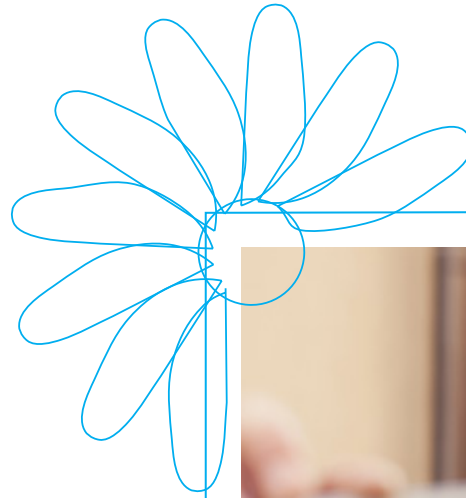




 **Savyoney New Katamon**
The Renewed Heart of Jerusalem

Building the Dream





Savyon City Towers, Netanya

Savyoney Ha'ir | Mintz 18-22, Tel Aviv



Africa Urban Renewal is a fully-owned subsidiary of Africa Israel Residences, the leading real-estate group that has operated in Israel for 86 years and has set a new standard of uncompromising residential quality of life.

Africa Urban Renewal was founded on the backdrop of the growing need to reinforce residential buildings in Israel. It aims to lead the urban renewal field, in areas in demand in the center of large cities in Israel as well as in locations that do not have land reserves for new construction.

The company benefits from the capabilities of the Group, among them stability and credibility, some of the highest execution abilities in the real estate market and vast experience initiating, developing, managing and executing complex urban renewal projects, particularly evacuation-construction (pinui-binui) projects.

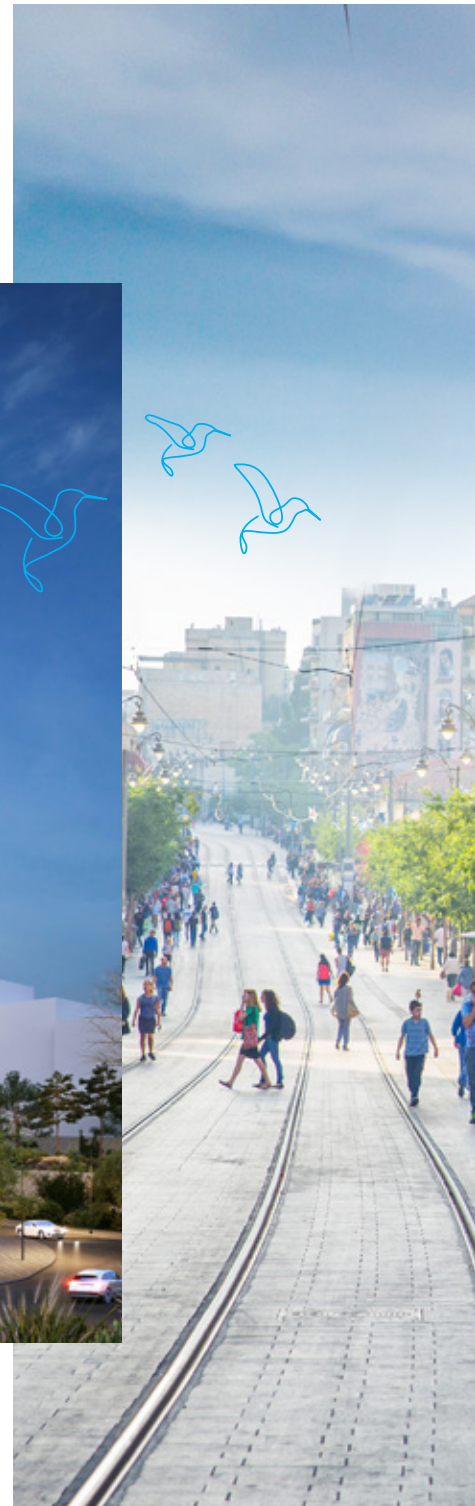
Past Meets Present



The City that Lives the Dream

The city with a wall connects past and future and combines innovation with tradition, style and spirit. Jerusalem has long become a sought-after real estate gem for residents and investors from Israel and abroad owing to its historical assets, high-level residential experience and intoxicating mountain views.

Jerusalem is undergoing renewal in recent years, recasting itself from an attractive destination for tourists to the ultimate home for young families, those looking to downsize their home and investors seeking to raise the next generation in the unique air and atmosphere of Jerusalem while enjoying a rapid surge in asset value.



Between the Holy and the Worldly



Savyoney New Katamon

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Savyoney New Katamon offers you a quality residential experience in a perfect location, a heartbeat away from the city center.

The project is located on San Martin street in the Katamonim neighborhood in south-west Jerusalem, showcasing historical buildings and spectacular streets in an authentic Jerusalem ambience.

The long established Katamonim neighborhood is undergoing a makeover with this evacuation-construction (pinui-binui) program. Carried out at a high-quality and meticulous building standard the program will significantly change the look of the neighborhood and improve the quality of life, in the best tradition of Africa Urban Renewal.

The area, which is experiencing urban renewal in recent years and its value is expected to increase dramatically in the coming years, is planned to become the new center of Jerusalem and one of the city's significant real estate growth engines.



The Closer the Better

The project is surrounded by strategic points which make it particularly accessible, among them - Malha Technology Park, the future light rail, Teddy Stadium, Malha Mall, Begin Road, Pais Arena Hall and more.

Green lungs close to the project, such as the Botanical Gardens, Mesila Park and Deer Valley, offer green expanses alongside the urban landscape.

Residing in a quiet and tranquil area, yet close to employment, commercial, sport, culture and leisure centers and to main traffic arteries, you will enjoy the best of all worlds.



Designing a Residential Experience



Feel at Home

Savyoney New Katamon is planned to offer everything you could ask for from a contemporary residential setting - meticulous architectural design at the highest standards of Africa Urban renewal and perfectly suited to your family's needs.

The project will include two buildings, an 18-floor tower and a 10-floor tower, with a combination of apartments - 2 and 4 room apartments, garden apartments and penthouses.

The project offers its residents large and meticulously planned apartments with sun balconies overlooking the spectacular Jerusalem landscape.

The complex includes an entrance square, landscaped surroundings and an underground garage with private parking for project residents.

The simulation for illustration purposes only. There may be changes due to requirements of government authorities and/ or a company decision. Development of public areas may change in accordance with the decision of the local authority and is the authority's responsibility.





The simulation is for illustration purposes only. The lighting fixtures, design accessories and furniture items are not included in the sales agreement.

Building B | Type C1 | 4 room apartment



The simulations are for illustration purposes only. The simulations include upgrades as well as furniture, design and finishing items that are not part of the standard specifications and are not included in the apartment price. The company is only bound by the items included in the sales agreement and the specifications.

Building A | Type D | 4 room apartment



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Building A | Type D | 4 room apartment



The simulations are for illustration purposes only. The simulations include upgrades as well as furniture, design and finishing items that are not part of the standard specifications and are not included in the apartment price. The company is only bound by the items included in the sales agreement and the specifications.

Standard Specifications

Building

- Luxury architecturally-designed entrance lobby
- Spacious elevators designed by an interior designer
- Stroller and bicycle room
- Private parking for every apartment

Kitchen

- Built-in standing unit
- Undermount sink - acrylic/stainless steel
- Caesarstone countertop in a selection of colors
- Plywood kitchen cabinet
- Kitchen cabinet covering material in a selection of colors
- Designed kitchen pull-out faucet
- Preparation for a dishwasher

Bathrooms and Washrooms

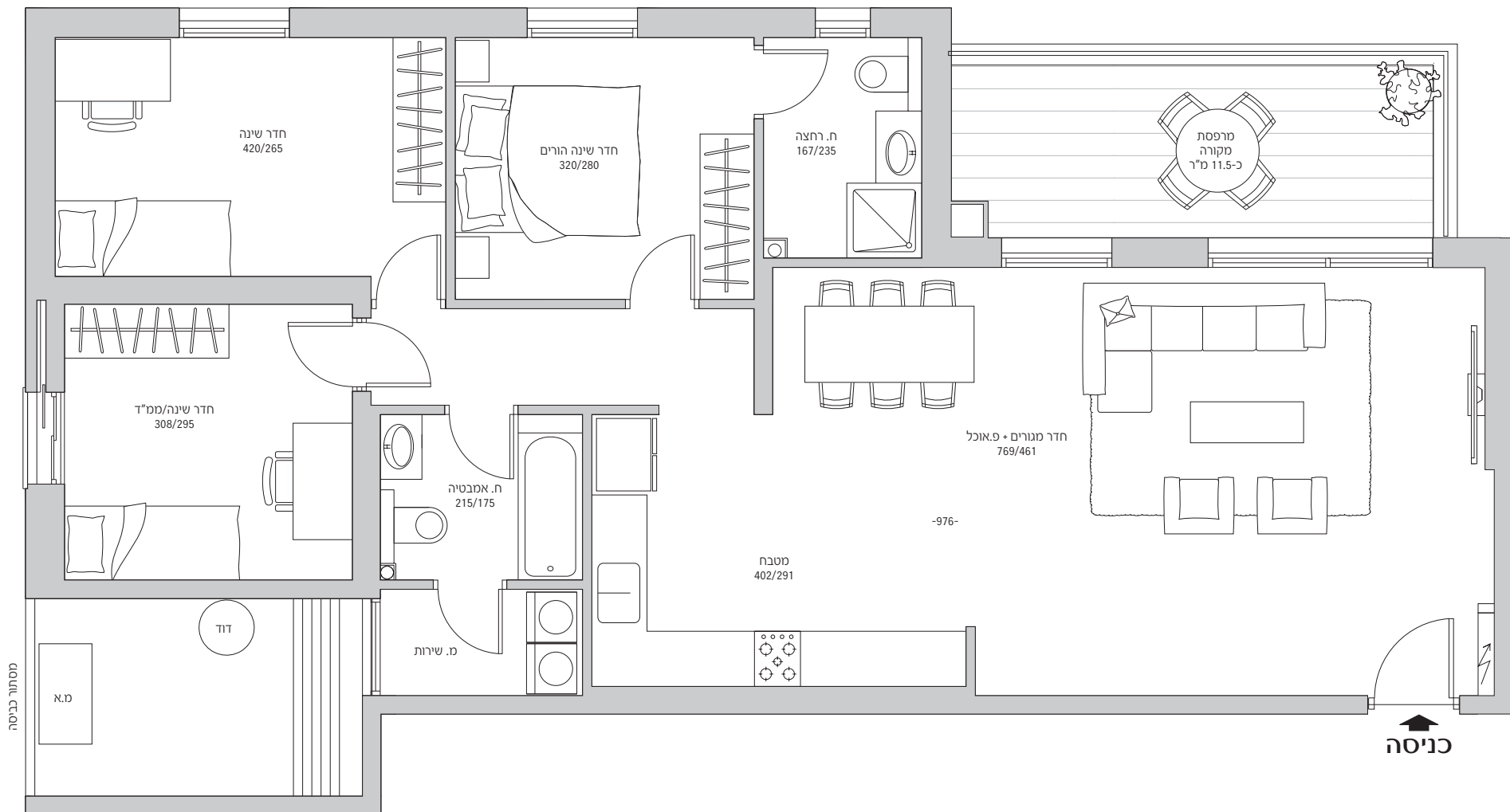
- Cabinet and mirror in bathrooms and in master bathroom
- Wall-mounted toilets with concealed cistern
- Floor and wall tiling in a wide range of colors

Doors, Windows and Flooring

- Designed security entrance door
- Quality interior doors, flexboard filled, in a selection of colors
- Electric roller shutters in living room and in all bedrooms except for the residential security space, bathrooms and toilets
- Double-glazed/triplex windows in living room and in bedrooms except for the residential security space, bathrooms and toilets
- 80x80/60x60 granite porcelain tiles in living room, dining area, kitchen and bedrooms in a selection of colors.
In master bedroom choice of parquet instead of tiling

Electricity

- Inverter full mini-central air conditioning system
- Apartment heating with electric radiators such as DeoHeat or comparable product
- Television and telephone outlet in living room and in all bedrooms
- CCTV intercom with color monitor
- Preparation for 4-speaker home theater system
- 3-phase 3x25A electrical system
- Electric water heating system
- Garden tap on sun balcony



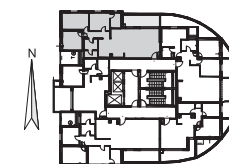
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Building A | Type D | 4 rooms | floors 3-17

Apartment number:

7 | 12 | 17 | 22 | 27 | 32 | 37 | 42

47 | 52 | 57 | 62 | 67 | 72 | 77



The plans are according to the building permit and are only for illustration and information purposes. There may be changes due to requirements of government authorities and/ or a company decision. The company is bound by the sales agreement and sales specifications, in accordance with the Sales Law which the company and the buyers shall sign.

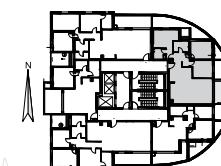
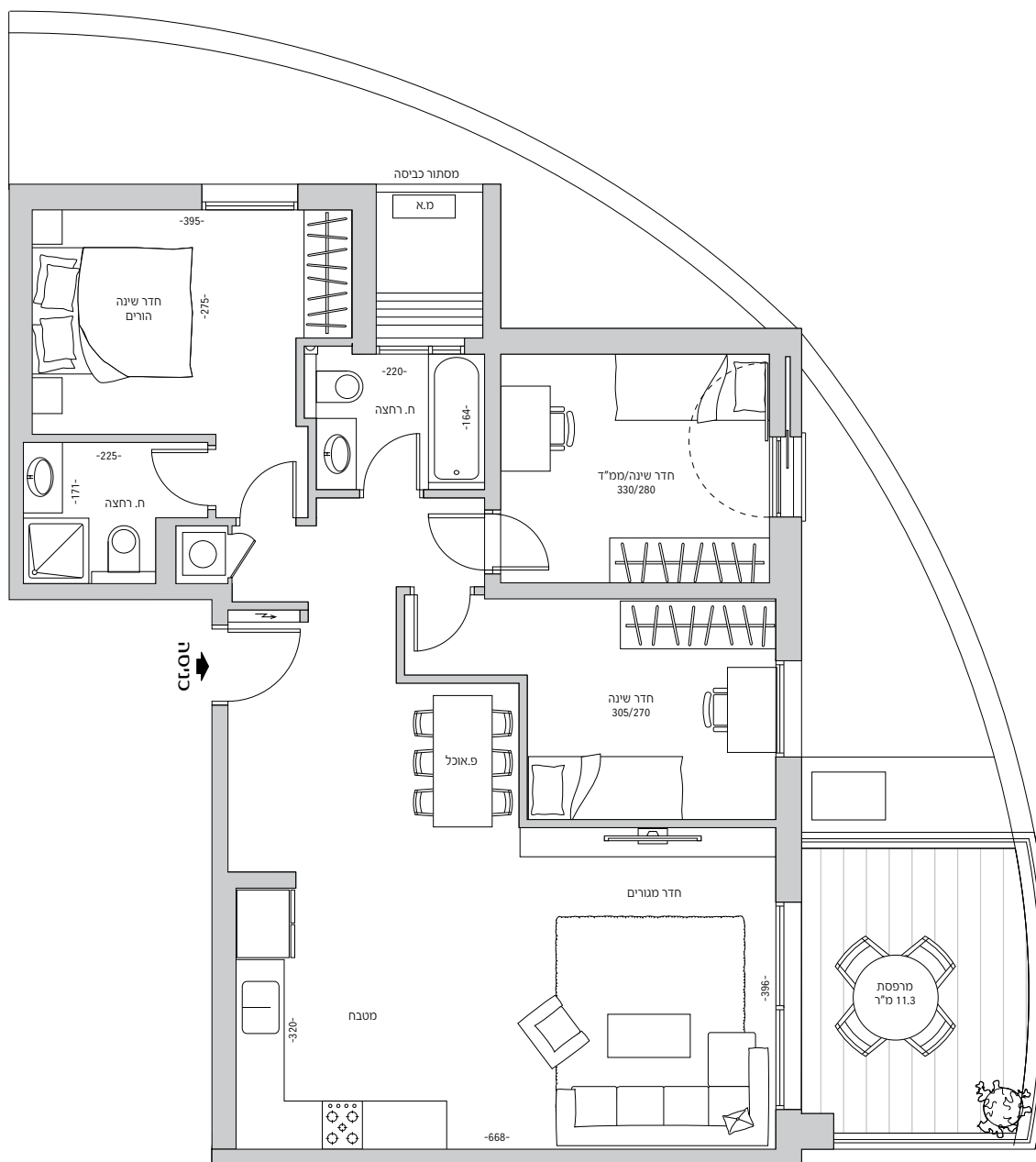
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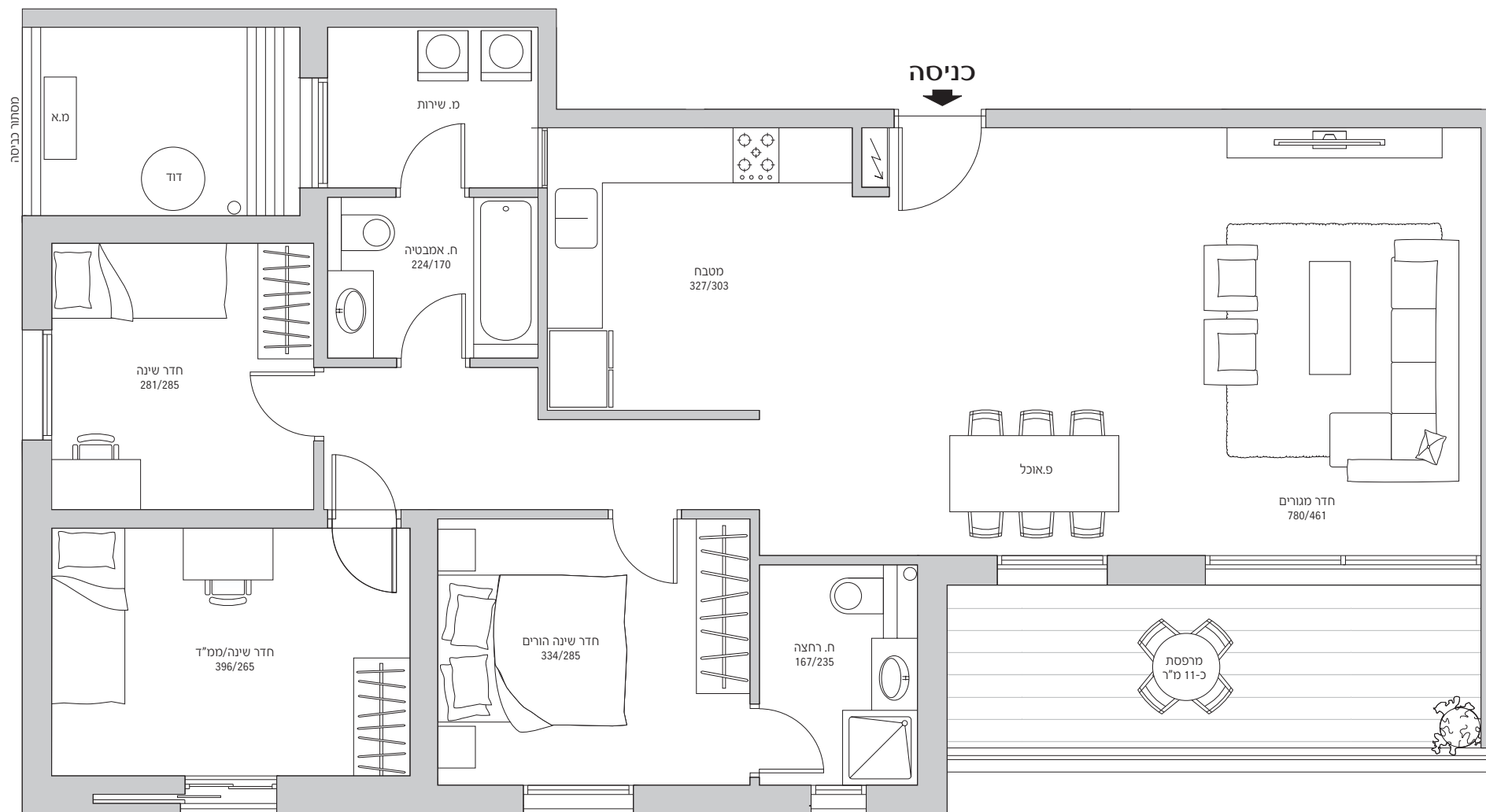
Building A | Type E | 4 rooms | floors 3-17

Apartment number:

8 | 13 | 18 | 23 | 27 | 33 | 38 | 43

48 | 53 | 58 | 63 | 68 | 73 | 78





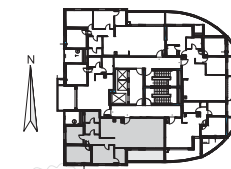
 **Savyoney New Katamon**
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Building A | Type F | 4 rooms | floors 3-17

Apartment number:

10 | 15 | 20 | 25 | 30 | 35 | 40 | 45

50 | 55 | 60 | 65 | 70 | 75 | 80



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Apartment number:

51 | 56 | 61 | 66 | 71 | 76 | 81



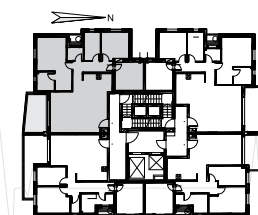
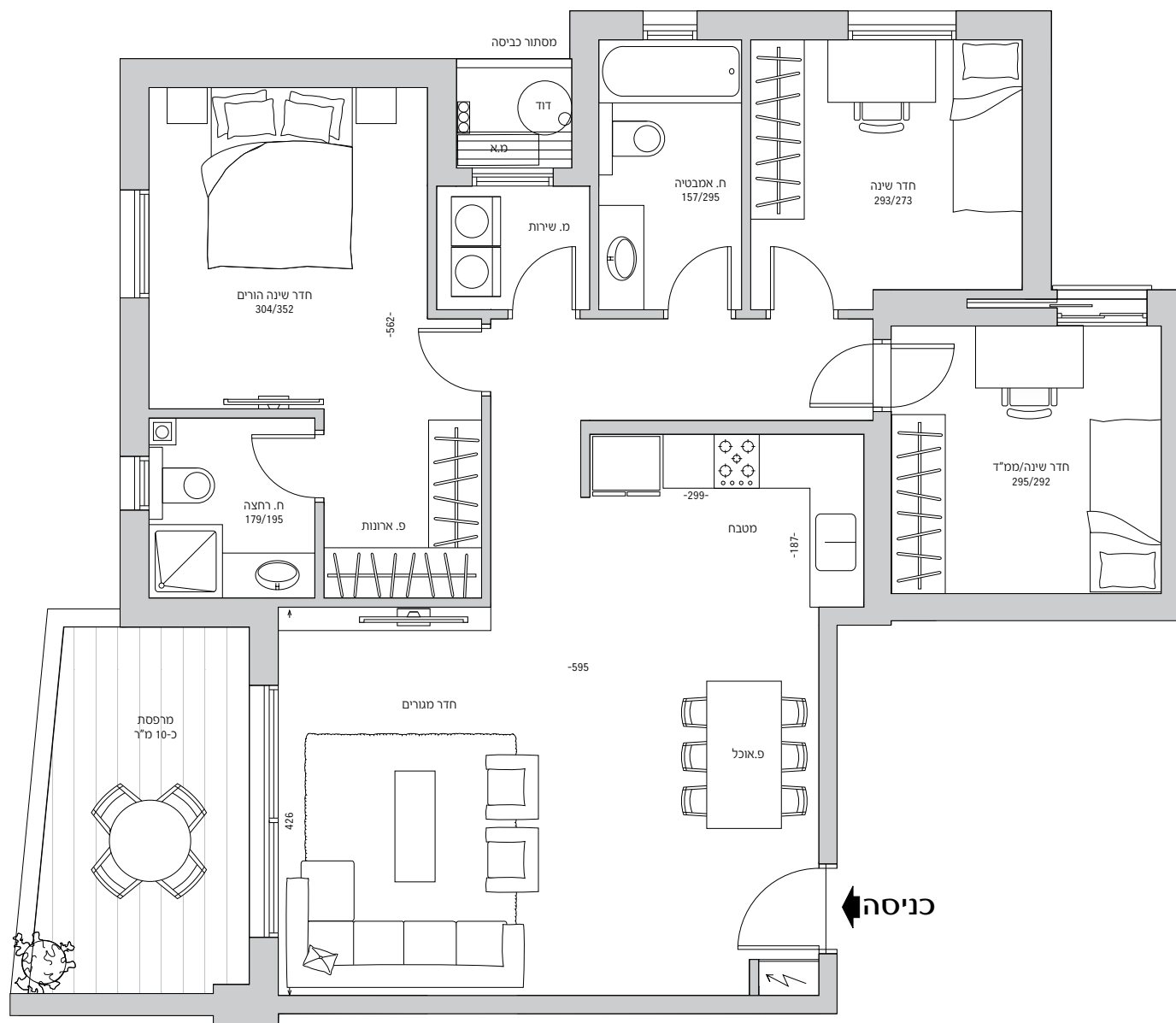
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Building B | Type B1 | 4 rooms | floors 2-10

Apartment number:

5 | 9 | 13 | 25 | 29 | 33 | 37

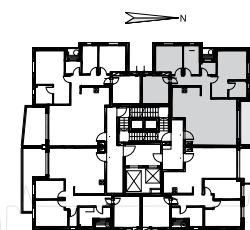
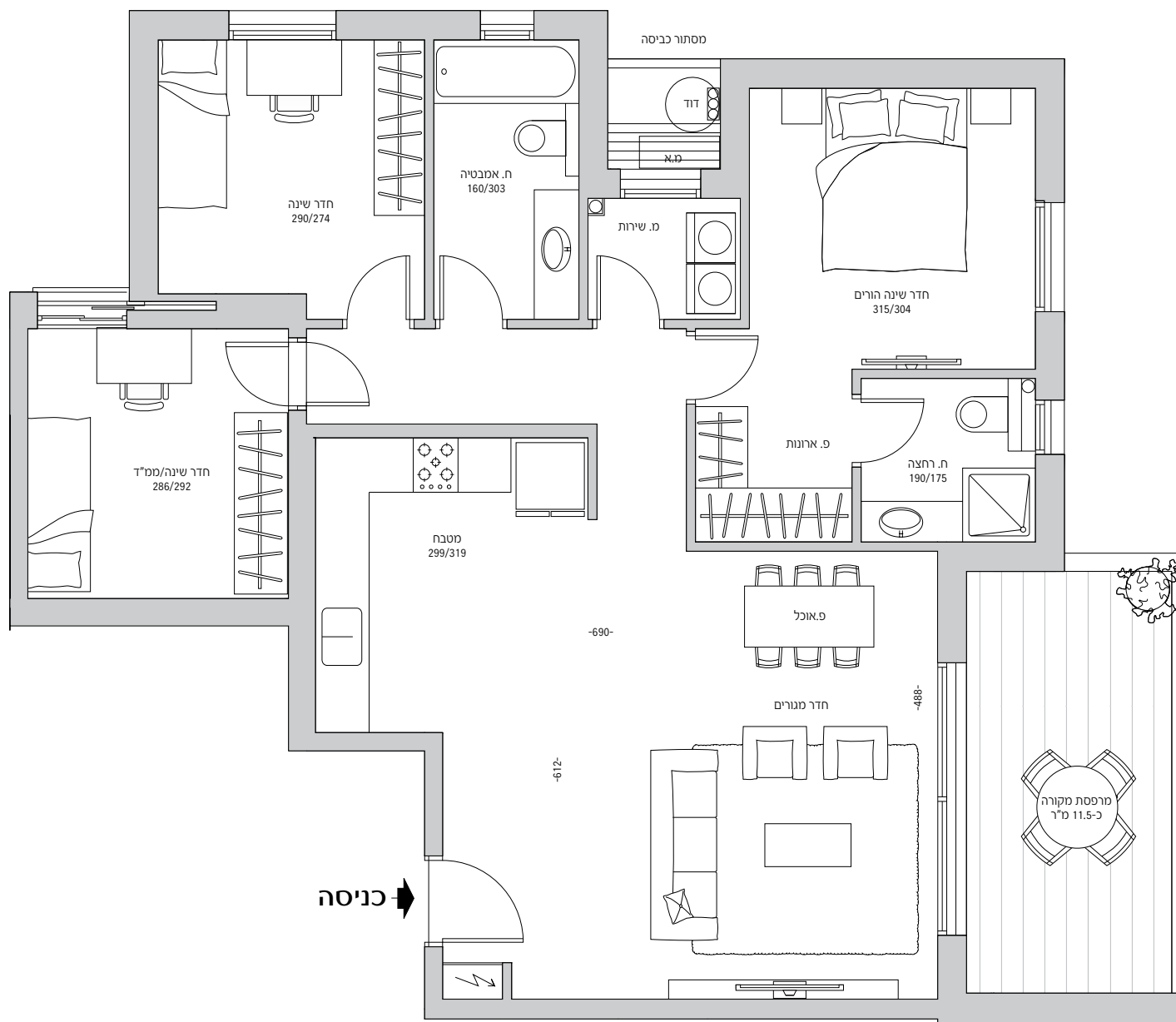


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Building B | Type C1 | 4 rooms | floors 2-10

Apartment number:

6 | 10 | 14 | 18 | 22 | 26 | 30 | 34 | 38





Visitor Center:
Look for us on 📍
Savyoney New Katamon, Jerusalem

***3078**