



THE STAR OF AFRICA

Apartment 7

85 Sqm.



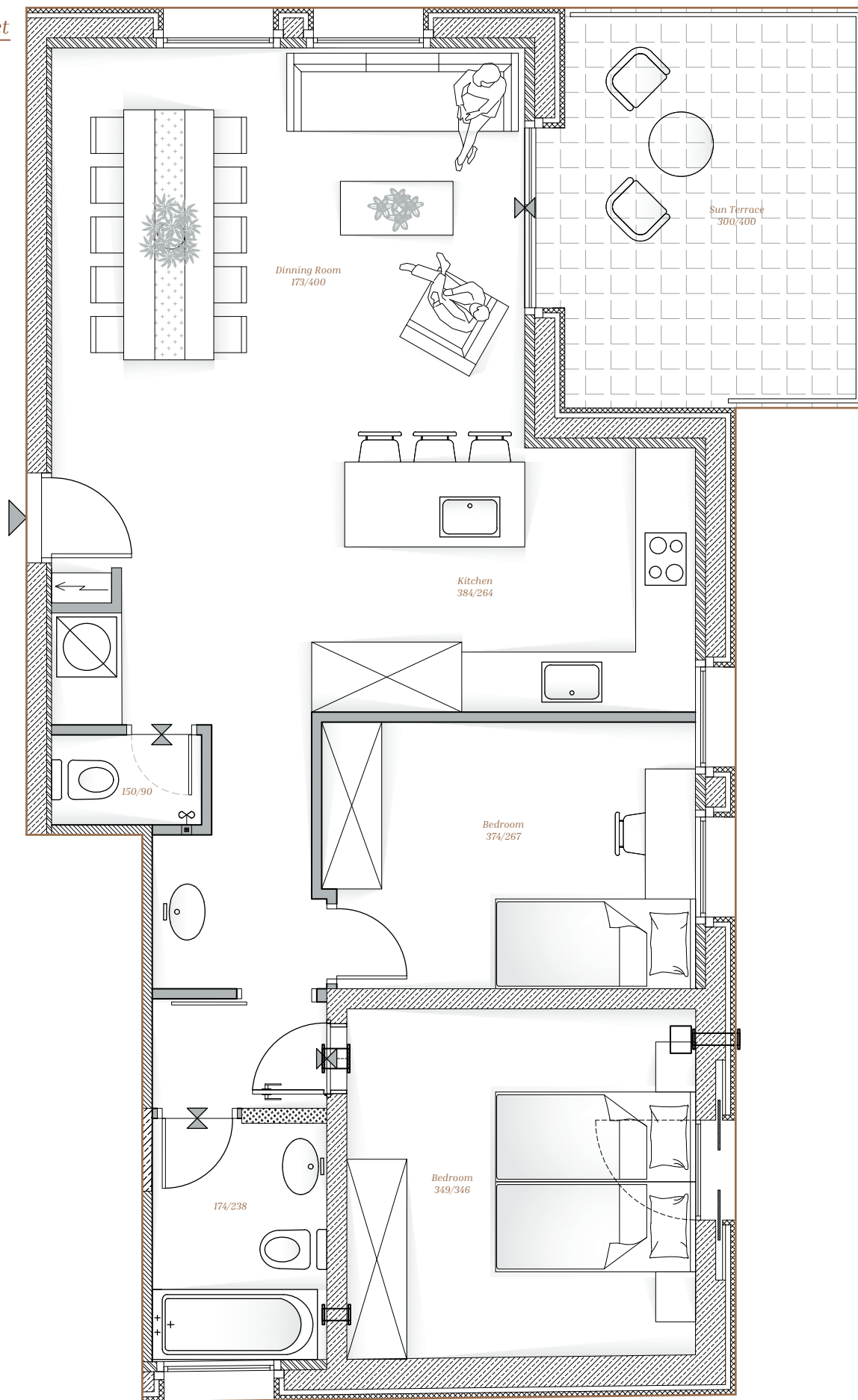
The President's Garden

At the heart of Jerusalem's timeless, prestigious Rehavia neighborhood, a rare treasure is in the making. The President's Garden, a deluxe residential project unrivalled in quality, design and construction, boasts the coveted location of Ibn Guirol, surrounded by the charming and pastoral Abarbanel Street, Israel's first president Yitzchak's Ben Zvi's home is just opposite; the Great Synagogue, the Waldorf Astoria, the Sha'arei Chessed neighborhood and other landmarks are all just a short walk away.

The President's Garden includes two 5-story buildings, with an exclusive shared lobby. Its architectural design and finishes are foremost in quality, offering the option for highly expansive, ambient living areas, making The President's Garden an ideal home for the discerning international resident.



Ibn Guiról Street



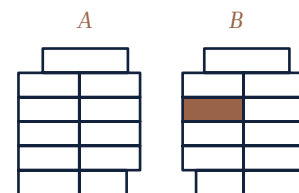
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85 Sqm.

Floor 2

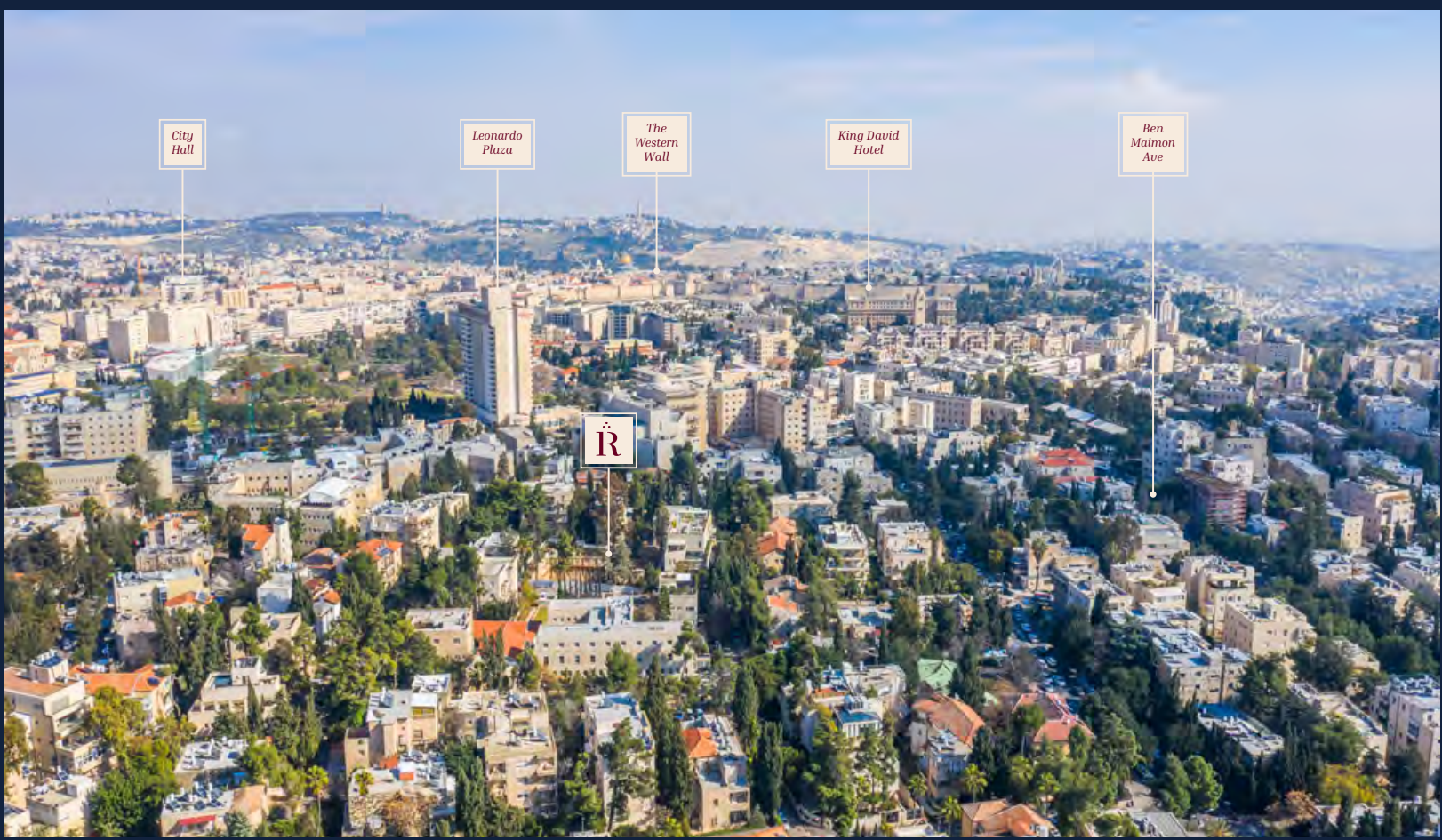
Balcony - 12 Sqm.



Anything written and presented in this document is for purposes of demonstration only and may not be regarded as a representation or a proposal, nor will it be part of the conditions of the Sale Agreement, its appendices or the commitment between the parties.

TECHNICAL SPECIFICATIONS

1. *Striking custom-built kitchen by internationally-renowned Bulthaup or Leicht companies, as per client's choice. Exclusive fittings, premier Caesarstone counter surfaces.*
2. *Two separate designer kitchen sinks, choice of granite or stainless steel. Customized kitchen faucets.*
3. *Timeless-designed kitchen faucets by the exclusive Dornbracht Company.*
4. *Wall-mounted/free-standing toilets by the prestigious Duravit Company.*
5. *Luxurious acrylic tubs by the prestigious Duravit Company.*
6. *Exquisite showers fitted by Dornbracht.*
7. *Porcelain granite floors in the living room, kitchen and hallways in a range of distinctive sizes (80 cm/80cm, 100 cm/100cm).*
8. *Master bedroom suite – natural wooden parquet.*
9. *Washrooms – ceramic tiles (granite/porcelain) in choice of various sizes.*
10. *Electric underfloor heating throughout the apartment.*
11. *Full VRF air-conditioning system.*
12. *Electric blinds in each apartment, foamed aluminum slats.*
13. *Top-quality aluminum windows with insulated glass.*
14. *“Smart Home” electric system, control lighting circuits and blinds of your choice.*
15. *Top-of-the-line electrical components by BTicino or commensurate-quality manufacturer.*
16. *Stately, beautifully-designed main entrance door.*
17. *High-quality internal doors with soft-close door dampers and acoustic insulation.*
18. *Gypsum plaster lowered ceilings and exclusive, decorative detail work.*
19. *Shabbat clocks in every apartment.*
20. *Dedicated parking space for each apartment.*
21. *Closed-circuit television intercom with color screen & additional connection points in rooms.*
22. *Preparation for home theatre system.*
23. *Highest-level quality, exclusive construction.*



Western Wall View



Kneset View



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PRESIDENT'S
GARDEN

REHAVIA

*Live In A Jerusalem
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