



קרדון נדל"ן



HOLYLAND

FEEL THE BEAUTY
OF JERUSALEM





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JERUSALEM FROM THE TOP

Perched on a hill overlooking the breathtaking landscapes of Jerusalem, the "Holyland" residential complex is being developed by Kardan Real Estate.

You are invited to take a deep breath and immerse yourself in the classic Jerusalem ambiance, with a sweeping panoramic view on one side and a refreshing breeze on the other. Currently under construction, the Holyland residential project will include a tall, impressive tower alongside two boutique buildings, offering a unique and luxurious living experience in an ideal location, with exceptional functional design that ensures a high quality of life.



HOLYLAND

Begin Road

Holyland Park

Pais Arena

Synagogue

Teddy Stadium

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COMMUNITY LIVING AND ENVIRONMENTAL EXCELLENCE

The luxury complex will be seamlessly integrated with the existing neighborhood and will include approximately 6 dunams of expansive green parkland, recreational gardens, walking and cycling paths, two synagogues, and convenient access to the light rail, Israel Railways, the Begin Interchange, and Route 16 connecting Jerusalem to the center of the country. All of this is designed to create a living experience that blends urban quality of life with nature and community.



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Highway 1 - to Tel Aviv

Route 16

Mahane Yehuda Market

City Center

Sacher Park

Jerusalem Forest

Mount Herzl Station

Valley of the Cross

Israel Museum

Mamilla

Western Wall

Tower of David

Hadassah Station (planned)

Ora Junction Station (planned)

Mexico Station (planned)

Monster Station (planned)

Shmaryahu Levin Station (planned)

Light Rail (future)

Route 16

Bayit Vagan

The botanical garden

Ein Kerem

Kiryat Yovel

Ramat Dania

Ramat Sharett

Dania Park

Holiland Park

Bustania Park Ganim

Henrietta Sold Street

Ora

HOLYLAND

Malha Neighborhood

Malha Mall

Malha Hi-Tech Park

Teddy Stadium

Pais Arena

Railway Park

Jerusalem Park

Givat Massuah

Biblical Zoo

ONO Academic Campus - Jerusalem

Train Station

Technology Park

Begin Boulevard

Rabbi Herzog Street

To City Center, to Highway 1



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THE TOWER



Luxurious
Lobby



31 Floors



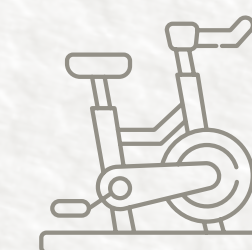
Business
Lounge



Security Desk



5- 3 Room
Apartments and
Penthouses



Fitness
Room



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ALL THE BEST FOR YOU- THE TOWER

Preparation for internet network in bedrooms

TV outlet in bedrooms

Preparation for ceiling fans in bedrooms

High-quality electrical and communication accessories

Water heating: in apartments on floors 31–24, via solar energy + 150 liter electric boiler

Water heating: in apartments from ground floor to floor 23 ,150 liter electric boiler

Preparation for gas water heating

Apartment:

Smart home electrical system

3 and 4 room apartments with central mini-ducted air conditioning

5 and 6 room apartments and special units with inverter air conditioning

Electric underfloor heating

80x80 cm porcelain tile flooring

Designed entrance door

High-quality interior doors in several shades including white

In the safe room - security door + internal wooden door

Color screen intercom at the apartment entrance

Electric roller shutters throughout the apartment (except the safe room and bathrooms)

Insulated glazing

Preparation for screens

Three-phase power connection

Air-conditioned residents' club

4 fast and stylish elevators

Entrance station including a reception desk

Business lounge on the gallery floor

Covered parking for all project residents

Fully equipped and air-conditioned fitness room with an area of approximately 150 sqm

Luxurious double-height entrance lobby, designed, furnished, and air-conditioned

Children's play equipment in the outdoor yard

High-level and computerized landscaping and gardening

ALL THE BEST FOR YOU- THE TOWER

Sanitary fixtures:

Wall-hung toilet with concealed flush tank

Acrylic bathtub

Wall-mounted bathroom vanity including integrated sink, faucet, and mirror

Wide selection of floor and wall tile models

4 way concealed shower mixer in bathrooms

Kitchen:

Kitchen cabinets, soft-close mechanism, built-in unit for oven and microwave

Concealed handles

Formica finish in various shades

Preparation for electric cooktop including three-phase socket

Faucet with pull-out spray, including black finish

Caesarstone countertop in various shades including black, white, and gray

Double sink / wide sink with flush installation

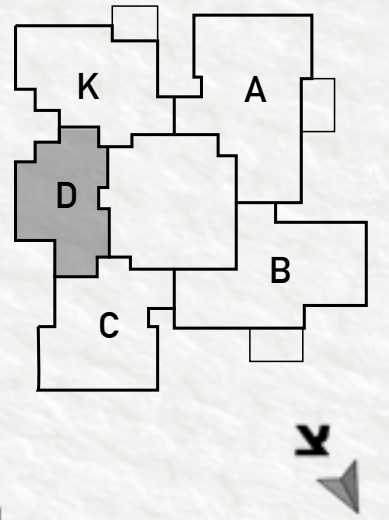
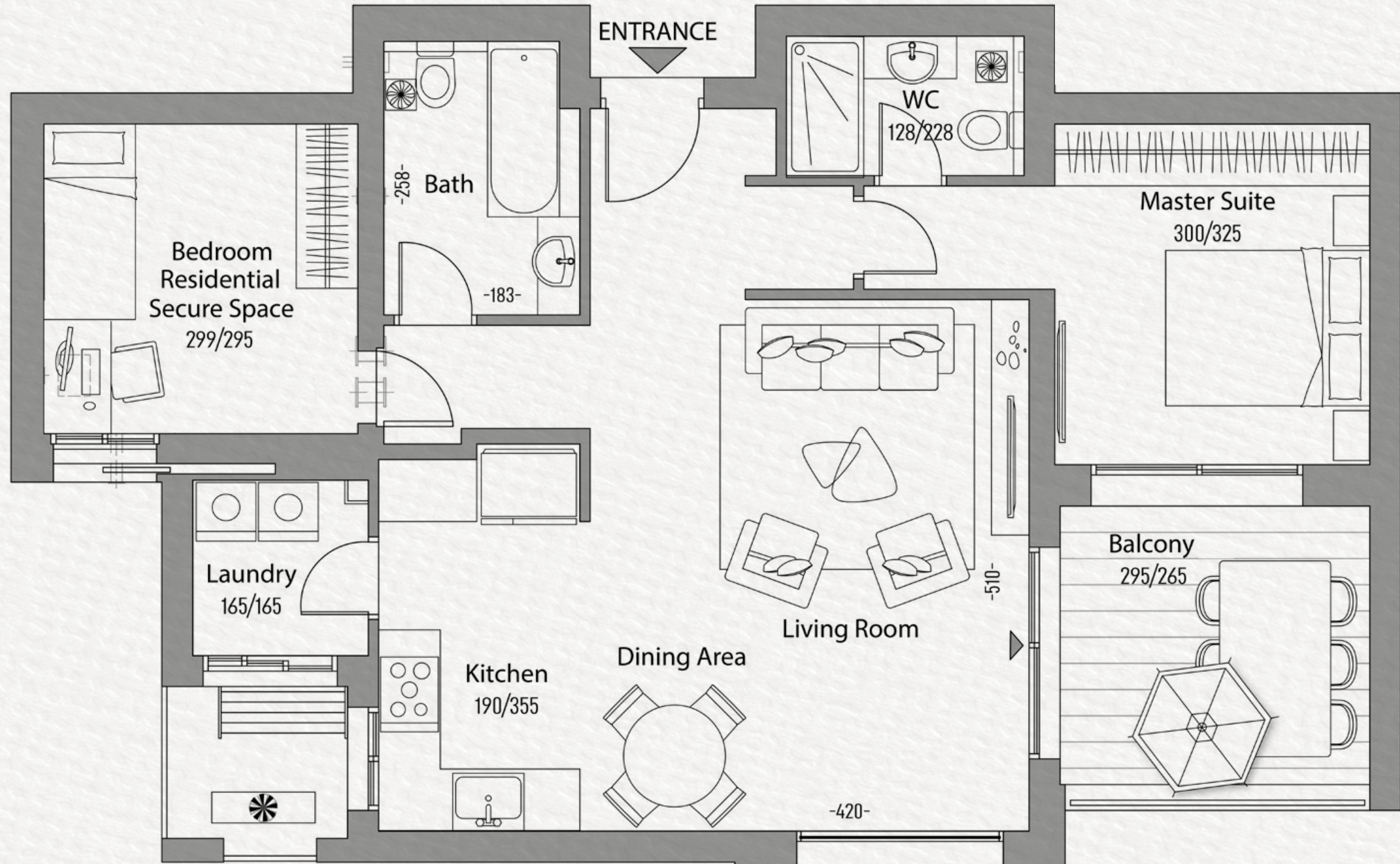
Preparation for dishwasher

Gas outlet

Decorative glass backsplash

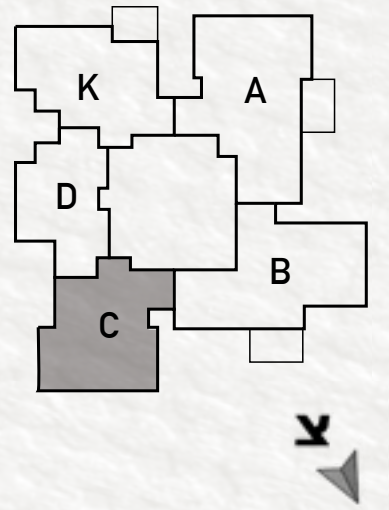
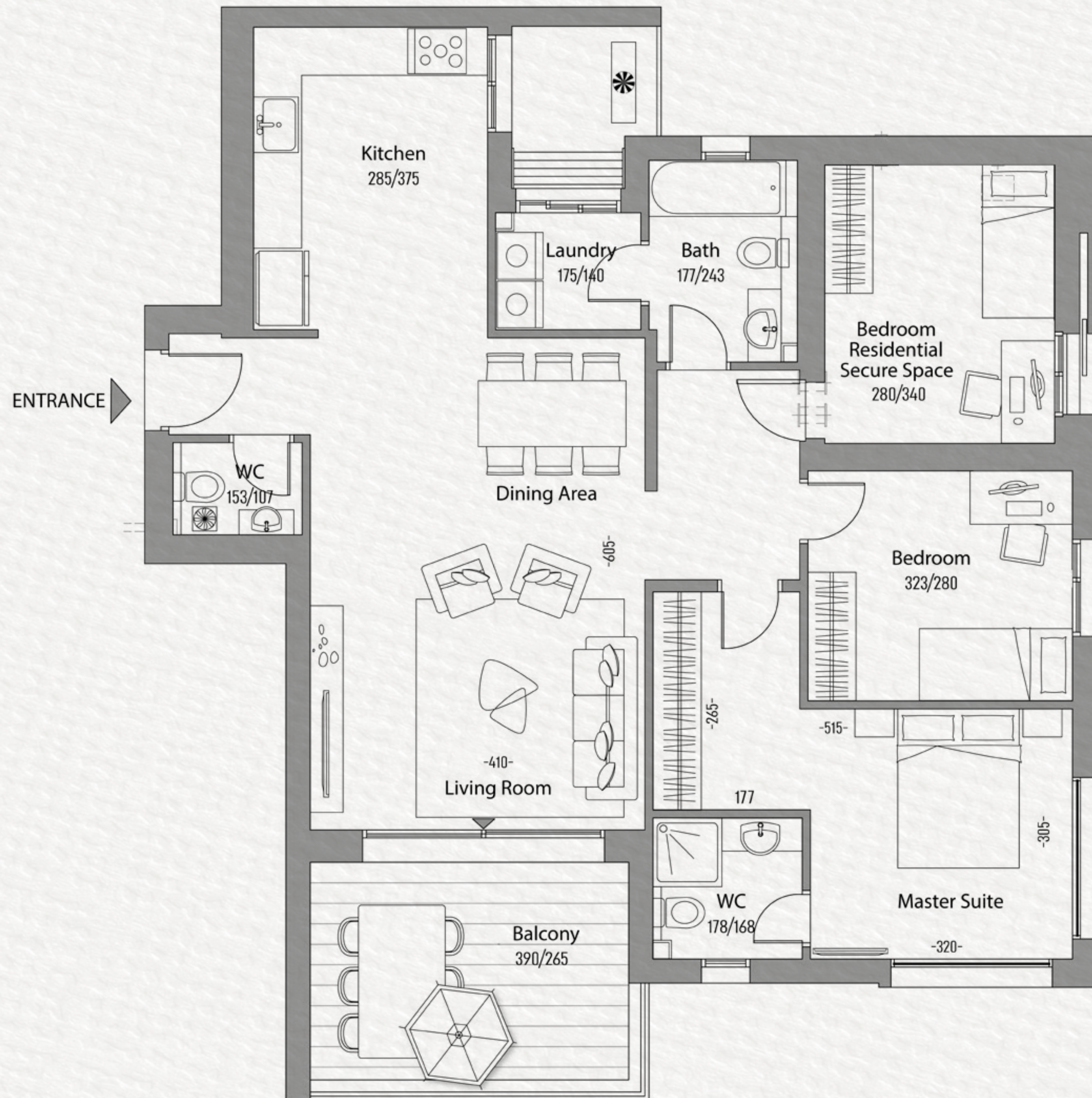
D3

3 room apartment
81 sqm + 9 sqm balcony



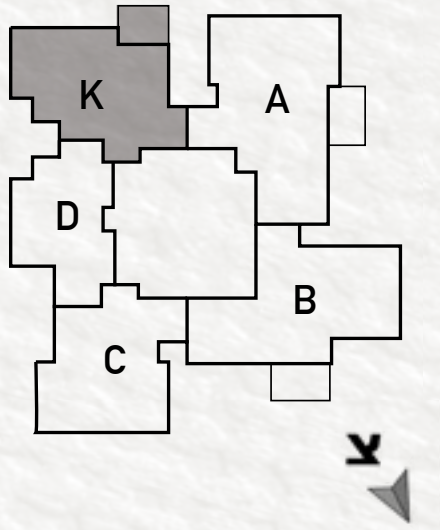
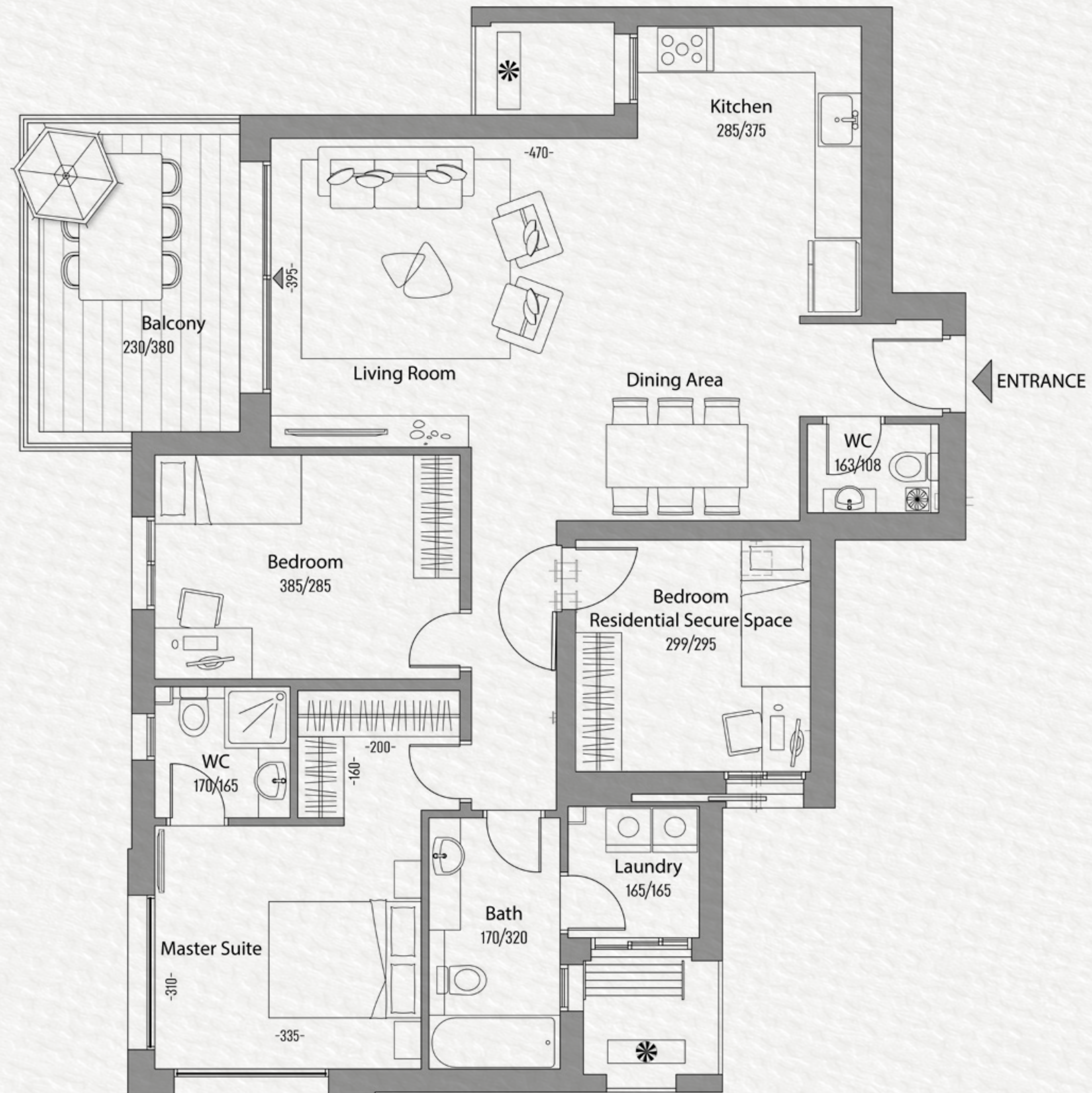
C4

4 room apartment
108 sqm + 12 sqm balcony



K4

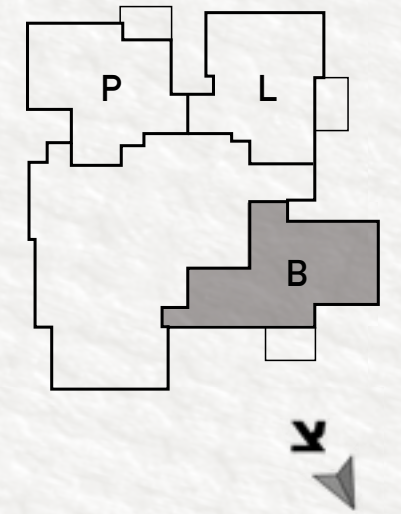
4 room apartment
110 sqm + 11 sqm balcony



This plan (including dimensions) is not final and is subject to the details specified in the official plans and sales specifications. Changes may occur pursuant to the requirements of the authorities and/or the company's decision. The images and accessories are for illustration purposes only and are not binding on the company. Only the sales plans and specifications attached to the sales agreement shall be binding on the company. E.&O.E.

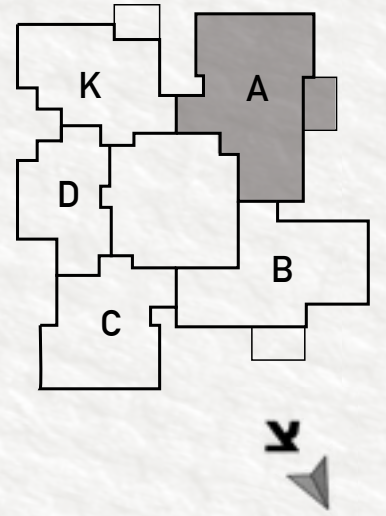
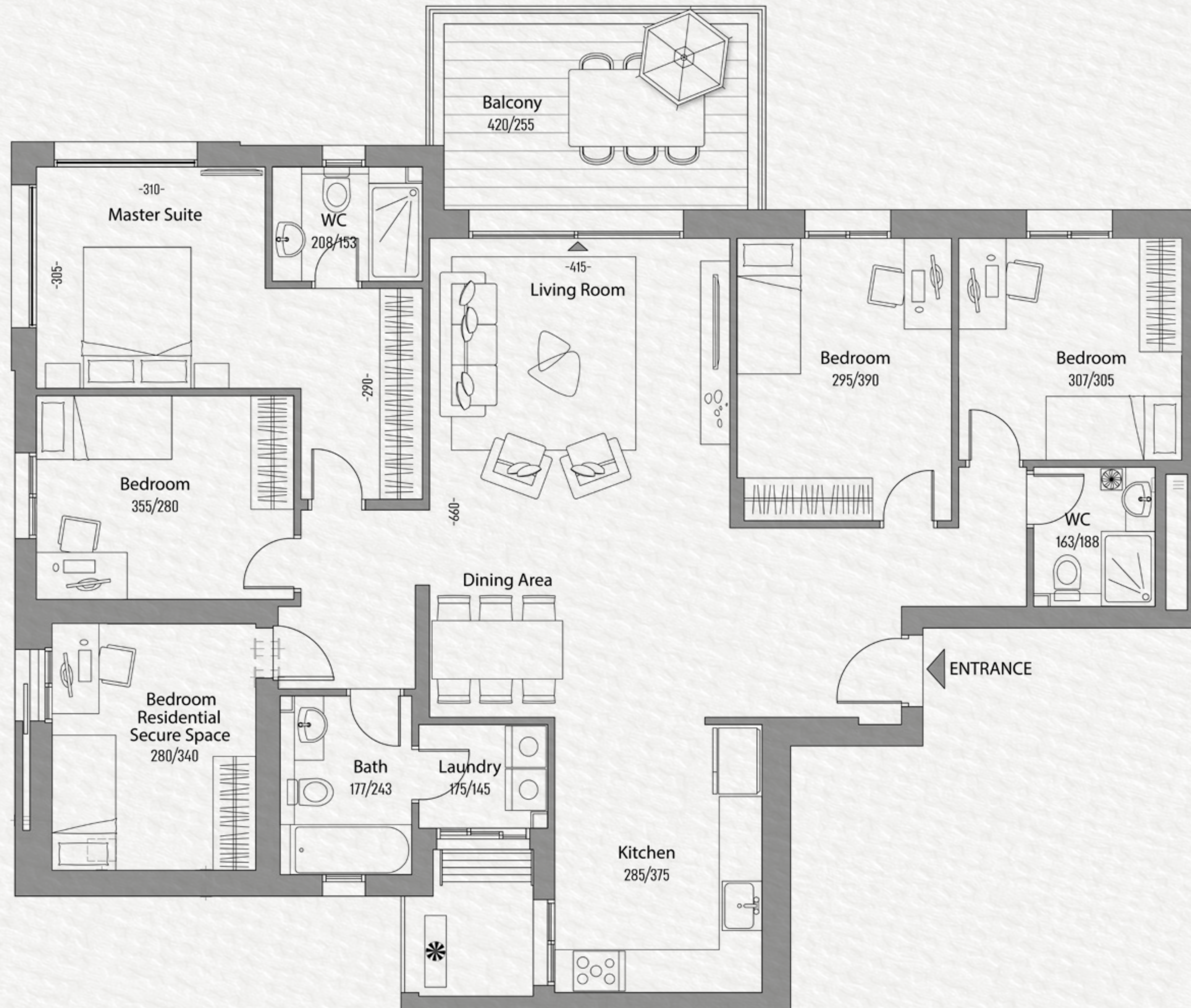
B5

5 room apartment
130 sqm + 13 sqm balcony



A6

6 room apartment
147 sqm + 13 sqm balcony



N6

6 room penthouse
186 sqm + 154 sqm balcony



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Elhar Engineering, a subsidiary of Kardan, is one of Israel's leading and most prominent construction companies. It has executed numerous high-quality projects throughout the country, including some of the most complex developments built in Israel in recent years.

Professionalism, reliability, and uncompromising commitment to our field are the core values guiding Elhar Engineering & Construction Ltd., part of the Kardan Real Estate Group, since its establishment in 1991.

Over the course of three decades, the company has earned a strong reputation for professional excellence and top-tier engineering capabilities, the quality of service it provides its clients, and its execution of large-scale projects in the residential, office, industrial, and commercial sectors.

The winning combination of these guiding values, alongside financial strength and stable management, enables us to provide optimal solutions for both developers and end customers.

The company's management team consists of highly educated and skilled professionals in the fields of construction and engineering, who maintain direct involvement in every project.



**Kardan
Real Estate**

Kardan Real Estate was founded in 1988 and is today one of Israel's leading development and construction companies.

The company operates nationwide, planning and building thousands of residential units in projects located in cities such as: Jerusalem, Tel Aviv, Ramat Gan, Kiryat Motzkin, Nahariya, Tirat Carmel, Ganei Tikva, Beit Shemesh, Rehovot, Netanya, Haifa, Azor, Ashdod, Gan Yavne, Petah Tikva, and more.

The company enjoys exceptional financial stability, with shareholders' equity estimated at over 724 million NIS, and its shares are traded on the Tel Aviv Stock Exchange.

The company takes great pride in its high level of professionalism and extensive experience in developing residential complexes, industrial buildings, commercial centers, and hotels-executed to the highest standards.

The company's dedicated and professional staff are responsible for all stages of planning and construction, committed to the highest level of service from the moment of purchase through project execution and post-delivery warranty service.

In recent years, the company has also been significantly active in the field of urban renewal, promoting dozens of projects in various cities across Israel.



**Kardan
Real Estate**

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