



G I N D I
TLV

HAHASHMONAIM CARLEBACH

Welcome to Tel Aviv's Most
Coveted Location

Quality of life like nowhere else in Israel

Living in Gindi TLV means living right at the beating heart of the city, close to outstanding schools and kindergartens, and just moments from all of Tel Aviv's iconic cultural hotspots, the exclusive TLV Mall, HaArba'a Street and the bustling Sarona complex, Ibn Gvirol Street, and the legendary Rothschild Boulevard. Major highways and both urban and intercity public transport are easily accessible, with light rail stations on the red and green lines soon to be established right on Gindi TLV's doorstep.





Discover Gindi TLV

◇ Residences

- Phase 1 - ten 14-story buildings, 722 apartments **sold & occupied**
- Phase 2 **now for sale** - four 48-story towers, 385 apartments per tower, total: 1,540 apartments; each tower features a unique architectural concept, with the iconic cloverleaf design enabling every apartment to enjoy uninterrupted views toward the sea or the surrounding cityscape

◇ Offices

- Phase 3 - office building on lot 7

◇ Public Areas

- Lush green urban park spanning some 15,000 sqm

◇ Education

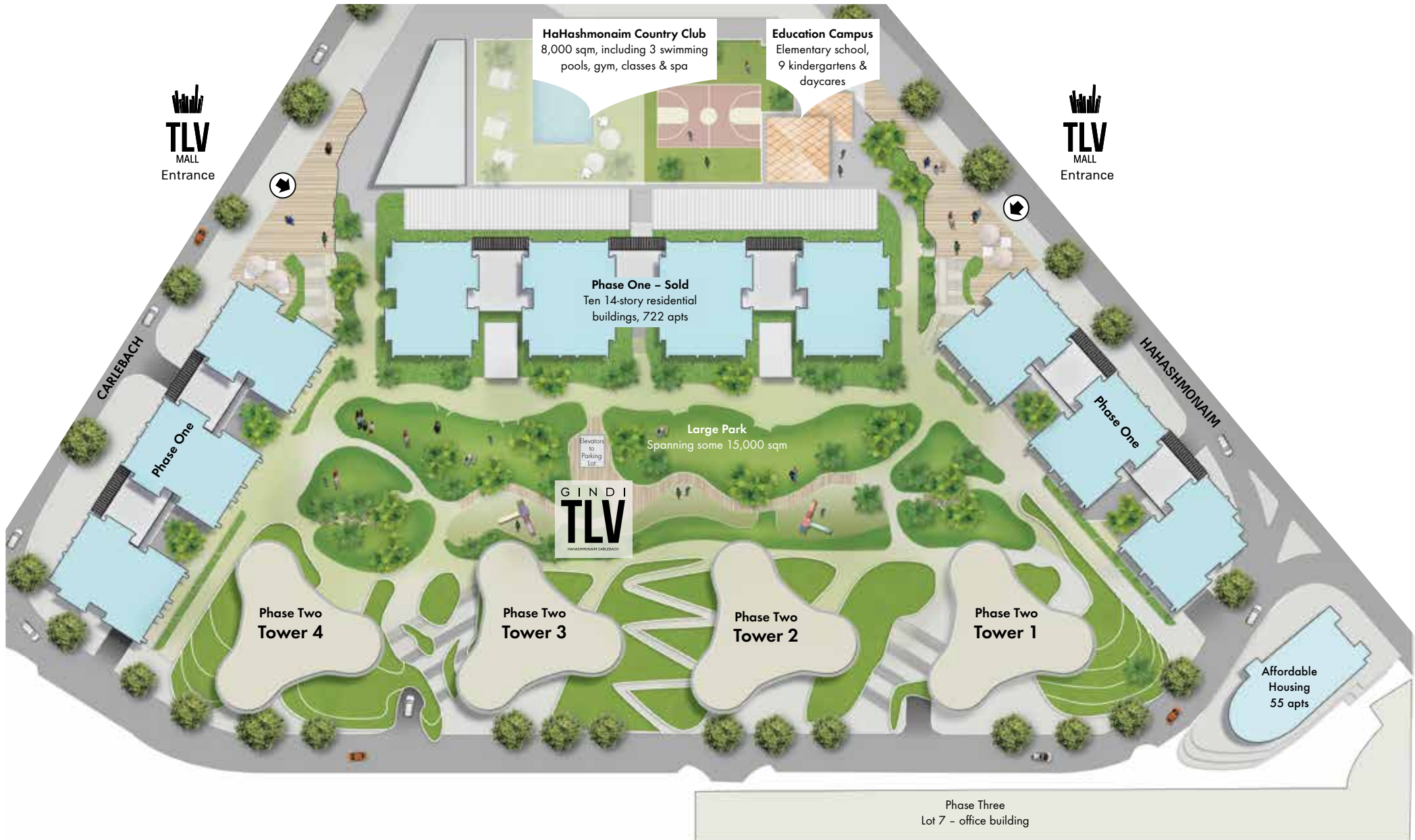
- Cluster of kindergartens and daycares
- Givon Elementary School

◇ Leisure & Entertainment

- HaHashmonaim Country Club
- TLV Mall



TOP VIEW



HaHashmonaim Country Club
8,000 sqm, including 3 swimming pools, gym, classes & spa

Education Campus
Elementary school, 9 kindergartens & daycares

Phase One - Sold
Ten 14-story residential buildings, 722 apts

Large Park
Spanning some 15,000 sqm

GINDI
TLV
HAHASHMONAIM GARDENS

Phase Two Tower 4

Phase Two Tower 3

Phase Two Tower 2

Phase Two Tower 1

Affordable Housing
55 apts

Phase Three
Lot 7 - office building

The complex is covered by city plan TA/3001.
*The mall and phase one have been sold and are no longer owned by the company.



Tower 1

Tower 2

Tower 3

Tower 4

GINDI TLV

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Phase 1

Hassan Arafat
Complex


Light Rail
Yehudit Station


Light Rail
Carlebach Station

Menachem Begin Road

Mall Entrance

Givon Elementary

Mall Entrance

To Sarona Complex

Givon Piazza

HaArafat's Street

HaHashmonaim Street

Carlebach Street

Exceptional Accessibility



Gindi TLV is located between two light rail stations:

- ◆ Yehudit Station / At the intersection of Begin Road, HaArba'a Street, and Yehudit Boulevard. The station will serve the red line and is expected to open in 2021.
- ◆ Carlebach Station / At the intersection of Begin Road, Carlebach Street, and Yitzhak Sadeh Street. The underground station will serve the red and green lines and is expected to open in 2022, a year after the red line becomes operational.

The New Heart of Tel Aviv



Within the next few years, this sophisticated complex will become the heart of an exciting new area that will completely transform the map of Tel Aviv, as the bustling city center moves eastward:

- Sarona Park - Where historic Templer houses have been reinvented as chic cafés, restaurants, stores, and more.
- Sarona Market - Contemporary urban food market.

- Givon Piazza - Colorful piazza with trendy stores and restaurants built above approx. 1,000 parking spots.
- HaArba'a Towers - Two 34 and 38-story office towers.
- Azrieli Sarona Tower - 50-story office building.
- Yitzhak Sadeh Complex - Business complex including 14 towers of 20-26 stories each.



Park TLV

- A pastoral island of peace and tranquility, with some 15,000 sqm of lawns and shaded sitting areas.
- Kids' playgrounds, landscaped ornamental gardens, shaded benches, and spectacular lighting.



HaHashmonaim Country Club

- Just an elevator ride away – a huge sports and leisure center with a variety of activities for all ages.
- Three swimming pools, including a semi-Olympic pool and a toddlers' pool.
- Large gym outfitted with state-of-the-art equipment.
- Deluxe spa with wet/dry saunas and treatment rooms.
- Seven sports halls for studio classes/activities for adults and children, and a basketball court.



Education at Gindi TLV

- Givon Elementary School, providing education that fosters values and achievement.
- 10 kindergartens and daycares.
- Short walk from Ironi Alef High School and the School of the Arts, Arison Campus.

Non-Stop Culture

- Get a front-seat view for all of Tel Aviv's cultural and leisure events.
- Just a stroll from the Cinematheque, Culture Palace, HaBima Theater, and Cameri Theater.
- Marathons, festivals, food fairs, exhibitions, and more, held all year round in the vicinity of Gindi TLV.





TLV Mall

- The first fashion mall of its kind in Israel, inspired by the world's most exclusive shopping centers.
- Stunning innovative design, presenting an international-standard shopping, leisure, and dining experience never before seen in this country.
- The mall has two levels, with the entrance floor at street level.

*The mall has been sold and is no longer owned by the company.



Gindi TLV Community

- A variety of exclusive events for neighborhood and community members are held year-round in and around Gindi TLV.
- myTLV is a unique app for community members, bringing together all of Gindi TLV's community tools and services: contacting the developer, contractor, and management company; smart home management; and a forum where members can form social and business relationships.



At a towering height of 180 meters, each 48-story skyscraper houses 385 apartments and offers residents various unique amenities:

- Deluxe, spacious lobby with high ceilings.
- 24/7 security guard at the entrance.
- State-of-the-art fitness room.
- Sophisticated business lounge with stylish sitting areas.
- Innovative kids' club.
- The Rooftop – premium club on Tower 3's top floor, exclusively for Tower 3 & 4 residents.
- Large parking lot conveniently located under the complex.

The common amenities detailed above are all amenities that are present in the four towers as a whole, and their use is subject to the apartment being located in the same tower as the relevant amenity, and in accordance with the sales agreement.





TO BY

Lobby, Tower 1



Residents' Lounge, Tower 1


CLUB

Residents' Lounge, Tower 1



Kids' Club

Tower 1

A wide-angle photograph of a rooftop swimming pool. The pool is rectangular and filled with clear blue water, reflecting the sky and the surrounding architecture. The pool is bordered by a light-colored stone or concrete deck. On the left side of the pool, there is a bright orange armchair. The background features a panoramic view of a city with numerous buildings and a clear blue sea under a bright sky. The architecture of the building is modern, with large glass windows and a white ceiling with a grid of beams. The overall atmosphere is bright and airy.

The Rooftop

- Exclusive complex on the 48th floor.
- Sophisticated international design.
- Swimming pool overlooking the city and sea, bordered by a bar and sitting areas.
- Well-equipped fitness room.

Reserved for residents of Towers 3 & 4.

ROOFTOP



ROOFTOP





WYOMING BKT UT

Reserved for residents of Towers 3 & 4.



TYPE 5P



TYPE 5Pwn | MASTER BEDROOM



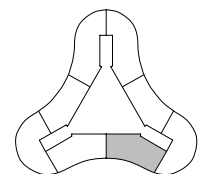
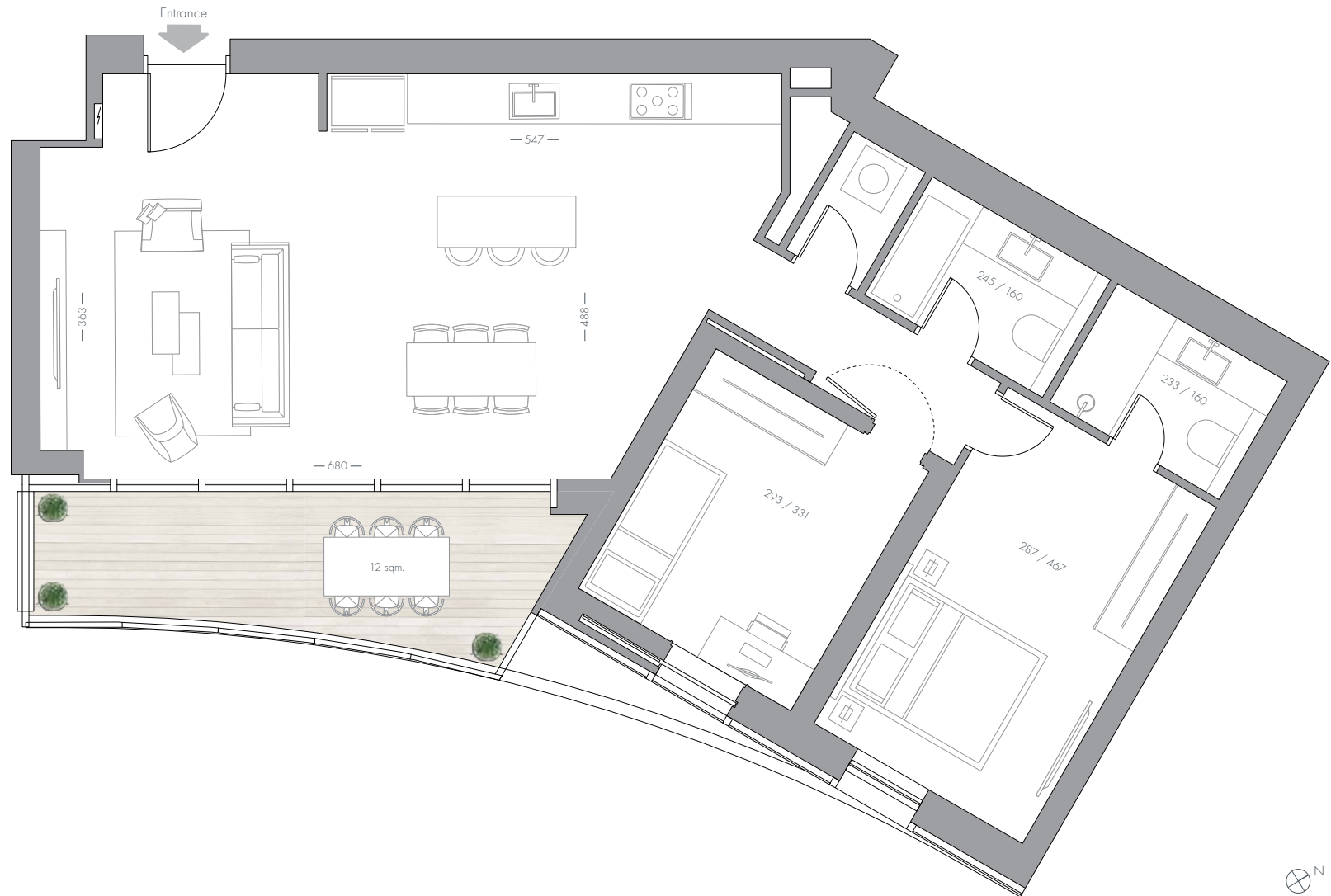
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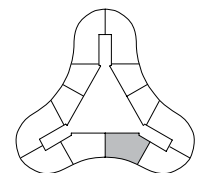
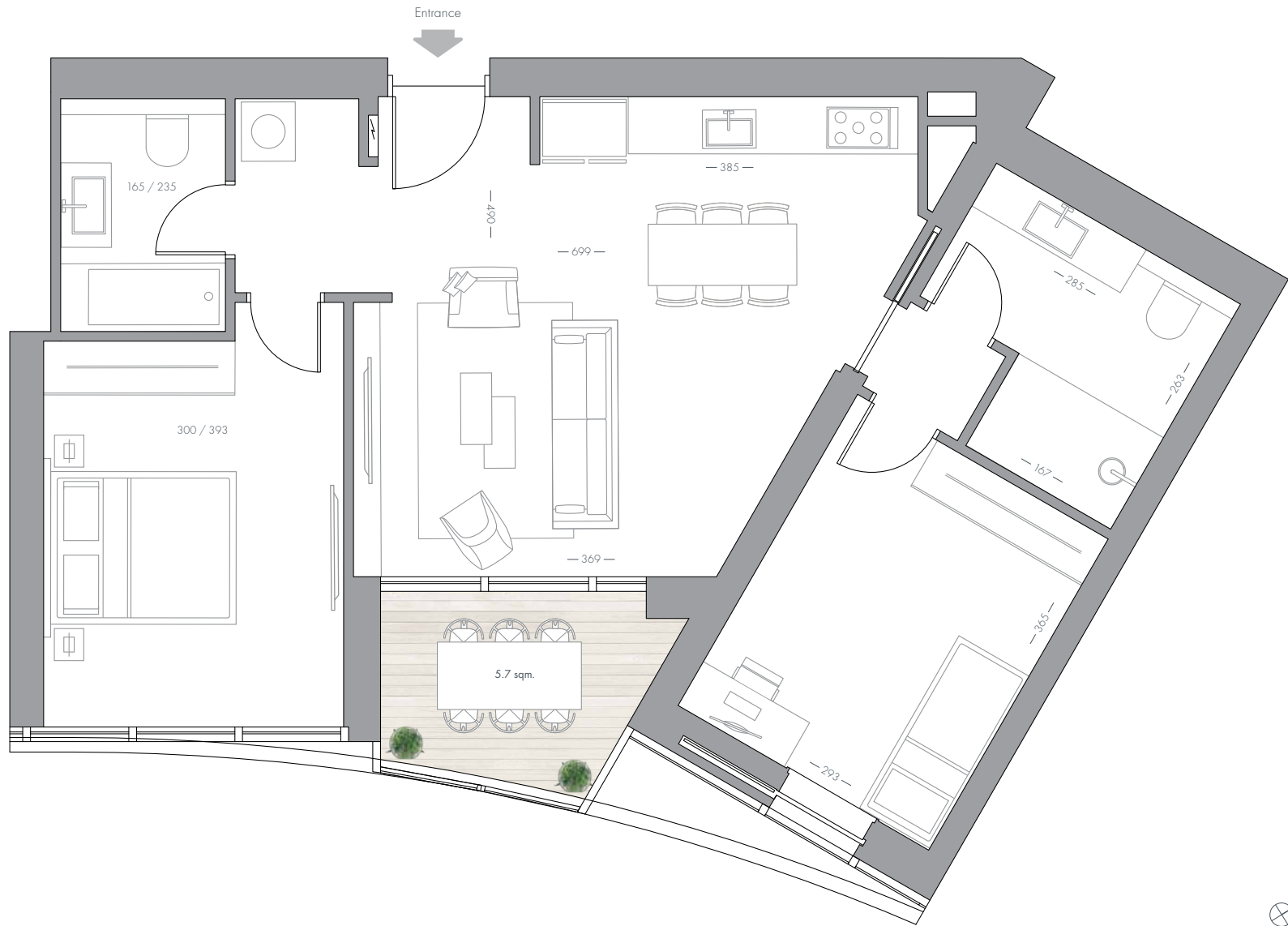


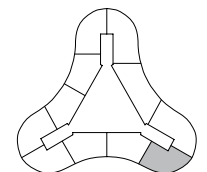
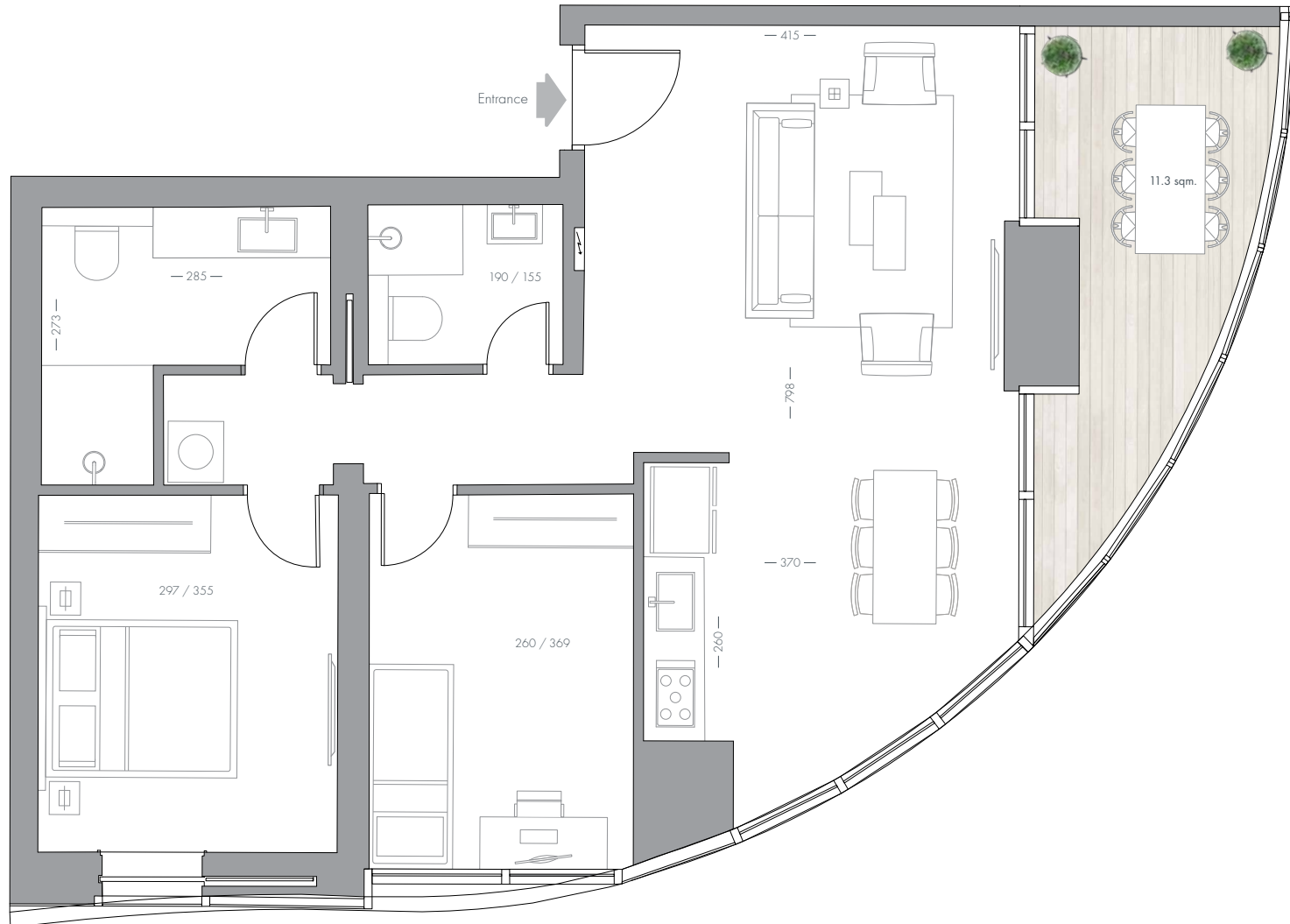
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TYPE 5MP1w



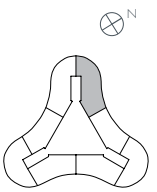
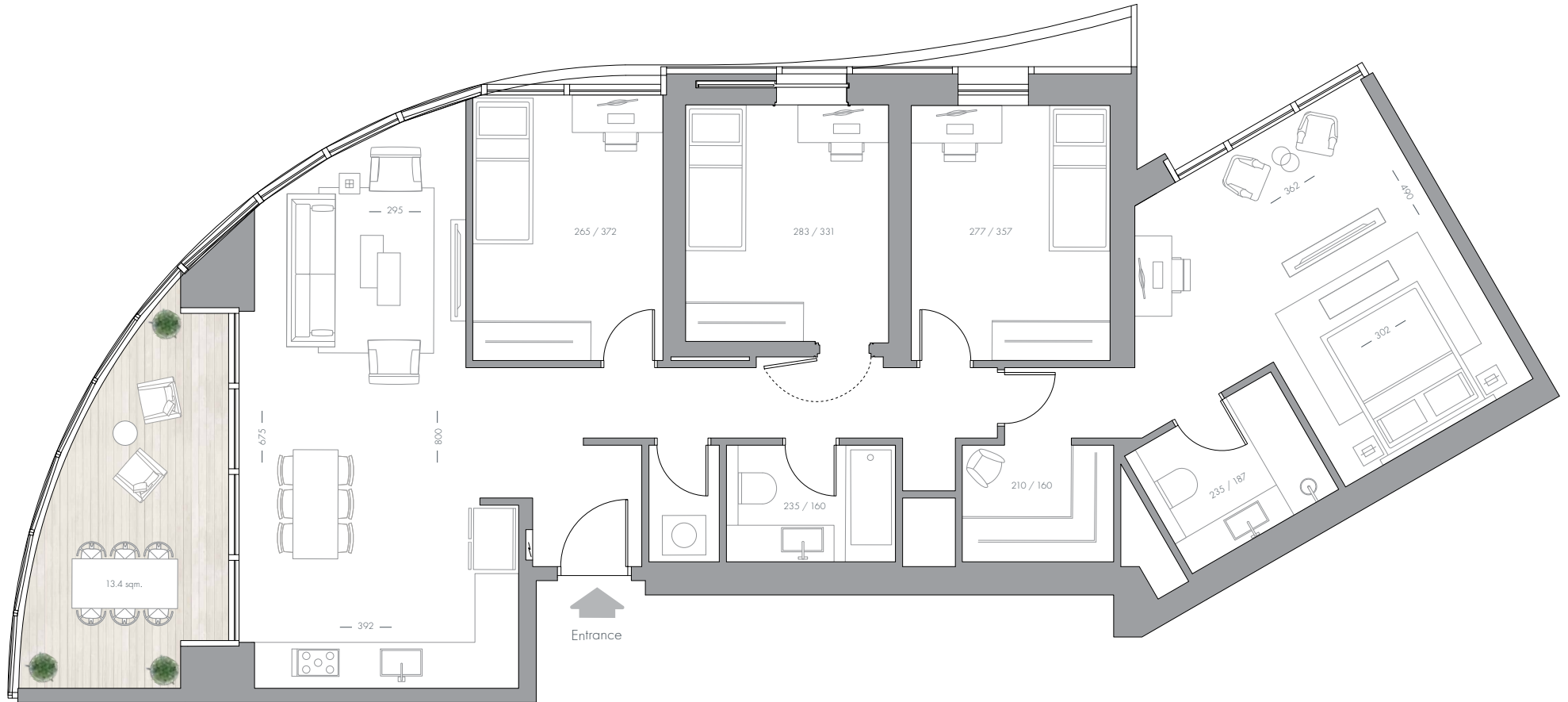


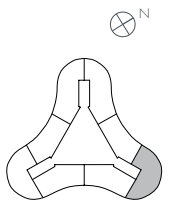
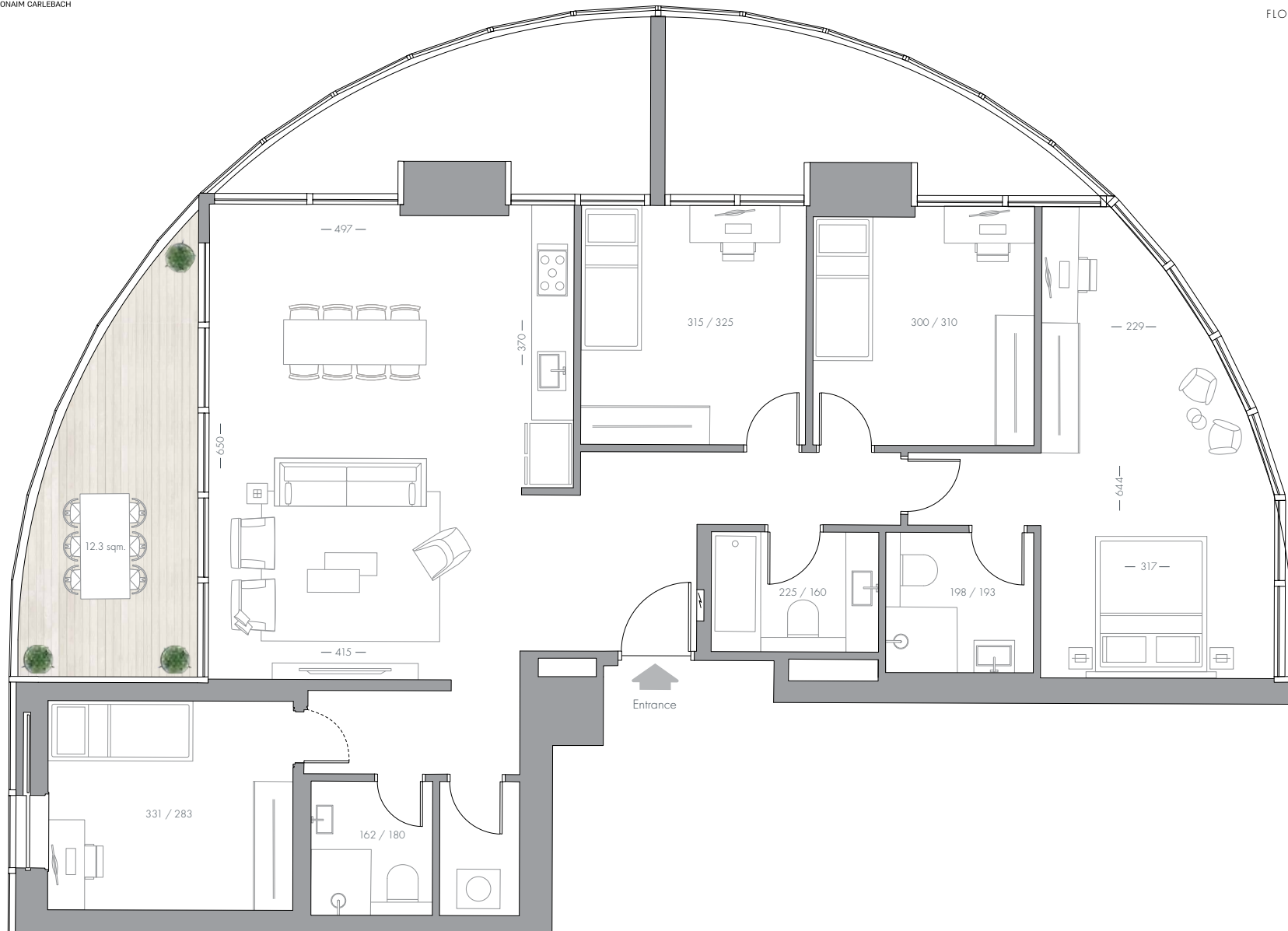




TYPE 5W_n

FLOORS 21 - 40 TOTAL OF 120.5 SQM. + 13.4 SQM







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