ELKHARIZITLV

011

ALMOG ELKHARIZI
TEL AVIV

Elkharizi Street is one of those magical Tel Aviv streets that retain the charm and character typical of the city's Old North, regardless of the passing years and booming construction. The Ficus trees shading the street, the green gardens leading up to the buildings, a cat curled up on a parked car...

Here, in the heart of the White City, an Almog Elkharizi project is taking shape – a boutique building in a central yet quiet location within a short walk of Ben-Gurion Avenue, with its sprinkling of small cafés, kiosks and playgrounds, and of bustling Ibn Gvirol Street, with stores for every need. The project is located close to Gan Ha'Ir, one of Tel Aviv's oldest and most-loved shopping and leisure malls, which boasts a large and convenient public carpark. Right opposite the project is The Artists' House – an art center housing a small and intimate art gallery, where exhibitions are frequently held, and that offers a wide-range of urban art activities.

The architecture for the project draws its inspiration from distinct Tel Aviv characteristics. The plan is centered around a main geometric volume, clad in a light shade of plaster, from which extend balconies with decorative dark metal railings in homage to the International Style of architecture characteristic of the beginnings of modern construction in Tel Aviv. The project is located in the buffer zone of the UNESCO Declaration of the White City as a World Heritage Site.

11 Elkharizi

A boutique building in International Style, rising to a height of 7 floors, and comprising only 20 residential units in a good mix of 2, 3 and 4-room apartments, garden apartments and penthouses. All apartments have protruding balconies overlooking the quiet and green urban views typical of the street.

The building will be constructed on the corner of Elkharizi and Ben Ezra streets with an entrance façade facing onto Elkharizi Street. The underground car park is accessed via a vehicle elevator from Ben Ezra Street.

The Building

- A green building that meets accessibility standards and includes a recycling room
- A decorative aluminum entrance door with a coded access system
- A large entrance lobby designed by an interior designer
- An underground car park accessed via a vehicle elevator
- A large, hi-speed elevator
- Bicycle parking stands on every floor of the car park

The Apartment

- A designer front door
- A mini central air conditioning system including ceiling lowering as shown on floorplan
- Glazed granite porcelain floor tiles from select series in sizes 80x80, 60x120, 100x100
- Option of laminated parquet in the parent's suite
- Pandoor interior doors from the UNIQUE series (3 shades, including white) or equivalent value
- Color-screen intercom doorbell in the entrance hall
- Electric roller blinds in all apartments (except for secure rooms – MAMAD – and wet rooms)
- Preparation for screens (limited to two-hinged screens only)
- Solar water-heating system
- Gas point on sun balcony and in garden apartments
- Water taps for the garden apartments

The Kitchen

- A quality designed kitchen, including built-in units
- Flush mounted kitchen sink
- Countertop of Caesarstone or equivalent value, in a choice of colors
- Designer faucet with spout extension

The Bathrooms

- Wall cladding and flooring – porcelain tiles in various sizes from select series in a variety of colors
- Integrated countertop/cabinet unit and mirror in the bathrooms
- Suspended toilets and concealed flushing tanks
- Multi-option Unterputz 4 bath faucets and wall-mounted extension and showerhead
- Choice of sanitaryware from select series in different sizes
- International brand faucets in various designs and from select series

Electricity and Communications

- Connection to 3-phase electricity
- Electrical fittings – GEWISS or Bticino or equivalent value
- Smart Home OS – an operating system with several preset programs and designer wall-mounted fixtures
- A TV and telephone socket in each room
- USB charging station in all of the apartments
- Preparation for a home theater system in the living room: 4 audio points and preparation for surround speaker systems + COBRA for TV

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