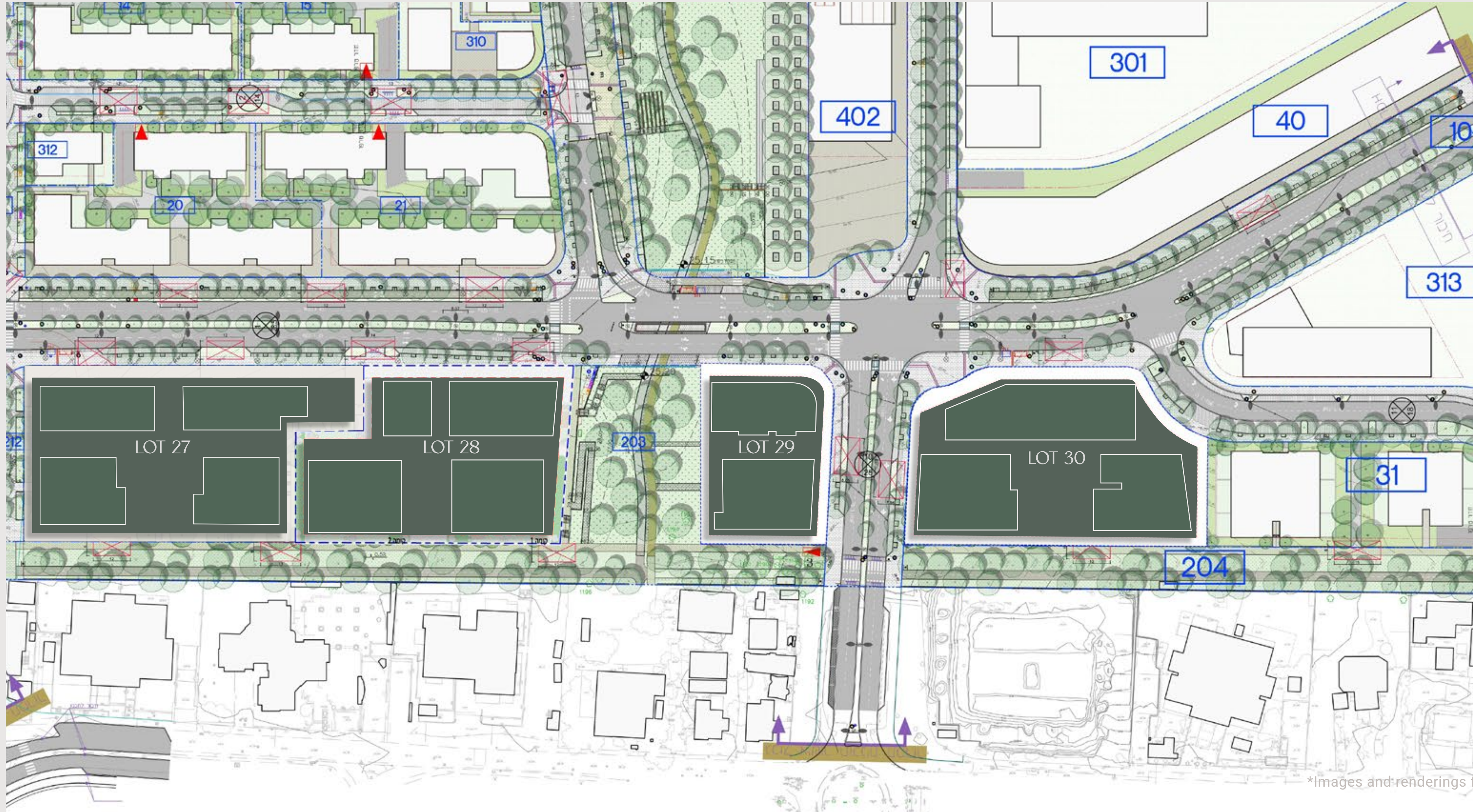
10 MIN.

TO HATZUK BEACH





MASTER PLAN – NORTH PARK



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Between Tel Aviv and Ramat HaSharon, Alongside Ramat Aviv and Tzahala, One Of The Country's Best-Kept Secrets Has Just Been Revealed – North Park.

This new neighborhood is enveloped by an incredible 27 hectares of parkland that preserves the area's historic artifacts, natural beauty and agricultural heritage, creating a continuous green space leading all the way to Yarkon Park and the beach. Serving the neighborhood's residents, the park is planned to include bicycle and walking trails, impressive landscaping, shaded sitting areas, and 360° natural scenery.



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28.2 HECTARES

of a Huge Ecological Park



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PARK MAP



VAST NATURAL SPACE

On Your Doorstep



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NORTH PARK

02

THE AREA

JOIN A SAFE COMMUNITY

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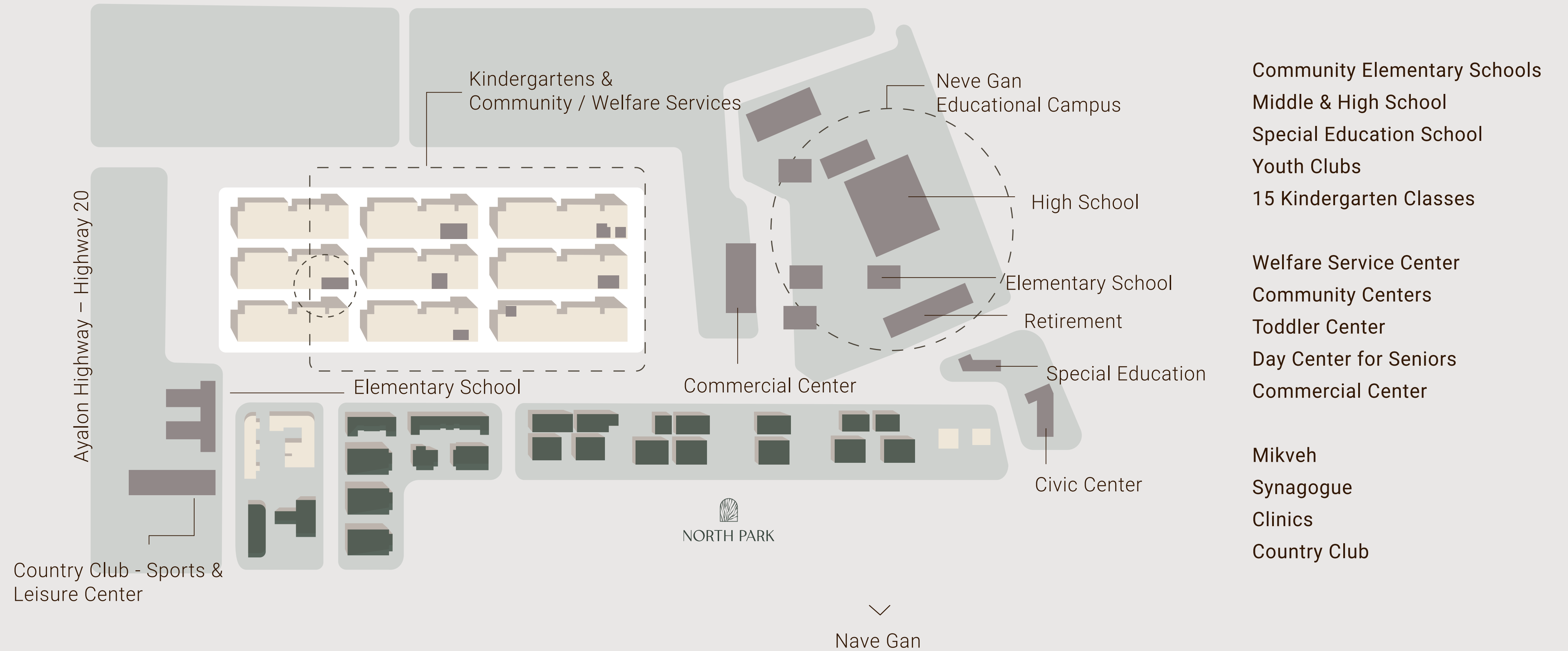
HAKFAR HAYAROK – CULTIVATING EXCELLENCE IN A PASTORAL SETTING

HaKfar HaYarok – the green village – is an enchanting natural area that is home to some of the best, most diverse therapeutic and educational options in Israel, offering a wide range of study and enrichment programs, green schools, kindergartens, middle schools, and high schools that are among the highest-ranked in the country.



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NEIGHBORHOOD MAP



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Eastern Mediterranean International School (EMIS), a unique educational setting within HaKfar HaYarok that attracts students from some 50 countries around the globe.



Six-year high school in HaKfar HaYarok dedicated to fostering academic excellence, which is considered the largest and leading school for gifted students.



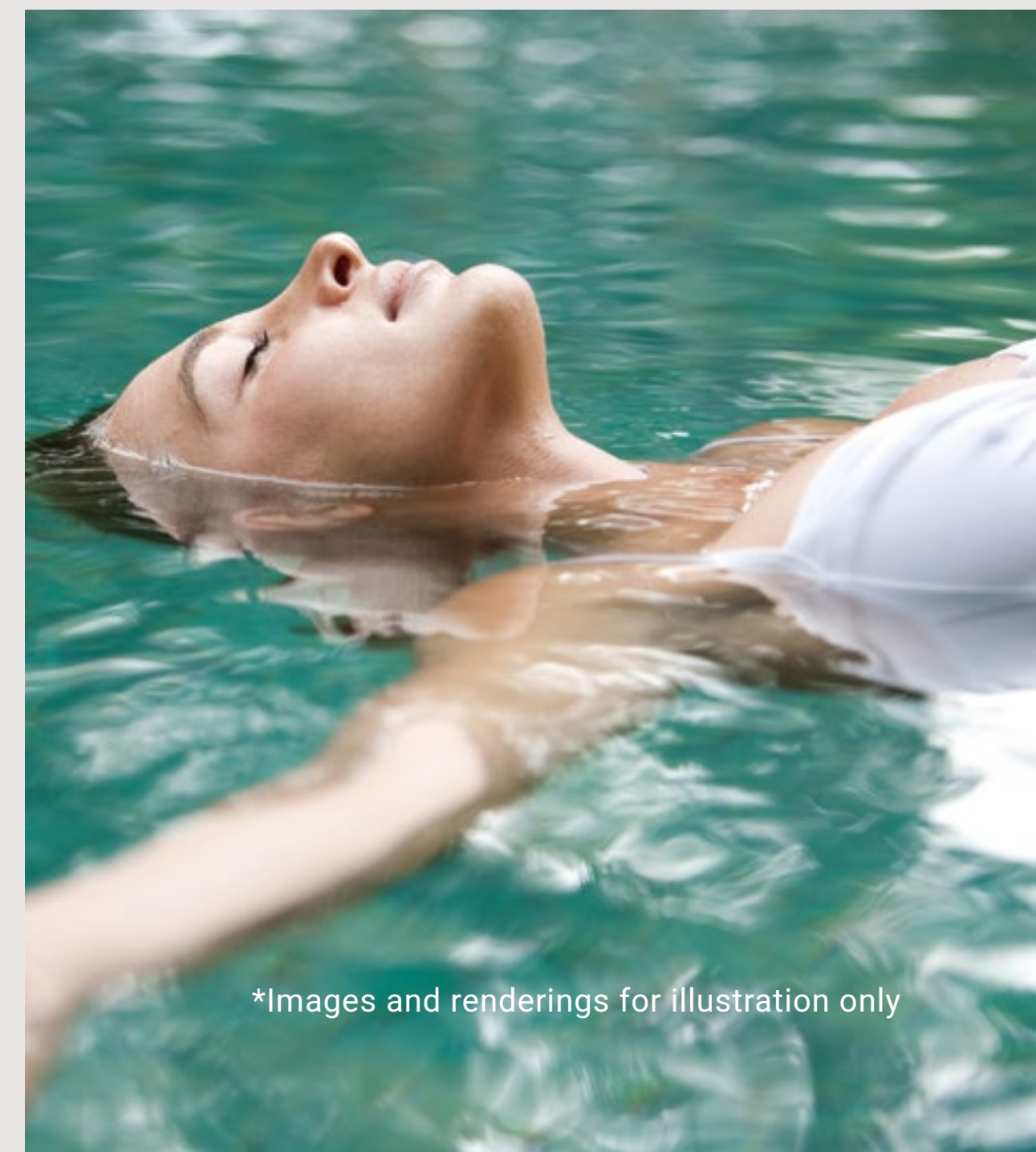
Urim Anthroposophy School and the “Little Prince” kindergartens in HaKfar HaYarok, enabling all children to develop according to their individual needs and personalities, while providing a safe, supportive, and loving environment for children and their parents, in line with the Montessori Method.



Green farm, offering horse riding for both sport and therapy. The farm operates in a magical, pastoral atmosphere within HaKfar HaYarok’s wide open spaces, and holds special riding camps during Passover and the summer holiday period, run by top riding instructors.



WaterDance aquatic therapy complex, a quiet, rural haven where you can experience the benefits of water therapy, administered by a team of professional therapists: Watsu, hydrotherapy, toddler swimming sessions, water aerobics, and swimming lessons.



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NORTH PARK

03

THE PROJECT

DISCOVER A WELL-KEPT SECRET

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North Park presents an elegant, spectacular residential complex of an exceptional standard, with a breathtaking, meticulous design by architect Kika Braz that includes a central piazza, fountain, and unique greenery. The incredible botanical architecture of this intimate, well-kept neighborhood brings the natural world into each and every home. The ideal living environment for all those who thrive in the city but equally appreciate the tranquility, fresh air, and beautiful open spaces of its natural outskirts.

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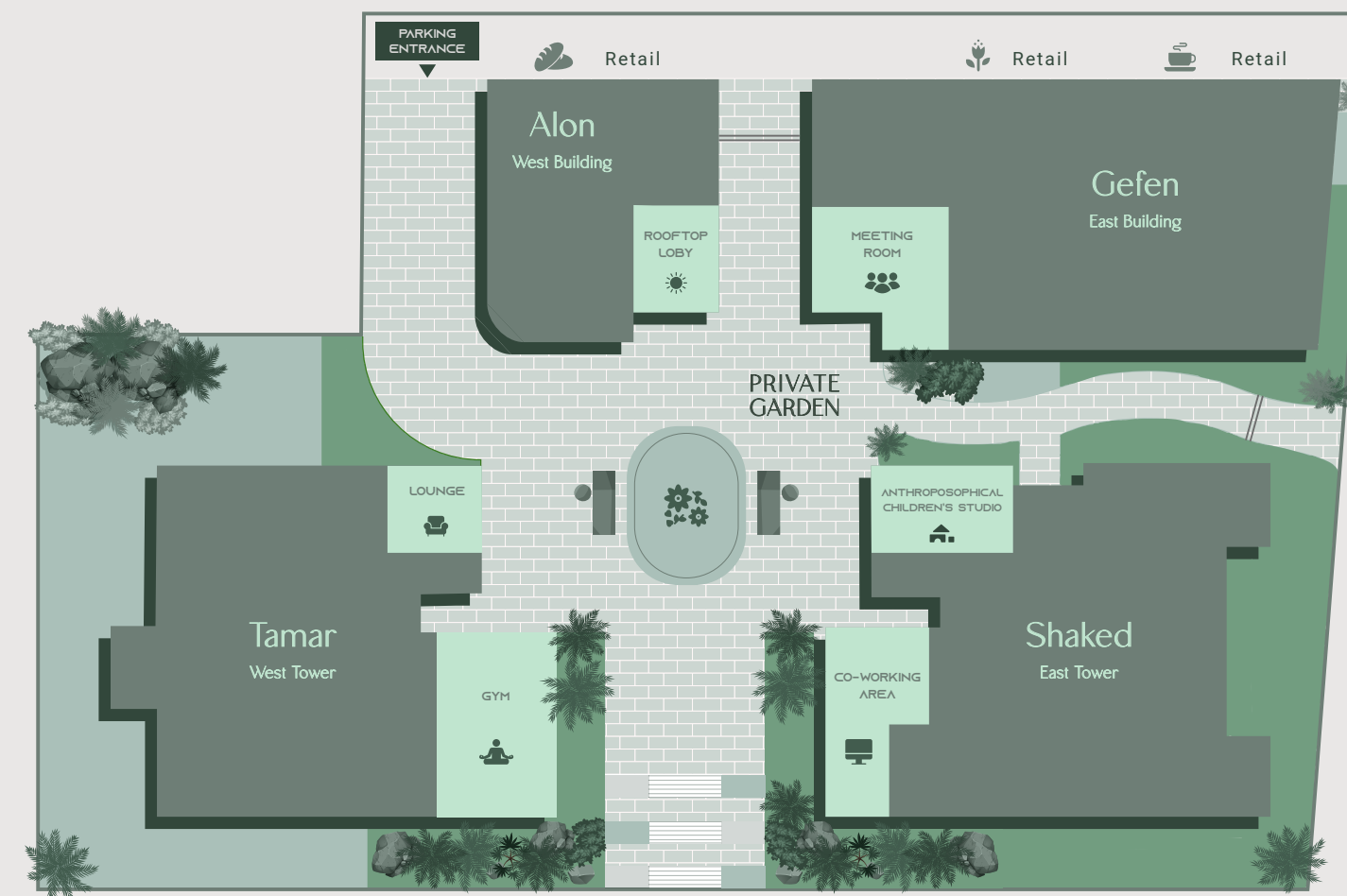
MASTER PLAN

COMMUNAL INDOOR ■

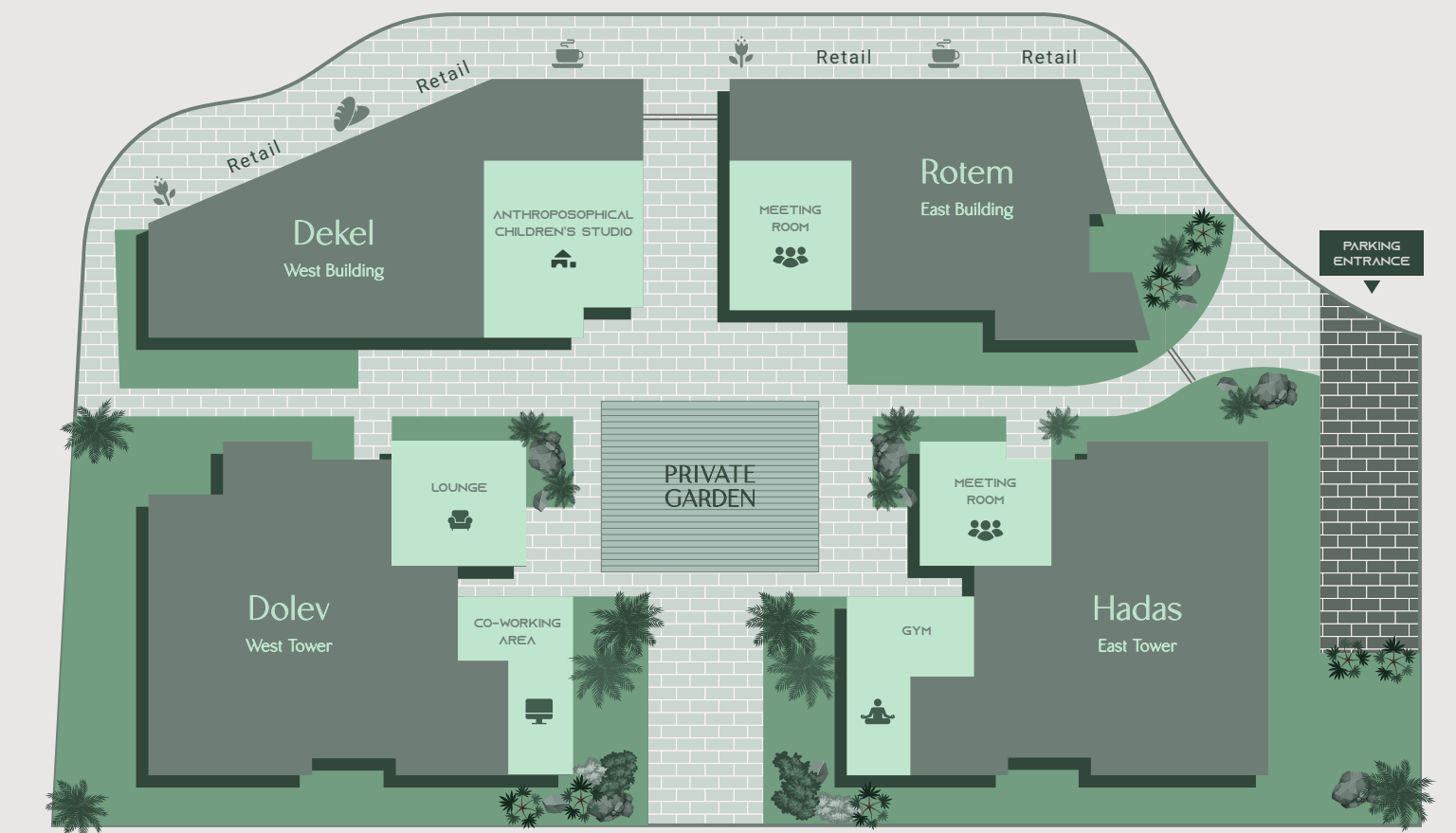
PRIVATE INDOOR ■



27



28



30

Neighborhood residents will benefit from an underpass that connects the residential buildings to the park, enabling local children to get around safely, without crossing a road. This means that your children can enjoy their freedom while you always know that they are safe and protected, wherever they choose to go.



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LOT 30

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COMMUNAL SPACES



LOUNGE



ANTHROPOSOPHICAL
CHILDREN'S STUDIO



GYM



CO-WORKING AREA



MEETING ROOM



RESIDENTS' LOUNGE

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ANTHROPOSOPHICAL CHILDREN'S STUDIO

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YOGA STUDIO

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GYM

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GYM

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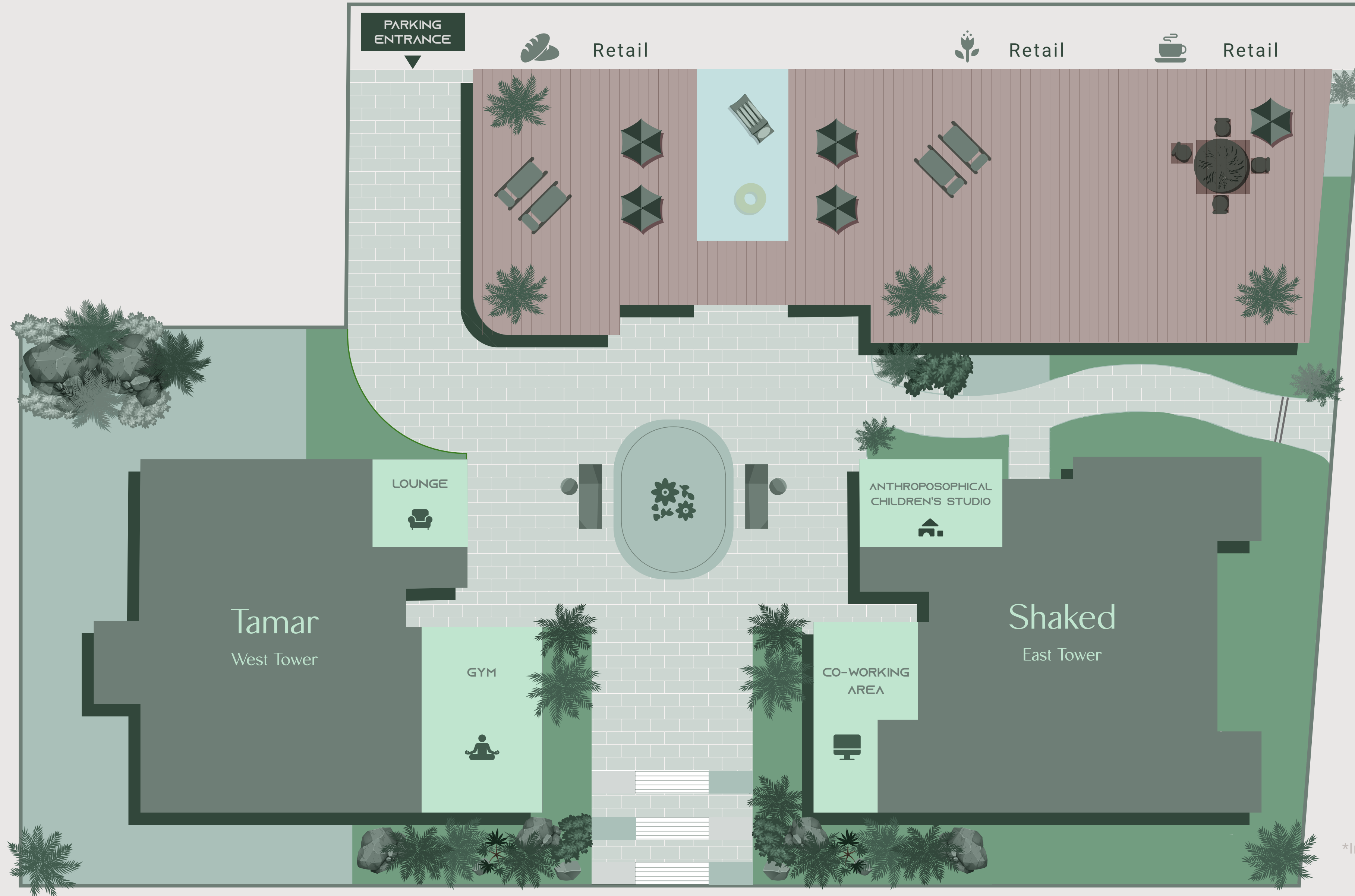


CO-WORKING AREA

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FLYING ROOFTOP



LOT 28

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North Park's rooftop level invites you to feel on top of the world, like you're on the best pampering vacation at a luxury resort. Enjoy a relaxing, refreshing dip in the infinity pool, where the water seems to touch the sky, after a busy day of work or exercise in the gym. Sit back on a sun lounger by the sauna with a cold drink in your hand and savor the pleasant breeze and breathtaking panoramic views of the sunset.



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NORTH PARK

04

THE APARTMENTS
LIVE THE DREAM

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THE APARTMENTS

North Park invites you to choose from a varied collection of impressive apartments, all carefully designed down to the smallest details. Each apartment has its own spacious private balcony with lush greenery, overlooking the park, the sea to the west, Yarkon National Park to the east, Tel Aviv to the south, and the landscapes of the Sharon region to the north. Thanks to the exacting style, premium specifications, green construction, and high standards of ICR Group and Zemach Hammerman, you can be confident that you have made the right choice.

LOT 27

TWO TOWERS WITH

12

FLOORS

TWO BUILDINGS WITH

6

FLOORS

170

APARTMENTS OVERALL

LOT 28

TWO TOWERS WITH

11-12

FLOORS

TWO BUILDINGS WITH

6

FLOORS

150

APARTMENTS OVERALL

LOT 30

TWO TOWERS WITH

11-12

FLOORS

TWO BUILDINGS WITH

6

FLOORS

150

APARTMENTS OVERALL



MAIN TECHNICAL SPECIFICATIONS

COMMUNAL SPACES

Designed by one of the leading names in the field:

- Luxurious entrance lobby
- Spacious, comfortable residents' lounge with pleasant sitting corners, a library, and social/leisure area
- Large, very well-equipped gym
- Private parking lot with advanced access control and epoxy flooring

THE APARTMENTS:

- 100x100cm or 60x120cm granite porcelain floor tiles
- Stylish front door
- Color CCTV intercom by Egber, Comel model or equivalent
- Beautiful powder-coated wooden interior doors with magnetic latches and concealed hinges, including an extra safe room door for daily use
- Double glazing with integrated electric Venetian blinds in all apartment windows
- Three-phase electrical connection
- High quality electrical fixtures by Vimar / BTicino or equivalent
- VRF mini central air conditioning
- Smart home system in the apartment
- Intercom and CCTV based on cameras placed throughout the complex, linked to a central security station

KITCHEN:

- Designer kitchens of an international standard – choose from 3 leading brands
- Deluxe countertop by Caesarstone or equivalent
- Undermount kitchen sink
- Elegant kitchen faucet by Grohe or equivalent

BATHROOM:

- 60x60 or 33x33cm granite porcelain floor tiles
- Full luxury wall tiling up to ceiling height, including a decorative strip
- Master Bathroom: Built-in shower mixer with 4-way diverter valve
- Stylish bathroom cabinet with integrated sink and countertop, designed in combination with a wall mirror
- Faucets by Grohe or equivalent
- Wall-mounted toilets with concealed cisterns

SUN TERRACE:

- Sun terrace with natural ipe or equivalent bamboo wood decking
- Garden faucet on the balcony





EXPERT SUPPLIERS

KITCHEN

schüller[®]

SANITATION

VIA
ARKADIA

FLOORING

MODY



MINI PENTHOUSE | TYPE K

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MINI PENTHOUSE | TYPE K

*Images and renderings for illustration only



MINI PENTHOUSE | TYPE K

*Images and renderings for illustration only



2.5-ROOM APARTMENT | TYPE D

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3.5-ROOM APARTMENT | TYPE C

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4-ROOM APARTMENT | TYPE B1-E

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4-ROOM APARTMENT | TYPE B1-E

*Images and renderings for illustration only



4-ROOM APARTMENT | TYPE B1-E

*Images and renderings for illustration only



5-ROOM APARTMENT | TYPE L

*Images and renderings for illustration only



5-ROOM APARTMENT | TYPE L

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5-ROOM APARTMENT | TYPE L

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KIKA BRAZ ARCHITECTS & URBAN PLANNERS

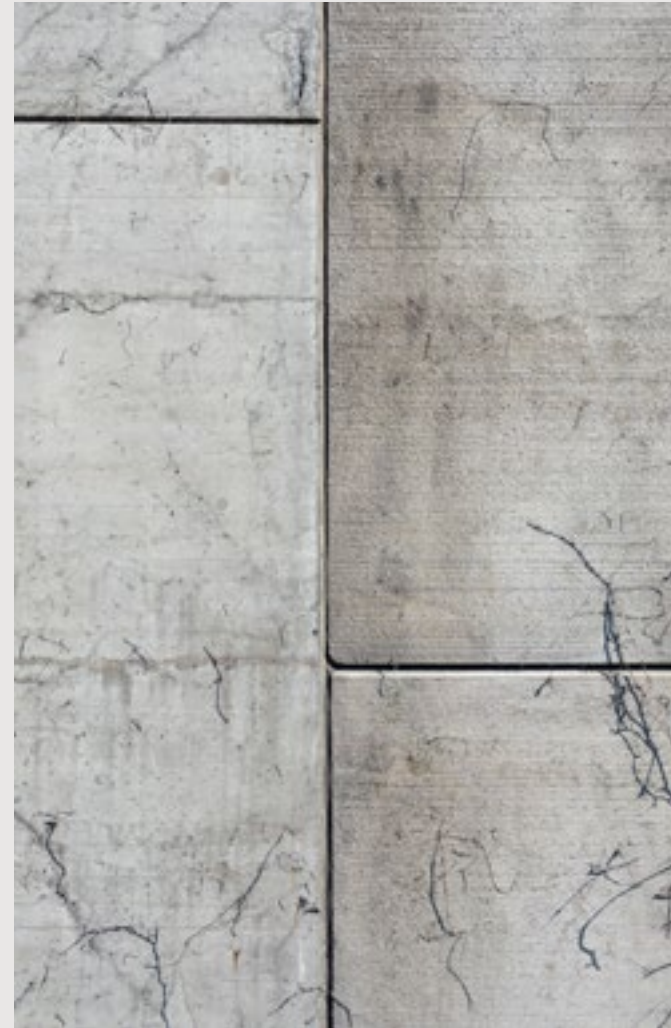
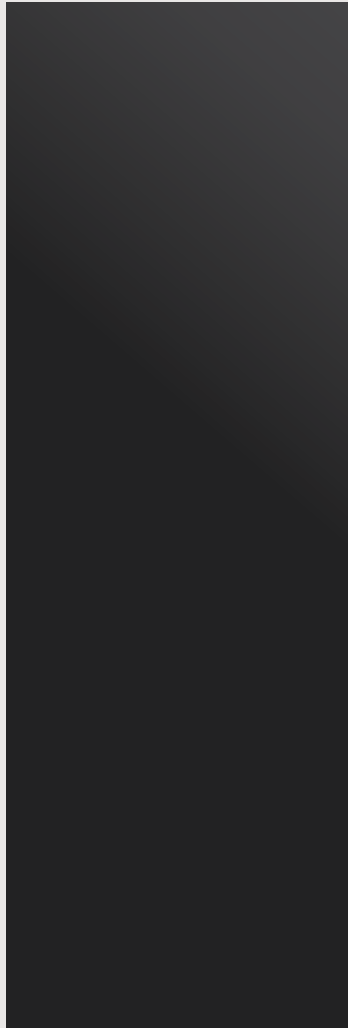
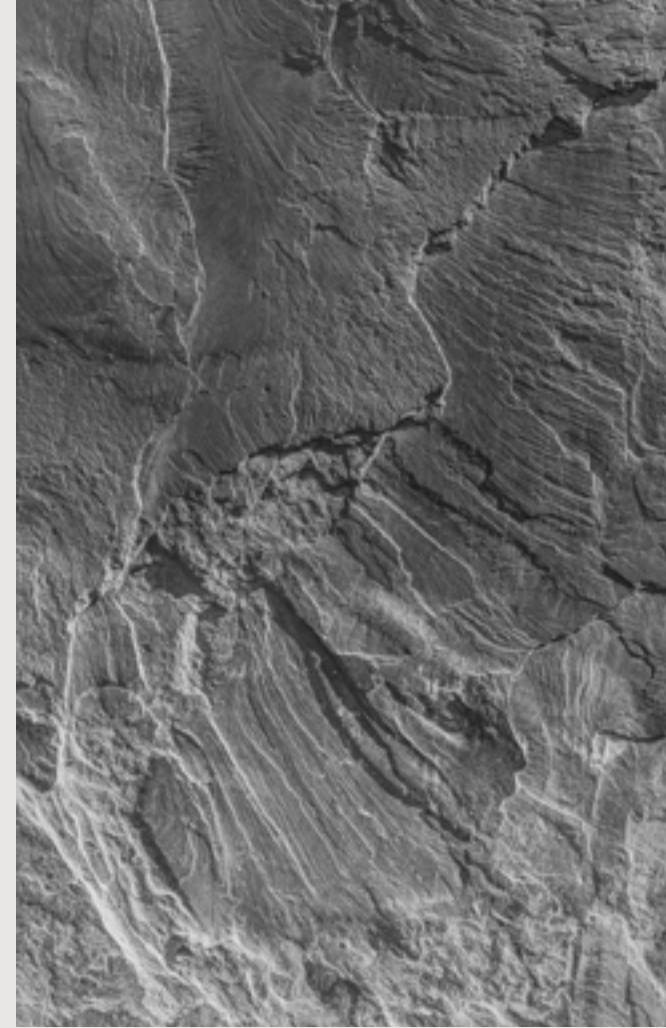
Kika Braz Architects & Urban Planners was founded in 1989 by the architect Kika Braz-Schwartz, who graduated with honors in architecture and urban planning from the Technion, and also holds a master's degree in architecture from Columbia University, NYC.

Over the years, the firm has established itself as an Israeli industry leader across various residential fields, designing everything from low-rise neighborhoods, through high-rise complexes, to genuine skyscrapers, always maintaining a delicate balance between the best creative design and optimal functionality. Its clientele includes many of Israel's largest construction groups alongside private developers and landowners.

The firm is honored to have won numerous awards and nominations for design and excellence.

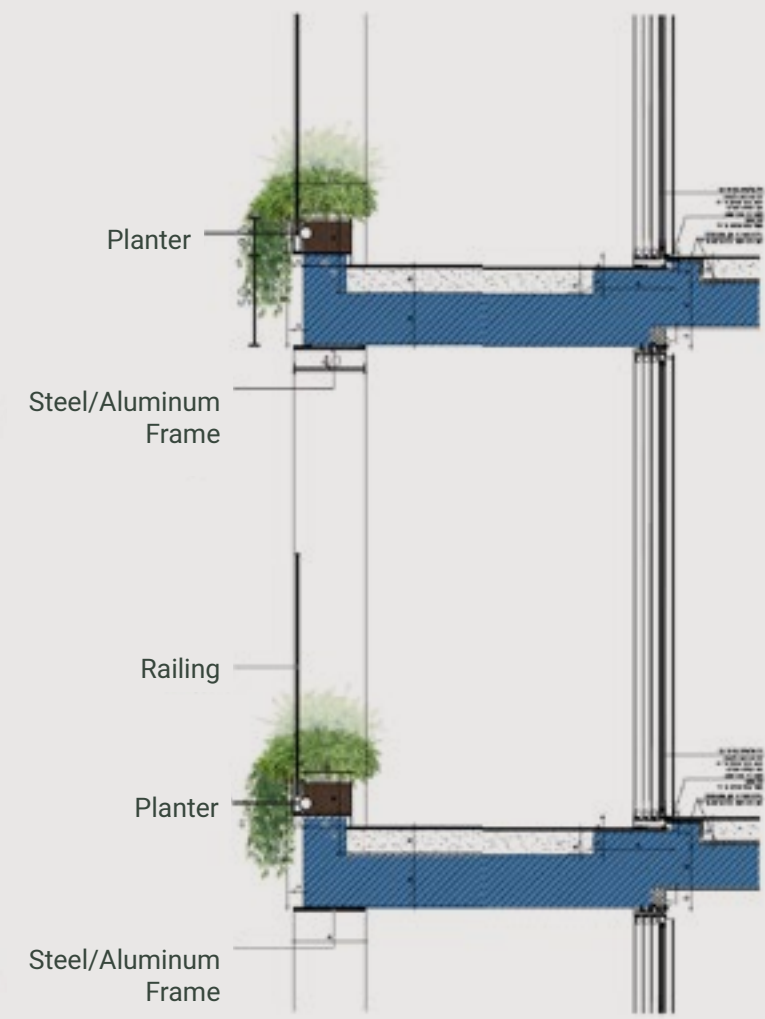


ARCHITECTURAL INSPIRATION

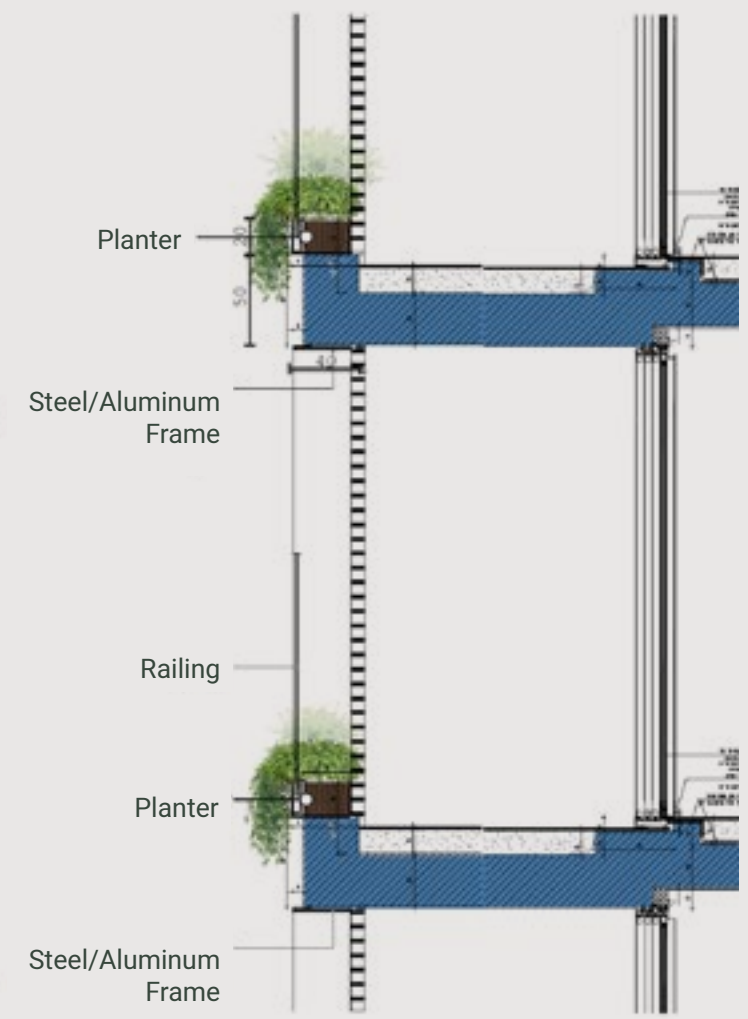




GREEN FACADE DESIGN



Cross-Section of Balcony without Shutters



Cross-Section of Balcony with Shutters





NORTH PARK

05

THE DEVELOPERS

MEET THE ENTREPRENEURS

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BETTER & DIFFERENT

Israel Canada Group is a real estate investment house engaged in locating, developing, and improving select properties. Owned by Barak Rosen and Asaf Tuchmair, the Group is driven by its clear “Better & Different” strategy throughout every project, every plan, and every aspect of its customer service. This leads the Group to look beyond the land or plan, and instead envision a full picture that includes the quality of life offered by each project upon completion.

The Group has been investing in residential complexes, hotels, and income-producing commercial properties in Israel and around the world for the past two decades, providing loyal investors with a broad range of unique alternatives to income-producing investments. Israel Canada Group owns extensive assets in strategic locations around Israel and the globe, from prestigious residential projects, through commercial properties, to skyscrapers, office towers, and prominent complexes that have become well-known icons of the skyline in Tel Aviv and beyond.



ישראל קנדה | ראם מגורים

INNOVATION • COMMUNITY • RELIABILITY

ICR is the Israeli real estate company that thinks different. Since 2020, the company has been owned by two prominent real estate groups – the Israel Canada Group and the REEM Group – which both contribute substantial added value to the company: financial strength, vision, creativity, initiative, and leadership.

ICR specializes in constructing luxury complexes in high-demand areas and in residential neighborhoods across Israel, which are both part of its innovative new urban residential concept.

In addition, the company is engaged in urban renewal projects in selected cities. ICR is also active in the hotel industry in key strategic areas, including projects on the Herbert Samuel Promenade and HaYarkon Street in Tel Aviv, hotels in Jerusalem, and more.



REM
Group

The REEM Residences Group was formed through a collaboration between Jordache Israel and ORC

Jordache Israel is a holding group engaged in real estate, hospitality, aviation, shipping, industry, and agriculture. It is a subsidiary of the global Jordache brand, controlled by brothers Joe, Ralph, and Avi Nakash, and its business activity in Israel is directed by entrepreneur and real estate developer Avi Hurmero. The Group’s assets include the Setai, Herbert Samuel, and Orchid hotel chains, Ampa House, and the “Brands Boulevard” in Dizengoff Center, among others. In addition, the Group holds assets in various fields across Israel, such as Arkia Israeli Airlines, the Port of Eilat, and more.

ORC Group, controlled by Raz Oded, is active in real estate development and income-producing properties in Israel and around the globe. ORC specializes in the acquisition, improvement, and management of diverse income-producing properties.



IT'S GOOD TO COME HOME

Zemach Hammerman, one of Israel’s leading real estate companies, is primarily engaged in the development and construction of office, commercial, and large-scale projects, and also undertakes the construction of selected projects on behalf of other industry leaders under the turnkey method. As a real estate developer, it focuses on residential, hi-tech, commercial, office, and industrial complexes, while its contracting activity prioritizes advanced construction methods and special projects.

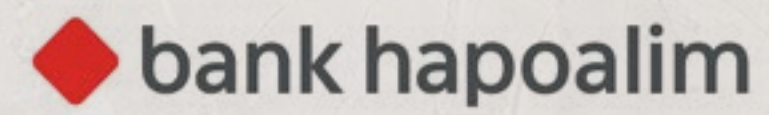
Established in 1997, Zemach Hammerman represents the merged expertise of two companies, each with more than 50 years of experience in the real estate and construction sector. It has an “unrestricted” contractor classification in civil engineering and is approved by the Standards Institution of Israel as a recognized government contractor, including for the Ministry of Defense. The company has achieved international ISO 9002 certification, indicating its commitment to construction of the highest standard.



ADDITIONAL DETAILS



Lending Bank



Operating Contractor



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



פארק צפון

NORTH PARK