# VENICE ON THE RED SEA

## A NEW LUXURY PROJECT FROM YOSSI AVRAHAMI & ALMOGIM | STANDARD

### The Complex

- Perimeter security camera system for 24/7 monitoring of the complex, based in the main lobby
- Preparation for security cameras in the elevator lobbies on each floor
- Well-equipped gym*
- Private swimming pool with shaded areas*
- Business lounge*
- Spa with treatment room*
- Pilates studio*
- Various commercial areas for residents' wellbeing
- Construction in accordance with green building guidelines
- Beautiful landscaping and unique development of the grounds, including an ornamental pool
- Exclusive, opulent main lobby
- Impressive elevators outfitted with a command & control system

* Dependent upon receipt of a phase 2 building permit and subject to planning feasibility and the developer's discretion

### The Apartment

- CCTV intercom with a color screen at each apartment entrance
- TV and telephone outlet in every room
- High-quality electrical fixtures
- Three-phase electrical connection
- Sun terrace with a stylish aluminum railing, including a water faucet
- Double-glazed windows
- Elegant Rav Bariach security door at the apartment entrance
- Interior doors – powder-coated doors with concealed hinges from the Pandoor Unique line or equivalent, with a choice of shades available, including white

### Kitchen

- High-quality (plywood) upper and lower kitchen cabinets, available in a range of colors with advanced soft-close technology by Blum or equivalent
- Magnificent countertop by Caesarstone or equivalent, available in a choice of shades
- Stylish kitchen faucet with a pull-out sprayer
- Flush-mount acrylic sink

### Flooring & Wall Tiling

- Flooring – 80x80cm granite porcelain tiling, available in various colors
- Bathroom flooring – 33x33cm / 60x60cm granite porcelain tiling
- Bathroom wall tiling – 60x120cm tiling, in a choice of leading ceramic lines
- Wood-look granite porcelain flooring on the sun terrace, or equivalent

### Bathrooms

- Premium gooseneck faucets
- Stylish bathroom cabinet with an integrated sink and mirror
- Built-in mixer with a 4-way diverter valve in the shower
- Wall-mounted toilets with concealed cisterns
- Shower head + arm-mounted sprayer
- Water heater – with a solar heating system

### Electrical Systems

Each apartment includes a smart system with control over:

- Air conditioning
- 6 lighting circuits
- Water heater

### Air Conditioning

- Full mini-central inverter-type apartment air conditioning system (not including bathrooms)



IMAGE FOR ILLUSTRATION PURPOSES ONLY

Design by STUDIO NERUBAY

* Public areas are subject to change, dependent upon receipt of the permit.
* These specifications are presented in principle only and are subject to change.
The company will only be bound by the specifications attached to the sales contract signed by the company and the buyer. E&OE.

ALMOGIM

YOSSI AVRAHAMI Elevated Living

**Contact us *5944**