



# אביליה

April 2022

# Avilia Group - Profile

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- ❖ Avilia Group was founded over 40 years ago by Aviv Marks.
- ❖ The Group is comprised of several companies operating in the field of development, planning, establishing and managing real estate in Israel and abroad.
- ❖ Avilia Group is family-owned, with a tradition of four generations of inhabiting and building the country.
- ❖ The Group develops, plans, builds, rents, and manages residential homes, building preservation, commercial areas, gas stations, offices, high-tech, industry and logistics projects. During the last decade, Avilia has expanded its activities, and promotes significant urban renewal projects in full cooperation with hundreds of rights holders.
- ❖ The Group is financially sound and enjoys highly reputable in the banking system.

# Cornerstones

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- ❖ **Reliability and Loyalty.**
- ❖ **Uncompromising personal approach.**
- ❖ **Striving for perfection both in planning and execution.**

# Projects

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❖ Kibbutz Yad Mordechai

❖ Kibbutz Sufa

❖ Poseidon, Limassol Cyprus

❖ Ayia Napa Cyprus

❖ Hashekem Covered Passagway,  
Rehovot

❖ Rothschild - Hanasi Hadera

❖ 35-36 Hanasi, Hadera

❖ Hashaked - Tuchman Rehovot

❖ Kiryat Hamelacha, Rehovot

❖ Rehovot Cultural Complex

❖ Alumot Rehovot

❖ Hadar HaMada House, Science Park,  
Rehovot

❖ Moshe Yatom Rehovot

❖ Hayetzira Rehovot

❖ Yaakov Binyamin Rehovot

❖ New Ramat Hatayasim Tel Aviv

❖ Neve Havatzelet Rehovot

❖ Danya neighborhood Rehovot

# Hadar HaMada House, Science Park, Rehovot

- ❖ At the heart of the Rehovot Science Park, adjacent to the train station and the transportation terminal, the project covers an area of approximately 13.5 dunams of private land.
- ❖ About 50% of the area is built as a multi-purpose building with about 24,000 square meters of commercial and office space, with above ground and underground parking lots accomodating about 470 cars.

The entire building is rented to government offices, Bank Hapoalim, a supermarket, a gas station, high-tech companies and a recreation and entertainment complex that includes restaurants, bowling alleys and an events hall.

- ❖ In the second part of the project, there is a plan for a 28-story tower, also deignated as an asset for rent, with an area of approximately 45,000 square meters and additional 5 levels of underground parking.
- ❖ Avilia developed the project end-to-end - acquisition, betterment, planning, construction, population and management.



# Hadar HaMada House, Science Park, Rehovot



# 34-36 Moshe Yatom, Rehovot

- ❖ Land at an area of about 3.3 dunams on which about 3,000 square meters of fully leased industrial and commercial buildings are currently built.
- ❖ The project is part of HPP (Housing Prioritized Plan) 1086 - Kiryat Moshe Urban Renewal, initiated by the Rehovot Municipality in collaboration with the Ministry of Construction and Housing.
- ❖ Avilia is in the process of planning a building permit for a mix-uses project with about 5,000 square meters of commercial and employment spaces with two high-rise towers comprised of 124 housing units, and 3 levels of underground parking.
- ❖ The entire project is intended for rental.



Current situation



Planned

# 21 Hayetzira, Rehovot Industrial Park

- ❖ As part of Avilia's development policy, a 2.5-dunam site was purchased with approximately 1,000 square meters of built industrial buildings, which are all occupied and rented.
- ❖ As part of HPP 1086 - Kiryat Moshe Urban Renewal Project, a commercial, crafts, and employment building of approximately 10,000 square meters will be built soon, with a 3 levels of underground parking.
- ❖ The entire project is intended for rental.



Current situation



Planned

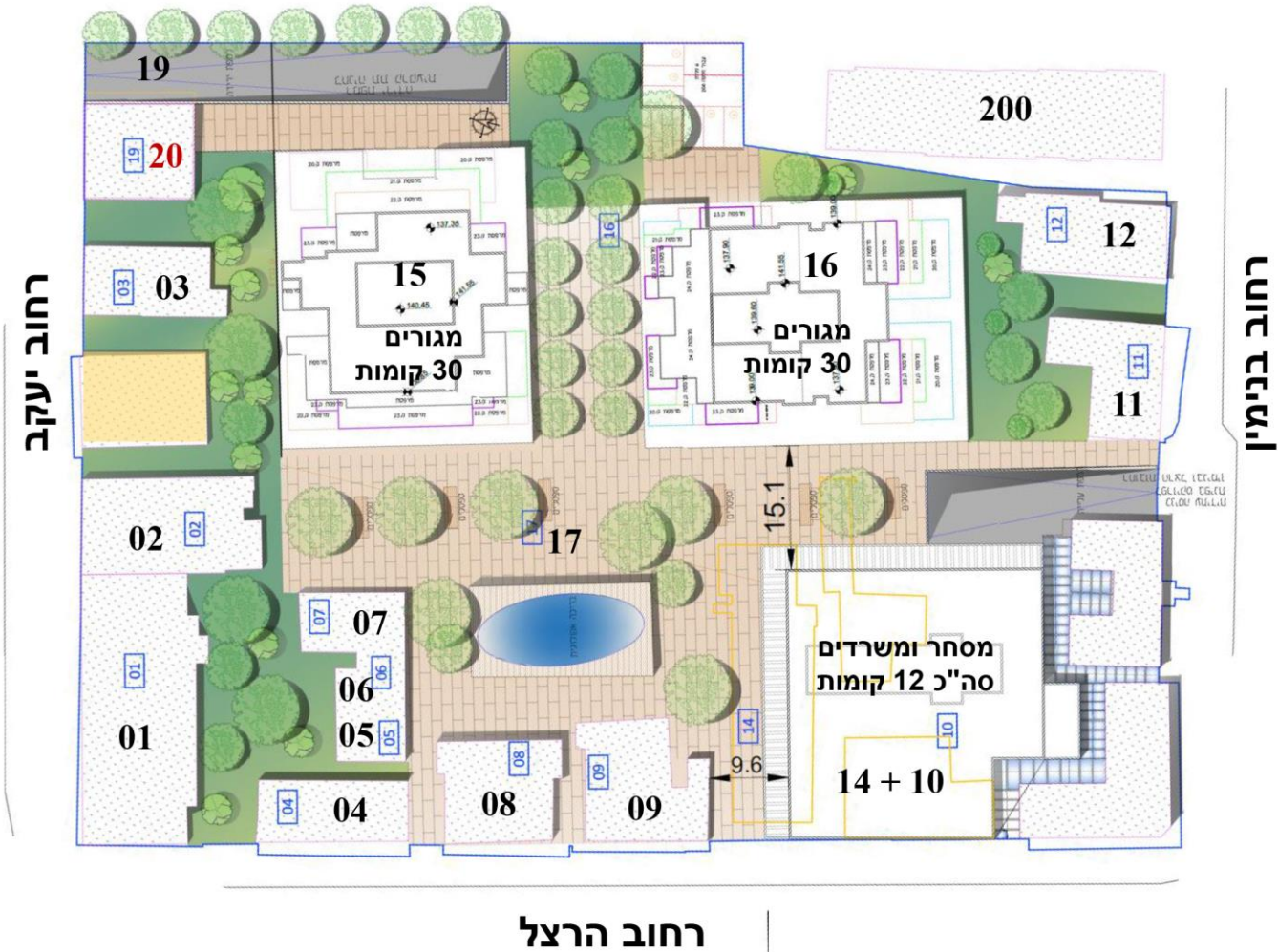


# Yaakov Binyamin, Rehovot

- ❖ Avilia is in the process of planning a building permit for an urban renewal complex on a 12 dunam area in the historic center of Rehovot, integrating 14 buildings for preservation and landscape development (open public area) of about 5,000 square meters.
- ❖ 3 towers will be built in the project in addition to the buildings for preservation, with about 300 housing units and 17,000 square meters for commerce and employment.
- ❖ Construction is expected to begin in 2023. The preservation and development work will be carried out and at the same time.
- ❖ The project is intended to enhance the appearance of Rehovot's historic center, for the rights holders, for sale, and in part, it will be added to Avilia's yielding properties.



# Yaakov Binyamin, Rehovot



# New Ramat Hatayasim, Tel Aviv

- ❖ An urban renewal complex in Tel Aviv, overall a 17 dunam land.
- ❖ Evacuation and demolition of 146 housing units.
- ❖ Construction of 416 housing units and commercial areas.
- ❖ The project is intended for the rights holders, for sale, and in part, it will be added to Avilia's yielding properties.
- ❖ <http://new-tayasim.co.il/>



# Neve Havatzelet, Rehovot

- ❖ Land at an area of approximately 854 dunams in the south of Rehovot, located between Kaplan Medical Center and the Havatzelet neighborhood and Road 40 and 411.
- ❖ The project was announced as housing preferred plan.
- ❖ The Group is in the process of planning a large-scale urban building plan for the Rehovot Municipality and the landowners. The plan will include 2,800 housing units, about 700,000 square meters for commerce and employment, schools, parks, public buildings, and a transportation terminal with a metro station.

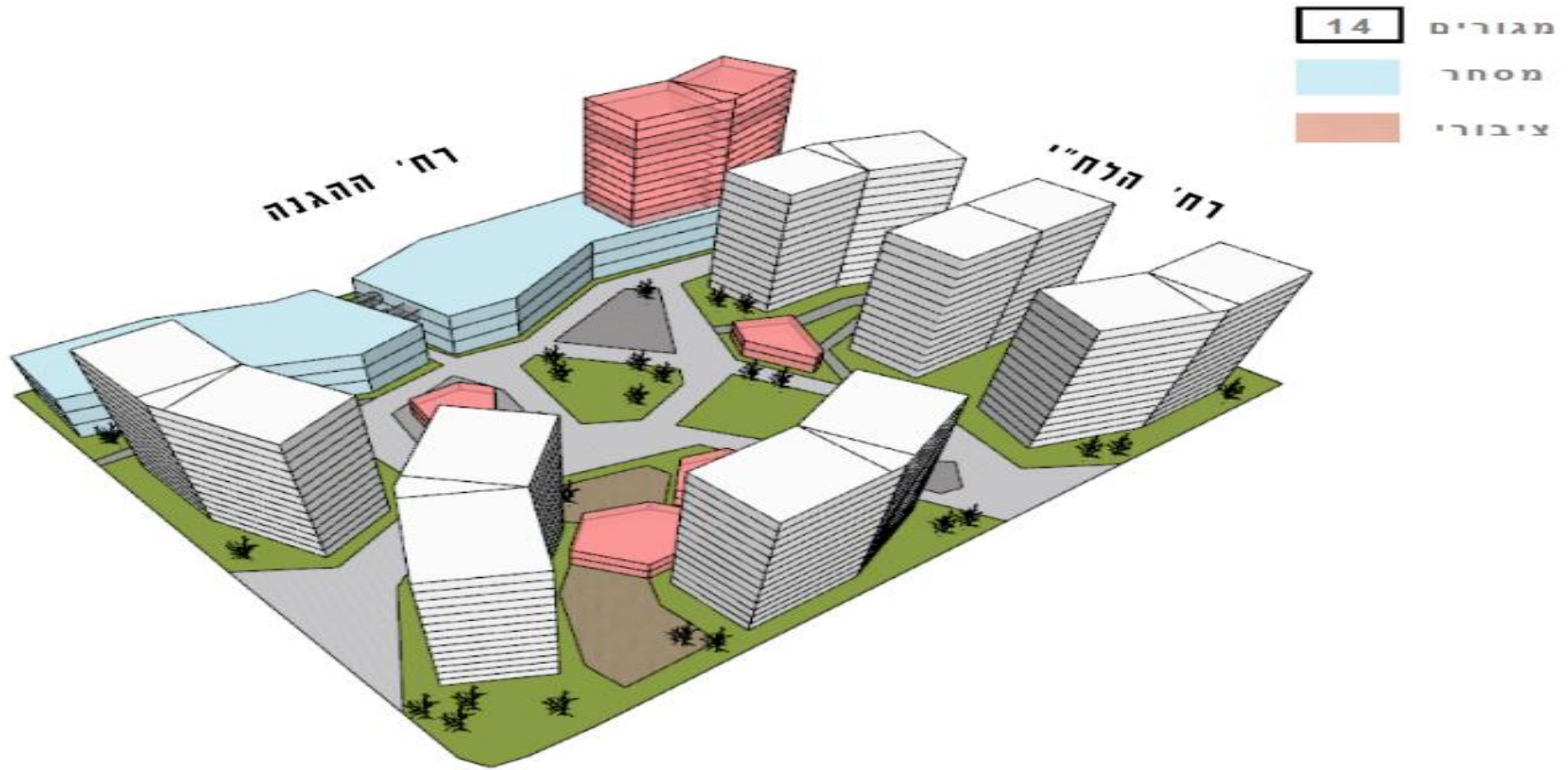


# Danya neighborhood, Rehovot

- ❖ An Evacuation-Construction project in the Denya neighborhood as part of which, a new neighborhood will be built instead of the demolished housing complex buildings. The new design will include complete environmental development.
- ❖ Current Status - a site with 208 housing units, commercial areas, and public buildings.
- ❖ Future planning - about 730 housing units, commercial areas, employment, and public buildings.
- ❖ Denya's population is heterogeneous and consists of secular, religious and ultra-Orthodox communities as well as veterans and new immigrants.
- ❖ The project is intended for the improvement and upgrade of the city, for the benefit of the rights holders, and for sale as well as for the expansion of Avilia's rented housing areas.



# Danya neighborhood, Rehovot



בינוי עקרוני מוצע

# Hashekem Covered Passageway, Rehovot

- ❖ At the heart of the commercial center of Rehovot between Herzl and Ahad Ha'am streets, you can find the Shekem Covered Passageway.
- ❖ Current Status - 54 housing units and 37 stores in four buildings.
- ❖ Future planning - 3 commercial and employment floors at an area of about 6,500 square meters with two towers, consisting of about 190 housing units.
- ❖ The strategic central location of the project renders it very significant in the renovation of downtown Rehovot.
- ❖ The project is intended for the improvement and upgrade the city's facade, for the benefit of the rights holders, and for sale as well as for the expansion of Avilia's rented housing areas.



# Hashekeo Passage, Rehovot

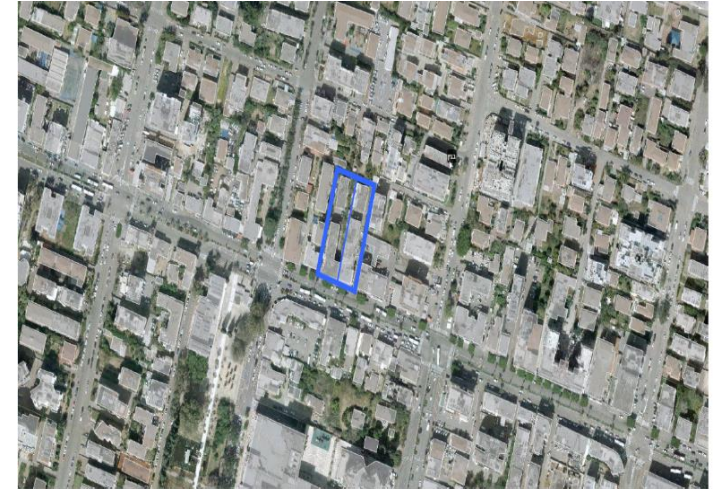
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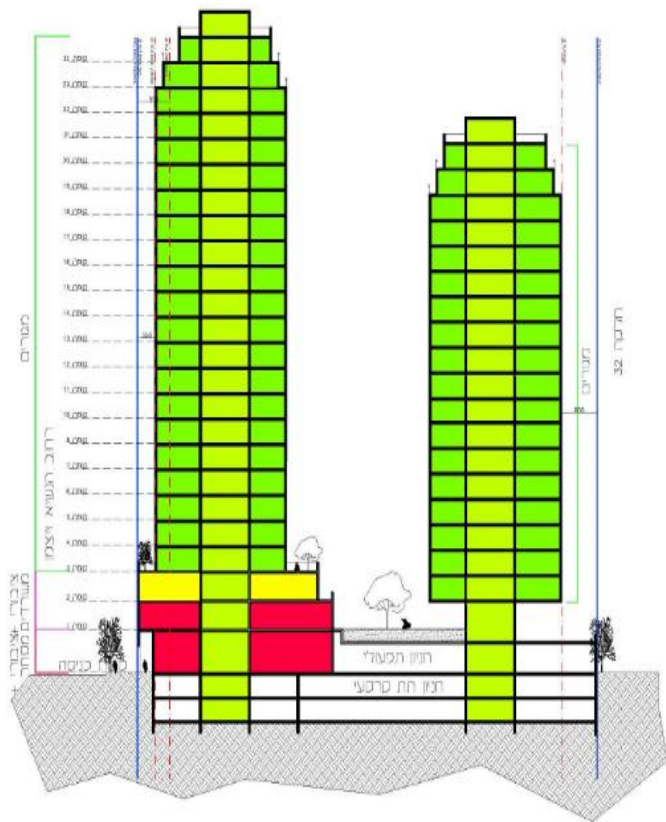


# 35-36 Hanasi, Hadera

- ❖ An Evacuation-Construction project that includes four buildings to be demolished and replaced by two new towers, while allocating areas for public use and creating quality commercial and office spaces.
  - ❖ Current status - a complex that includes 51 commercial and residential units.
  - ❖ Future planning - about 200 housing units, commercial areas, employment, and public buildings.
  - ❖ The site is located on Hanasi Avenue in the revitalized center of Hadera.
- As part of the project planning, a solution will be provided for the significant development of the boulevard and its renewal through careful and creative planning.
- ❖ The project is intended for the improvement of the city of Hadera, for the rights holders, and for sale.



# 35-36 Hanasi, Hadera



גרעין מגורים - מגורים - ציבורי - גרעין תעסוקה - תעסוקה - מסחר

חתר א-א



מבט מדרום

# Hashaked Tuchman, Rehovot

- ❖ At the heart of the renewed Kiryat Moshe neighborhood, 42 ground-level residential units are built in seven buildings of 6 units each.
- ❖ According to HPP 1086, 108 housing units may be built in each of the buildings, in addition to commercial and employment areas.
- ❖ The project is intended for the benefit of the rights holders, and for sale as well as for the expansion of Avilia's rented housing areas.



Current situation



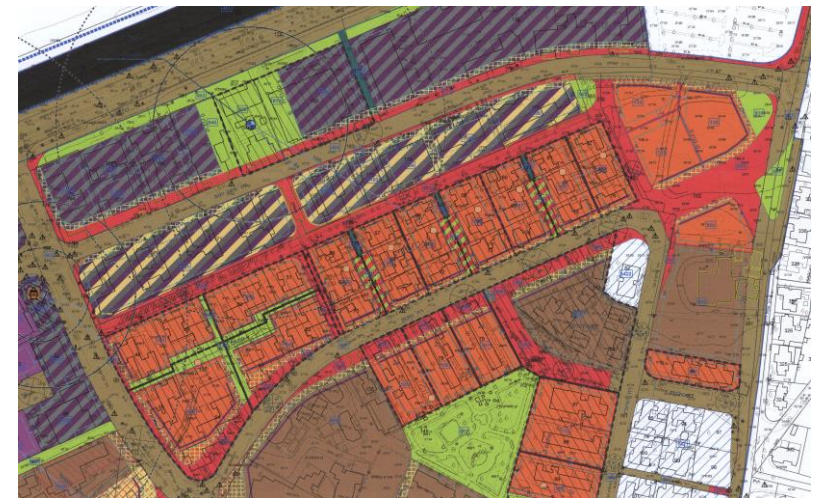
Planned

# Kiryat Hamelacha, Rehovot

- ❖ According to HPP 1086, the existing traditional workshouses will be demolished and about 20,000 square meters of commerce and employment will be built, with about 500 housing units in the residential towers above.
- ❖ Kiryat Hamelacha has 37 rights holders who have joined forces in order to realize the project.
- ❖ Avilia participates in a tender managed by the rights holders and their representatives.
- ❖ The project is intended for the renewal of the city of Hadera, for the rights holders, for sale, and for rent.



Current situation



Planned

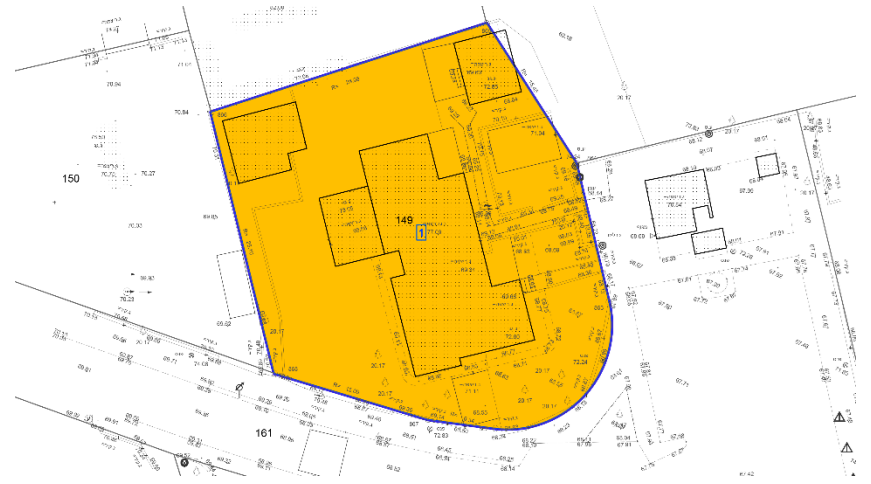
# Cultural Complex, Rehovot

- ❖ The Rehovot cultural complex is located east of Herzl Street and south of Binyamin Street. It surrounds the Hameginim Garden, the Municipal Library and the Culture Center (Beith Hatarbut).
- ❖ The project planning integrates castling built-up public areas and open public areas, canceling a street section, and planning another street section in its place. As part of urban renewal, 103 existing housing units will be demolished and about 360 new housing units will be built instead. Four buildings are designated for the renewal of condensing construction within the framework of NOP 38/1. 180 housing units will be built on an area of about 9 dunams on which private houses are currently built. Commercial and employment areas will be built along Herzl Street and Binyamin Street.
- ❖ The project is designed to improve the city facade, to add public buildings, to create an urban planning sequence between the Municipal Library and the Culture Center and Hameginim Garden, to the benefit of the rights holders and for sale.



# Alumot, Rehovot

- ❖ The Alumot project is an example of several projects planned by Avilia on stand-alone plots, whether under the NOP 38/2 procedure or in combination transactions.
- ❖ Located in the Oshyiot neighborhood in Rehovot.
- ❖ Land at an area of about 1 dunam.
- ❖ Demolition of an existing building and construction of an apartment building with 21 units as part of NOP 38/2.
- ❖ The project is intended for the improvement and upgrade the Oshyiot's facade, to the benefit of the rights holders, and for sale.



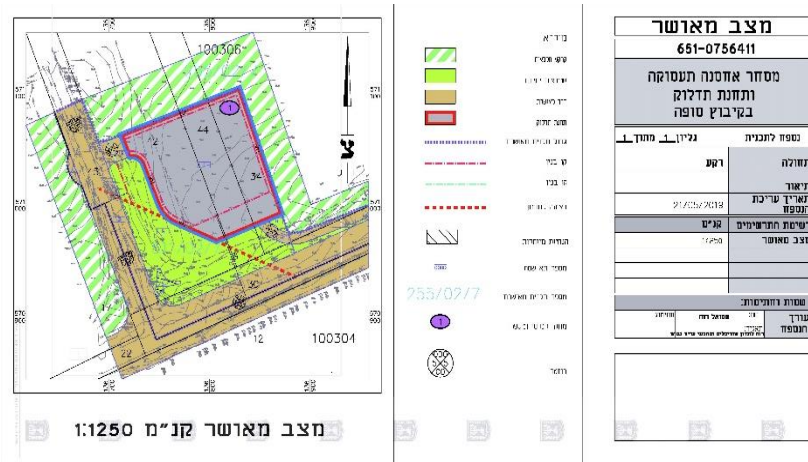
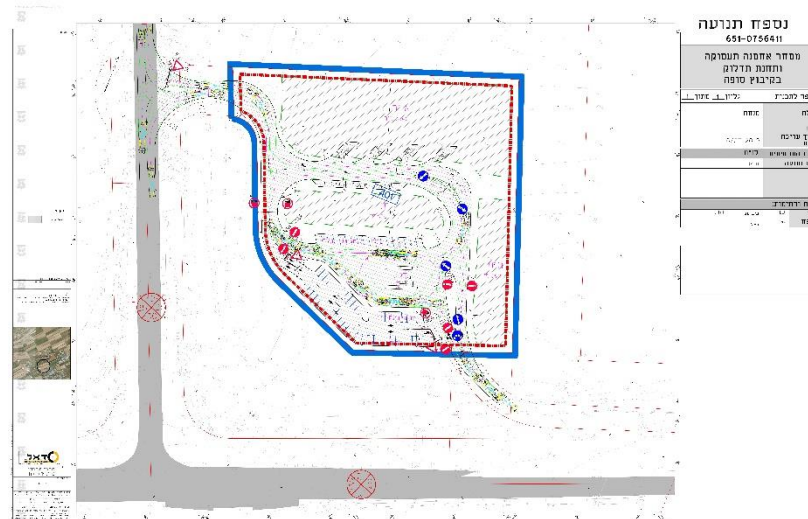
# Kibbutz Yad Mordechai

- ❖ The project is located at the Yad Mordechai junction and is in partnership with the kibbutz.
- ❖ Land at an area of about 40 dunams on which about 1,800 square meters of commercial building and a gas station are built, fully leased.
- ❖ The Group is planning to change the existing City Master Plan, and establish a project with commercial, employment and logistics areas of approximately 40,000 square meters.
- ❖ The entire project is intended for rent.



# Kibbutz Sufa

- ❖ The project is located at the entrance to Kibbutz Sufa situated in the area adjacent to the Gaza strip and is carried out in collaboration with the kibbutz.
- ❖ Land at an area of about 13 dunam.
- ❖ The Group plans to establish approximately 5,500 square meters complex with a commercial center, a gas station, and logistics and storage buildings.
- ❖ The entire project is intended for rent.



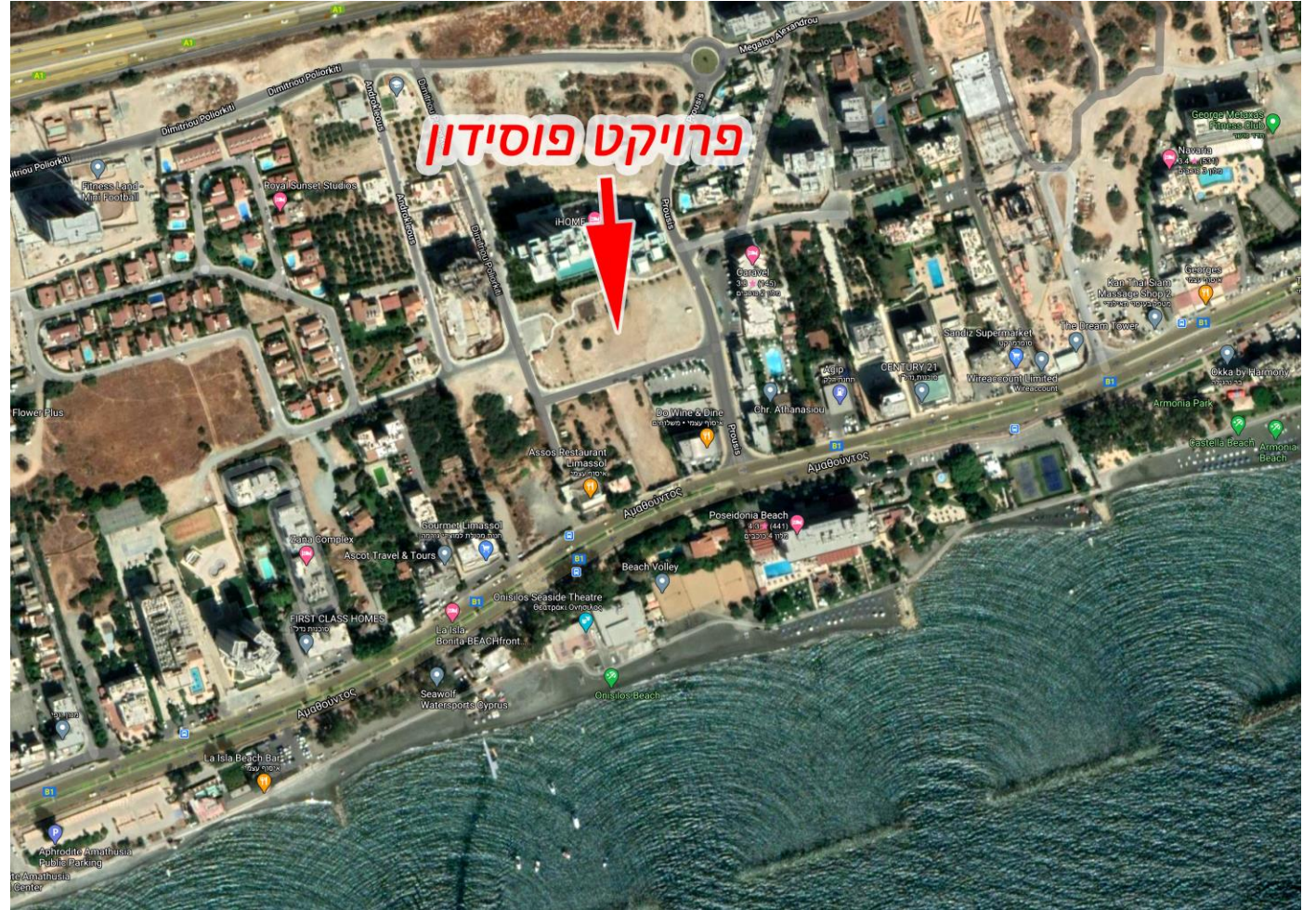


# Poseidon, Limassol Cyprus

- ❖ Avilia Group has established a subsidiary engaged in real estate development in Cyprus.
- ❖ The company is currently building the POSEIDON project - a boutique building, which includes 13 luxury apartments, at a prime location in Limassol.
- ❖ The project is expected to be completed at the end of 2023.
- ❖ The project is intended for sale.



# Poseidon, Limassol Cyprus



# Ayia Napa, Cyprus

- ❖ The project is located in the resort town of Ayia Napa, at a strategic location, about 300 m from its most famous beach - Nissi Beach, and at a similar distance from the new marina.
- ❖ Avilia plans to build an ecological resort village on an area of about 38 dunams, surrounded by a nature reserve, with sports facilities and about 320 residential units.
- ❖ The project is planned for leasing and/or sale.





# אביליה

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office@avilia.co.il  
www.avilia.co.il

טלפון: 08 931 4114  
פקס: 08 947 1062

רחוב אופנהיימר 10  
רחובות 7670110