



TLV PALETTE

THE TRUE COLORS OF TEL AVIV PRIME LIVING

VERMIZA 4



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At the heart of Tel Aviv's charming Old North, a new boutique masterpiece is now taking shape at 4 Vermiza Street: TLV Palette. Planned and designed by international master architect Gidi Bar Orian, TLV Palette is being brought to life on the perfect canvas – a location that deftly interweaves the precious tranquility and intimacy of quiet side streets with the captivating urban pulse of the metropolis, bordered by the Basel Complex, City Garden mall, Yarkon Park, and the beach.

TLV Palette presents a remarkable lifestyle experience where every detail has been carefully selected and each architectural line is skillfully crafted to create stunning apartments that are both stylish works of art and some of the most luxurious residences in the city.

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— VERMIZA 4 —

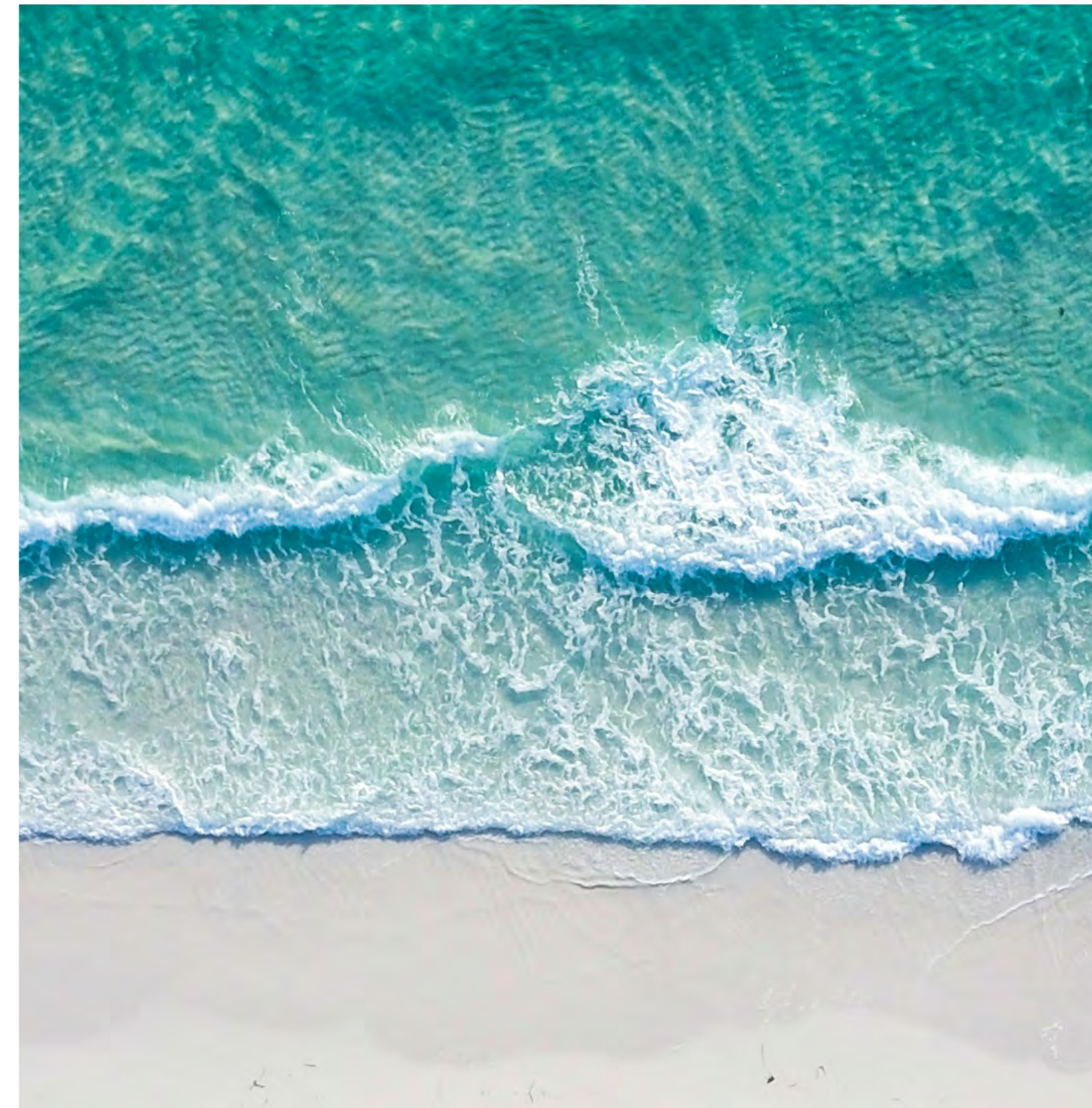
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LIVE BETWEEN THE CITY AND THE SEA BREEZE



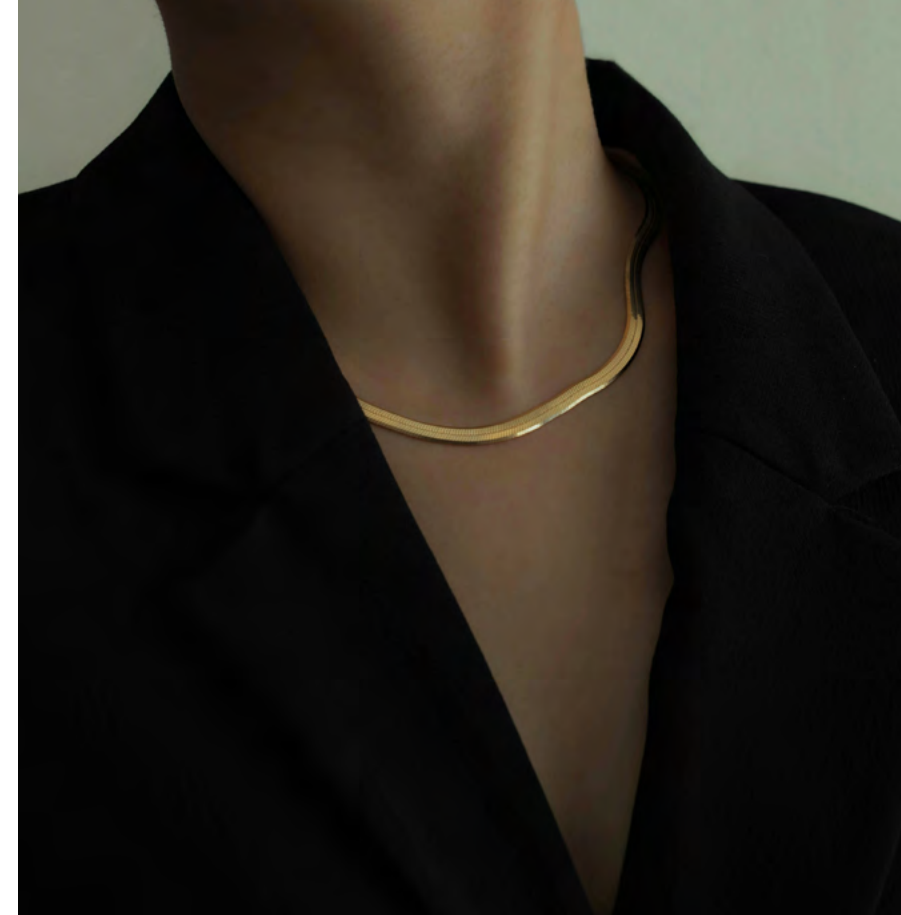
The comfort and serenity you have always been seeking, together with the lifestyle you've always wanted, await you at TLV Palette. Its ideal location in Te Aviv's much-desired Old North neighborhood ensures that you can enjoy the intimate vibe of the peaceful, picturesque streets, where homes are immersed in green gardens, while still being just moments from the city's non-stop action. When you step outside, you can be anywhere in just a few minutes – the Parisian chic and designer stores of the Basel complex, the City Garden mall, Yarkon Park, the beach, and endless cultural and arts centers, trendy cafes, and gourmet restaurants by leading chefs. Close by, you will find some of Tel Aviv's finest educational institutions, as well as a country club, leisure centers, and sports facilities. You will also benefit from the nearby light rail station, many bike paths, and convenient access to main transport routes, so you can travel anywhere in complete comfort.

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A NEW SHADE OF BOUTIQUE LIVING

Studio Apartments

Smart, cozy, and beautifully designed to maximize use of the entire space, the studio apartments offer around 40 sqm of contemporary urban living – with a balcony, of course.

The open-plan design with especially large windows has been carefully planned to usher maximum natural light into the apartment, creating the perfect meeting of style, function, and comfort.

3-Room Apartments

Optimal flow is the design cornerstone for the 3-room apartments, with clean aesthetic lines and large windows promoting a sense of lightness and tranquility – just as you would expect from a boutique Tel Aviv development. The balance between public and private areas, all featuring contemporary interior design, imbues each space with comfort and light, creating the perfect home amid the modern metropolis.

In addition, residents enjoy an especially significant advantage: an underground parking lot that makes a typically stressful experience simple, fast, and easy. This combination of stylish apartments, intimate boutique complex, and the option for private parking adds up to an utterly luxurious residential experience.



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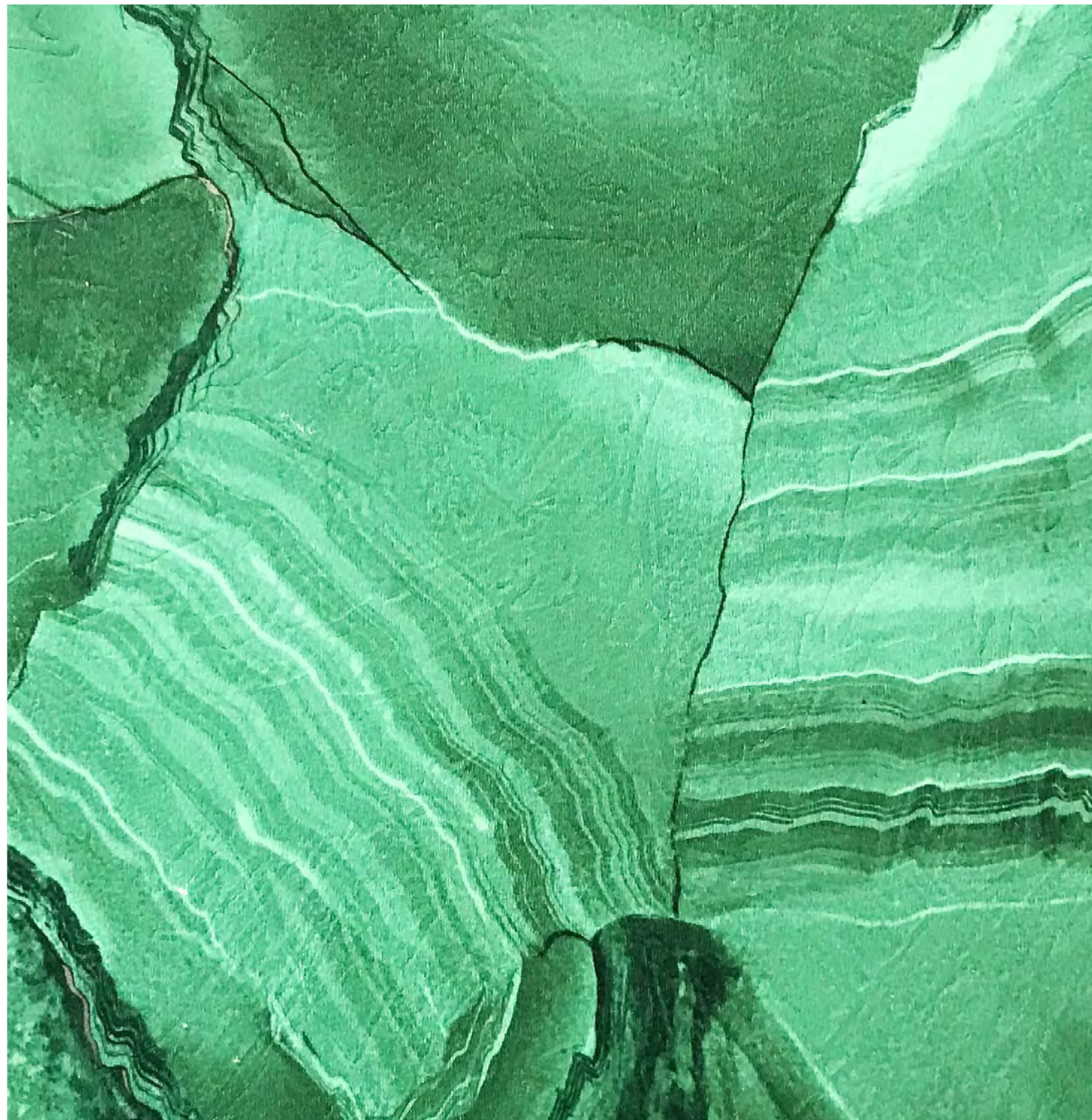
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YOUR GREEN ESCAPE IN THE CITY



The garden apartment at TLV Palette represents a harmonious balance rarely found in Tel Aviv: the authentic sense of being in your own rustic home, while also living at the heart of the bustling city. Natural light fills the spacious rooms and the garden, which is especially large for the city and becomes an extension of the home for meals, hosting guests, morning activities on the lawn, or a quiet evening in green surroundings.

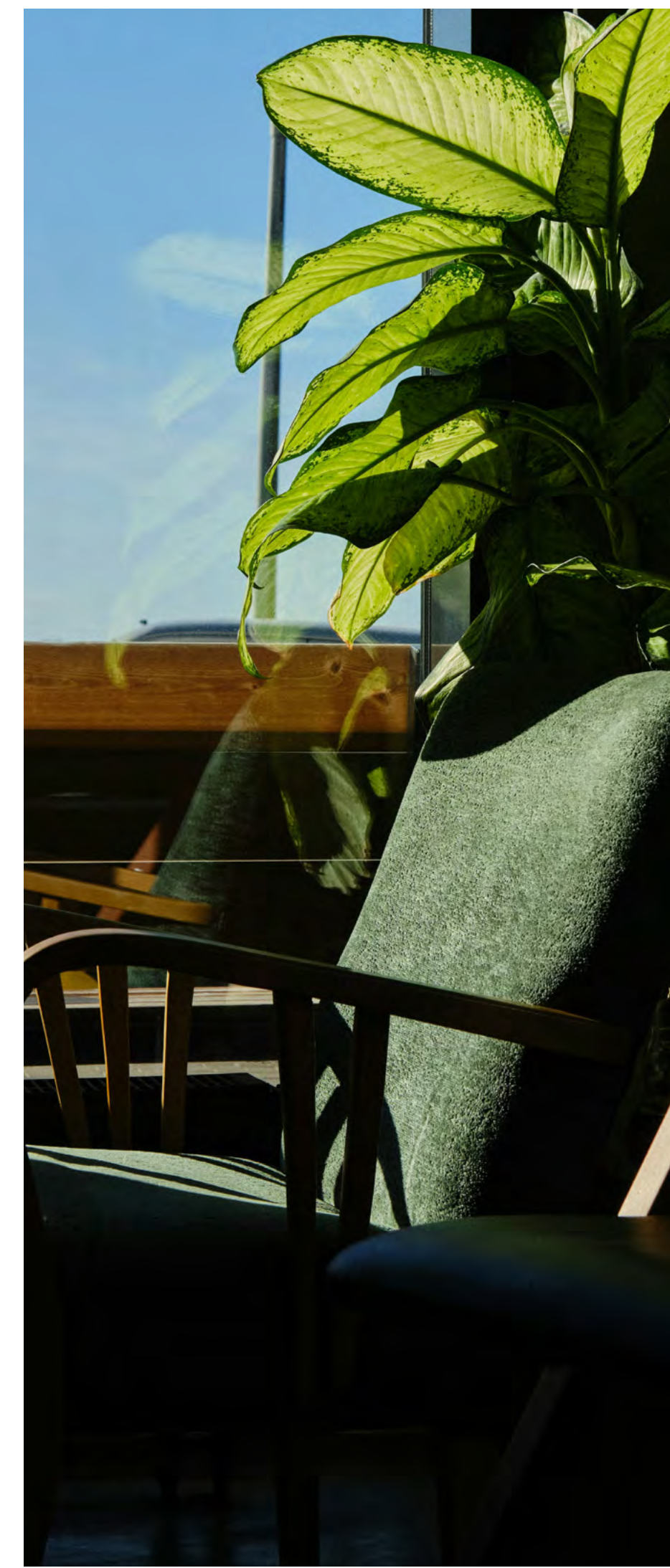
This is a garden apartment that has been carefully designed to nurture the perfect tranquil, comfortable, and refreshing daily lifestyle.

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ELEVATE YOUR LIFE WITH PALETTE'S EXCLUSIVE PENTHOUSES



TLV Palette's pièce de résistance is a breathtaking 309 sqm penthouse that spans the entire floor, including balconies and a private rooftop pool. The exquisite architectural design creates an unparalleled lifestyle experience: immense rooms, bounded by magnificent windows that enable light to flow into the apartment from every direction.

On the rooftop, the private pool and relaxation area are the ideal setting for hosting guests and admiring gorgeous Tel Aviv sunsets, with panoramic views of the Old North and the entire city.

Simply a once-in-a-lifetime experience, in a penthouse that raises the bar for luxury **high above your wildest expectations.**

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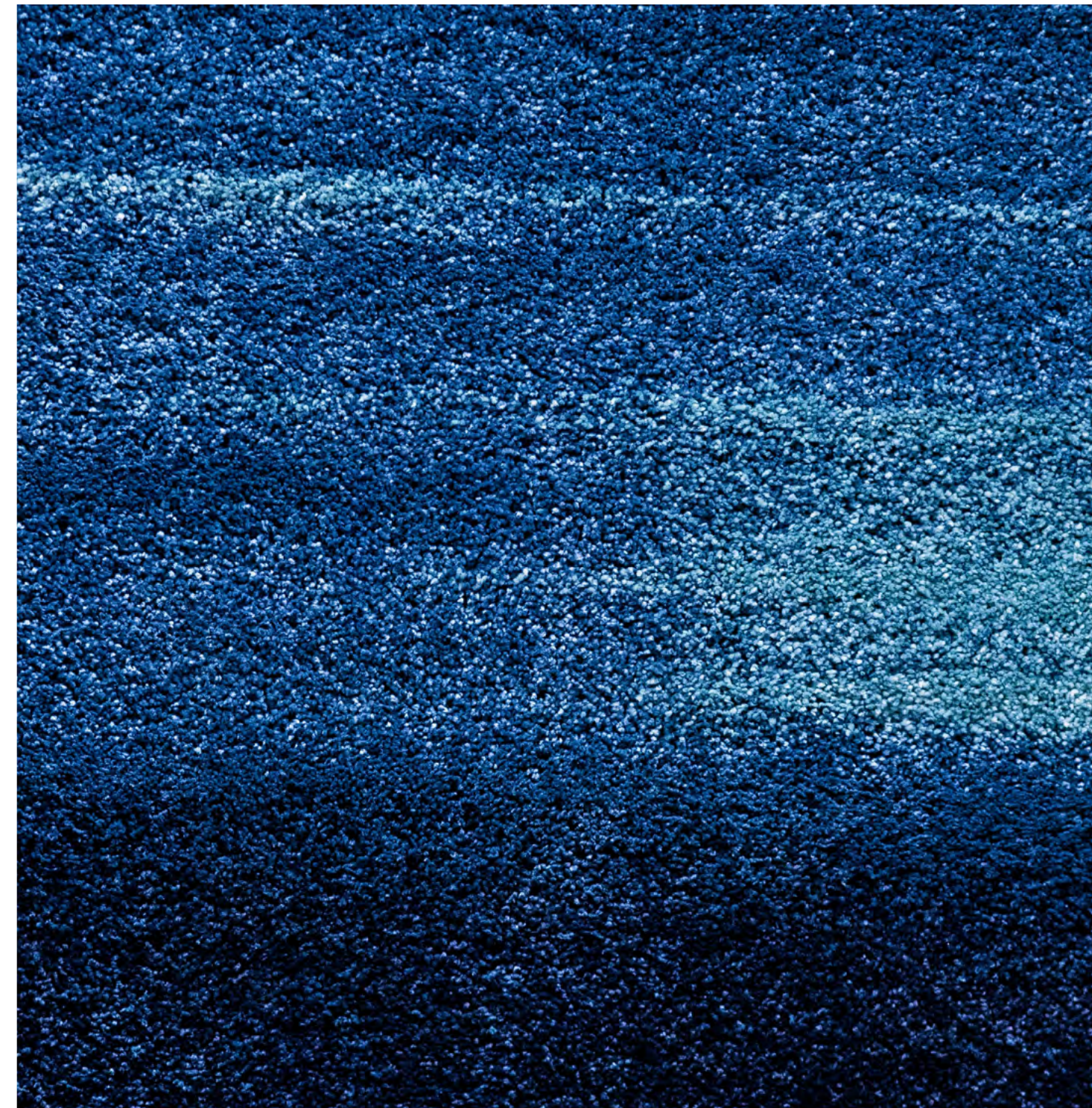
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PALETTE'S ARCHITECTURAL EXCELLENCE, INSPIRED BY VISION AND DETAIL



Bar Orian Architects is considered one of the most influential and significant firms in the design and continued urban development of Tel Aviv–Yafo.

The firm has gained considerable international recognition for its expertise in preserving historic buildings and making additions in a way that creates a smart contemporary design language while maintaining the utmost respect for the original urban fabric.

Bar Orian is known as a central guiding force that is leading Tel Aviv into a new design era as the firm redefines local architecture through a succession of modern yet timeless projects that share clean, precise creative concepts.



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THE DEVELOPERS



ABOUT US

Eitan Group was established in 2007 and became one of the first Israeli companies to successfully perform TAMA 38 urban renewal projects, which were fully occupied by satisfied residents. Thanks to its proven development and contracting capabilities, the Group is currently undertaking several projects in major cities nationwide, with a particular focus on Tel Aviv. Eitan Group is staffed by top-tier professionals from fields including architecture, engineering, construction, parking solutions, landscaping, and infrastructure. Their extensive experience and high standards ensure that all projects will be conducted professionally, reliably, and within a short timeframe, achieving all objectives without burdening residents with any hassle or cost. The Group's real estate knowledge and experience, including specific TAMA 38 expertise, as well as its financial strength, guarantee compliance with all commitments and targets. Construction plans are advanced quickly and efficiently, with the approval of all relevant parties and authorities, and while exercising the rights of the apartment owners in the best and most profitable manner. Eitan Group customers enjoy full confidence and peace of mind at every stage, with the knowledge that the wonderful plan provided on paper at the beginning of the process will shortly come to life in the form of an impressive structure.