



# Ultimate Living

Unique - Secure - Luxurious

## Arsuf, Israel

- Cliff-top ocean view - Hi-tech 'Smart' home
- Exclusive private gated community
- Architectural award winning design
- Minutes from Tel Aviv, Herzeliya, Netanya, Ra'anana - business, entertainment, and shopping centres



Perched on a cliff-top with a panoramic ocean-view - just 100 metres from the sandy beach, in a peaceful corner of a wildlife nature reserve, you will find this exquisite world-class, award-winning architectural sculpture, combining the highest design and construction standards with a wealth of user amenities.

If your dream is living on the Mediterranean shores, away from crowded streets and the hustle and bustle of the metropolis, yet still within a few minutes drive of the most vibrant business and entertainment centres that Israel has to offer, then you have just fulfilled that dream.

Located within just a 15 minute drive from Tel Aviv, 10 minutes north of the prestigious Herzeliya Pituach and its Marina and Yacht Club, 10 minutes south of Netanya, 10 minutes west of Ra'anana and on the doorstep of the Ga'ash Golf Course, mineral hot springs, and Shefayim Aqua Park.

Easy access to Route 2 (Tel-Aviv – Haifa), the Ayalon Intercity Highway (Tel Aviv & Jerusalem) and Route 6 – Trans-Israel Highway.

High-end finishes and textures in a luxury living environment of 380 square metres – on one spacious level.

Adding a stunningly modern and elegant look to the striking hi-tech apartment are full height and full width double glazed sliding windows, recessed LED ceiling lights and low level night-time automatic spot lamps.

External and internal CCTV surveillance and private access control by modern advanced hardware and software systems supported by regular mobile security patrols.

The master bedroom suite contains built-in wall-to-wall wardrobes with a recessed leather faced entertainment niche. An en-suite bathroom features a free-standing double bathtub, a double-sink vanity unit, twin his and hers showers with steam room capability, and all with a breathtaking ocean view through fully glazed sliding doors leading to the terrace and Jacuzzi.

All three guest double-bedroom suites feature en-suite luxury bathrooms.

The professional-class kitchen is by the world-renowned Schiffrini of Italy and contains an abundance of storage cabinets. A generous island unit offers preparation, cooking and serving facilities as well as a casual bar eating area.

Equipment includes: two Sub-Zero fully integrated refrigerators and full size freezer, two Bosch dishwashers, Miele oven and microwave and a 36 bottle wine chiller. A 4-ring gas hob, magnetic induction cooktop, instant hot tap and two stainless steel sinks complete the specification.

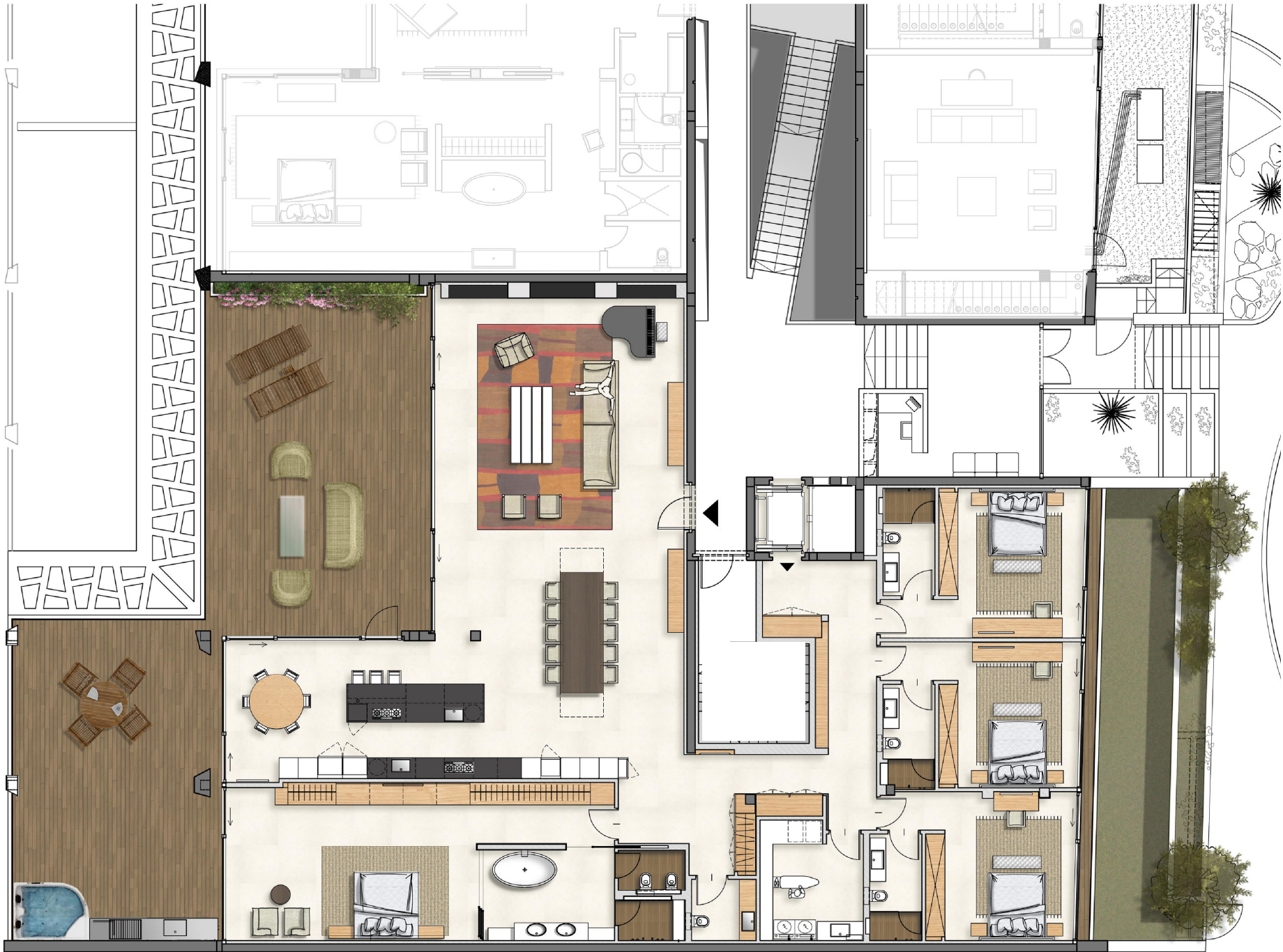
Climate and temperature control throughout the apartment is achieved by a radiant heat under-floor system integrated with a Mitsubishi air conditioning system, electric sunshades, and shutters, all controlled and coordinated by a Crestron 'Smart' home-automation system.

Enjoy exquisite evening sunsets and cooling ocean breezes from either of the west facing teakwood-decked terraces whilst sipping Champagne in the 6-person Jacuzzi before indulging in a barbeque feast from the outdoor kitchen.



The super-sized lounge with its full-width terrace overlooking the ocean offers a generous entertainment area with built-in handcrafted wall cabinets, high-end concealed audio sound system and a roll-down giant multimedia screen with a ceiling-retractable digital projector. All completed by a modern gas fireplace creating a cozy atmosphere on those cold winter nights.

Dining facilities, comprising an extendable dining table, accommodate 18 guests with ease.



# Specifications

## Apartment

A single-level apartment consisting of lounge, dining area, kitchen, breakfast corner, master bedroom with en-suite bathroom, three double guest suites each with an en-suite bathroom, guest cloakroom, laundry/utility room, service/technical room, sound, media and security facility and central vacuum cleaning system.

Internal area: 378 M2 (4,068 sq ft)

External terraces: 145 M2 (1,560 sq ft)

## Parking

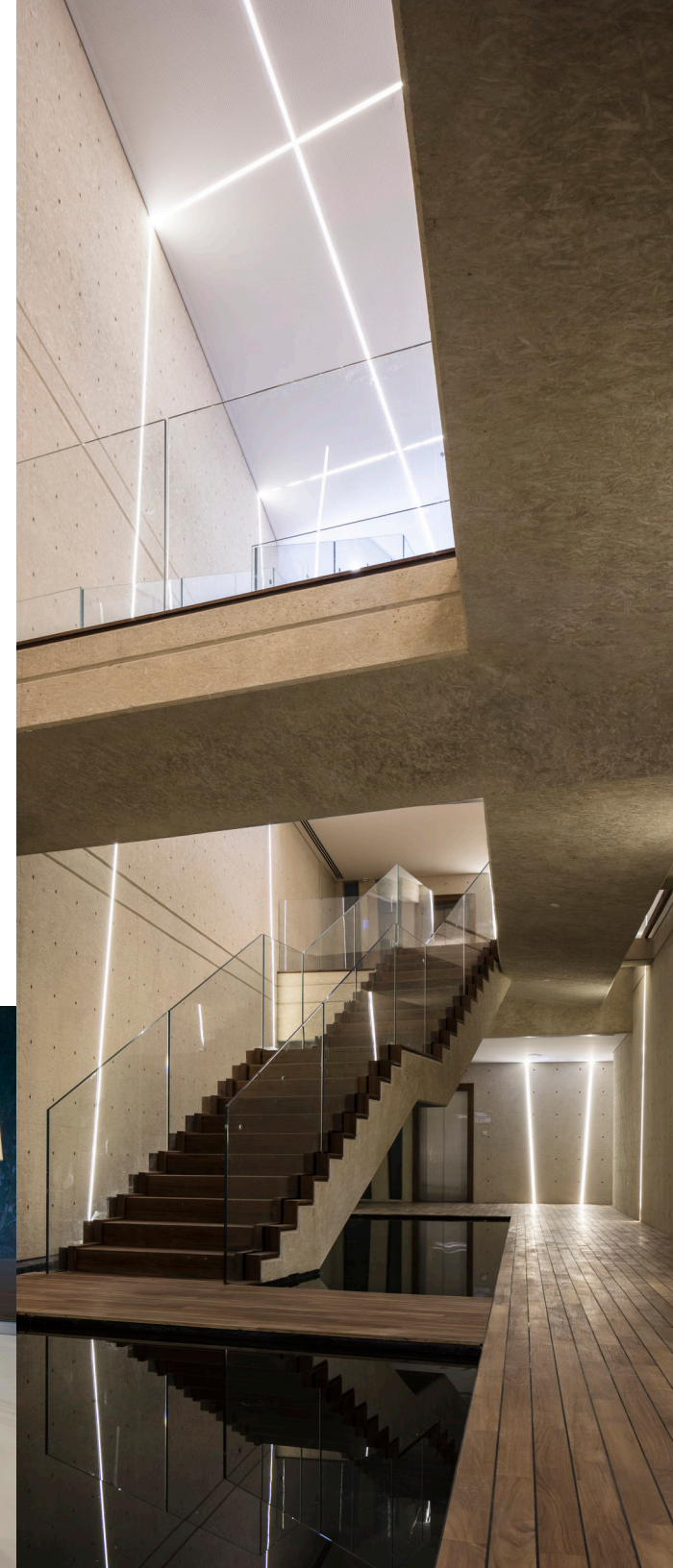
Secure communal gated underground parking for 3 cars with elevator leading directly to the apartment.

## Building

Completed in 2016, consists of 9 luxurious individually designed apartments located on the cliff-top overlooking the ocean and sandy beach below.

Communal and private amenities include:

- Reception/security guard station at the front entrance
- Two-story high lobby reception area with a reflecting pool and op-art LED lighting
- Internal and external surfaces constructed and finished in white architectural concrete
- Full-sized swimming pool and Jacuzzi on adjacent deck area
- Gym with state-of-the-art fitness equipment
- Direct access to the sandy beach below
- Emergency stand-by electrical generator
- Comprehensive CCTV security system to building and grounds with personal access control









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