

YAMI

SPECIAL RESERVE

ICR

ISRAEL CANADA | REEM GROUP



ICR, presented by Israel Canada and REEM Group.

The Israeli real estate company that thinks different.

From the very beginning, our vision has been to connect international design to Israeli quality of life, creating an innovative lifestyle concept that raises the bar for luxury, with the highest possible standards and specifications. We strive to build homes for people who appreciate the finest technology and innovation, without compromising on life's simple pleasures. This is the philosophy that has served as the cornerstone of our reputation at ICR – designing new lifestyle concepts for luxury homes and entire neighborhoods across Israel.

YAM Special Reserve in Bat Yam is another flagship project from ICR, which already has many exclusive residential towers in its impressive portfolio. The company draws on the experience and leadership status of two first-rate real estate groups:

- **Israel Canada** - One of the foremost developers in the field, dedicated to property construction and improvement throughout Israel. The developer behind Midtown Towers, Rothschild 17, and W-Prime in Tel Aviv.
- **REEM Residences** - The holder of several notable properties, such as the Setai Hotel, Herbert Samuel Hotel & Orchid Hotel, Ampa House Herzliya, Ampa House Tel Aviv, Brands' Avenue in Dizengoff Center, and more.



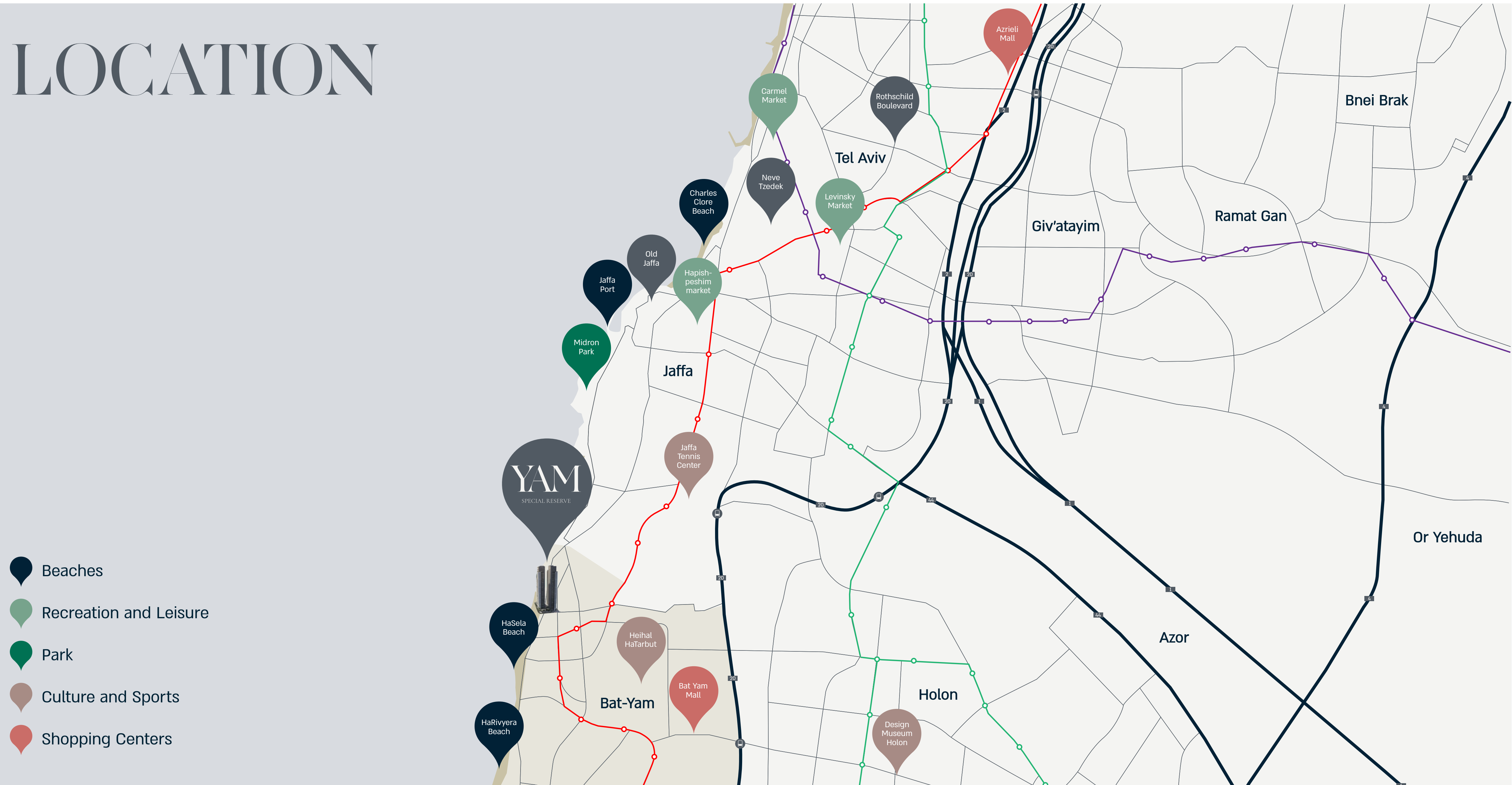
You only live once... So live by the sea.

Welcome to YAM Special Reserve – twin luxury towers that rise to a height of 30 floors, overlooking the spectacular Bat Yam coastline. Just 80 steps from the sea, 80 steps from breathtaking sunsets, crashing waves, and that exhilarating sea breeze.

The towers have been planned and designed by leading architect Kika Braz, blending contemporary urban lines with the finest in functional design. All of the exceptionally opulent public areas are the work of acclaimed interior designer Michael Azoulay.

From the very first glance, you will find that we have taken care of every last detail in order to create superior quality of life for you in every possible way: precise design, exclusive specifications, first-class

LOCATION



CLOSER THAN EVER

YAM Special Reserve is in the neighborhood of Tel Aviv-Yafo, the non-stop city, where you will find the country's hottest restaurants, vibrant nightlife, world-class cultural attractions, and endless leisure options.

Thanks to the new light rail line currently under construction close to the project, you will soon be able to reach all of these prime Tel Aviv destinations without even needing to move your car from the private parking lot.

Just a short drive away are two major locations that will no doubt become frequent favorites: the revitalized Jaffa Port area and the always trendy flea market, close to many incredible restaurants. Slightly further on are the unique Station Complex and fashionable Neve Tzedek, for all those seeking chic bars and cafes with a youthful vibe.





OLD JAFFA

10 minute drive

JAFFA MARKET

10 minute drive



THE BEACH

1 minute walk

JAFFA PORT

10 minute drive



NEVE TZEDEK

15 minute drive



LIGH TRAIN

2 minute walk

HIGHLIGHTS

30

Floors

2

Beachfront Towers

220

Luxury Apartments

6

Deluxe
Mini Penthouses

2

Magnificent
Penthouses

*Images for illustration only. The company will only be bound by the sales contract, including the sales plans and specifications included therein, as signed by the two parties.

THE PENTHOUSE COLLECTION

Classic modern luxury, just 80 steps from the sea.

Fittingly, as the jewel in YAM Special Reserve's exquisite crown, our Penthouse Collection reflects meticulous design and planning in every detail, with 6 mini penthouses and 2 exceptionally luxurious penthouses that each extend over an entire floor.

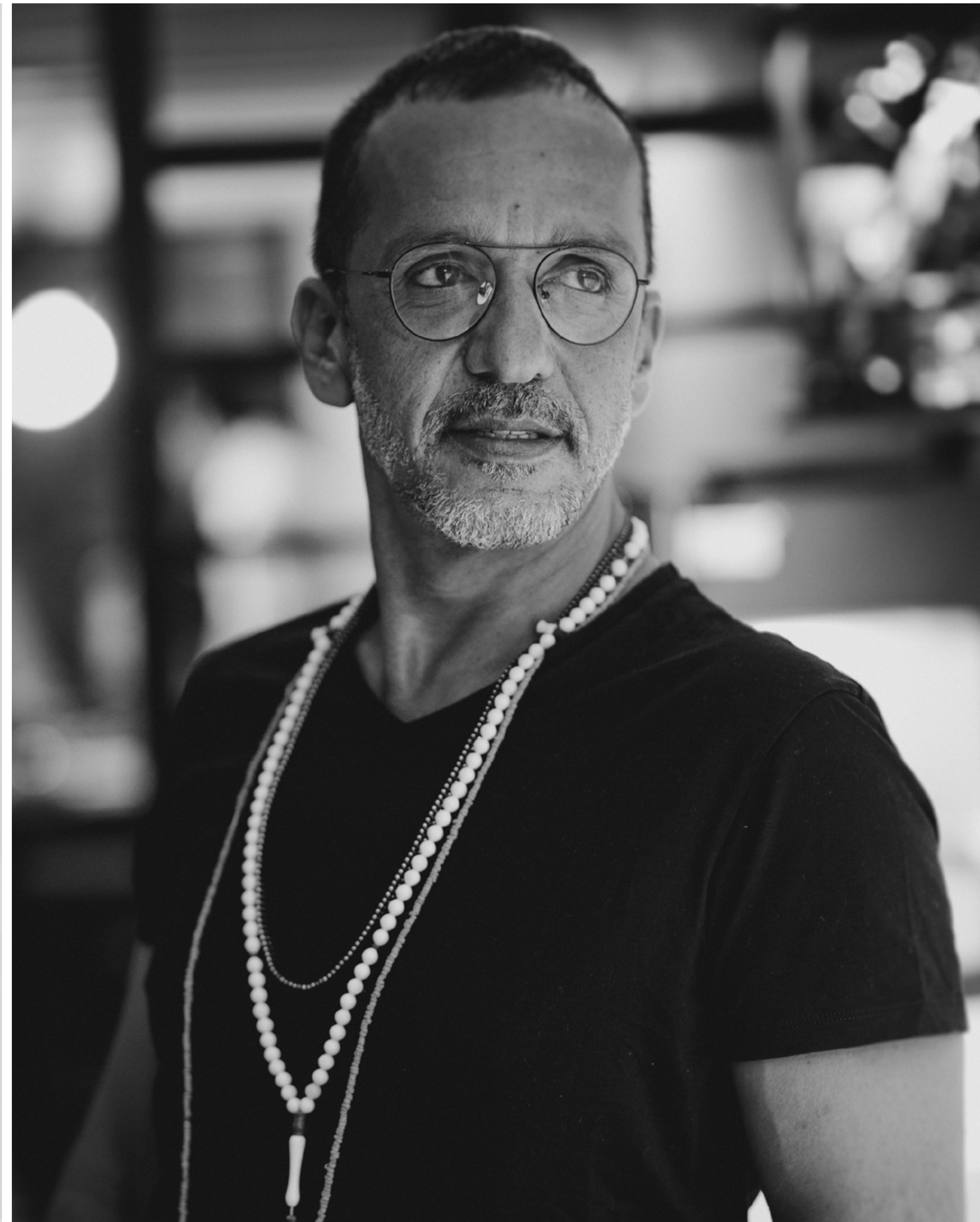
These 8 lavish apartments are designed for those seeking out the very best that life has to offer – the discerning individuals who understand there is no better quality of life than the exclusive standards found right here, on the spectacular Bat Yam beachfront.



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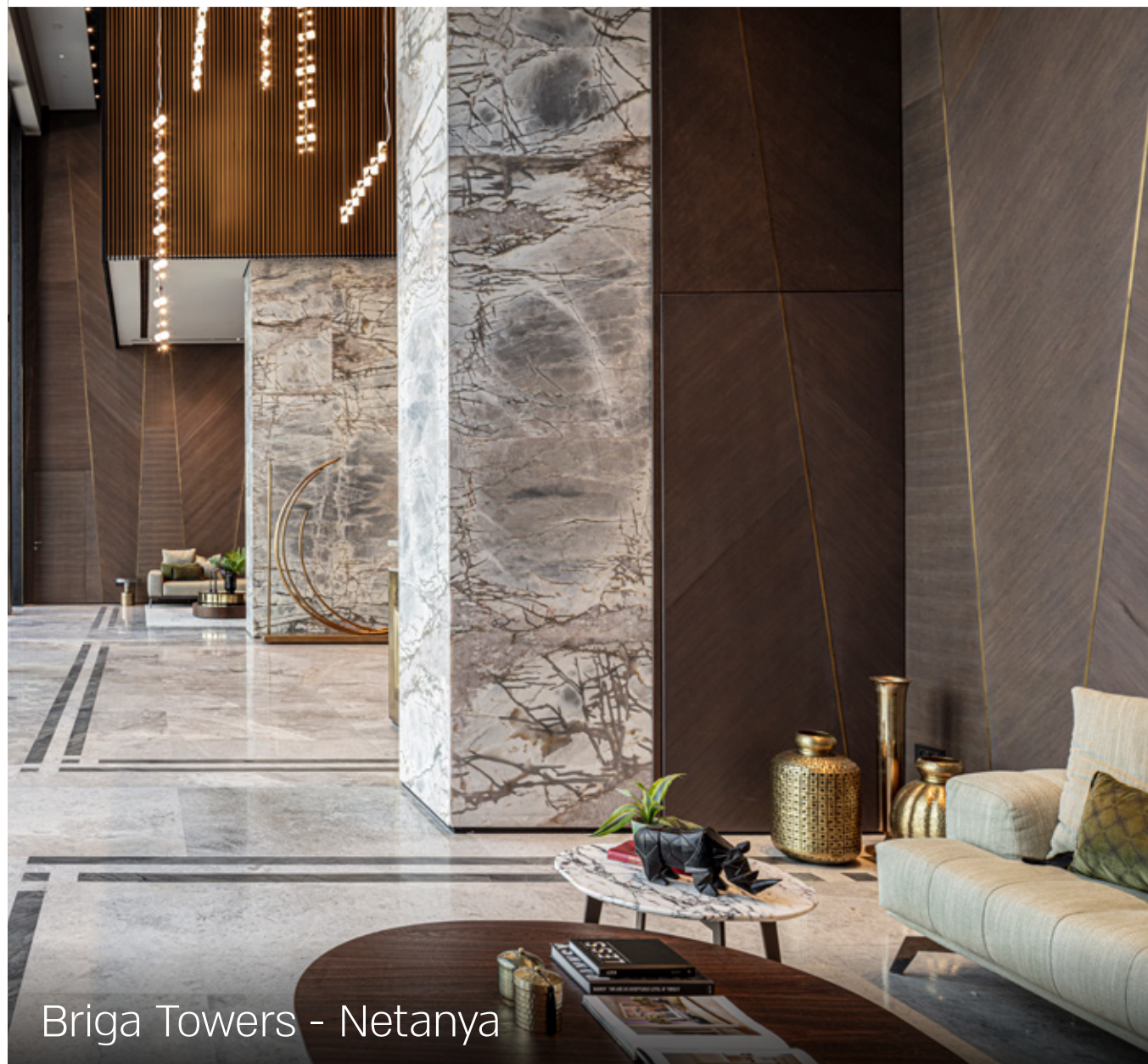
“The light color palette and natural materials blend seamlessly with the beachfront environment, creating a single visual language intended to imbue each of these apartments with exceptional luxury and elegance that reflects and complements the awe-inspiring Bat Yam shoreline.”

Michael Azoulay, Interior Designer, YAM Special Reserve





Geula 14 – Tel Aviv



Briga Towers - Netanya



Briga Towers - Netanya

Michael Azoulay

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

For the YAM Special Reserve project, the nearby beach and sea view were a constant source of inspiration throughout the design process. Specifically, the Mediterranean views from the apartment balconies became the starting point for planning the entire project. The color of the water, the sound of the waves, and the new perspectives revealed in each glance offered a feeling of relaxation and freedom, so the aim of the overall design was to elicit a boutique, deluxe, and elegant sensation. The light color palette and natural materials blend seamlessly with the beachfront environment, imparting exceptional luxury and elegance that reflects and complements the awe-inspiring Bat Yam shoreline.

THE LOBBY

Designed by Michael Azoulay, the majestic lobby exemplifies the quality and elegance of the overall design concept. As you move through the lobby to reception and the elevator lobby, you will never want for any aspect of classic luxury and refinement.



*התמונות לשם המחשה בלבד.







GM

6M

Building 1

5 Rooms Apartment

190 sqm + 116.2 sqm Balcony

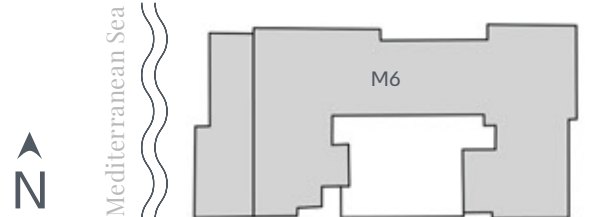
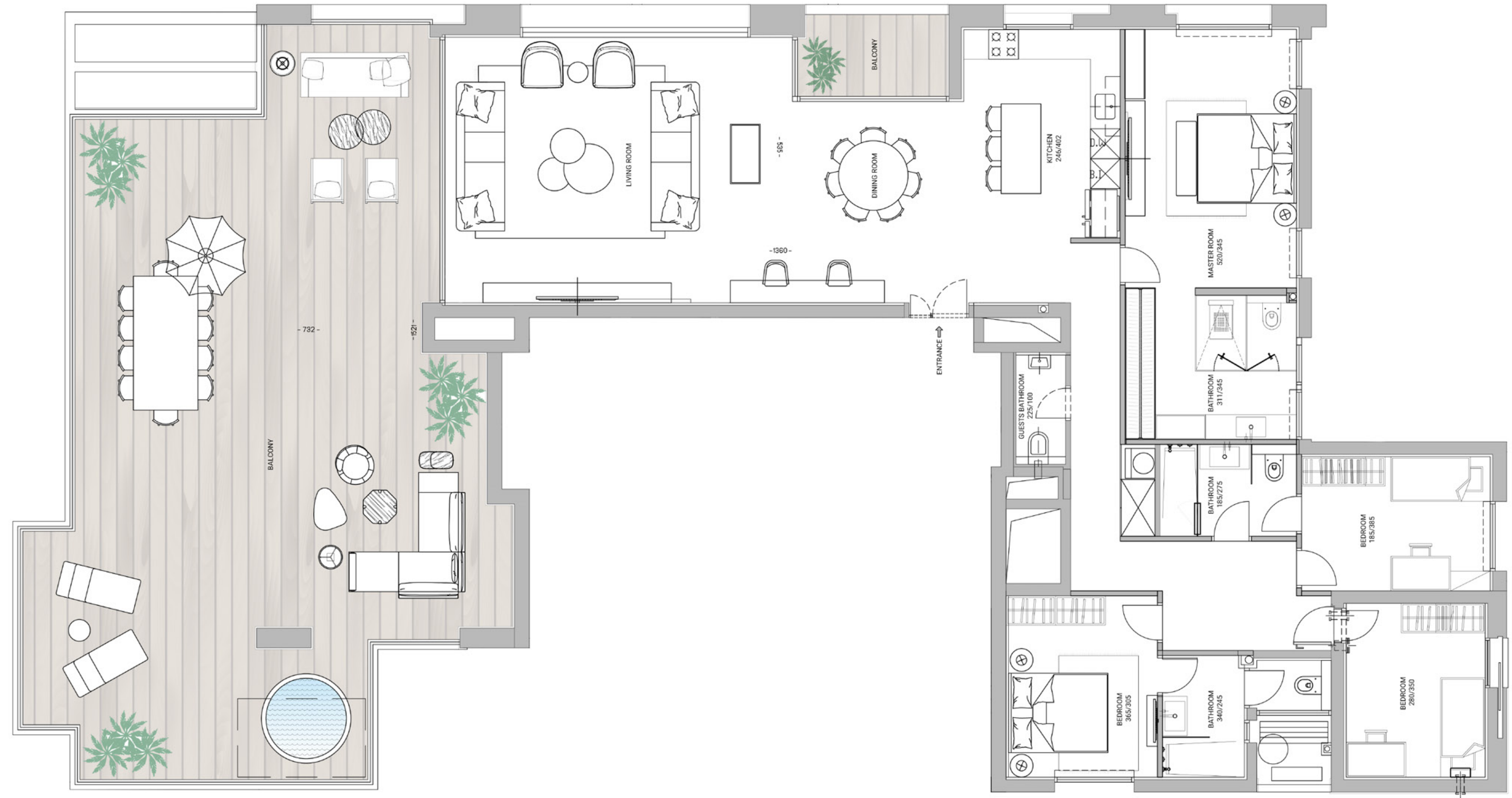
Floor: 30

Building 2

5 Rooms Apartment

185 sqm + 119.8 sqm Balcony

Floor: 30





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5.J

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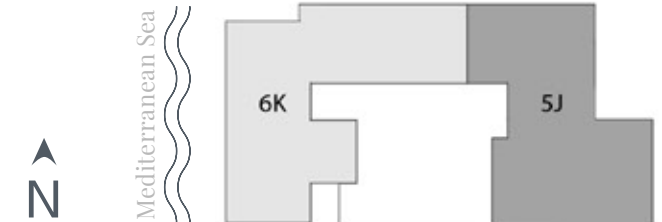
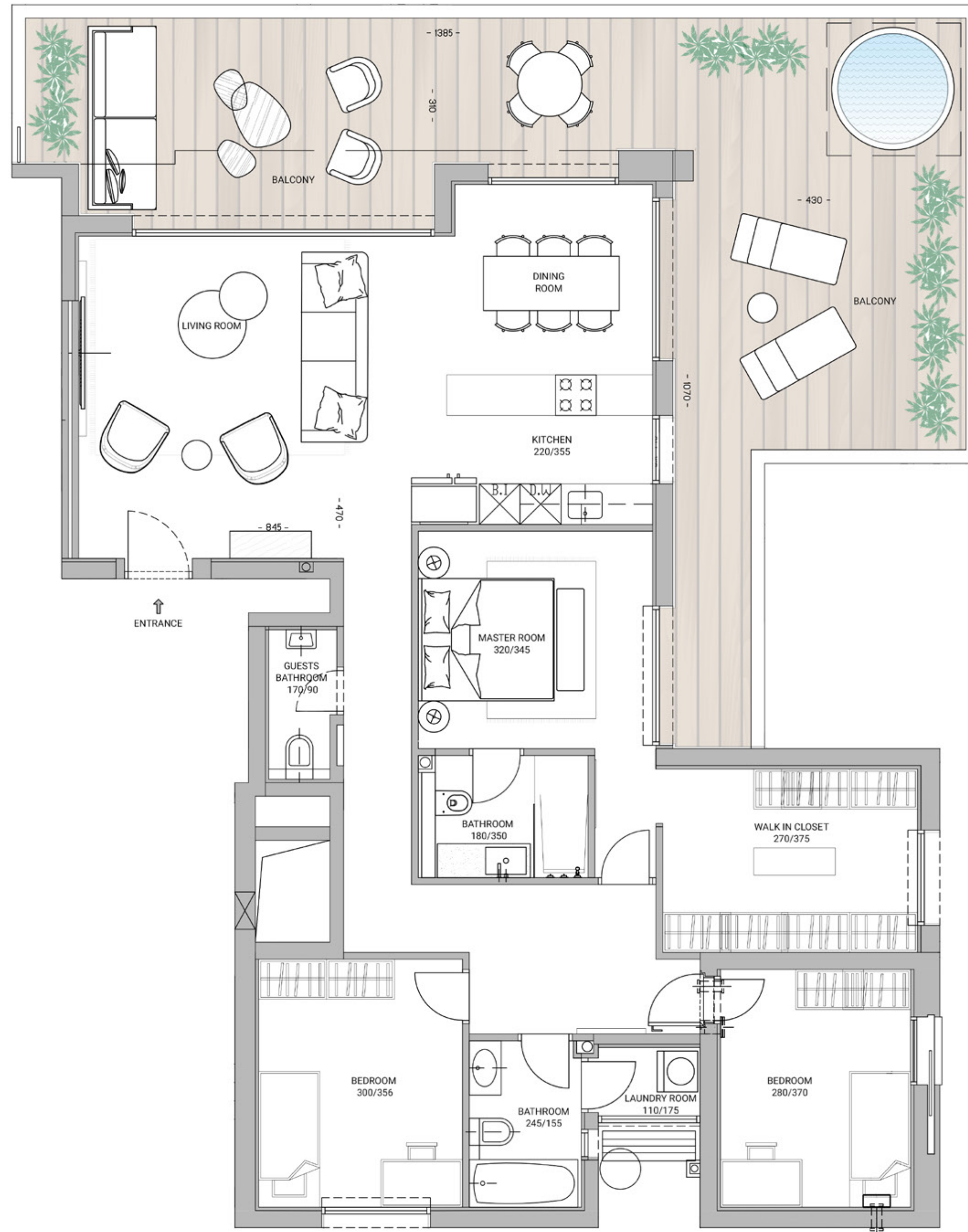
Design option 1

Building 2

4 Rooms Apartment

134 sqm + 61 sqm Balcony

Floor: 29



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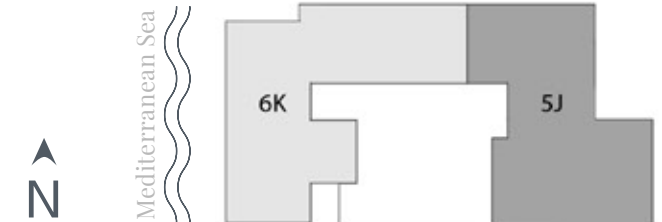
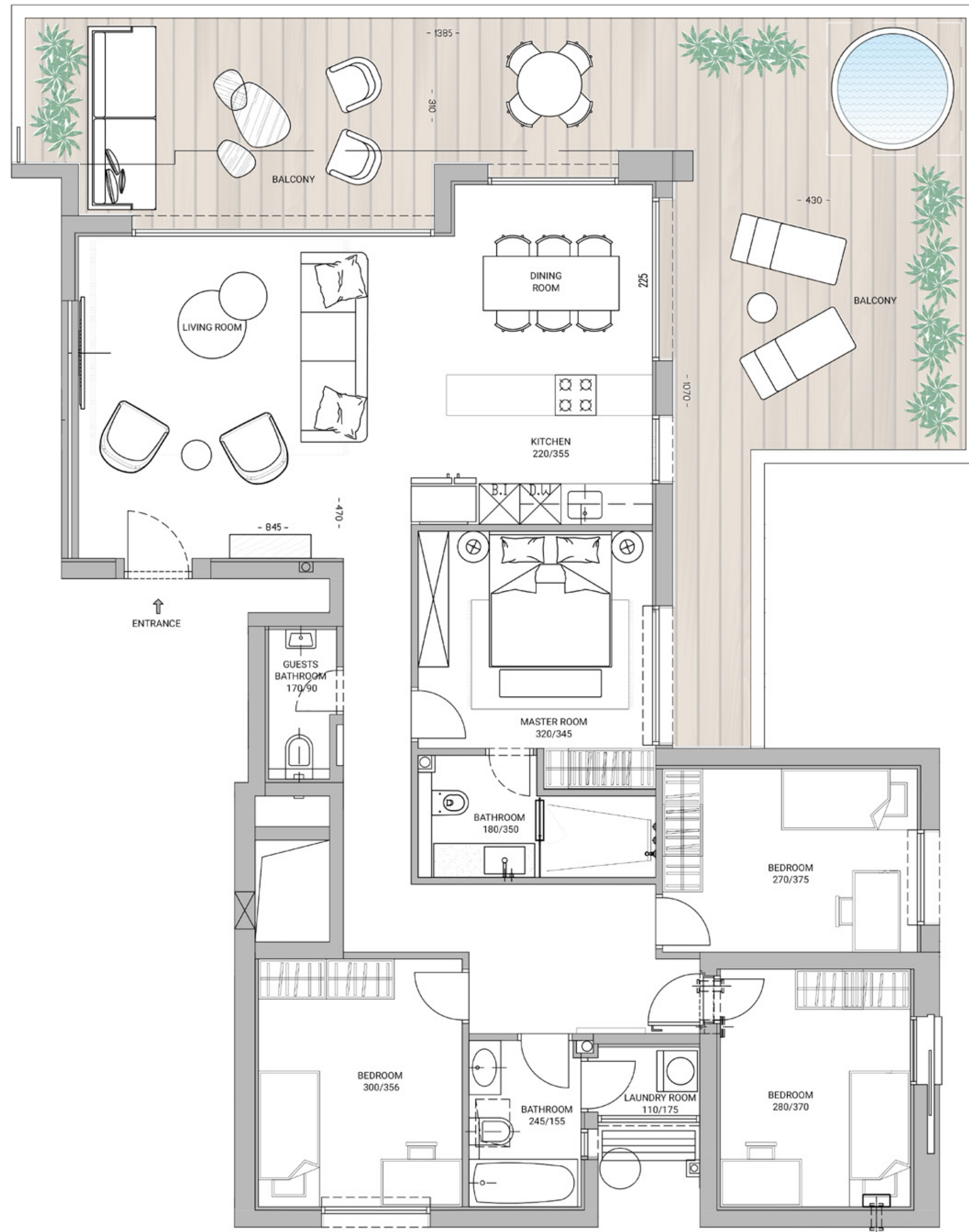
Design option 2

Building 2

5 Rooms Apartment

134 sqm + 61 sqm Balcony

Floor: 29



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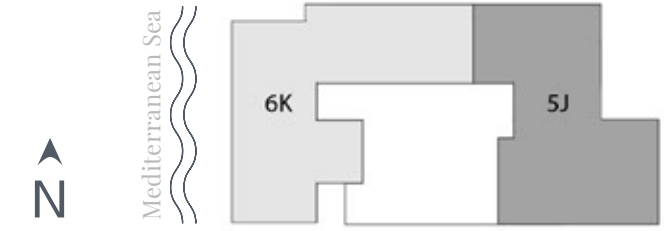
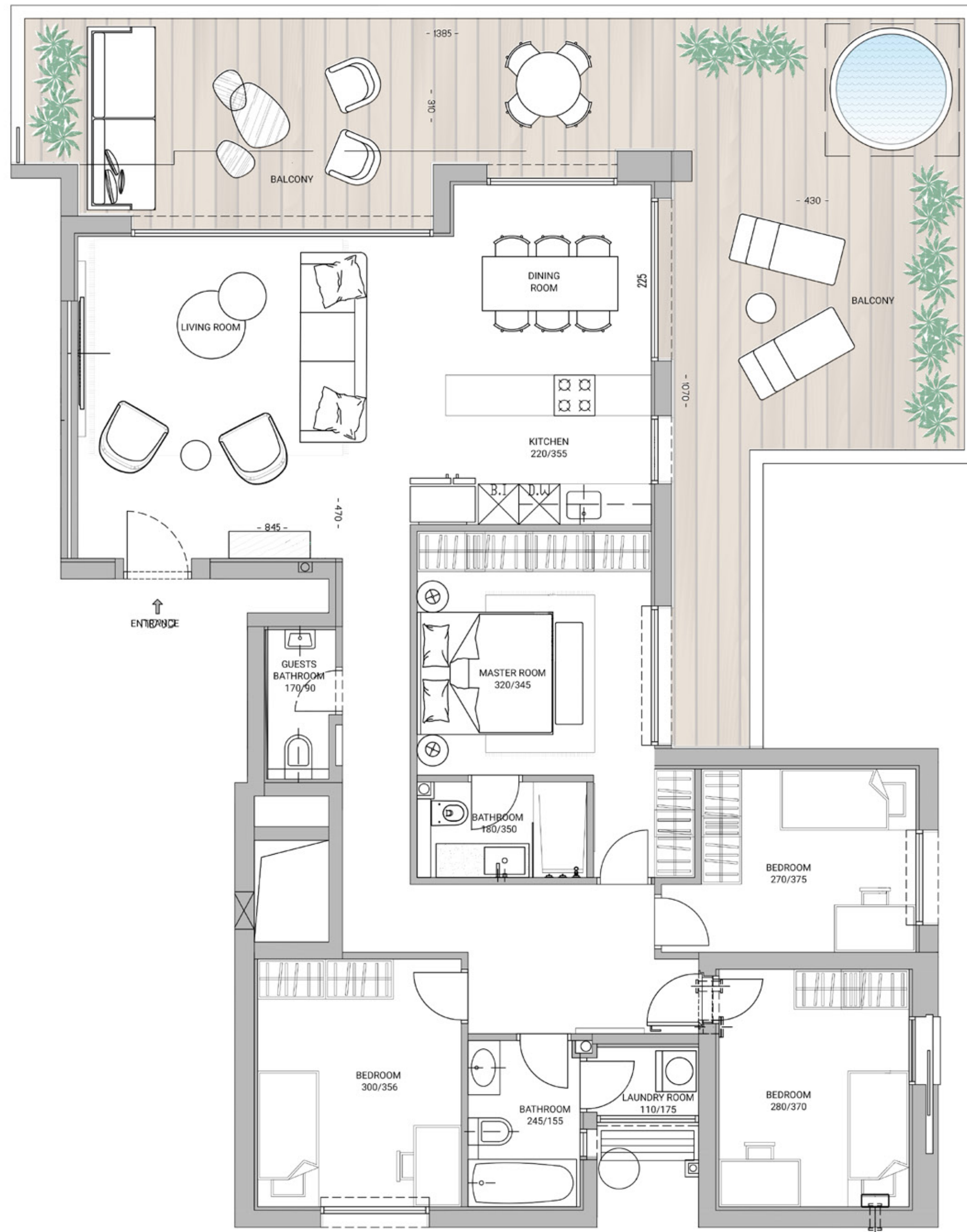
Design option 3

Building 2

5 Rooms Apartment

134 sqm + 61 sqm Balcony

Floor: 29



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*Image for illustration only



*Image for illustration only

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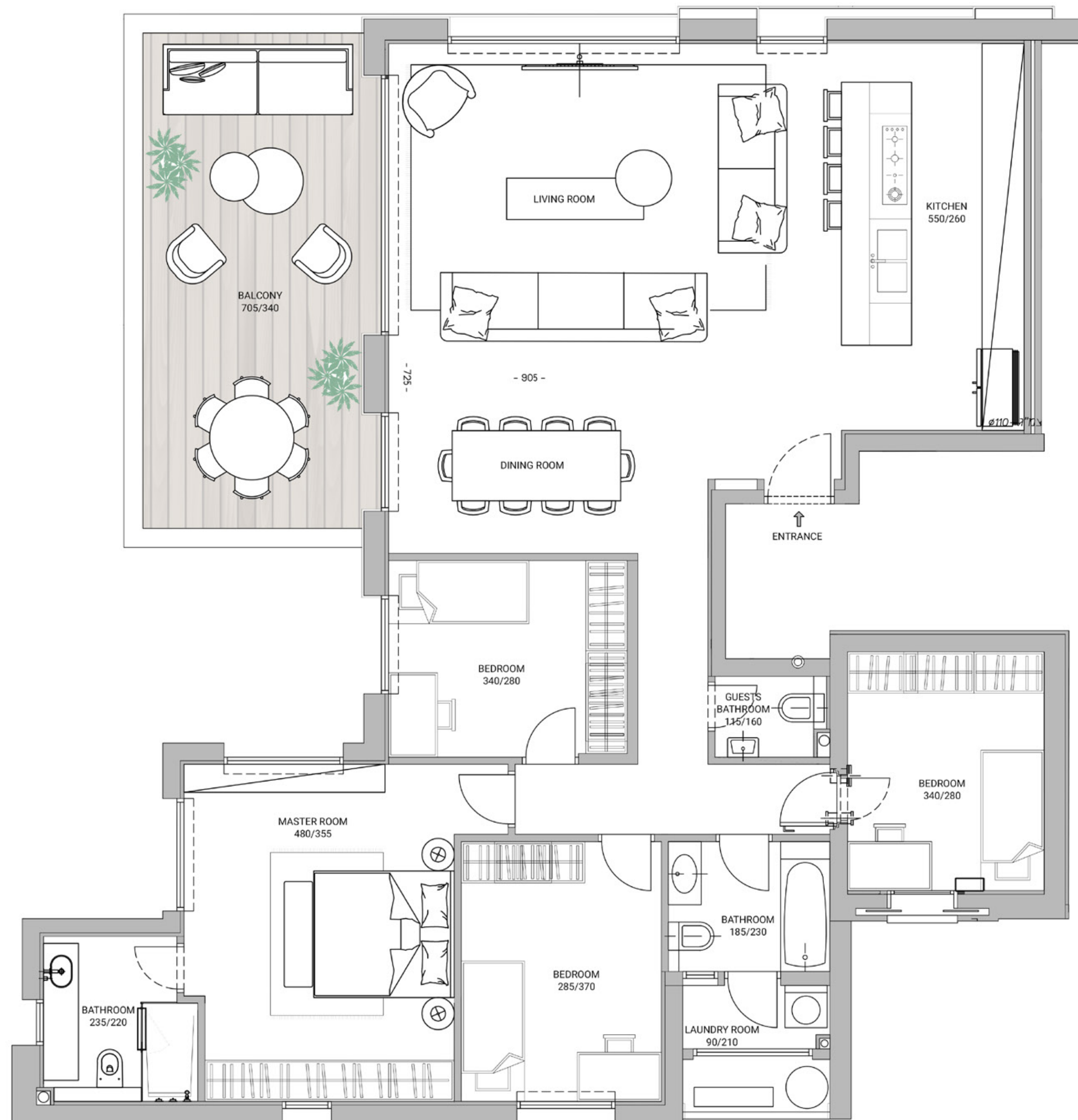
61

Building 2

5 Rooms Apartment

151 sqm + 24 sqm Balcony

Floor: 26



Mediterranean Sea



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Elite

When the best is not enough.

Limited edition design for the most unique impression.

Magnificent entrance lobby

Designed front door

Interior doors by **"Pan Zero"**

Luxurious kitchen from one of the leading and well-known companies such as **Bulthaup, Buffi, Modulnova** or equivalent.

Kitchen facades are offered in an epoxy paint finish, with 9 shades to choose from. Quiet shutting mechanisms for all doors and drawers. Integral handles, single touch opening.

Three-layer **parquet floor**, or 100x100 or 120x120 porcelain granite floor tiles.

VRF air conditioning.

Smart Home system for public space.

Gewiss or **BTicino** Electrical Accessories, or similar.

Hanging toilets with concealed flushing mechanism

Luxury faucets made by **GROHE** or similar.

Bathroom flooring 60x60 including tiling till ceiling including decorative strip.

4-way shower and bathtub faucets.



Additional Information

Lending Bank



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

Operating Contractor



Occupancy is expected in the second half of 2024.

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Thank You!

ICR

ישראל קנדה | ראם מגורים