

BAKA

LUXURY RESIDENCE

Living in the Jerusalem you love

TERRA[®]
Your New Home

THE PROJECT

A rare residential address is taking shape in the heart of Baka, bringing together Jerusalem heritage, refined modern living, and the timeless character of one of the city's most beloved neighborhoods.

BAKA by Terra is a boutique project that seamlessly blends old and new. It connects residents to the area's historic roots while offering the comfort, elegance, and ease of contemporary luxury living.

The project's architectural vision captures the spirit of Jerusalem, honoring the city's preservation values while creating a modern, clean design that feels light, contemporary, and inviting.





PRESERVATION + NEW CONSTRUCTION

Historic preservation with
lavish modern construction



2 RESIDENTIAL BUILDINGS

Two new 10-story
residential buildings



APPROX. 80 RESIDENCES

Approximately 80
residential units



COMMERCIAL FLOOR

Built above a commercial
floor and public spaces



LOBBY & GYM

Magnificent lobby and fully
equipped high-end gym



LOCATION

Baka is one of Jerusalem's most sought-after neighborhoods, loved for its welcoming atmosphere, strong sense of community, and distinctive Jerusalem charm.

A remarkable project is now taking shape in a neighborhood known for its historic homes, human stories, and timeless character. At the forefront of the BAKA project stands a heritage building, serving as a magnificent gateway to the area's past and blending naturally with the unique streetscape of Baka.



BAKA, JERUSALEM

A highly sought-after neighborhood in southern Jerusalem



LARGE ANGLO COMMUNITY

A welcoming neighborhood with a large Anglo community



HEBRON ROAD

Located along the future light rail line on Hebron Road



DERECH BET LECHEM

Shops, cafés, and restaurants along Derech Bet Lechem



LIGHT RAIL ACCESS

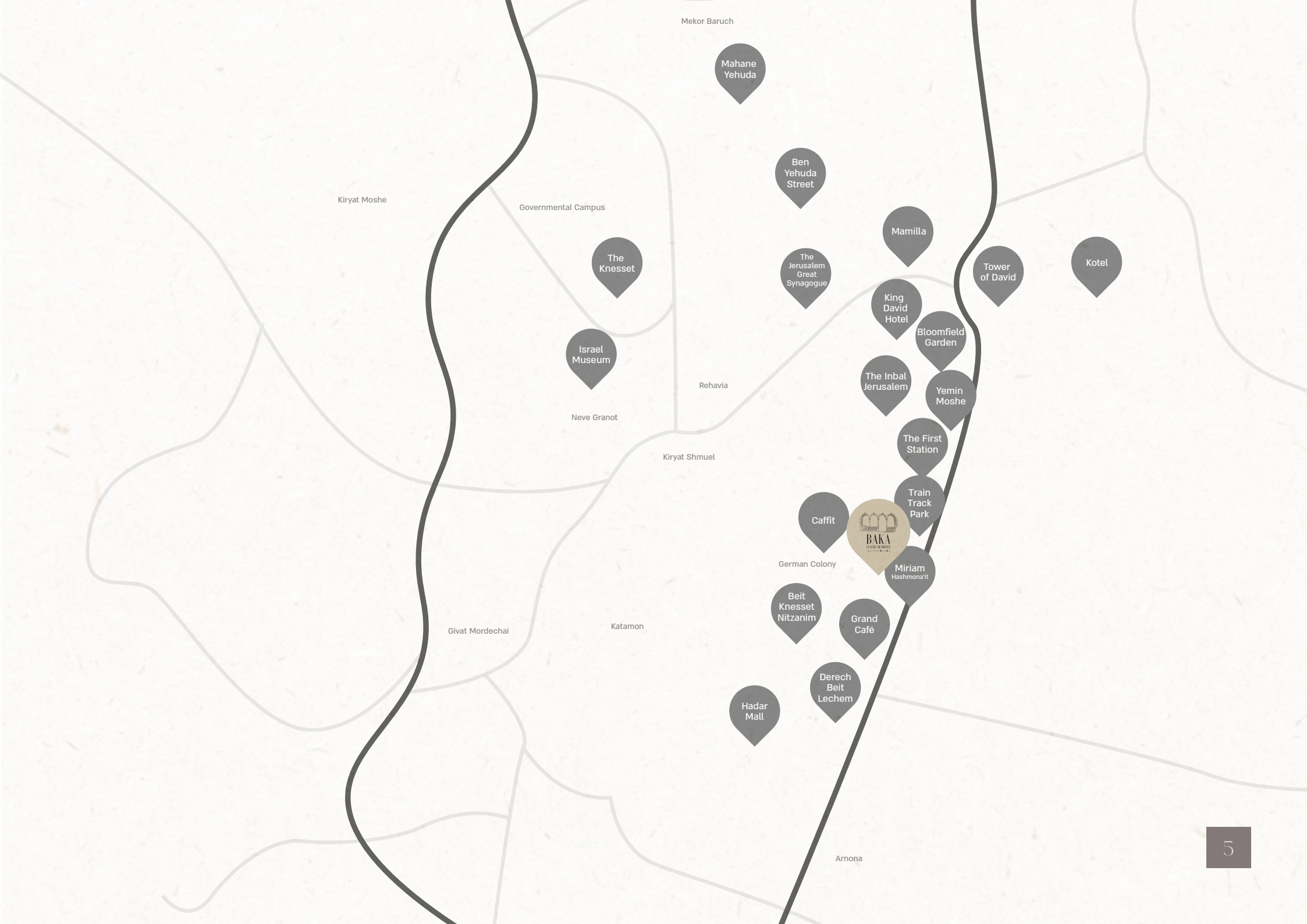
Accessibility to the light rail and the city center



HERITAGE BUILDING

A one-story stone structure with a tiled roof





Mekor Baruch

Mahane
Yehuda

Ben
Yehuda
Street

The
Jerusalem
Great
Synagogue

Mamilla

King
David
Hotel

Bloomfield
Garden

Tower
of David

Kotel

The
Knesset

Israel
Museum

Rehavia

The Inbal
Jerusalem

Yemin
Moshe

Neve Granot

Kiryat Shmuel

The First
Station

Train
Track
Park

Caffit



German Colony

Miriam
Hashmona'it

Beit
Knesset
Nitzanim

Grand
Café

Derech
Beit
Lechem

Hadar
Mall

Kiryat Moshe

Governmental Campus

Givat Mordechai

Katamon

Arnona

TERRA REAL ESTATE

Terra Real Estate is a leading real estate development company specializing in urban renewal and redevelopment, with expertise in the initiation, planning, management, and execution of large-scale residential projects in Jerusalem and other major cities across Israel.

The company's financial stability and extensive experience create meaningful

value for its clients, supported by dedicated service and personal guidance throughout the process.

The company places excellence at the forefront of its work. With a professional team of architects, engineers, lawyers, and leading economists, Terra leads its projects with uncompromising quality and a strong commitment to its clients.

50+

50+ PROJECTS

Managing over 50 extensive projects



ADDITIONAL CITIES

Active in Beit Shemesh, Haifa, and Petah Tikva



ACROSS JERUSALEM

Active across Jerusalem's leading neighborhoods



URBAN RENEWAL EXPERTISE

Specializing in large-scale urban renewal and redevelopment projects









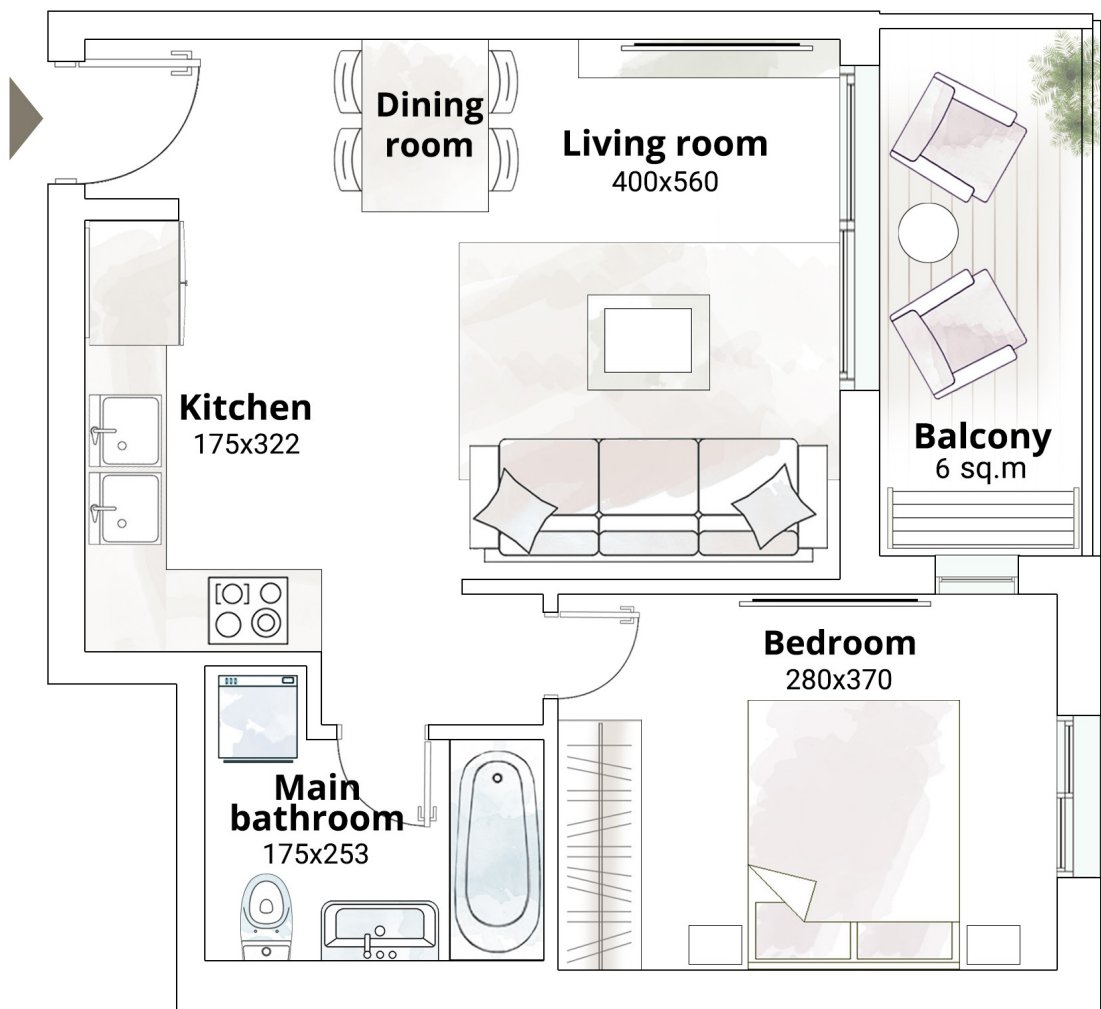
GYM





Building A

Miriam HaChasmonait Street



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M3: 2 ROOM APARTMENT

1 bedrooms and 1 bathroom

47 sqm interior

6 sqm balcony

Floors available: 1-4

Air exposure: South and West

Miriam HaChasmonait Building

M4: 2 ROOM APARTMENT

1 bedrooms and 1 bathrooms

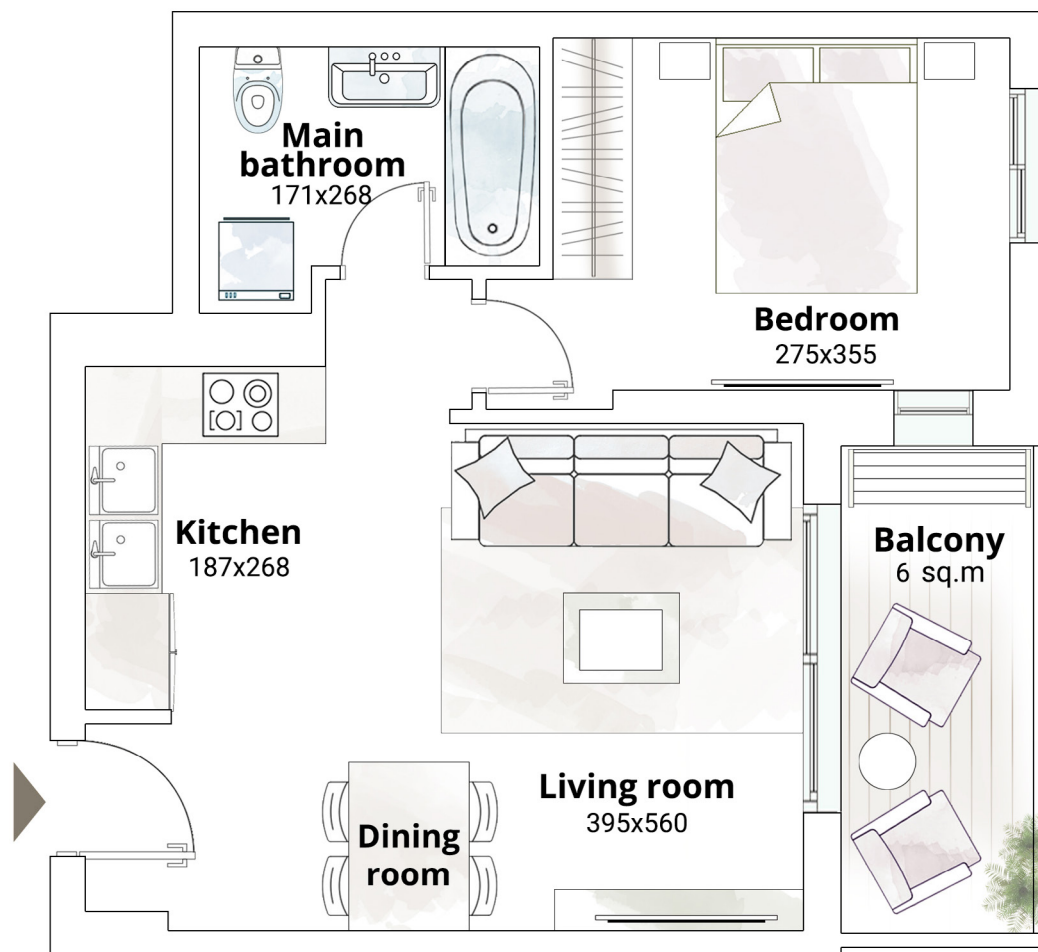
46 sqm interior

6 sqm balcony

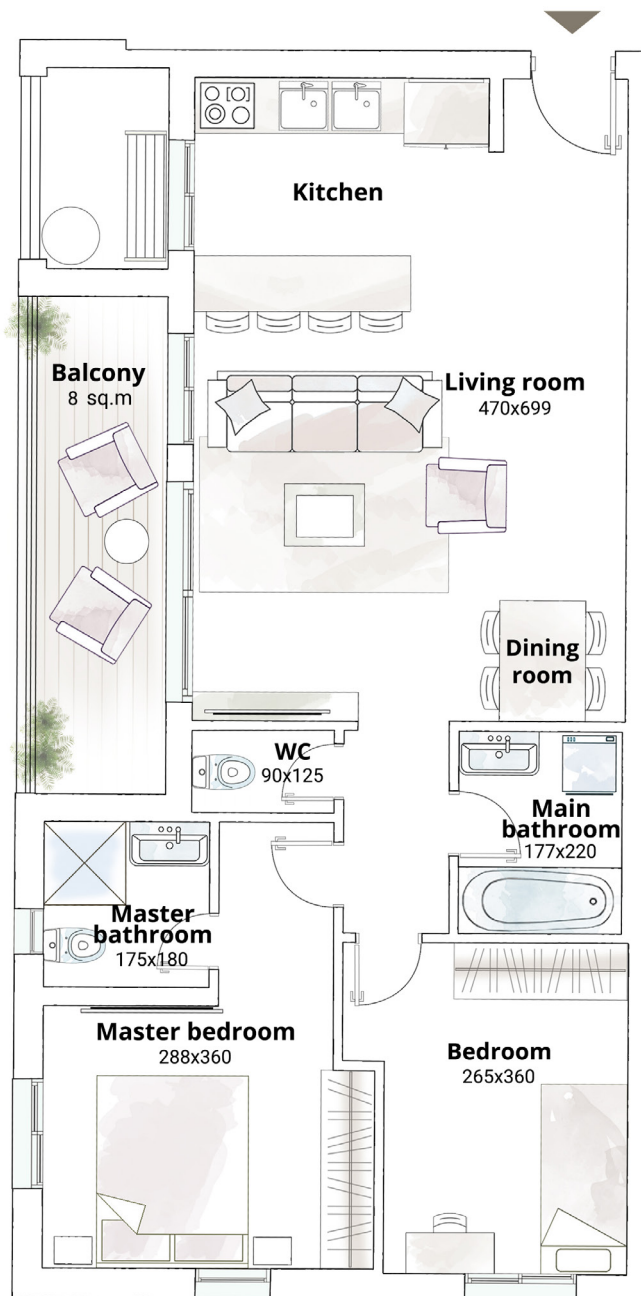
Floors available: 1-6

Air exposure: East

Miriam HaChasmonait Building



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M1: 3 ROOM APARTMENT

2 bedrooms and 2.5 bathrooms

78 sqm interior

8 sqm balcony

Floors available: 1 and 2

Air exposure: South and West

Miriam HaChasmonait Building

Private Parking

Storage Room

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M5: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

82 sqm interior

10 sqm balcony

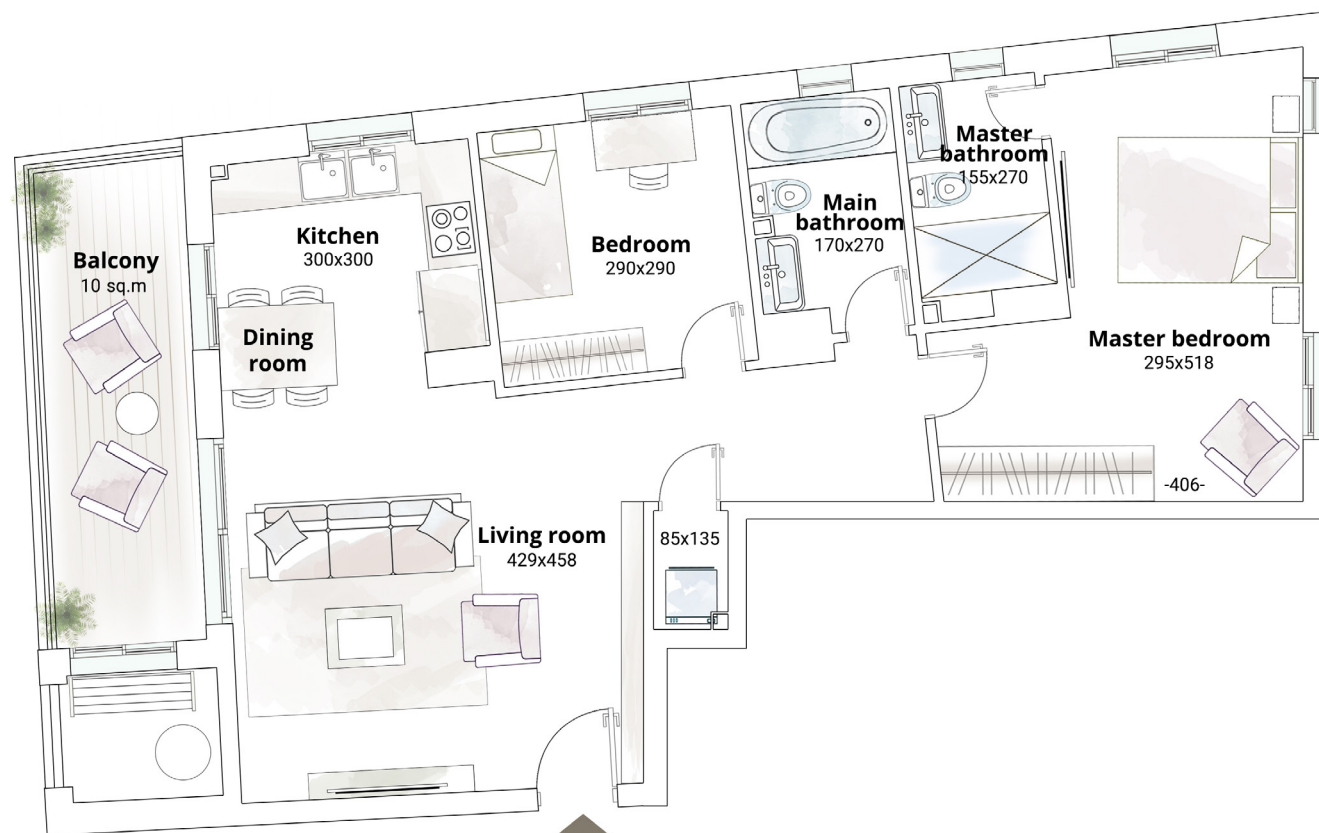
Floors available: 1-5

Air exposure: Nouth, East and West

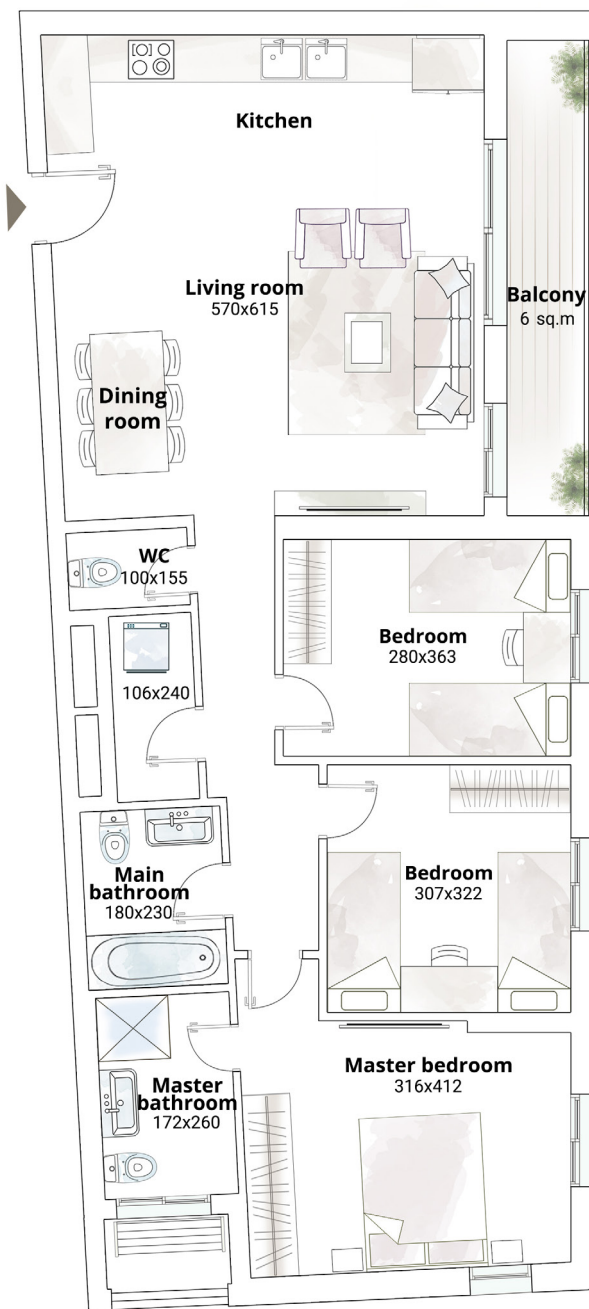
Miriam HaChasmonait Building

Private Parking

Storage Room



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M2: 4 ROOM APARTMENT

3 bedrooms and 2.5 bathrooms

102 sqm interior

6 sqm balcony

Floors available: 1-6

Air exposure: South and East

Miriam HaChasmonait Building

Private Parking

Storage Room

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M6: 5 ROOM DUPLEX

4 bedrooms and 2.5 bathrooms

164 sqm interior

Garden Area: 70 sq.m, including
a 16.5 sq.m paved terrace

Floors available: Ground floor

Air exposure: South and West

Miriam HaChasmonait Building

Private Parking

Storage Room



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M7: 5 ROOM DUPLEX PENTHOUSE

4 bedrooms and 2.5 bathrooms

162 sqm interior

32 + 8 sqm balcony area

Floors available: 7

Air exposure: West, South and East

Miriam HaChasmonait Building

Private Parking

Storage Room

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M10: 5 ROOM APARTMENT

4 bedrooms and 2.5 bathrooms

168 sqm interior

21+14+8 sqm balcony

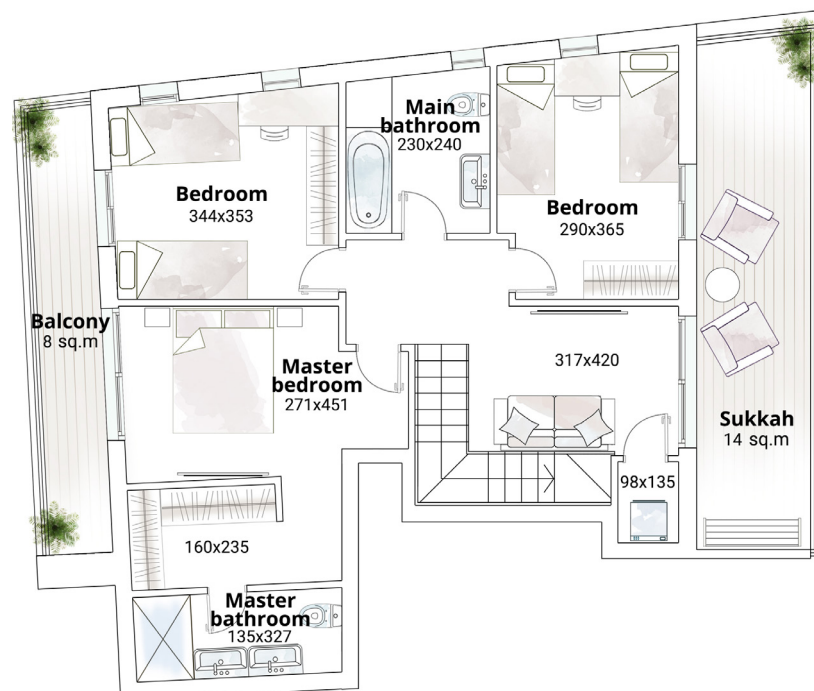
Floors available: 8-9

Air exposure: West, North and East

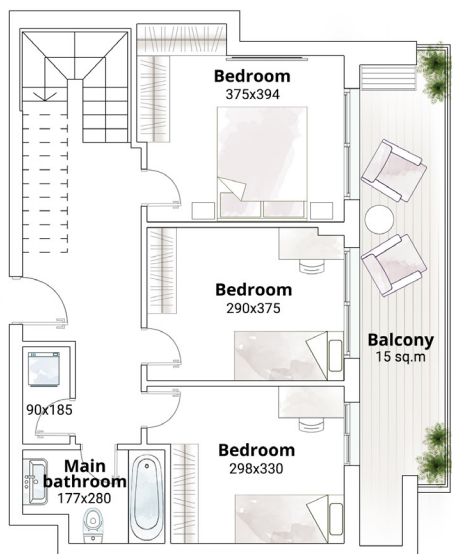
Miriam HaChasmonait Building

Private Parking

Storage Room



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M9: 5 ROOM APARTMENT DUPLEX PENTHOUSE

4 bedrooms and 2.5 bathrooms

150 sqm interior

15 + 37 sqm balcony area

Floors available: 8 + 9

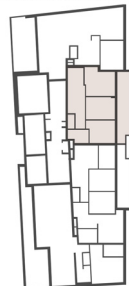
Air exposure: East and West

Miriam HaChasmonait Building

Private Parking

Storage Room

Miriam Hachasmonait St



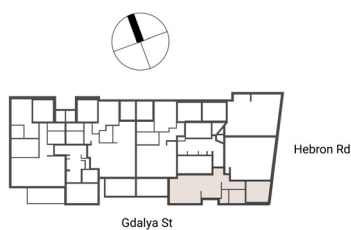
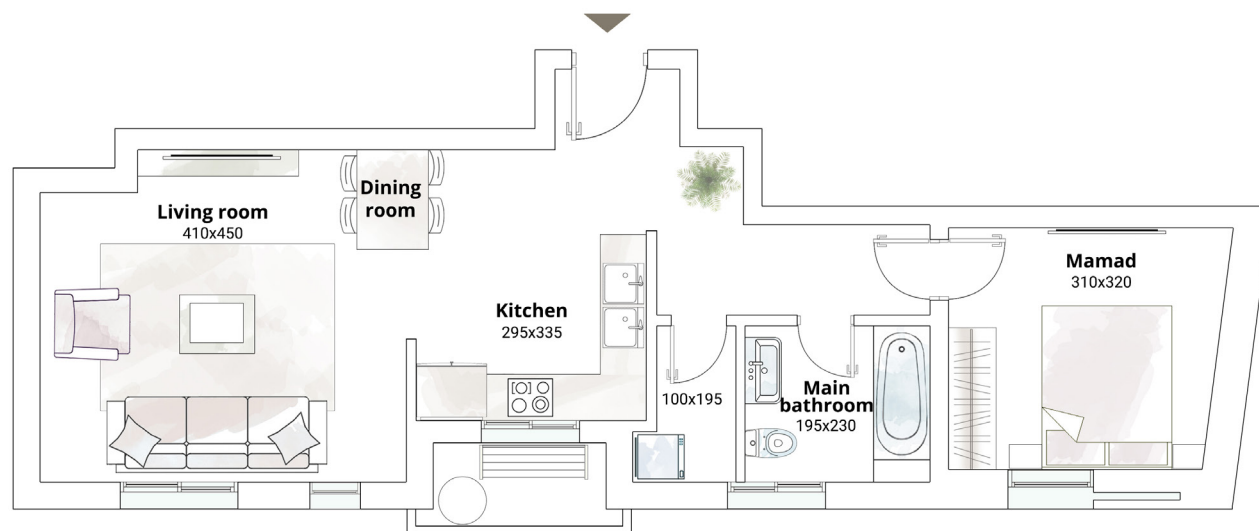
Hebron Rd



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Building B

GDALYA STREET



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G7: 2 ROOM APARTMENT

1 bedrooms and 1 bathrooms

64 sqm interior

Floors available: 1

Air exposure: Sout

Gdalya street

G2A: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

98 sqm interior

12 sqm balcony

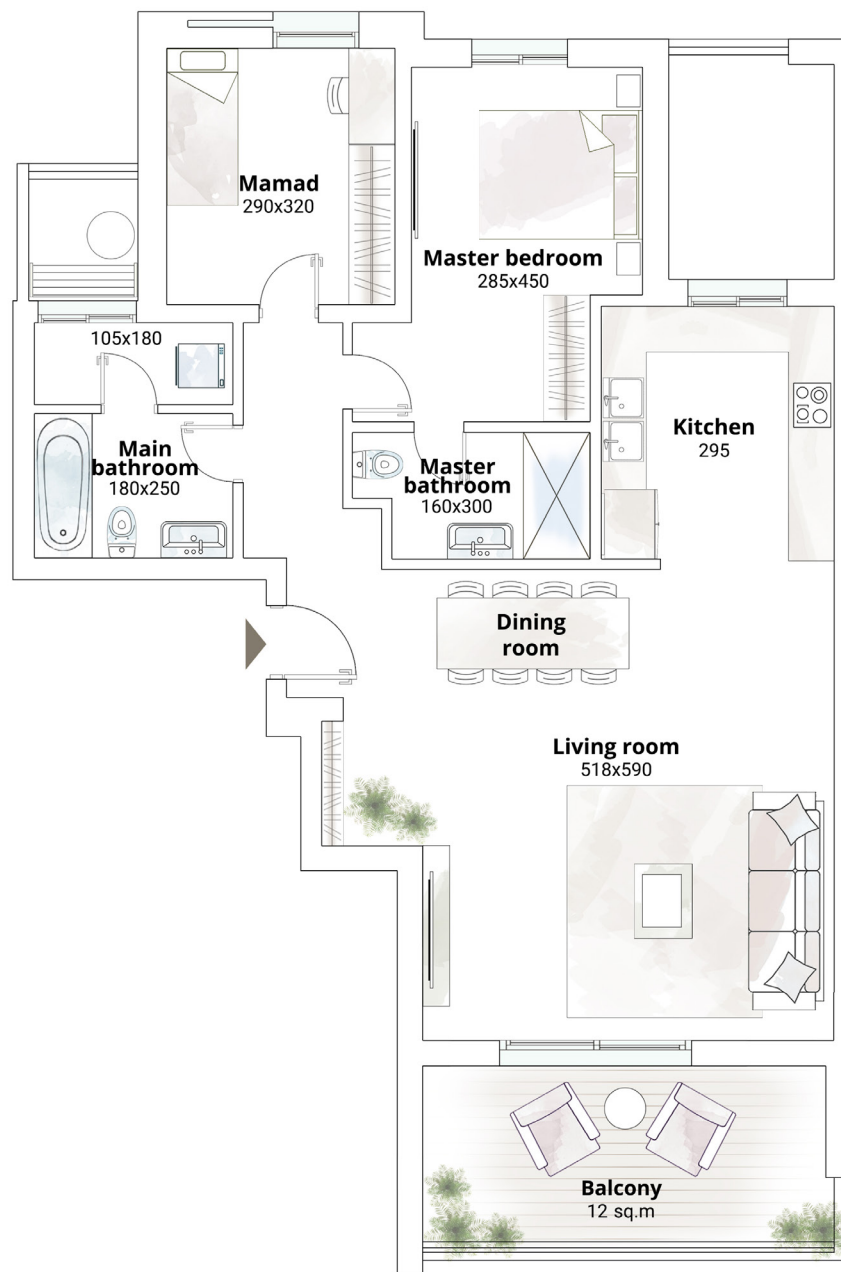
Floors available: 5-7

Air exposure: North and South

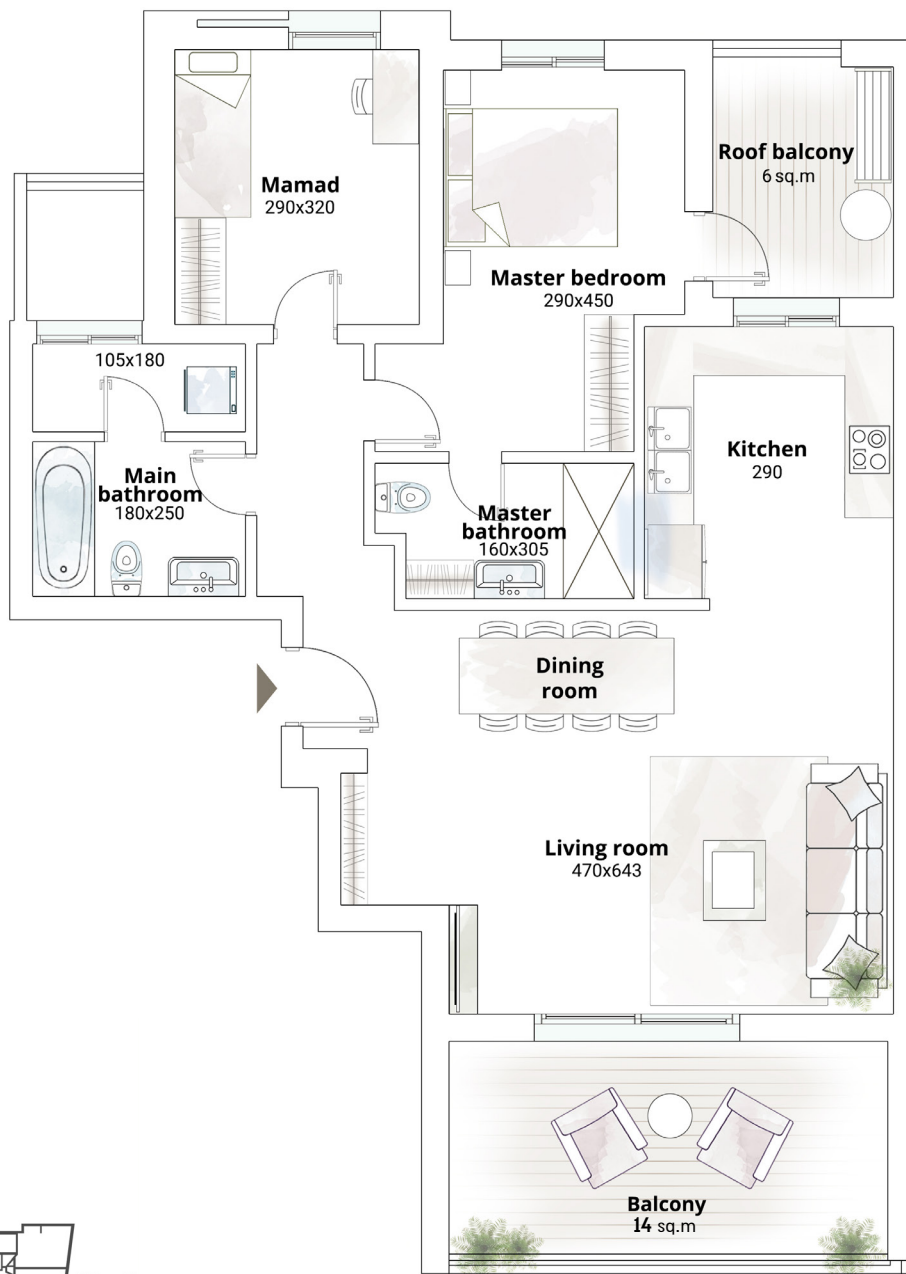
Gdalya street

Private Parking

Storage Room



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G2B: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

91 sqm interior

14+6 sqm balcony area

Floors available: 1st

Air exposure: North and South

Gdalya street

Private Parking

Storage Room

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G3A: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

83 sqm interior

11 sqm balcony

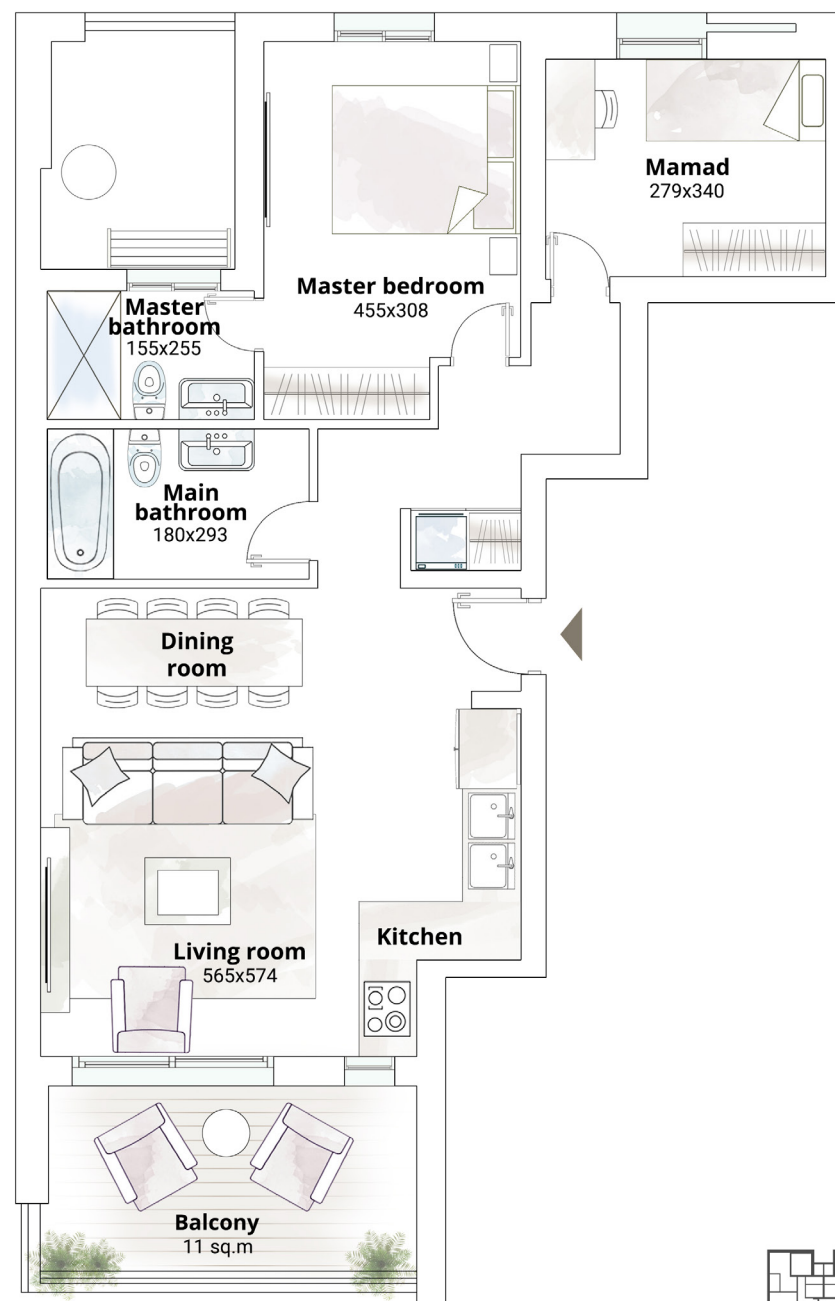
Floors available: 5-7

Air exposure: North and South

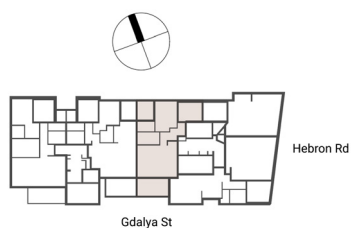
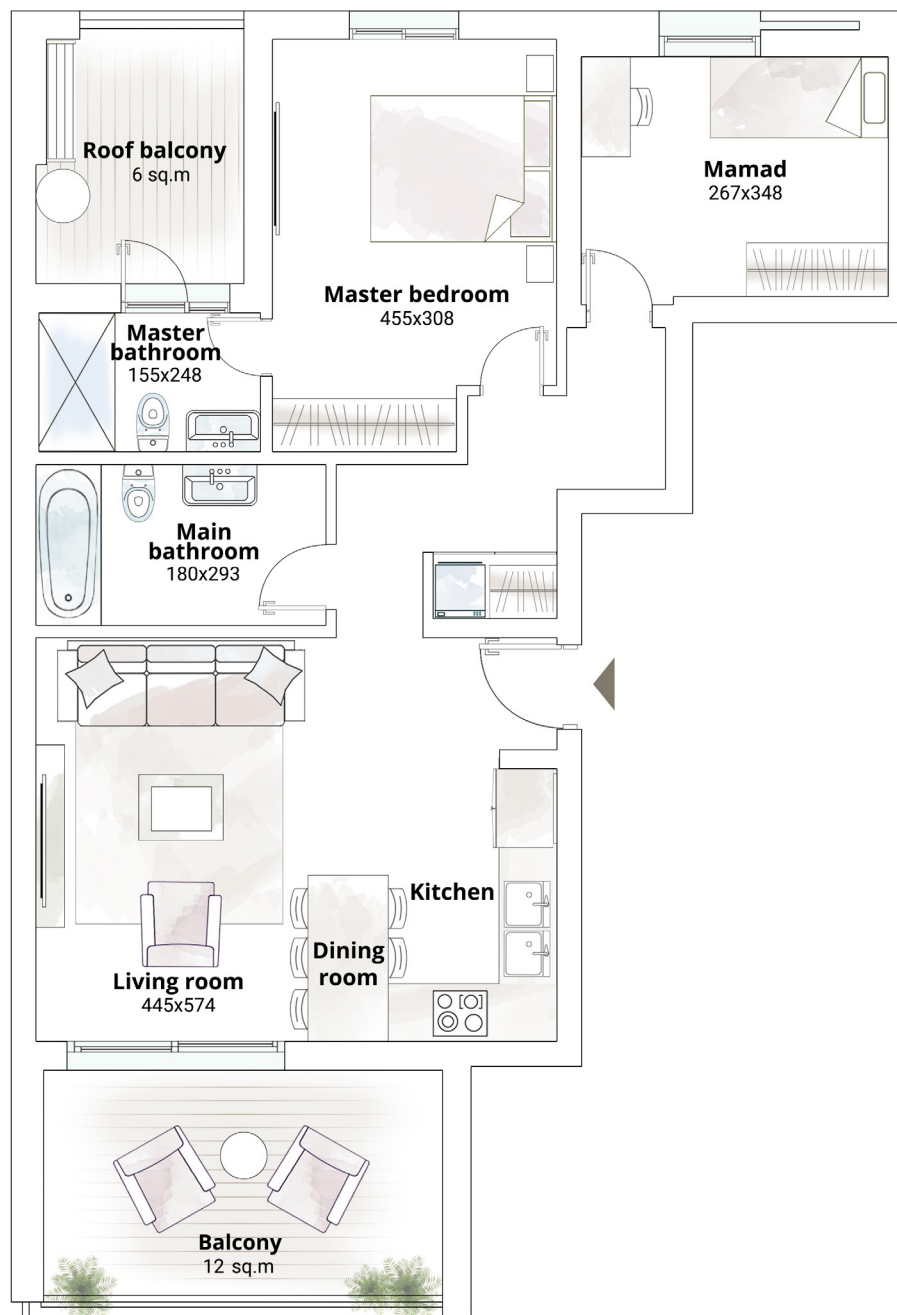
Gdalya street

Private Parking

Storage Room



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G3B: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

77 sqm interior

6 + 12 sqm balcony area

Floors available: 1

Air exposure: North and South

Gdalya street

Private Parking

Storage Room

G4: 3 ROOM APARTMENT

2 bedrooms and 1.5 bathrooms

77 sqm interior

6 sqm balcony

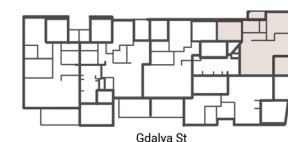
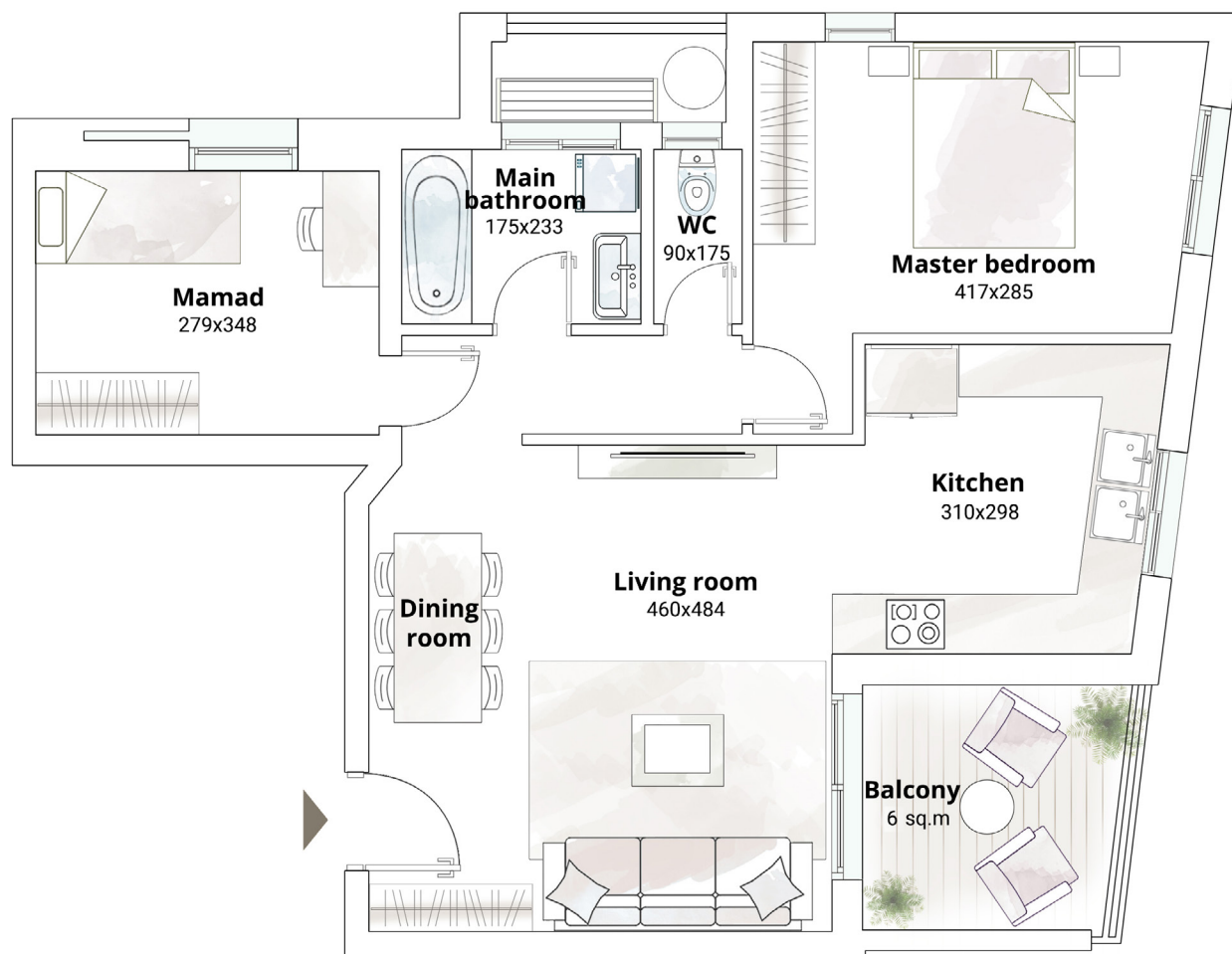
Floors available: 2-4 and 6

Air exposure: North and East

Gdalya street

Private Parking

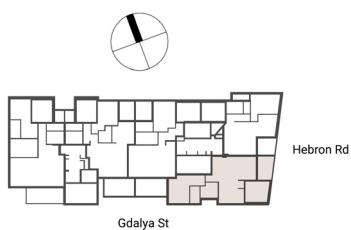
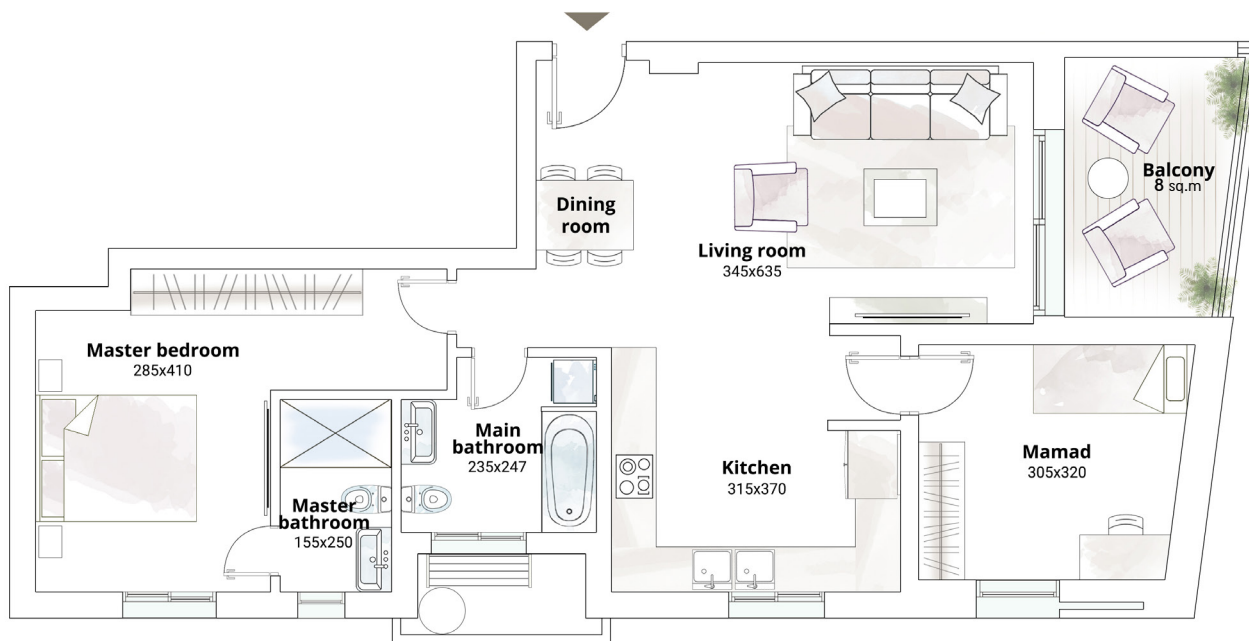
Storage Room



Hebron Rd

Gdalya St

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G5: 3 ROOM APARTMENT

2 bedrooms and 2 bathrooms

84 sqm interior

8 sqm balcony

Floors available: 2-4 and 6

Air exposure: South and East

Gdalya street

Private Parking

Storage Room

G6: 4 ROOM APARTMENT

3 bedrooms and 2 bathrooms

116 sqm interior

39 sqm garden

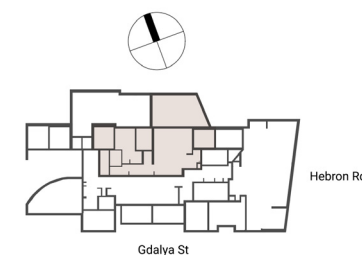
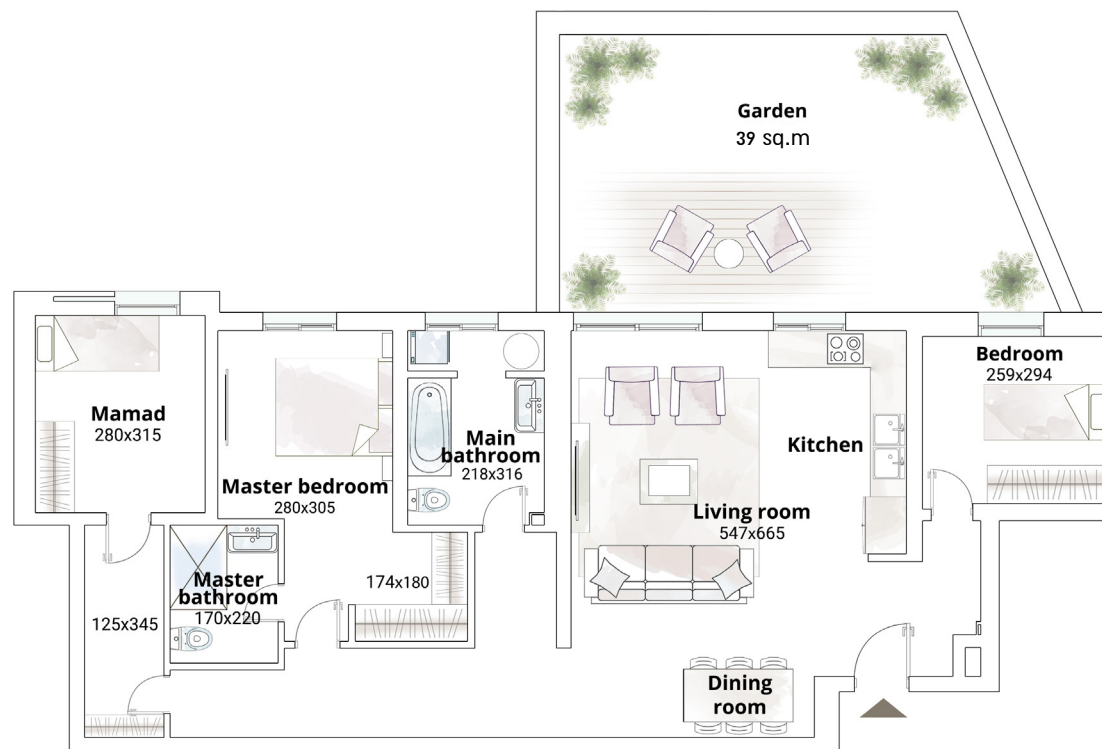
Floors available: Ground Floor

Air exposure: North, South and West

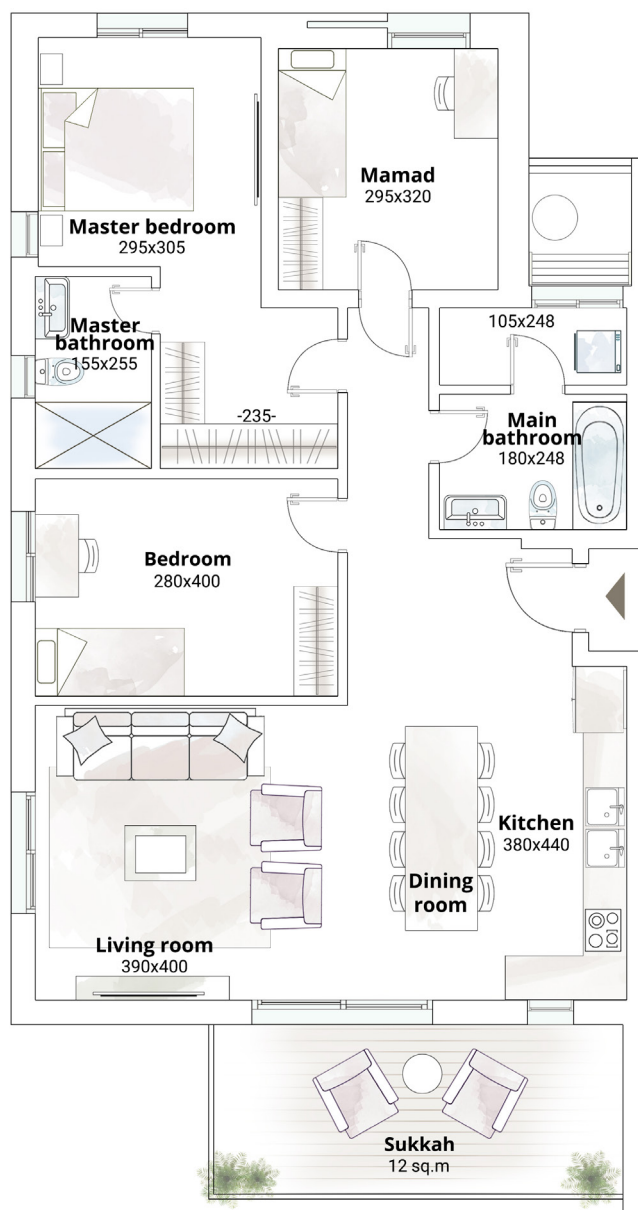
Gdalya street

Private Parking

Storage Room



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G1A: 4 ROOM APARTMENT

3 bedrooms and 2 bathrooms

104 sqm interior

12 sqm balcony

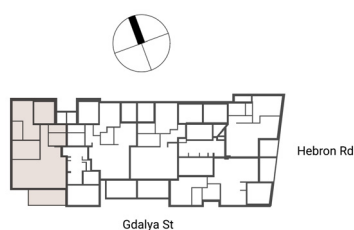
Floors available: 7

Air exposure: North, South and West

Gdalya street

Private Parking

Storage Room



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G9: 7 ROOM DUPLEX PENTHOUSE

6 bedrooms and 3.5 bathrooms

249 sqm interior

35 + 19 sqm balcony area

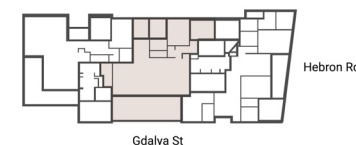
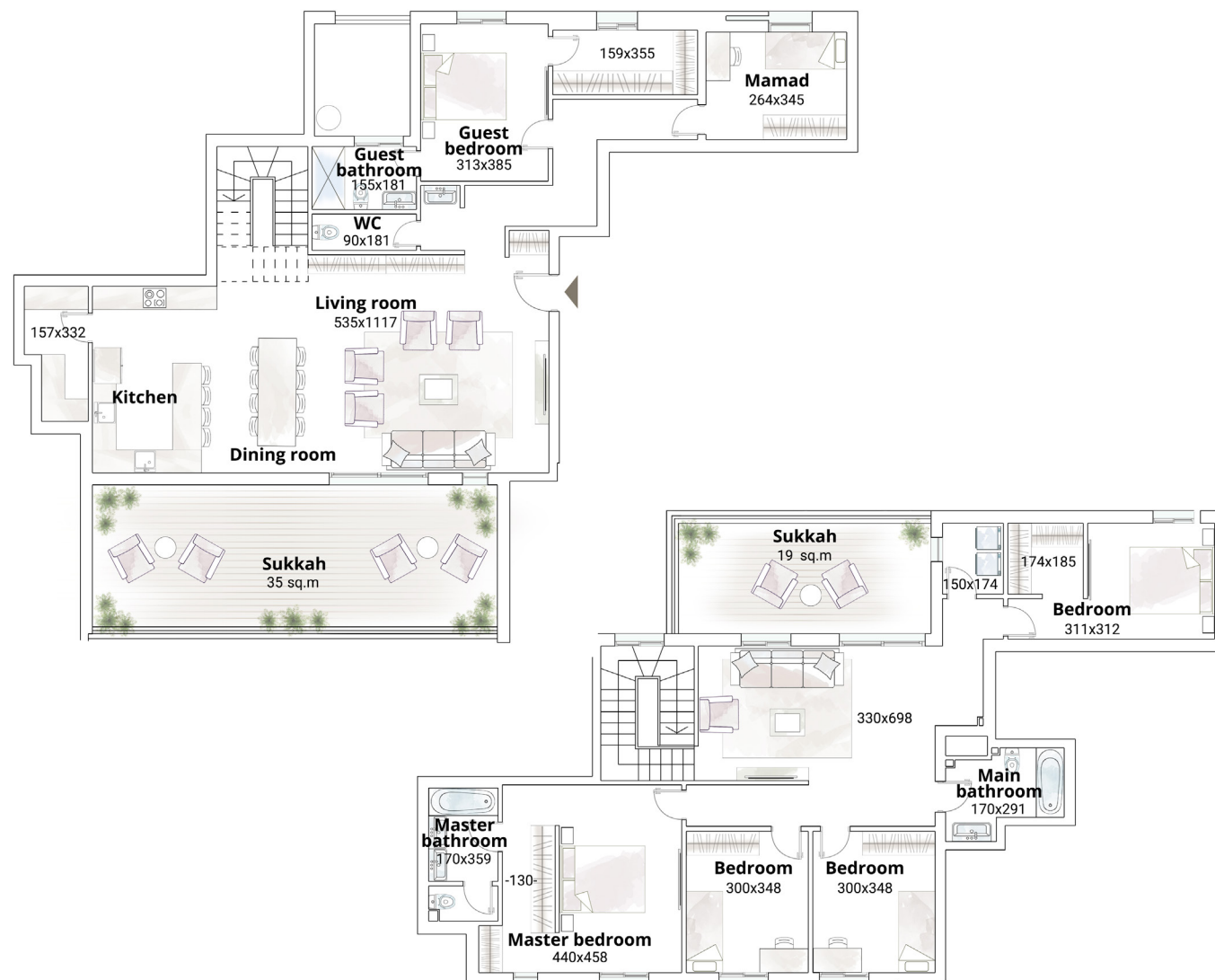
Floors available: 8 + 9

Air exposure: North and South

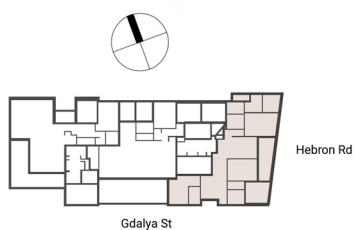
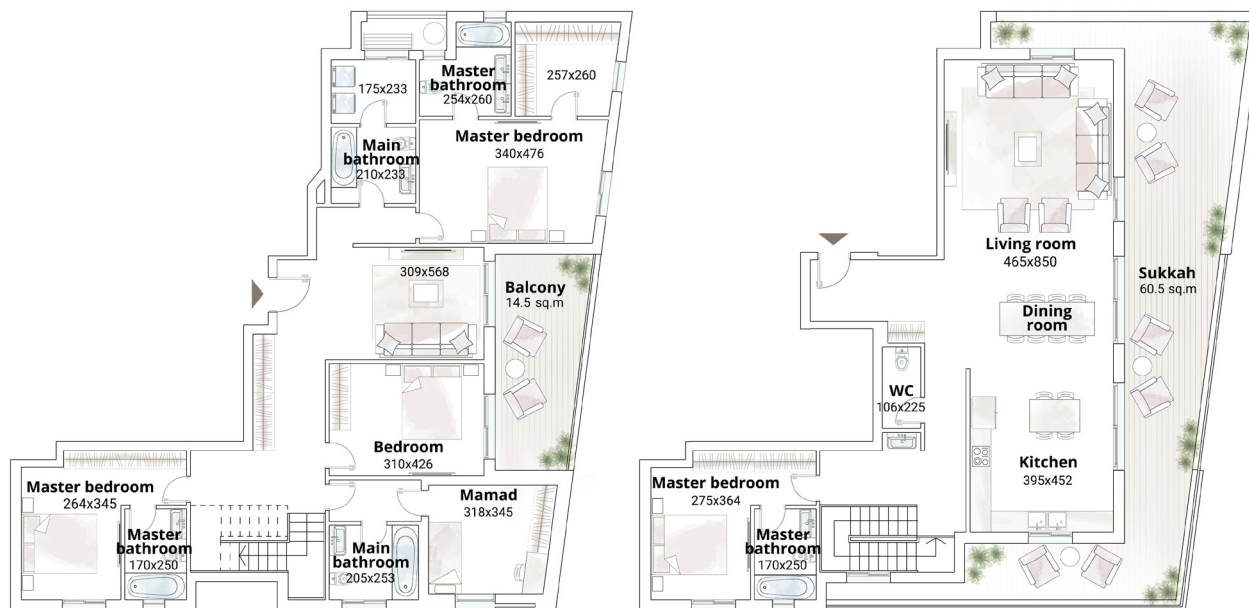
Gdalya street

Private Parking

Storage Room



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G10: 7 ROOM DUPLEX PENTHOUSE

6 bedrooms and 5.5 bathrooms

264 sqm interior

14.5 + 60.5 sqm balcony

Floors available: 8 + 9

Air exposure: North, South and East

Gdalya street

Private Parking

Storage Room

G8: 8 ROOM DUPLEX PENTHOUSE

7 bedrooms and 4.5 bathrooms

242 sqm interior

30 + 17 sqm balcony area

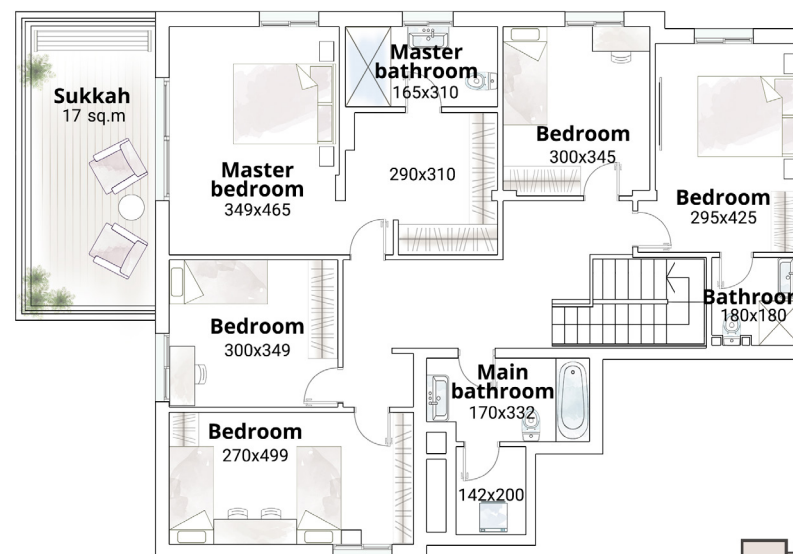
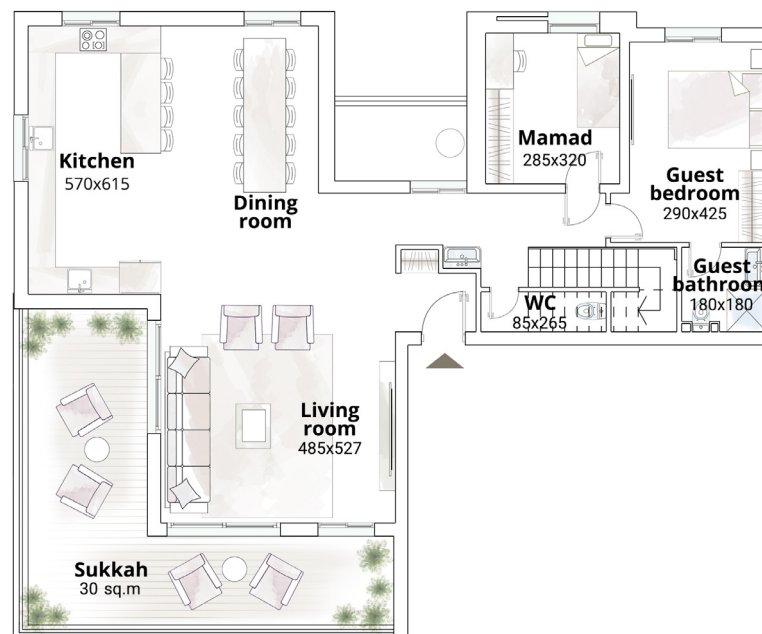
Floors available: 8 + 9

Air exposure: North, South and West

Gdalya street

Private Parking

Storage Room



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THE BUILDING

- Main Lobby: Designed and luxuriously decorated by an interior architect.
- Floor Lobbies: Finished to a high standard.
- Advanced Intercom System: Located at the main entrance for residents' convenience and security.
- Elegant Luxury Elevator: Includes Shabbat mode functionality.
- Dedicated Energy-Efficient Outdoor Lighting: Illuminates the entrance pathways leading to the lobby.
- Underground Parking: One parking space allocated per apartment.
- Green Building Standards: Construction according to green building regulations and energy efficiency ratings.
- Landscaped Gardens: Professionally designed by a landscape architect.



THE APARTMENT

- Flooring: High-quality porcelain granite tiles throughout.
- Apartment Intercom: Includes a color screen.
- Integrated Outlets: Telephone, communication, and TV outlets in the living room and bedrooms.
- Security Entrance Door: Features a multilock mechanism.
- Interior Doors: Wide architraves, high-quality hardware, and magnetic soft-close mechanism.
- Aluminum Windows: Thermal and acoustic insulation as per consultant recommendations.
- Electric Roller Shutters: Installed on all windows, excluding bathroom and safe room windows.
- Three-Phase Electricity Connection.
- Electrical and Communication Points: As per electrical plans, including two Shabbat timers.
- High-Quality Switches and Sockets.
- Underfloor Heating System: Installed throughout the apartment with independent control in each room.
- Central Mini Air Conditioning System: Includes gypsum bulkheads for concealed installation.
- Electric and Solar Water Heating System.



BATHROOMS

- Bathroom Flooring: Anti-slip porcelain granite tiles with multiple design options.
- Bathroom Wall Coverings: Multiple design options to choose from.
- Elegant Bathroom Cabinet: Includes a mirror and integrated sink.
- Acrylic Bathtub or Shower: As per apartment plan.
- Wall-Hung Toilets: With concealed cisterns and dual-flush mechanisms.



THE KITCHEN

- High-Quality Kitchen Cabinets: Includes a built-in unit, premium hardware, and a silent soft-close mechanism.
- Premium Caesarstone Countertop: Available in several color options.
- Backsplash: High-quality porcelain granite tiles between the countertop and upper cabinets.
- Dishwasher Preparation.
- Two High-Quality Kitchen Sinks: With flush-mount installation.
- Two Faucets: Each with a pull-out spray.



TERRA[®]

Your New Home

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