

# Carmei Gat

— SPECIAL —

**Bemuna group**



## **Semi-Detached Villas**

Private entrance,  
smart home, large  
gardens, and swimming pools



## **Boutique buildings**

Large and spacious 3-5 room  
apartments with sukkah  
balconies, 5-6 room garden  
apartments and penthouses



## **Towers**

Elegant lobby and a gym.  
3-5 room apartments, beautiful  
view, 5-6 room garden  
apartments and penthouses



## **Bemuna Group**

Welcome to Bemuna, a well-established Israeli construction and development company. We have a wealth of experience developing successful projects throughout Israel, working alongside renowned architects to deliver quality residences. With substantial financial backing and support from top banks, Bemuna Group is dedicated to marketing high-quality apartments while maintaining affordable prices.





## Exceptional Housing

Discover a remarkable housing project in the heart of the thriving Anglo-Saxon community in Carmei Gat. This unique development showcases 334 meticulously designed units, offering a range of 2-6 bedroom apartments, garden apartments, penthouses, and villas with pools. Experience quality craftsmanship with high technical specifications incorporated into each residence. Choose your ideal home from this collection of excellent living spaces.

## Location

Strategically situated next to Highway 6, Carmei Gat offers exceptional connectivity, with a conveniently located train station and efficient public transportation options. Tel Aviv is an effortless 38-minute train ride, and Modiin is a 35-minute drive.





## Dynamic Lifestyle

Carmei Gat is a vibrant neighborhood with abundant parks and cultural centers. Staying active is easy with local bike trails, basketball, soccer, and tennis courts. Take care of all your shopping needs at nearby malls and shopping centers. This remarkable neighborhood is also home to schools, synagogues, a well-connected train station, a picturesque amphitheater, and a range of essential amenities. Experience the best of suburban living in Carmei Gat.

scan to see  
the park:



## Technical Specifications for Bemuna Special Luxury Villas

### Electricity

All units have Shabbat clocks  
(One for lights and one for AC)

- Three-phase electricity (3 x 40 amps)
- Central Air Conditioning
- Electric shutters in all rooms except for mamad, bathrooms and service rooms with the option to manually open on Shabbat.
- Intercom system with a color screen
- Smart Home - 25 electrical points (placed at developer's discretion)
- EV charger

### Kitchen

Includes 10 meters of upper and lower cabinets and a two-meter island

- Two sinks with a choice of acrylic or stainless steel
- Quality pull-out kitchen faucets
- Two sets of soft-close drawers
- Three Caesar marble countertop options to choose from (2 cm)
- Cabinet space for a built-in oven and microwave (2.2 meters high)
- Water and electrical preparation for a dishwasher

### Flooring

- 100x100 cm tiles for the living room and kitchen - choice of 12 shades
- 80x80 cm tiles for the bedrooms and hallways - choice of 12 shade
- 33x33 cm tiles in the bathrooms, service area, and balconies R10 anti-slip, choice of 12 shades
- 120x60 cm tile cladding in the bathroom and master bathroom up to the ceiling

### Bathroom & accessories

- Wall-hung toilets in all bathrooms
- Washing station with cabinet outside of the guest bathroom
- Built-in vanity with mirror in the main bathroom and master bathroom

### General amenities

- Designed front door
- Soundproof door in the master bedroom
- Interior doors: choice of 3 shades, including white.
- Additional door for bomb shelter & sliding window in the bomb shelter—according to the revised code.
- Quality windows installed with bug screens
- Water and gas points in the garden and roof balcony
- Outdoor kitchen valued up to \*₪20,000. The kitchen will be installed on the roof balcony.

\*Kitchen and vendor selection is at the developer's discretion.





## Technical Specifications for Bemuna Special Luxury Apartments

### Electricity

All units have Shabbat clocks  
(One for lights and one for AC)

- Three-phase electricity (3 x 25 amps)
- Preparation for central air-conditioning
- Electric shutters in all rooms (except for mamad, bathrooms, and service rooms) with the option to manually open on Shabbat.
- Intercom system with a color screen
- Smart Home - 10 electrical points (placed at the developer's discretion)

### Kitchen

Includes upper and lower kitchen cabinets

- Two-bedroom apartments have 8 meters of kitchen cabinets
- Three-bedroom apartments have 10 meters of kitchen cabinets
- Four and five-bedroom apartments have 12 meters of kitchen cabinets
- Two sinks with a choice of acrylic or stainless steel
- Quality pull-out kitchen faucets
- Two sets of soft - close drawers
- Three Caesar marble countertop options to choose from (2 cm)
- Cabinet space for a built-in oven and microwave (2.2 meters high)
- Water and electrical preparation for a dishwasher

### Flooring

- 80x80 cm tiles in the living room and kitchen - choice of 12 shades
- 60x60 cm tiles in the bedrooms and hallways - choice of 12 shades
- 33x33 cm tiles in the bathrooms, service area, and balconies R10 anti-slip
- Tile cladding in the main bathroom and master unit up to the ceiling

### Bathroom & accessories

- Wall-hung toilets in all bathrooms
- Washing station with cabinet outside of the guest bathroom
- Built-in vanity with mirror in the main bathroom and master bathroom

### General amenities

- Designed front door
- Soundproof door in the master bedroom
- Interior doors: choice of 3 shades, including white.
- Additional door for bomb shelter & sliding window in the bomb shelter—according to the revised code.
- Water and gas outlets on the main balcony and roof balcony
- Quality windows installed with bug screens







**BEMUNA**   
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