



Your path to a Tel Aviv home

Personal support for olim, overseas
buyers and investors

Draft for review



We start with you

Your goal

Aliyah, a home for visits or an investment: together, we clarify what you want and what matters most.

Your life

We explore preferred areas, daily routines and the surroundings you would like to come home to.

Your pace

We agree a budget and timing, then build a focused search that fits this stage of your life.

We listen, focus the search and accompany you along the way.

Find the right home

A focused search

We select homes that fit your goal and budget, rather than send everything on the market.

Know the place

We accompany viewings and look at the street, building and everyday details as well as the home.

Even from abroad

We can begin with conversations and video tours, then plan a focused visit to Israel.

Together, we consider light, layout, access, protected space and building condition.

See the full budget

Buying costs

Alongside the price, we plan for purchase tax, registration and professional services.

Finance and transfers

We connect you with a suitable mortgage adviser and help prepare for documents and transfers.

Life after purchase

We include building and upkeep costs, plus any work and furnishing you would like to arrange.

Olim may qualify for purchase-tax relief. We connect you with suitable advice.

Purchase tax in the bigger picture

Single home: Israeli resident

Up to NIS 1,978,745	0%
NIS 1,978,745–2,347,040	3.5%
NIS 2,347,040–6,055,070	5%
NIS 6,055,070–20,183,565	8%
Above NIS 20,183,565	10%

Not a single home

8% up to NIS 6,055,070
10% on the portion above

Provision through 31.12.2026

Rates apply to portions of the price. We bring the right calculation into your budget.

Olim relief and the next steps

Single home: eligible oleh

0% up to NIS 1,978,745

0.5% on the portion up to NIS 6,055,070

8% on the portion up to NIS 20,183,565

This relief does not apply to a home priced above NIS 20,183,565.

Plan it together

Eligibility window: one year before aliyah to seven years after.

The transaction declaration is due within 30 days. Your lawyer coordinates reporting.

We connect you with advice to check eligibility and the tax route that fits you.

The right people, coordinated

Before signing

Your independent lawyer checks rights and documents, and explains the contract and payments.

As needed

We help arrange finance advice and technical inspection to suit the property and your needs.

Along the way

We keep the stages connected. From abroad, signing and a power of attorney can be coordinated.

You know the next step. We help bring all the pieces together.

From the keys to what comes next

Move in

As handover approaches, we can arrange design, work and furnishing to prepare the home for your move.

Investing

We explore rental options that suit the property and are permitted, alongside expected income and costs.

While you are away

Management and maintenance can be arranged, with a point of contact while you are outside Israel.

Together, we agree the services you need and their fees.



Start with a conversation

Tell us about the home or investment you have in mind.
We will take the next steps together.

