



CONSULTING & INVESTMENT

SYNERGY PRESENTS

**GIVAT**

**BERESHIT**

**JERUSALEM**

# The Power of Community. The Strength of a Collective.

## **The Power of Community**

We consolidate investors into a single purchasing framework to create effective buying power.

## **Volume Deals**

By uniting as a collective, we negotiate with developers seeking large-scale transactions, securing deep discounts and unprecedented benefits not available to individual buyers.

## **Market Context**

In a market shifting due to interest rates, this is a rare window of opportunity for investor communities to execute acquisitions on a significant scale.

# Comprehensive professional oversight from acquisition to management.

We provide full local management for a Hands-off experience.



## Identification

Sourcing high-potential projects and conducting initial negotiations.



## Closing

Legal negotiations, contract drafting, and financing review.



## Property Management

Tenant sourcing, rent collection, and ongoing maintenance.

# A new standard of living in Jerusalem.

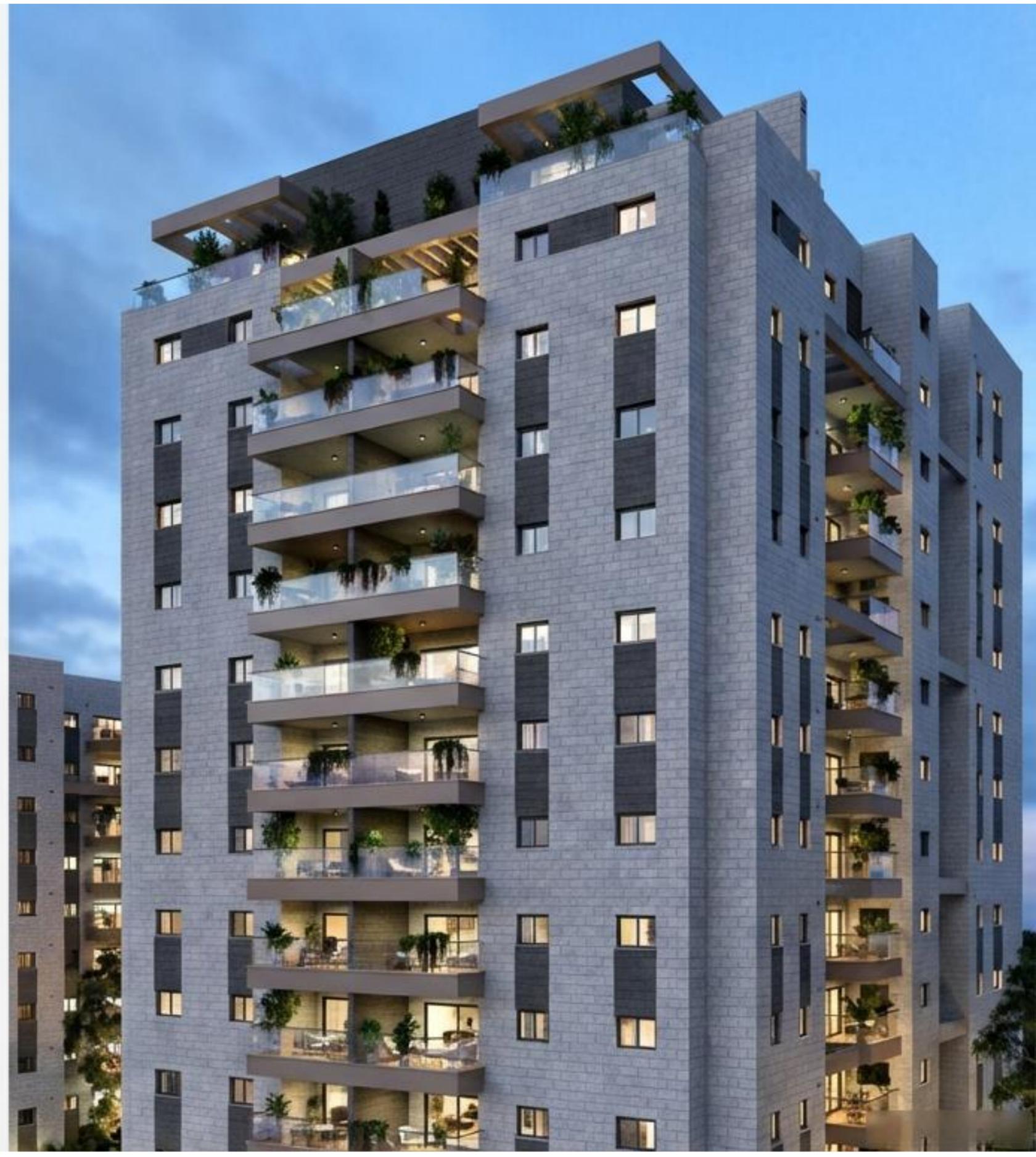
Givat Bereshit by Effi Capital.

## The Vision

The flagship project at the city's southern entrance, offering a unique green residential experience alongside a vibrant Zionist community.

## The Developer

Developed by Effi Capital, Shoval Nachshon, and Saleet. Effi Capital has redefined living experiences in Israel since 2006, with a backbone of approximately 8,600 housing units.



# Designing a superior quality of life.

## Vast Scale

Three impressive complexes spanning the northern and southern parts of the neighborhood.

## Striking Presence

15 meticulously designed buildings, ranging from 7 to 13 stories.

## Diverse Selection

693 unique residential units: 3-5 rooms, garden apartments, and luxury penthouses.





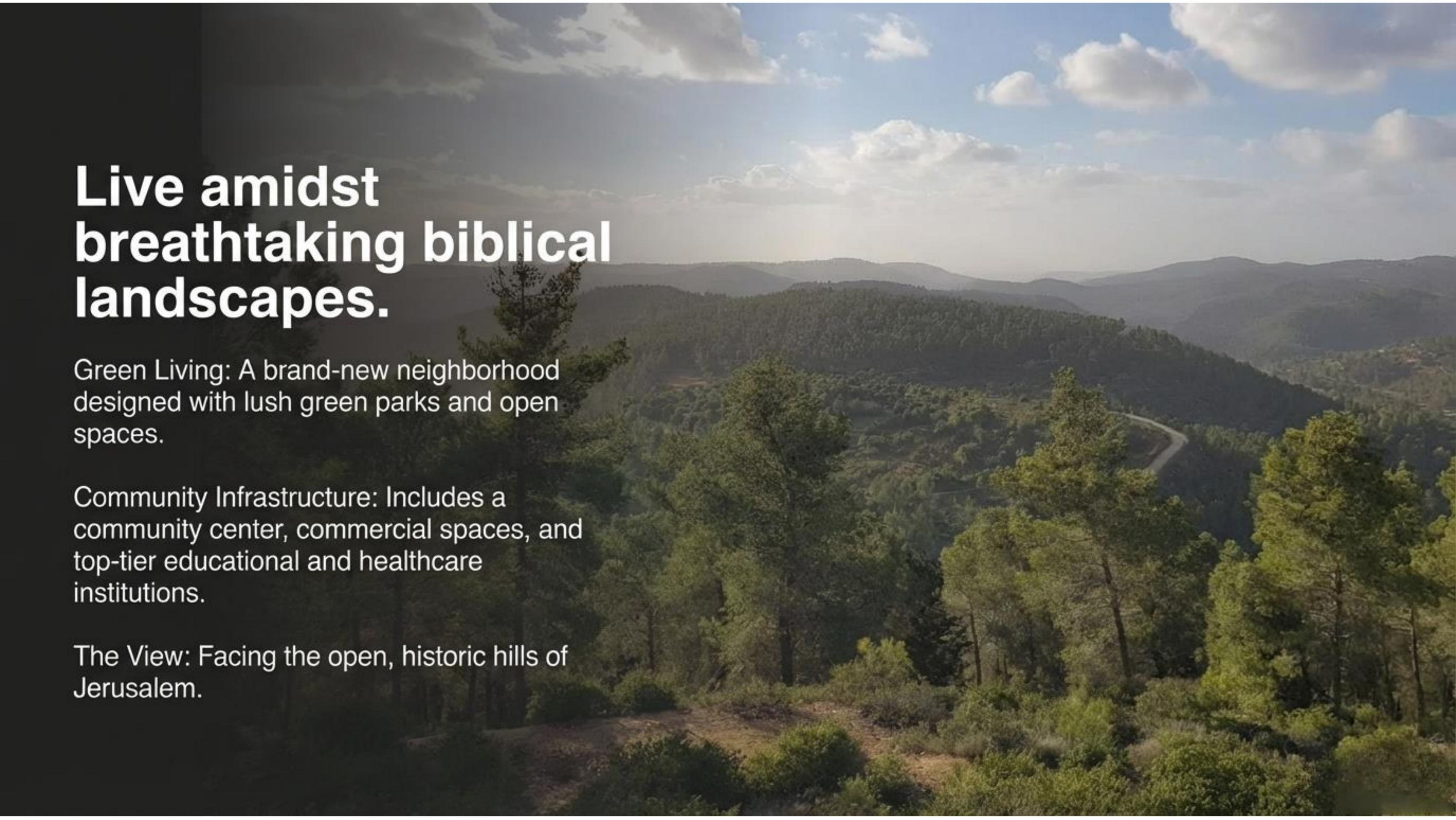
## The spiritual center, accessible in minutes.

**Strategic Hub:** Located at the southern entrance between Begin Road and Highway 60. Easy access to Gilo, Talpiot, Baka, and Ramat Rachel.

**The Blue Line:** The Light Rail passes nearby, guaranteeing quick access to city attractions.

### Proximity:

- 15 minutes to the Western Wall and Ein Kerem.
- 10 minutes to the Biblical Zoo, First Station Complex, and Malcha Mall.



# Live amidst breathtaking biblical landscapes.

Green Living: A brand-new neighborhood designed with lush green parks and open spaces.

Community Infrastructure: Includes a community center, commercial spaces, and top-tier educational and healthcare institutions.

The View: Facing the open, historic hills of Jerusalem.



# Luxury is standard.

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## **Chef's Kitchen**

High-quality soft-close cabinets, Caesarstone surfaces (4 shades), and pull-out faucets.

## **Premium Finishes**

80/80 or 100/100 flooring options, wood-look flooring on balconies, and stylish security doors.

## **Climate & Comfort**

Full air conditioning systems, double-glazed windows, and electric shutters.

## **Advanced Infrastructure**

Three-phase electricity and solar water heating systems.

# The Pinnacle of Givat Bereshit.

Penthouse & Garden Units featuring upgraded specifications for the discerning buyer.

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**Outdoor Living:** Provisions for outdoor kitchens (water, drainage, electricity) in penthouses.

**Luxury Additions:** Provisions for a Jacuzzi or pool in rooftop and garden apartments.

**Power:** Enhanced three-phase electricity (40\*3) to support modern luxury living.





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# Join Our Community.

Secure your place in Jerusalem's next flagship neighborhood.



## Visit Online:

<https://www.synergy-m.com/en/project>

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