

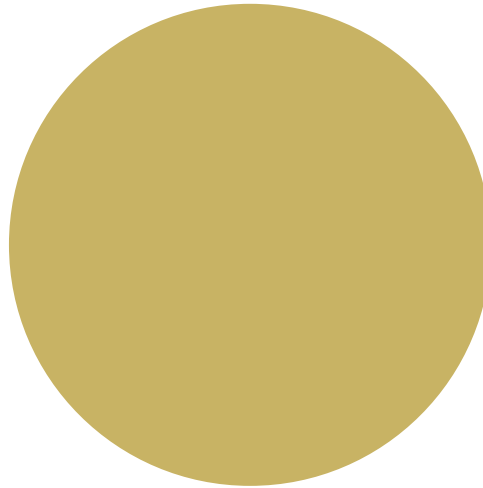


BLOCH

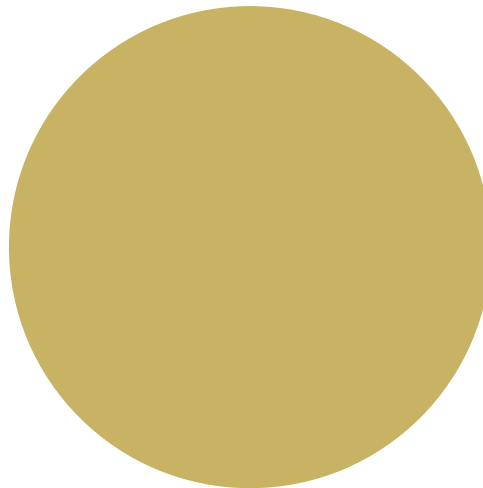
39
41

TEL AVIV CLASSIC

In.Between



WELCOME TO THE RESIDENTIAL EXPERIENCE THAT PUTS YOU AT THE HEART OF EVERYTHING



**A TEL AVIV CLASSIC
IN A PRIME LOCATION
WITHIN THE OLD NORTH,
BETWEEN KIKAR HAMEDINA
AND RABIN SQUARE**

A luxury boutique residence with 24 apartments over 7 floors, specially designed for all those who love Tel Aviv's timeless style. Perfect for everyone who appreciates the city's rhythm and classic urban character, while also enjoying the peace and privacy of a side street in a central location.

- Approx. 500 m from Kikar Hamedina and Rabin Square
- Approx. 1 km from the beach and promenade
- Approx. 600 m from the Israel Museum
- Walking distance from HaBima Square

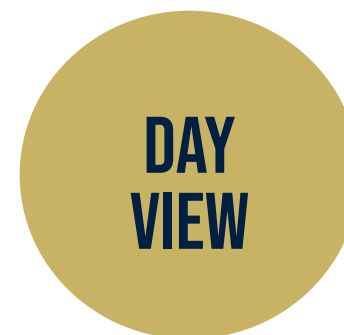
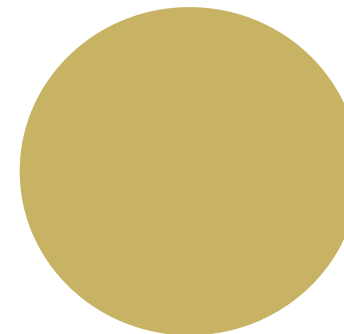
Bloch 39/41 is an iconic meeting point between the historic past of the first Hebrew city and the vibrant present of the contemporary urban metropolis.



Renderings are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. Development of public areas may vary in accordance with local authority decisions. All responsibility for performing development of public areas lies with the local authority.



Renderings are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. Development of public areas may vary in accordance with local authority decisions. All responsibility for performing development of public areas lies with the local authority.



In between pastoral and urban.

Bloch 39/41 represents a rare integration of modern architecture, meticulous planning, and all the diverse aspects that define life at the heart of Tel Aviv.

In.Between

BECOME PART OF TEL AVIV'S VIBRANT URBAN RHYTHM, RIGHT ON YOUR DOORSTEP



CONTEMPORARY ARCHITECTURE
OPTIMAL PLANNING
CONSIDERATION OF EVERY DETAIL



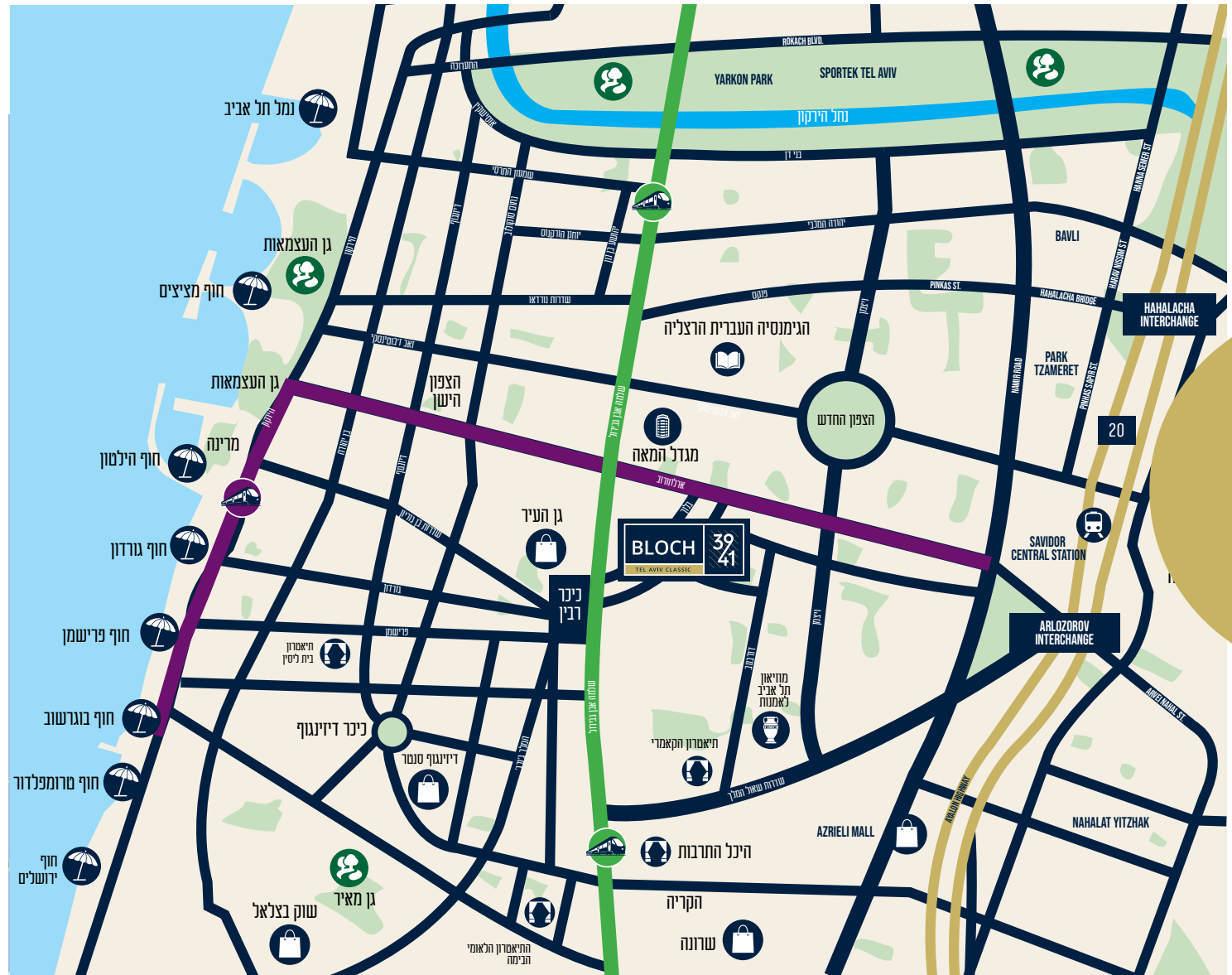
Renderings are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. Development of public areas may vary in accordance with local authority decisions. All responsibility for performing development of public areas lies with the local authority.

From the moment this project first crossed the architects' table, the greatest challenge for the planners was how to integrate innovative architecture at the very heart of a typical Tel Aviv urban environment, while making the project a seamless extension of the street's established and familiar fabric.

- Careful consideration of how to best integrate the project with the street and surroundings
- Emphasis on clean architectural lines
- Use of natural finishing and cladding materials
- Extensive development of the grounds
- Internal garden
- Lobby inspired by the style of the first Hebrew city

Choose from 2, 2.5, 3, and 3.5-room apartments, garden apartments, and penthouses.

Discover the uniquely vivacious lifestyle that awaits you between Kikar Hamedina and Rabin Square, where the rhythm of the city is simply beyond compare. Closeness to the city center, excellent transport accessibility through bicycle and electric scooter sharing services, and the forthcoming Purple Line of the new light rail - all of this puts you right at the center of the good life in Tel Aviv, and of the entire metropolitan area.





Hello,
Tel Aviv



GUYS & DOLLS OR THE CLASSICAL OCTET?

Tel Aviv's international cultural scene gives you the opportunity to choose whatever entertainment suits your mood on any given evening. The whole world of culture is in the palm of your hand, just moments from your new home at Bloch 39/41. Simply choose and enjoy.

- Cameri Theatre
- Beit Lessin Theatre
- HaBima Square
- Charles Bronfman Auditorium
- Israel Philharmonic Orchestra
- Tel Aviv Performing Arts Center
- Tel Aviv Museum of Art
- ZOA House
- Beit HaHayal, Tel Aviv



WHEN YOU LIVE AT BLOCH 39/41, YOU ENJOY THE BEST OF ALL WORLDS.

Its central location makes it possible to try out all the popular cafes in the neighborhood - ideal for starting the morning on the right note, holding a business meeting during the day, or catching up with friends in the evening.

Endless possibilities are within walking distance, 24/7.



GLOBAL CUISINE AT YOUR FINGERTIPS

The boutique Bloch 39/41 development is located amid Tel Aviv's groundbreaking culinary landscape, which is considered one of the finest and most acclaimed in the world. This enchanting fusion of East and West, Israel and the global scene, results in a gastronomic experience that creates a rare melange of flavors and restaurants covering every cuisine.

Living at Bloch 39/41 means living in between - in a magical location where you can instantly skip from Japan to Italy, from Paris to New York, and back to the Middle East, discovering whole new worlds of flavor and fragrance just moments from home.



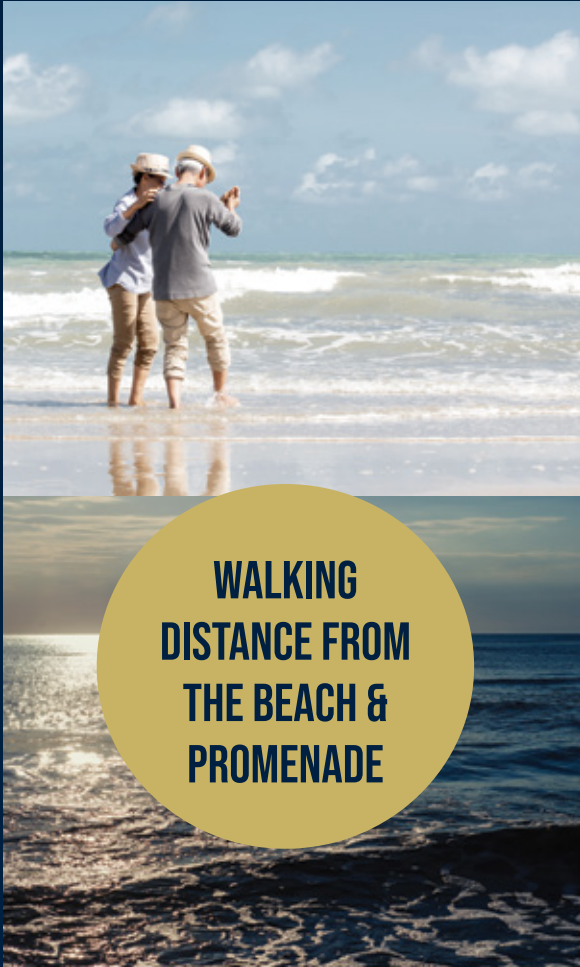


Fashion is not about clothes,
it is about a look

MINUTES FROM ISRAEL'S STYLE AND FASHION HUB

Trendy meets classic in Tel Aviv's most fashionable residential area. What will they be wearing next season, and who will come up with the next trend? For years, all the answers have been found in Kikar Hamedina - the chic fashion and style icon that serves as a guiding light for Tel Aviv and all of Israel. This is where you'll find all the latest fashion news, hottest trends, and the next big thing.





**WALKING
DISTANCE FROM
THE BEACH &
PROMENADE**





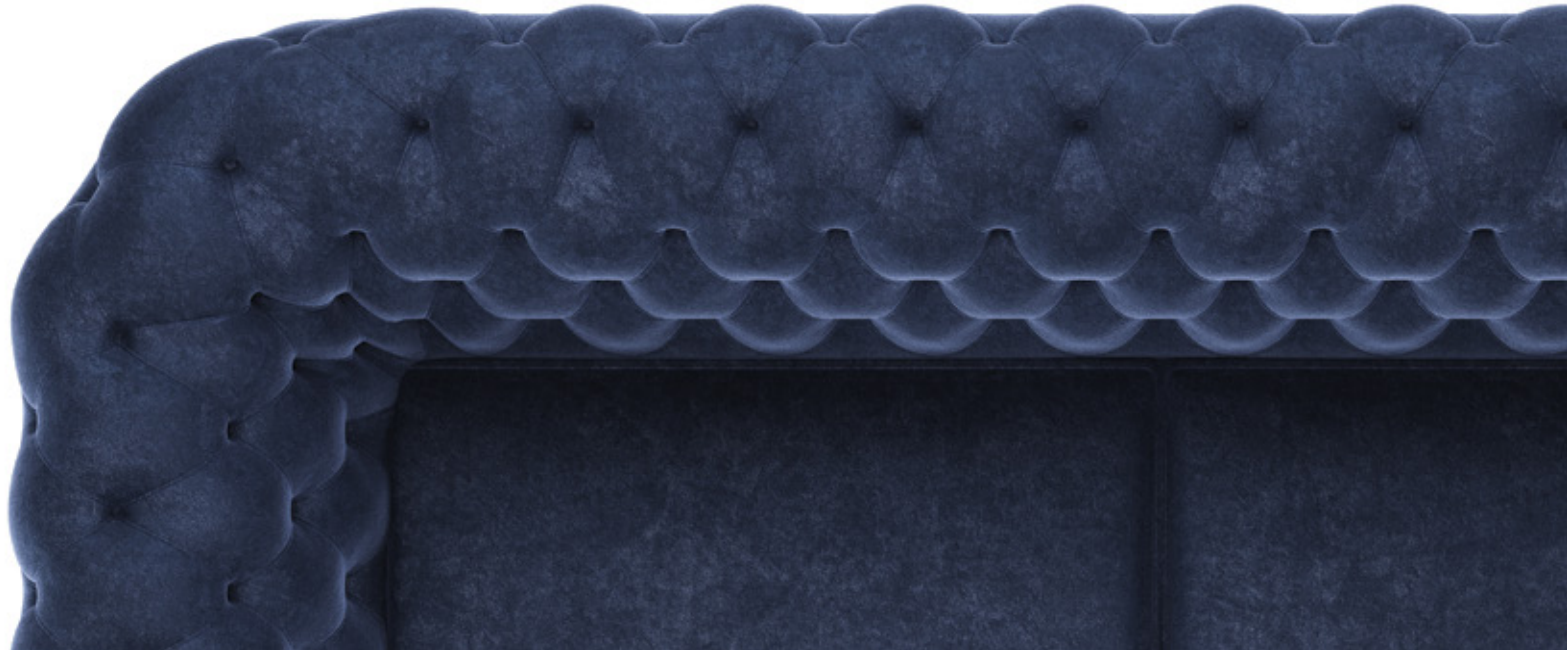
YARKON PARK



In.Between

PRECISE INTERIOR DESIGN THAT ENABLES ECLECTIC STYLE IN EVERY APARTMENT.

The outstanding interior design of all apartments facilitates the harmonious combination of several architectural styles, ensuring a pleasant atmosphere inside each home. This comes from the perspective that the apartments are intended to accommodate any design inspiration or dream, integrating practical hospitality spaces with a large kitchen and luxurious sun terrace.





This rendering is for illustrative purposes only and may include upgrades, furniture items, and/or finishing designs that are not part of the standard specification and are not included in the price of the apartment.



This rendering is for illustrative purposes only and may include upgrades, furniture items, and/or finishing designs that are not part of the standard specification and are not included in the price of the apartment.



This rendering is for illustrative purposes only and may include upgrades, furniture items, and/or finishing designs that are not part of the standard specification and are not included in the price of the apartment.



This rendering is for illustrative purposes only and may include upgrades, furniture items, and/or finishing designs that are not part of the standard specification and are not included in the price of the apartment.

The Building

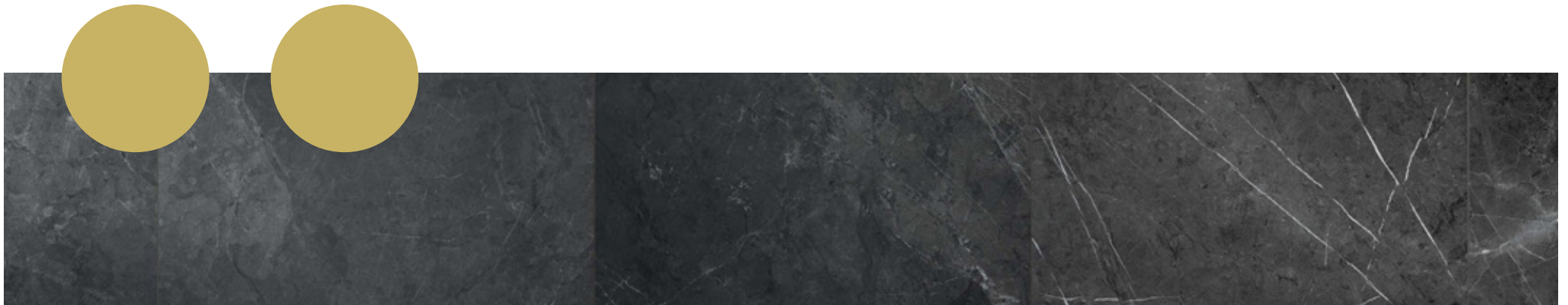
- Deluxe, beautifully designed main lobby, including an impressive elevator lobby with high-speed smart elevators
- Bicycle parking area
- Underground parking lot with an epoxy floor and LPR system
- Preparation for EV charging stations in all parking spots
- CCTV in public areas
- Elegant outdoor lighting



MAIN SPECIFICATIONS

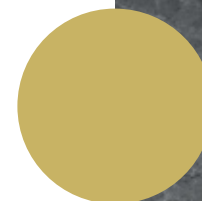
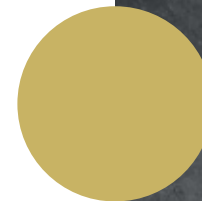
The Apartments

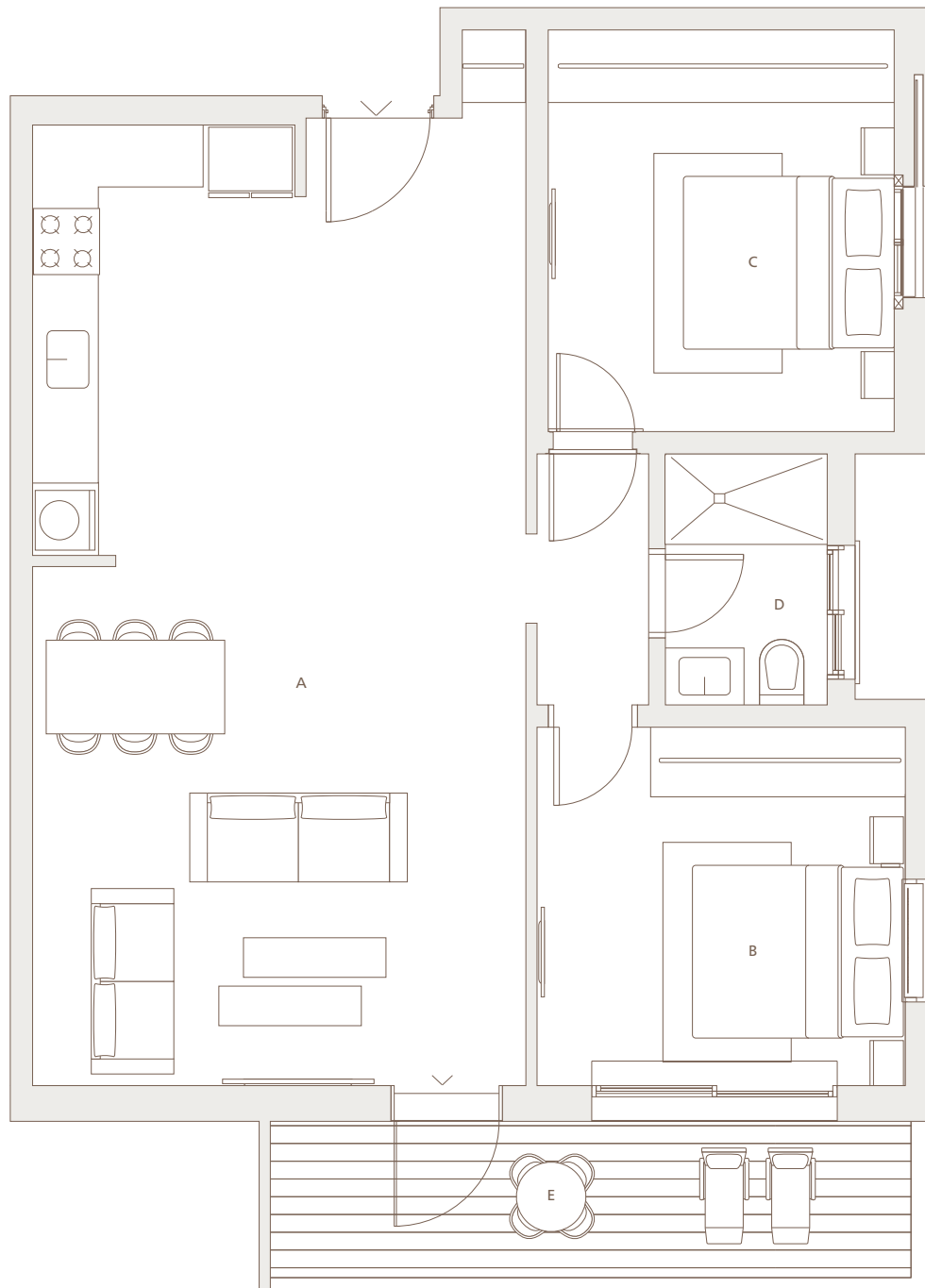
- Stylish front door
- "Unique Matrix" model interior doors, available in several colors, including white
- Safe room interior door - security door plus an internal wooden door
- High quality kitchens in various finishes, including premium fittings and soft-close or touch-to-open cabinets
- Acrylic or stainless steel undermount kitchen sink with an elegant premium pull-out faucet
- Caesarstone kitchen countertop, available in various tones
- 60x120 cm / 100x100 cm granite porcelain floor tiles in a selection of shades; option for parquet in the bedrooms instead of tiling
- Balcony - deluxe granite porcelain floor tiles in various sizes
- Double-glazed / triple-glazed windows with electrical light-filtering blinds (except for the safe room and the utility room)
- Insect screens in all windows, including the safe room, but excluding the utility room, where there will only be preparation for a screen
- Smart home system by Vitrea or equivalent
- CCTV intercom with color screen
- Inverter-type central air conditioning system, including Decor-type vents in the living room and bedrooms
- Three-phase electrical connection
- Premium light switches
- Acrylic bathtub
- Stylish luxury faucets in the bathrooms, from exclusive lines by leading brands
- Anti-slip bathroom flooring, in line with the standard
- Wall-mounted toilets with concealed cisterns



Additions for Premium Apartments

- Upgraded elevator lobby
- Interior doors - Verona model frame, concealed hinges, 2.16 m door height, premium handles
- Kitchen - option for marble wall cladding
- 3x40 A three-phase connection
- Option to install a three-phase outlet for electric stoves
- On the balcony - outdoor sink and cold water outlet
- Preparation for a 4-point alarm system, including a conduit and pull wire leading to a switchboard
- Option to add 15 electrical outlets as part of resident alterations





BUILDING 41

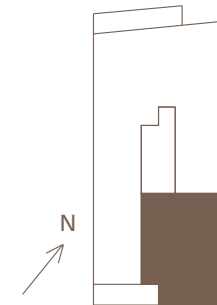
3 ROOM APT.

NO. 7 - TYPE C

1st FLOOR

A	Living Room+Kitchen	437x862
B	Master Bedroom	325x316
C	Security Room	305x355
D	Bathroom	140x220
E	Balcony	589x155

Dimensions: Width X Length

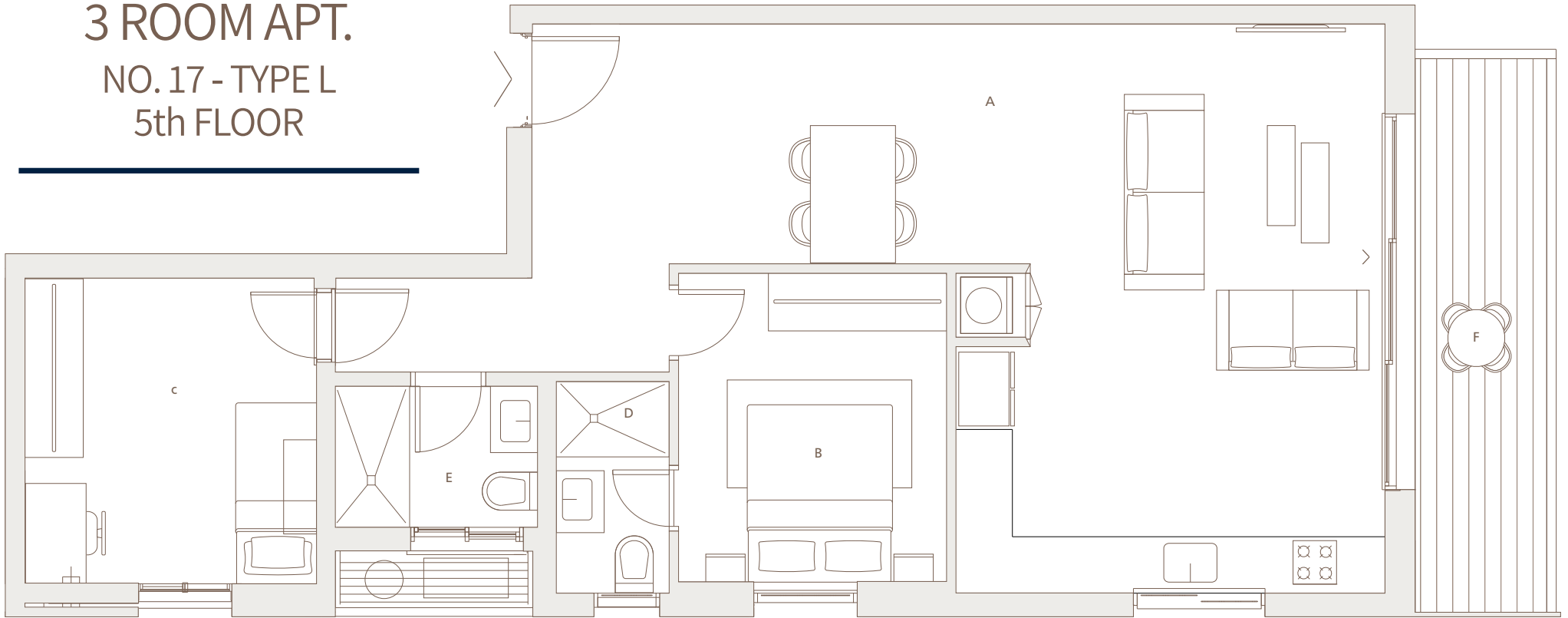


These plans, given prior to receipt of a building permit, are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. The company will only be bound by the signed sales contract and the final sales specifications and plans included therein. The sales plans may include furniture items and electrical appliances - for illustrative purposes only - which are not included in the sale.

BUILDING 41

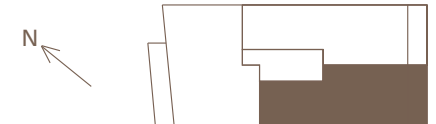
3 ROOM APT.

NO. 17 - TYPE L
5th FLOOR



A	Living Room+Kitchen	451x600
B	Master Bedroom	271x325
C	Security Room	305x320
D	Bathroom	125x220
E	Bathroom	214x145
F	Balcony	155x598

Dimensions: Width X Length



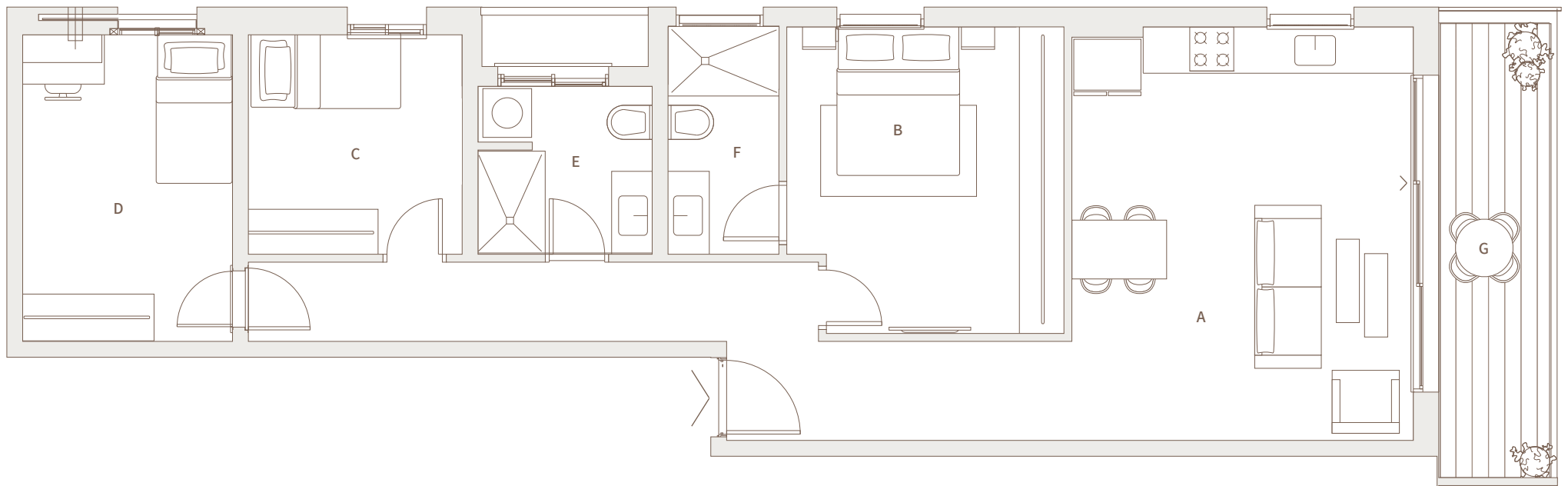
These plans, given prior to receipt of a building permit, are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. The company will only be bound by the signed sales contract and the final sales specifications and plans included therein. The sales plans may include furniture items and electrical appliances - for illustrative purposes only - which are not included in the sale.

BUILDING 41

3.5 ROOM APT.

NO. 10 - TYPE E

3rd FLOOR



A	Living Room	430x517
B	Master Bedroom	345x382
C	Bedroom	265x272
D	Security Room	260x382
E	Bathroom	135x282
F	Bathroom	215x207
G	Balcony	155x599

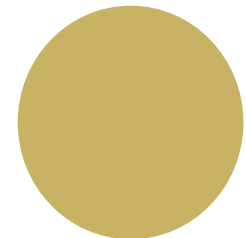
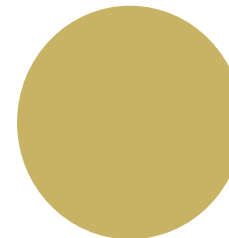
Dimensions: Width X Length

These plans, given prior to receipt of a building permit, are for illustrative purposes only. Changes may be made at the request of the authorities and/or at the company's discretion. The company will only be bound by the signed sales contract and the final sales specifications and plans included therein. The sales plans may include furniture items and electrical appliances - for illustrative purposes only - which are not included in the sale.



Africa Urban Renewal is a wholly-owned subsidiary of Africa Israel Residences, the real estate group that has been leading the Israeli market for more than 60 years, while continually raising the bar for residences that offer uncompromising quality of life. Africa Israel Residences owns the Savyonim brand and is known nationwide for its Savyonim Neighborhoods - Israel's most exclusive communities, offering new apartments with outstanding construction standards. The group's longstanding reputation, financial strength, and construction quality, alongside the advanced community services and extensive local development it provides, ensure that its neighborhoods attract the most discerning residents.

Africa Urban Renewal was established in light of Israel's growing need to reinforce residential buildings against safety hazards, such as earthquakes, while also providing a solution for urban renewal and high-quality new construction in city centers, in locations where there are no land reserves permitting new construction, and in the finest locations. The company benefits from Africa Israel Residences' many capabilities, including the best construction capabilities in the country, as well as vast experience in the initiation, development, management, and implementation of complex urban renewal projects - in particular those of the Vacate & Build type.





THANK YOU

***3397 | +972-3-5052786**
ELIYAHU +972-58-4258253

Visitor Center:
Ground Floor, Gan Halir Mall, Tel Aviv

www.africa-israel.co.il/megurim