

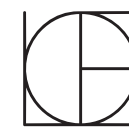


LEOHOUSE

TEL-AVIV

LIVE
IN THE
CITY

ISRAEL LEVY



LEOHOUSE

TEL-AVIV



Leo Motzkin, Yehuda Leib (1867–1933)

was a Russian Zionist leader. A leader of the World Zionist Congress and numerous Jewish and Zionist organizations, Motzkin was a key organizer of the Jewish delegation to the 1919 Paris Peace Conference and one of the first Jewish leaders to organize opposition to the Nazi Party in Germany.

Motzkin pursued studies in mathematics and philosophy in Berlin, where he was deeply influenced by the ideas of Chaim Weizmann. This intellectual encounter inspired him to fully dedicate himself to the Zionist cause and to the dream of national revival in the Land of Israel. As one of the pioneers advocating settlement, he championed a practical, methodical approach to building a homeland – believing that Jewish settlement in Eretz Israel must be grounded in strong scientific and institutional foundations.

He was active in the Jewish community in Europe, serving as a legal advocate in matters relating to Jewish civil rights and participating in the movement for the revival of the Hebrew language. Muzcakin also led the Council of Jewish Delegations, which worked to secure minority rights for Jews and other national groups following the First World War.

In recognition of his contribution, the town of Kiryat Motzkin – located in the Zevulun Valley near Haifa – was named in his honor as well as Motzkin boulevard in the heart of Tel Aviv.

Tel-Aviv. Where Energy Meets Elegance



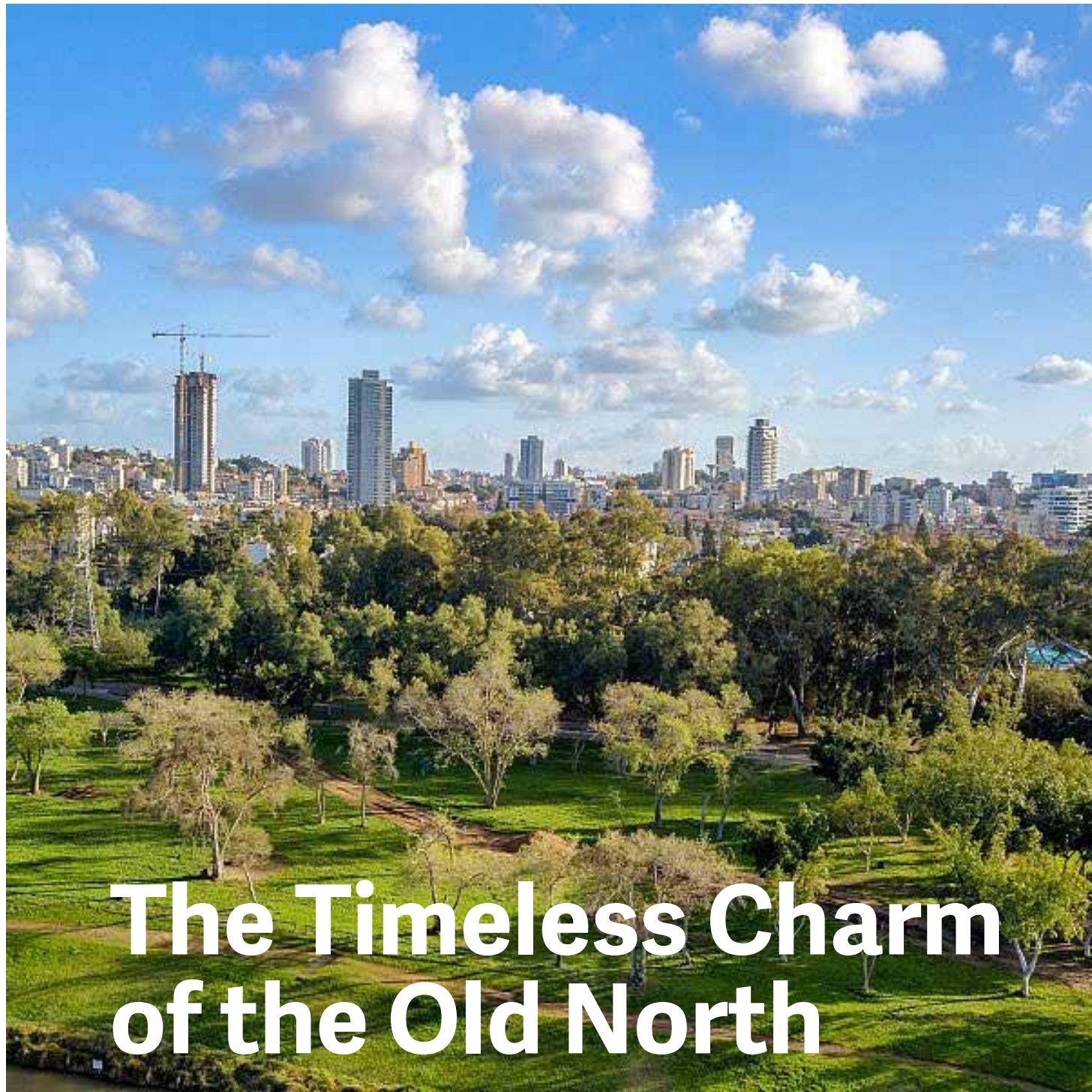
There are cities you visit, and there are cities you feel. Tel Aviv is undeniably the latter. A vibrant Mediterranean metropolis, Tel Aviv blends cosmopolitan sophistication with a relaxed coastal spirit, creating a lifestyle unlike anywhere else in the world.

Set along the shimmering shores of the Mediterranean, the city offers an exceptional balance between culture, leisure, and innovation. Its celebrated beaches stretch for miles, inviting morning walks along the promenade, sunlit afternoons by the water, and breathtaking sunsets over the sea. The proximity to the coastline is not just a geographical advantage—it is a way of life.

Beyond the beach, Tel Aviv is internationally renowned for its cultural richness and dynamic urban life. The city's museums, galleries, theaters, and music venues create a thriving cultural scene that attracts artists, thinkers, and creatives from around the world. Culinary excellence flourishes here as well, with world-class restaurants, stylish cafés, and vibrant nightlife that define the city's unmistakable rhythm.

Equally remarkable are the people who call Tel Aviv home. A unique blend of international entrepreneurs, creatives, cultural leaders, and innovators forms a community that is open, inspiring, and forward-thinking. This human energy is what gives the city its distinctive character—cosmopolitan, welcoming, and endlessly engaging.





The Timeless Charm of the Old North

Nestled within the prestigious and tranquil neighborhood known as The Old North of Tel Aviv, Motzkin Street offers a rare balance between serenity and accessibility. Quiet, tree-lined, and intimate in scale, the street is one of the area’s hidden gems.

Just moments away, residents enjoy the lively cafés and boutiques surrounding Ben Yehuda Street and Dizengoff Street, while the Mediterranean coastline and the beloved Tel Aviv Promenade are only a short walk away. The neighborhood perfectly captures the essence of Tel Aviv living—vibrant yet peaceful, central yet discreet. Motzkin Street itself is known for its calm residential atmosphere, making it a coveted location for those who seek both privacy and proximity to the city’s most desirable destinations.

A Boutique Residence of Distinction

At the heart of this exceptional location rises an exclusive new residential building at Motzkin 10—a boutique address designed for those who appreciate refined living. The completed building spans four elegant floors and features a limited collection of architecturally designed residences. Every apartment has been thoughtfully planned to maximize natural light, spatial harmony, and timeless aesthetics. Constructed to one of the highest building standards available, the residence combines advanced engineering with meticulous attention to detail. Each home is delivered with an exceptionally rich technical specification, carefully curated to meet the expectations of discerning homeowners. Residents enjoy premium finishes and luxury brands across every element of the home, including:
Designer stone and marble surfaces
Elegant flooring and wall cladding by leading international brands

Motzkin Garden, located just in front of the project, provides a lush, intimate green oasis. Most importantly, it ensures a relatively generous distance between buildings compared to the surrounding urban density – creating a rare sense of tranquility and open space in the heart of the metropolis.



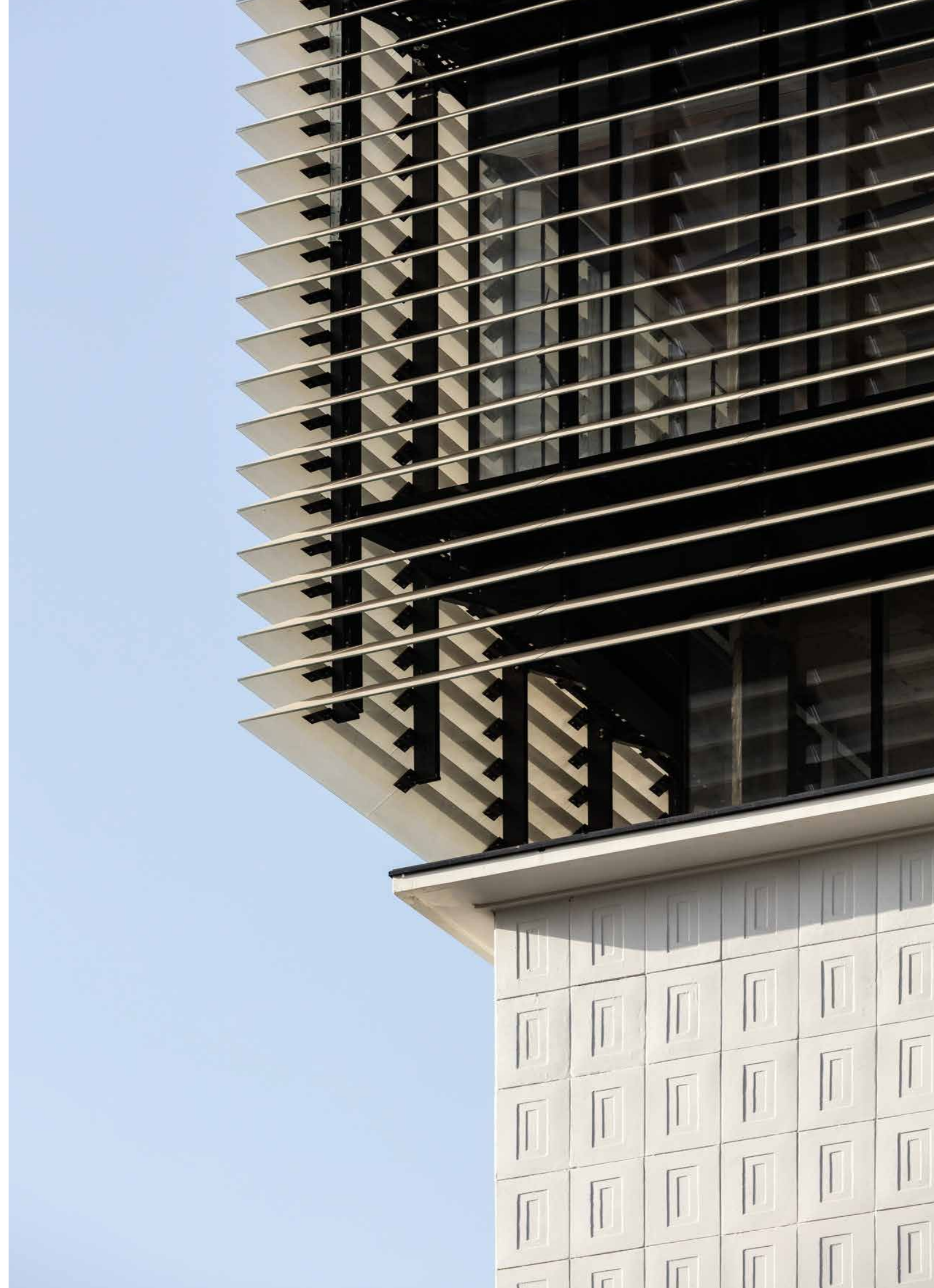
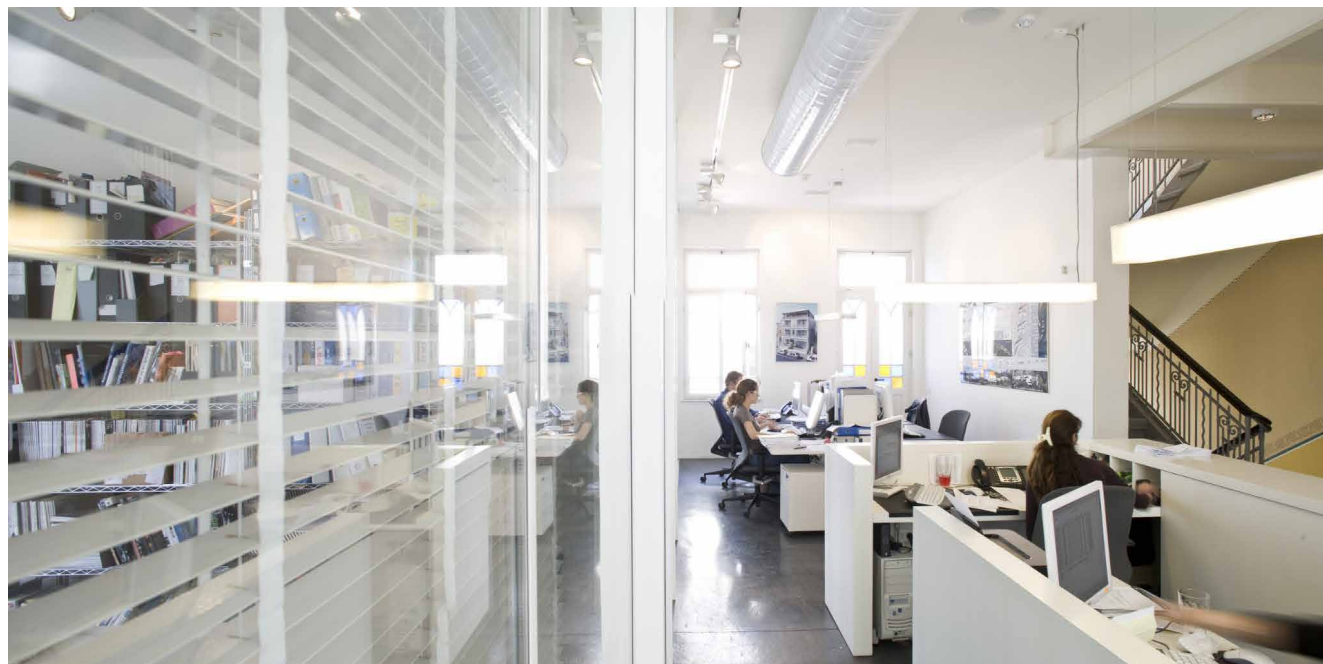
Bar Orian Architects

We create new realities



Bar Orian Architects was established by Tal and Gidi Bar Orian in 1990. First recognized for its work in preservation, the firm's sophisticated approach to additions and extensions of historical structures quickly won it international attention and a growing number of projects. Setting a high standard for the renewal of the old city of Tel Aviv-Yafo, Bar Orian is credited as the main creative force behind its architectural reinvention.

Today, Bar Orian Architects is engaged in a wide range of projects from high rises to high tech bridges. The studio's design, construction, engineering, and urban planning divisions enable it to continuously expand into new domains while maintaining and optimizing its own standard for highest quality.





Bar Orian Architects

As we introduce new elements of style and structure, we do it with consideration for both the existing and the possible.

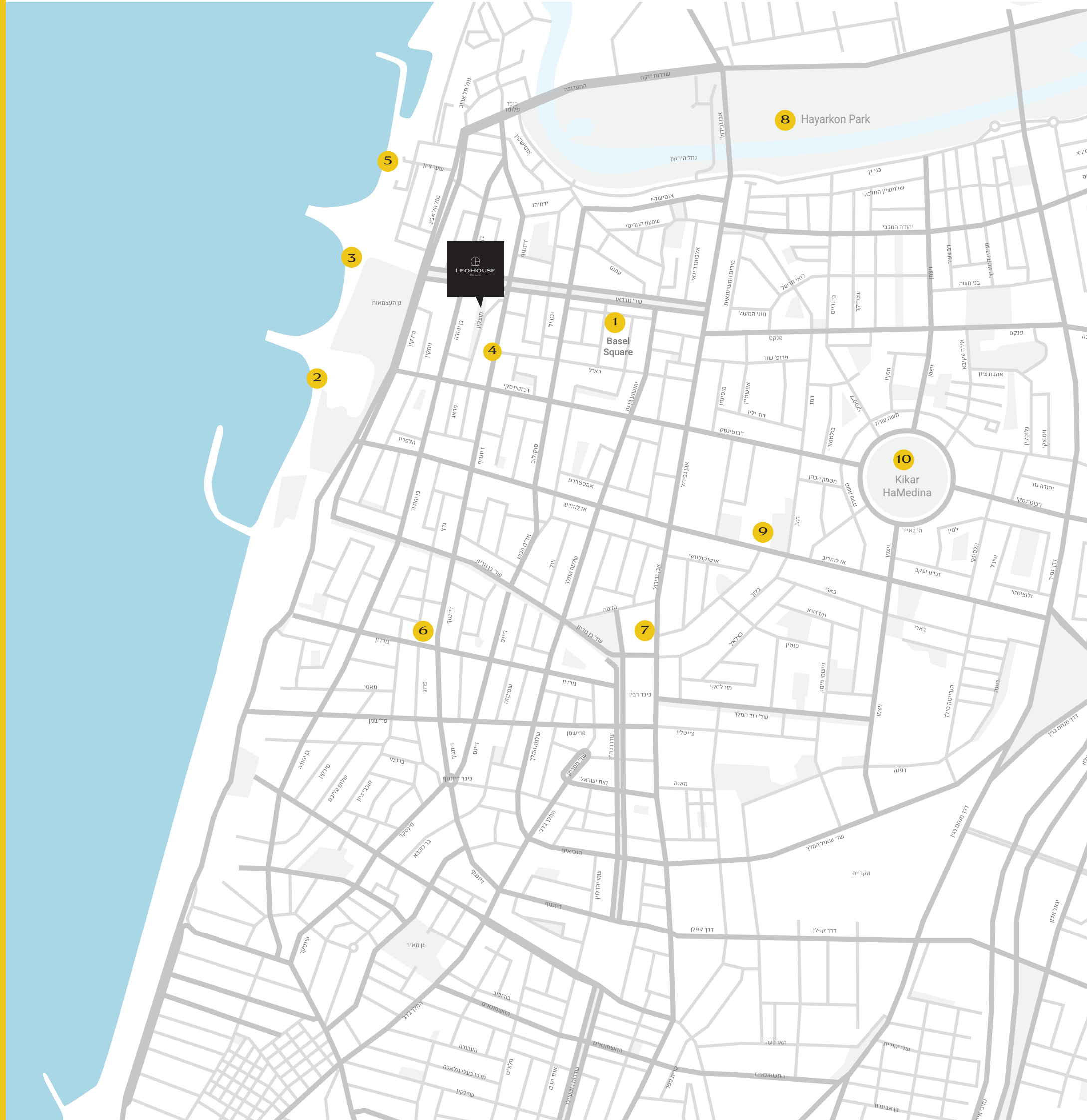


Some of Bar Orian's acclaimed projects include the Beer Sheva pedestrian bridge, the Brenner Compound (home to Tel Aviv's regional center for the Ministry of Welfare and Income Tax Authority), The Levee historic villa and apartments, and the Graduate Student Village at the Haifa Technion. Internationally, the firm's repertoire includes such projects as the planned high-tech park at the foot of the Alps in Brosh, Switzerland, two apartment buildings in Brooklyn, New York, and hundreds of housing units in Katowice, Poland.

LOCATION



1. Basel Square
2. Hilton Beach
3. Metztzim Beach
4. Bakery TLV
5. Tel Aviv Port
6. Beit Lessin Theater
7. City Garden Mall
8. Yarkon Park
9. Arlozorov Country Club
10. Kikar HaMedina





Welcome

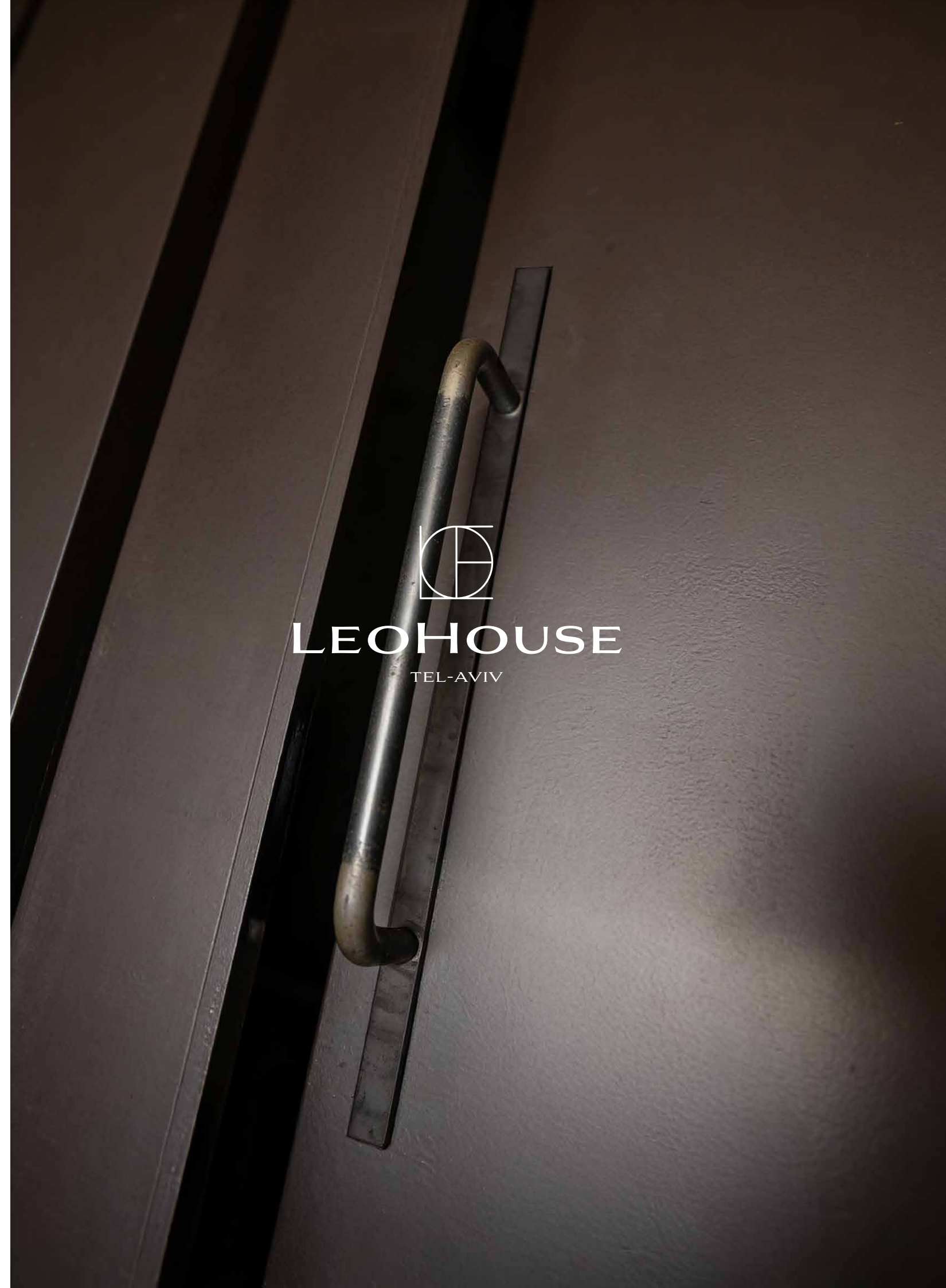
The Lobby



The design of the main lobby reflects the essence of the space as an entrance hall that serves as a transitional axis between exterior and interior. It blends two distinct materials: one representing the outdoors, flowing inward from the building's envelope, and the other symbolizing the interior world.

The glass partition at the main entrance is positioned on a more internal plane, allowing natural light to flood the space while softening the boundary between outside and inside. This blurring of borders is further expressed through the dynamic interplay of the two materials as they move from exterior to interior and back again, creating a unified architectural language.

Materials associated with the Brutalist style – such as exposed concrete and terrazzo – are seamlessly combined with traditional urban wash-plaster, evoking the spirit of old Tel Aviv. Surrounded by a modern green garden and complemented by contemporary industrial iron mesh, the result is a precise spatial experience of elegant, uncompromising minimalism.




LEOHOUSE
TEL-AVIV

The Residence

The Leo House project offers five apartments for sale, in a range of sizes and design configurations. Each apartment is offered fully furnished.

The urban design language of the apartments corresponds with the building's character and integrates harmoniously with the design of the public spaces. Natural materials were carefully selected for the interiors, including terrazzo, exposed concrete, light-toned walls, refined detailing, and precise finishing elements that enhance the design while providing an urban backdrop for everyday living.

Elegant and intelligent material choices shape the interior spaces: natural wood and stone, warm lighting, enveloping curtains, gallery-inspired furniture, and a strong presence of art throughout.

These apartments represent a perfect expression of modern Tel Aviv living — a delicate balance between quiet design, visual clarity, and the vibrant energy of the city that never stops.



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An ideal home for a young family

Perfectly designed for a young couple, a young family, or a single resident, this precise urban gem can also serve effortlessly as a vacation apartment or a refined pied-à-terre. With its calm and high-quality urban design, comfortable layouts, and peaceful atmosphere, this rear-facing, shaded apartment offers a sense of retreat. From every window, an authentic Tel Aviv urban view unfolds, embodying the core essence of the project: an uncompromising location in the heart of the trendiest district, combined with the clean, quiet precision created by the architecture and interior design. The perfect choice for those who truly wish to experience everything Tel Aviv has to offer.

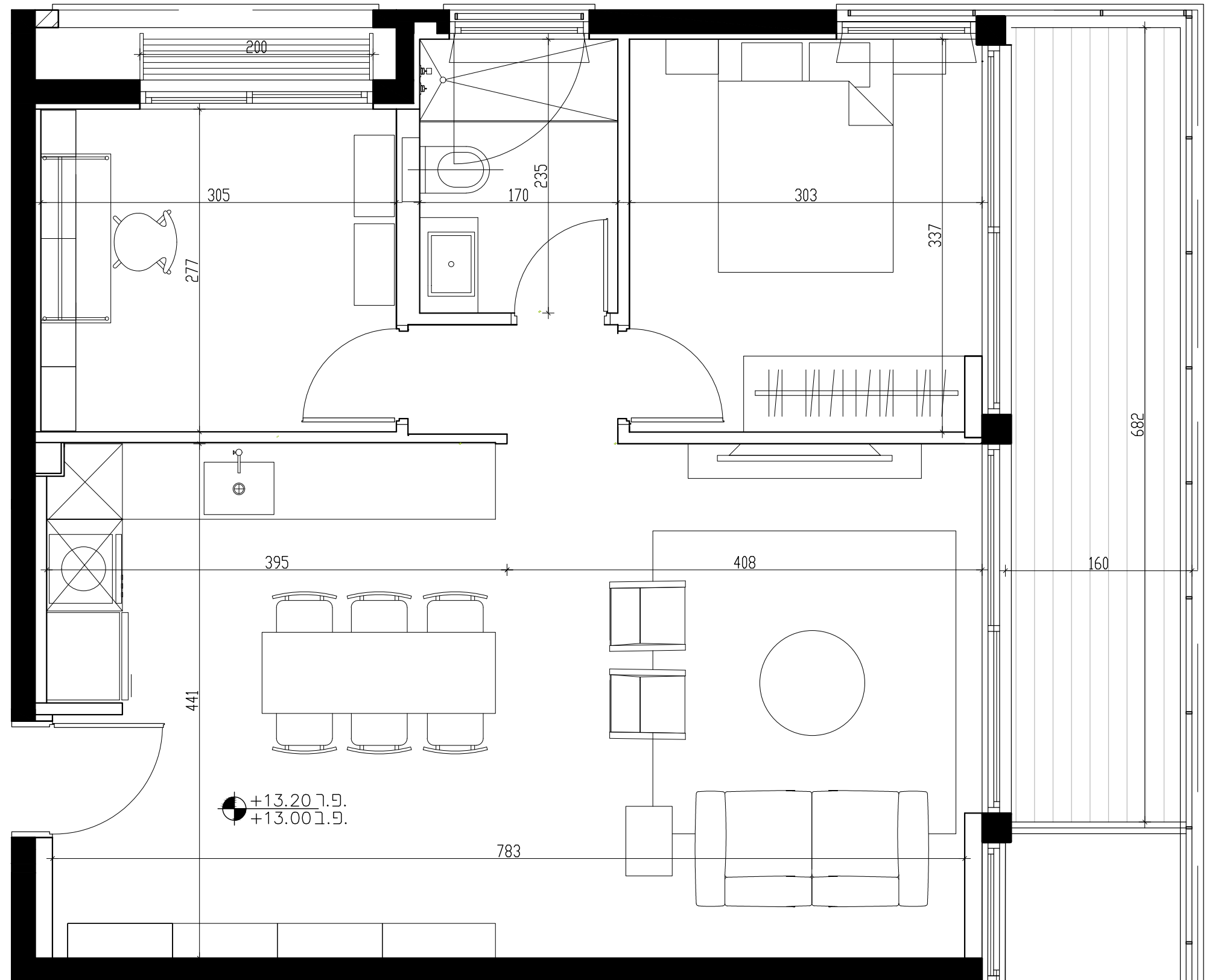
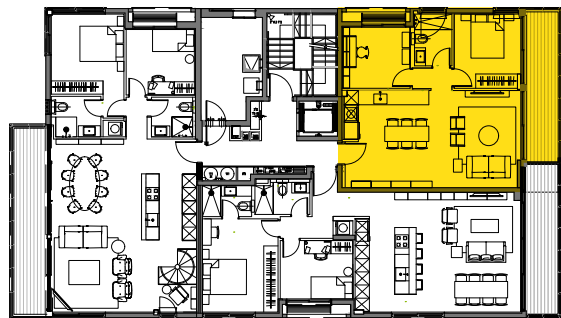


13

2 BEDROOMS

68 sqm + 11 sqm Terrace

4TH FLOOR



Fully
Furnished



Underground
parking



Air
Conditioning



Panoramic
Sliding Door



GYM



Patio
Furniture



Luxury
Appliances



Elegant
Bathtub

This plan is for illustrative purposes only. It is emphasized that a building permit has not yet been obtained, and changes may be made to this plan, either on the initiative of the developer or at the request of the authorities. Net apartment area – the area of the apartment, including the area of the walls, in accordance with the provisions of the Sales (Apartments) Law, 1973. For the avoidance of doubt, it is hereby clarified that this plan is not binding upon the developer in any way whatsoever, and only the sales contract (with all its appendices, including the plans attached thereto, and in accordance with the regulations), signed by the purchaser and the developer, will be binding upon the developer. E&OE.



14

2 bedrooms spacious family apartment

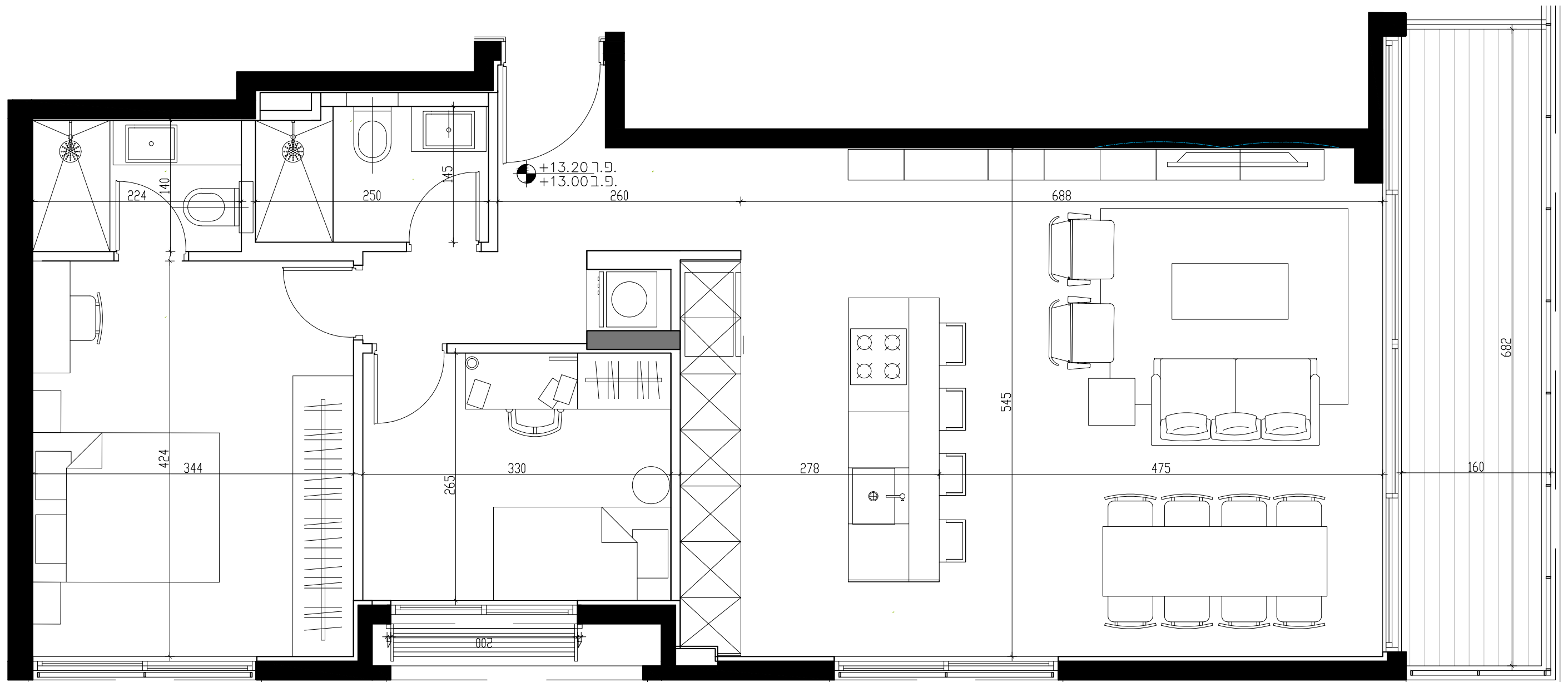
A spacious family apartment with two bedrooms, including a generously sized master suite. Designed for effortless hosting and entertaining, it features a large kitchen island, a luxurious wall of custom cabinetry, and a dining table for eight guests. Overlooking the urban landscape, the apartment is thoughtfully planned for refined and contemporary city family living.



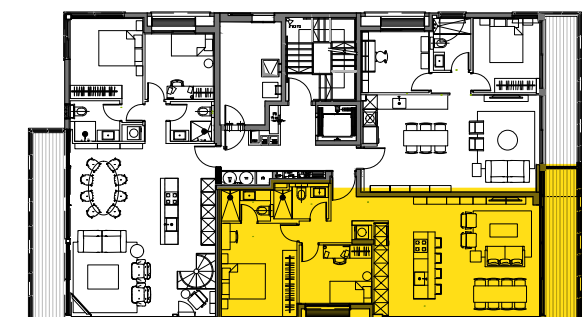
14

2 BEDROOMS

88 sqm + 11 sqm Terrace



4TH FLOOR



Fully
Furnished



Underground
parking



Air
Conditioning



Panoramic
Sliding Door



Kitchen
Island



Laundry
Closet



GYM



Patio
Furniture



2 Walk-in
Shower



Luxury
Appliances



Master
Bedroom



Side
by side



15

A truly unique gem
in the heart of Tel Aviv

This exceptional duplex enjoys three exposures and overlooks the beautiful green boulevard along Motzkin Street. The elegant, modern kitchen includes a wall of cabinetry and a large island. A striking spiral staircase leads to the lower level, where a versatile private unit can function as an additional bedroom, office, or TV lounge, complete with its own balcony. The apartment includes two master bedrooms and three bathrooms, combining modern sophistication with a distinctive architectural twist.

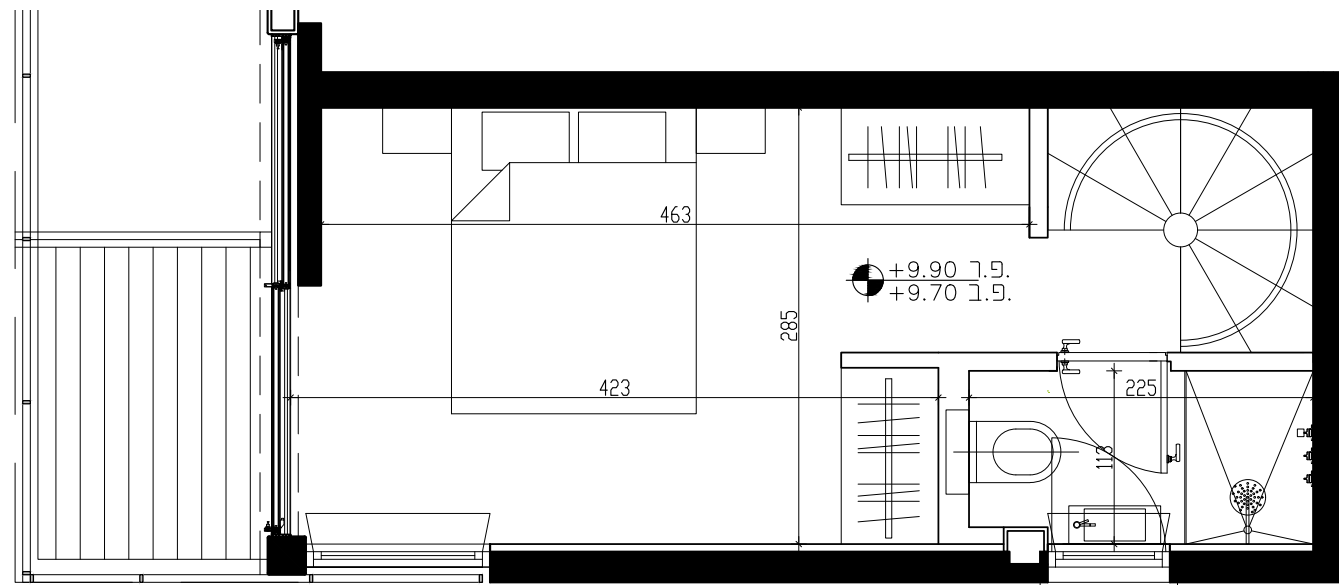


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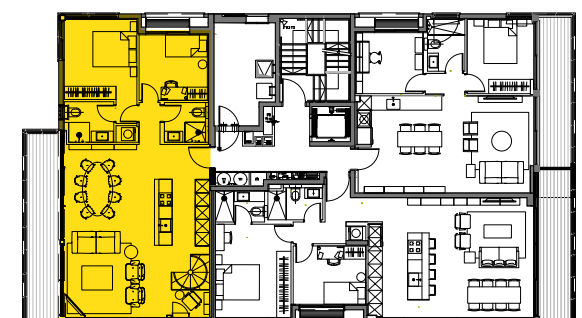
3 BEDROOMS

118 sqm + 20 sqm Terrace

2 Floors 2 Terraces



4TH FLOOR



Fully
Furnished



Underground
parking



Air
Conditioning



Panoramic
Sliding Door



kitchen
Island



Laundry
Closet



GYM



Patio
Furniture



3 Walk-in
Shower



Luxury
Appliances



Master
Bedroom



Spiral
Stairs

16

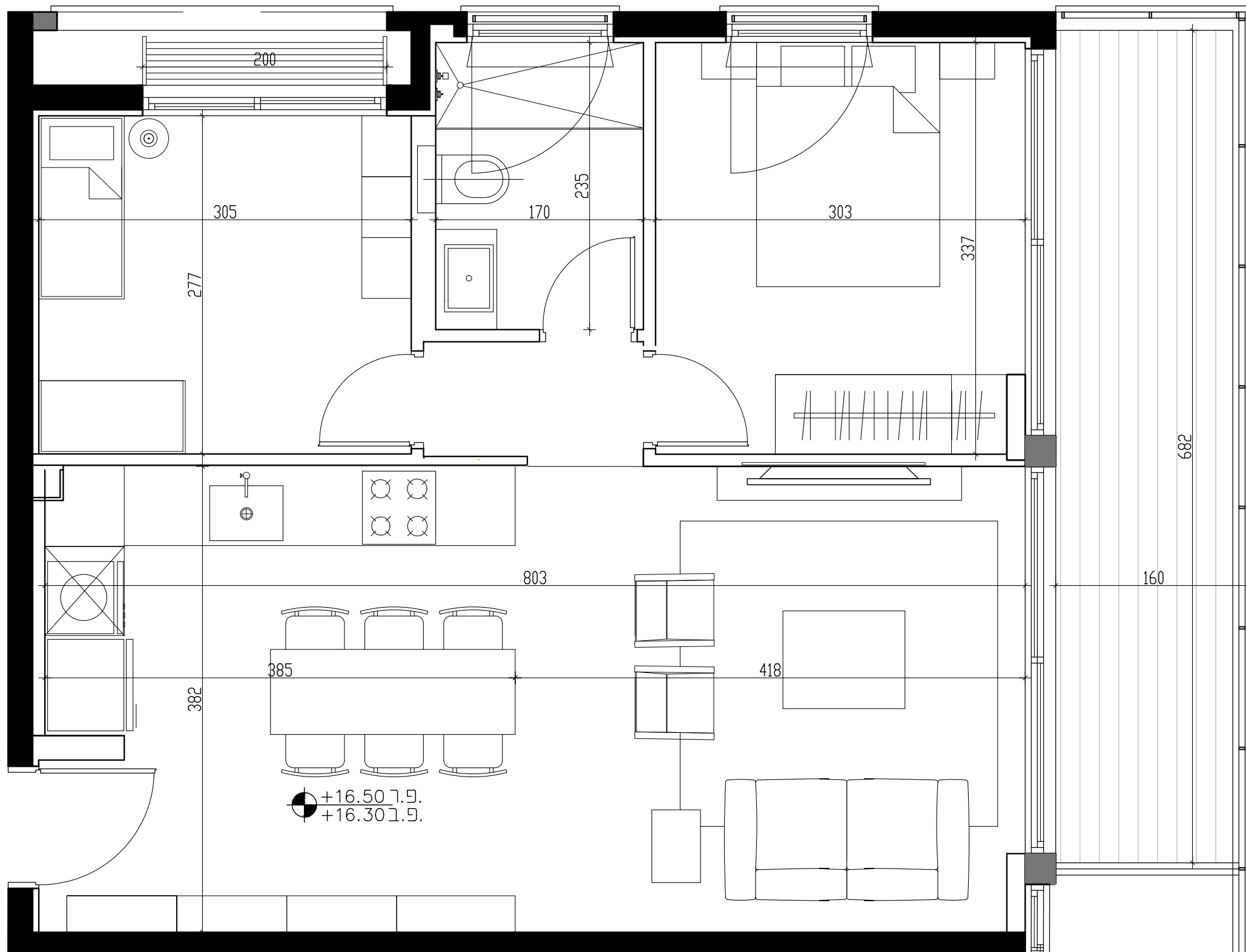
Stylish home in Tel Aviv's vibrant urban lifestyle

An ideal residence for a couple or an individual. The second bedroom can easily be transformed into a home office or an elegant dressing room. A compact yet fully equipped apartment that offers everything you need. Quietly positioned at the rear with open urban views, it features a clean, modern design language that feels calm and refined. Perfect as a city retreat, a holiday apartment, or a stylish second home for those who enjoy Tel Aviv's vibrant urban lifestyle from time to time.



16

2 BEDROOMS
62 sqm + 11 sqm Terrace



Fully
Furnished



Underground
parking



Air
Conditioning



Panoramic
Sliding Door



GYM



Patio
Furniture

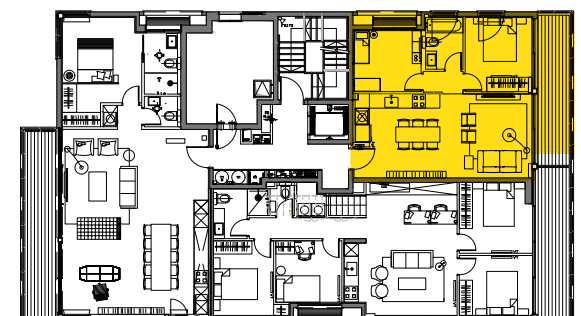


Luxury
Appliances



Elegant
Bathtub

5TH FLOOR



17

The Ultimate Bachelor Residence

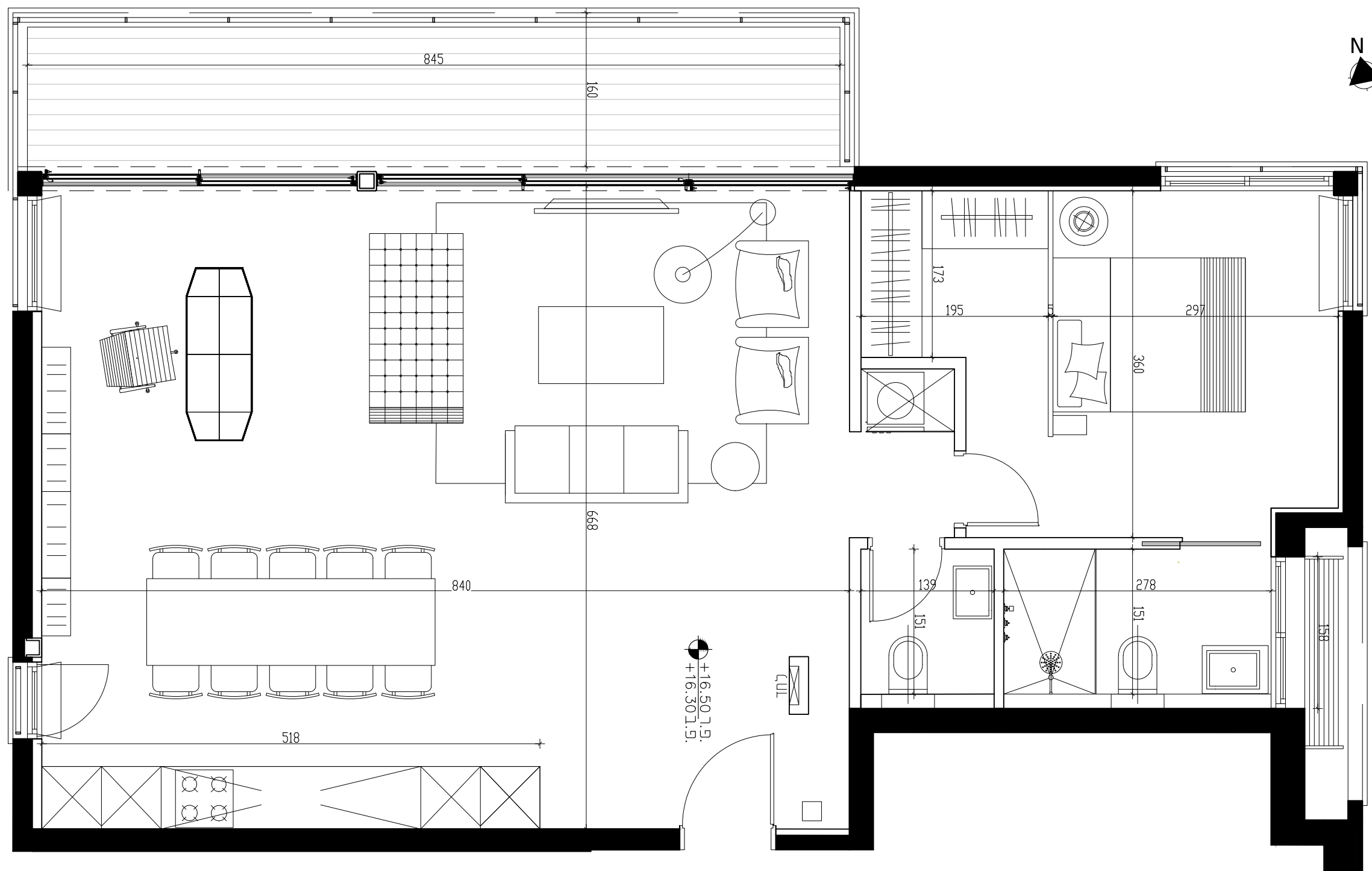
A spectacular, oversized living space designed for stylish urban living. Features a luxurious bedroom with a spacious walk-in closet, bespoke high-end cabinetry, and a dedicated work area within the main living space. Enjoy uninterrupted views and exceptional natural light from three exposures overlooking Motzkin Street and the lush greenery of Gedes Garden. The apartment boasts a very large balcony, an expansive designer kitchen, and an impressive dining table for eight—perfect for entertaining. Conveniently located near the building's fitness center.



17

1 BEDROOMS

91 sqm + 14 sqm Terrace



Fully
Furnished

GYM

Air
Conditioning

Walk-in
Shower

Powder
Room

Master
Bedroom

Underground
parking

Patio
Furniture

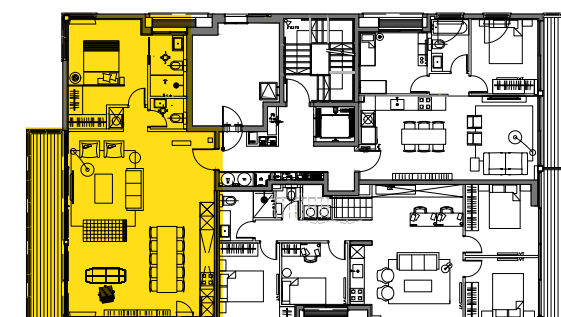
Panoramic
Sliding Door

Luxury
Appliances

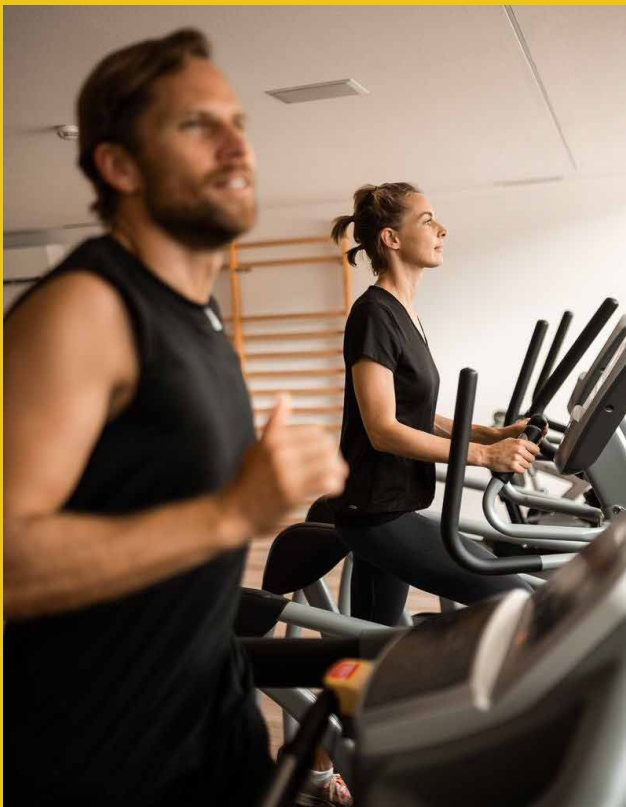
Laundry
Closet

Side
by side

5TH FLOOR



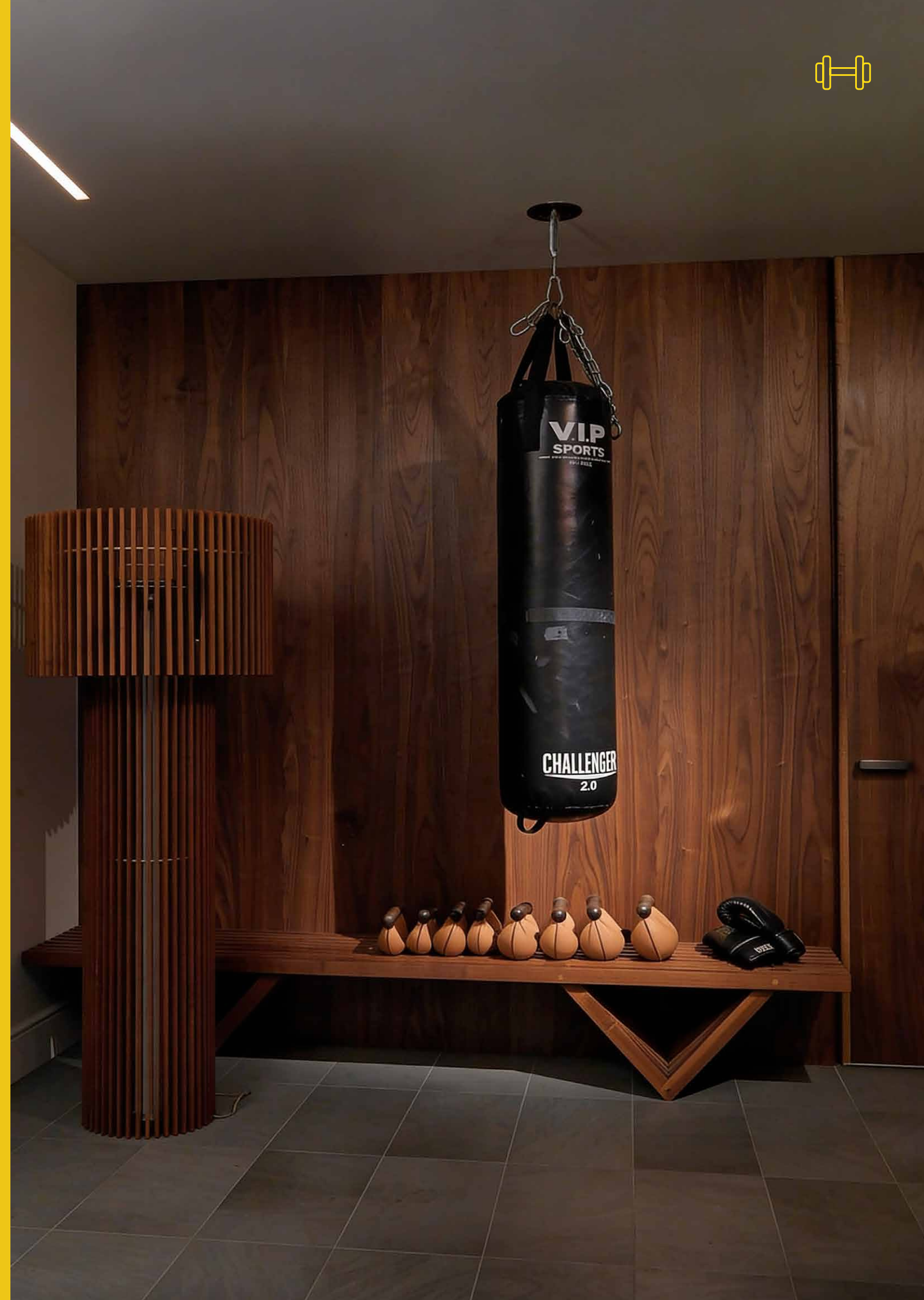
PRIVATE GYM



The Leo House project offers its residents two exclusive fitness rooms, each serving only three apartments per floor. This unique concept ensures exceptional convenience and elevates everyday quality of life – placing a fully equipped gym just steps away from home, as if it were part of the apartment itself.

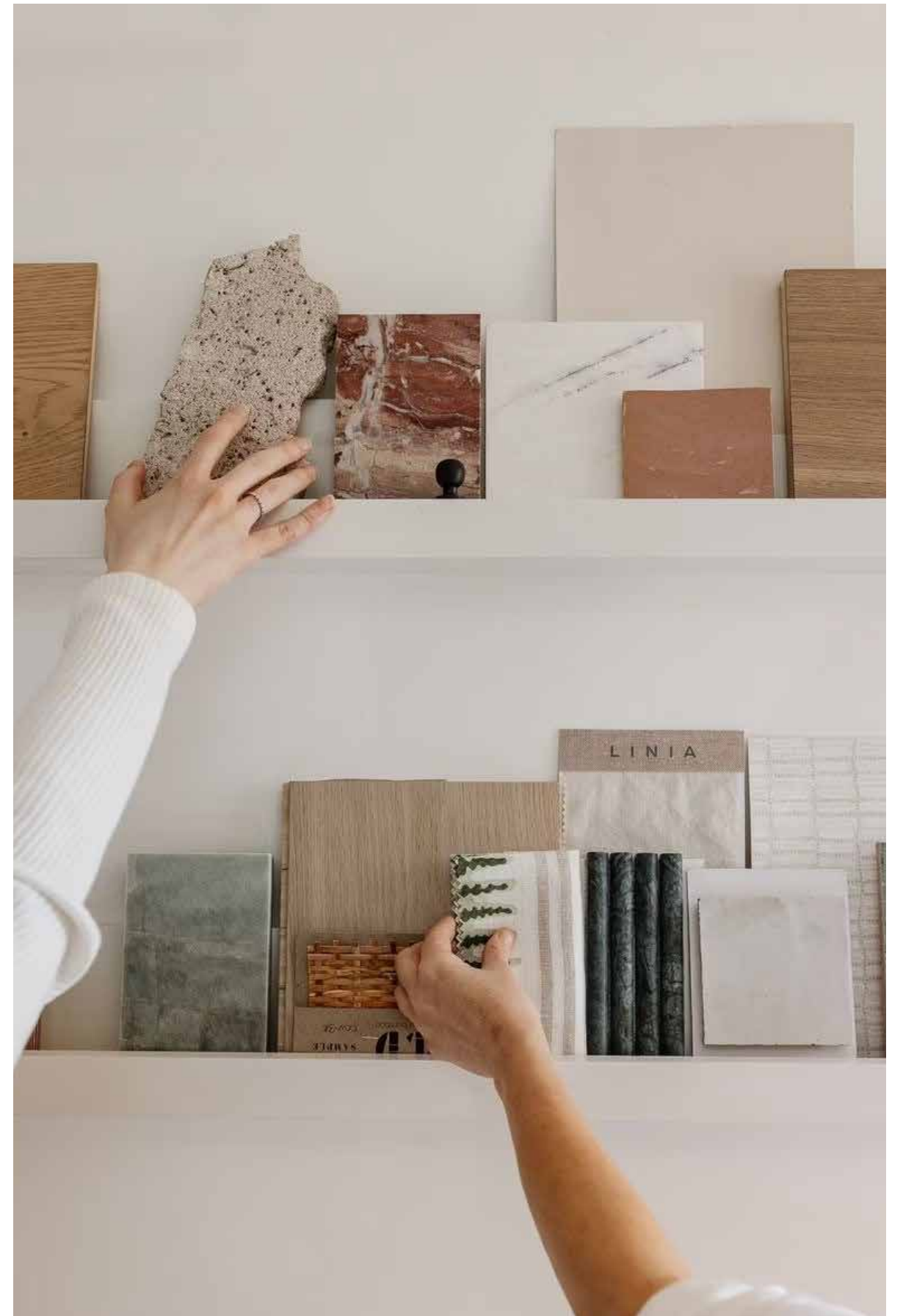
Designed to the highest standards, the fitness rooms feature warm, luxurious wood-clad walls, elegant lighting fixtures, and refined parquet flooring, creating a sophisticated and inviting workout environment. To deliver a truly professional fitness experience, the project is equipped with premium treadmills and training equipment from the luxury series of Technogym.

Leo House provides its residents with an uncompromising lifestyle of comfort, indulgence, and wellbeing – transforming both daily routine and leisure time into an experience that feels close to boutique-hotel living.



LEOHOUSE
TEL-AVIV

HIGH
STANDARD



Public Areas



Building Envelope

Finished with decorative Washpuz textured plaster.

Parking

Standard linear parking layout with driving ramps (no car elevators or automated parking systems).

Mechanical parking ventilation system.

Epoxy floor finish.

Infrastructure preparation for an electric vehicle charger at every parking space.

Dedicated bicycle parking area.

Mechanical parking ventilation system

Elevator

Passenger elevator for up to 6 persons.

Landscaped Shared Garden

Secure Entrance Lobby

Access-controlled lobby with intercom system.

Flooring & Wall Finishes

Terrazzo flooring and cladding in common areas.

Fire Protection

Automatic fire suppression system (sprinklers).

Fire detection and alarm system connected to the fire department.

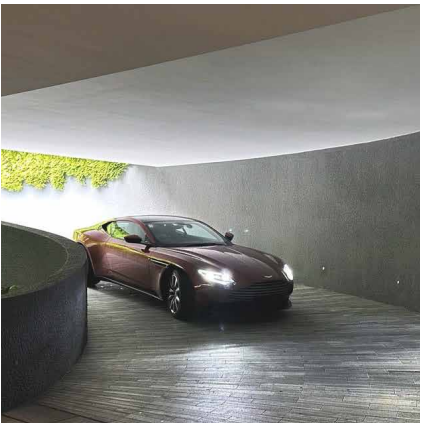
Emergency Generator

serving essential building systems.

Protected space

Code-Compliant Floor Safe Room

Waste Disposal Room



Residences



Aluminum Systems

Minimal Aluminum Profile System – reinforced ultra-slim “Minimal” profiles maximizing glazing area.

Double Insulated Glazing providing maximum transparency with integrated UV filtering.

Motorized External Louvers (Tzaylon System) for solar shading.

Smart Electrical System

Smart Home System: Lighting scenarios and shading control by BTICINO (Italy).

Switches & Sockets: Minimalist design by BTICINO (Italy).

Flooring & Wall Cladding

Italian Terrazzo Flooring throughout the apartment by Marmi Scala (Italy).

Italian Terrazzo Wall Cladding in bathrooms and showers.

Entrance Door

Premium Entrance Door – height 2.5 m, by Innovate.

Interior Doors

Full Height Floor-to-Ceiling Doors.

Concealed Frames.

Oven-baked Epoxy Paint Finish.

Concealed Handles.

Wall Finishes

American Putty Finish throughout the apartment.

Shadow Gap Detail between walls and floors.

Shadow Gap Detail between walls and exposed concrete ceilings.

Sun Balcony

Stainless Steel Mesh Railing.

Level Floating Deck Floor (no slopes) in bamboo decking.

Concealed recessed power outlet.

Recessed spotlight lighting in balcony ceiling.

Decorative lighting fixture.

Exposed Concrete Ceilings

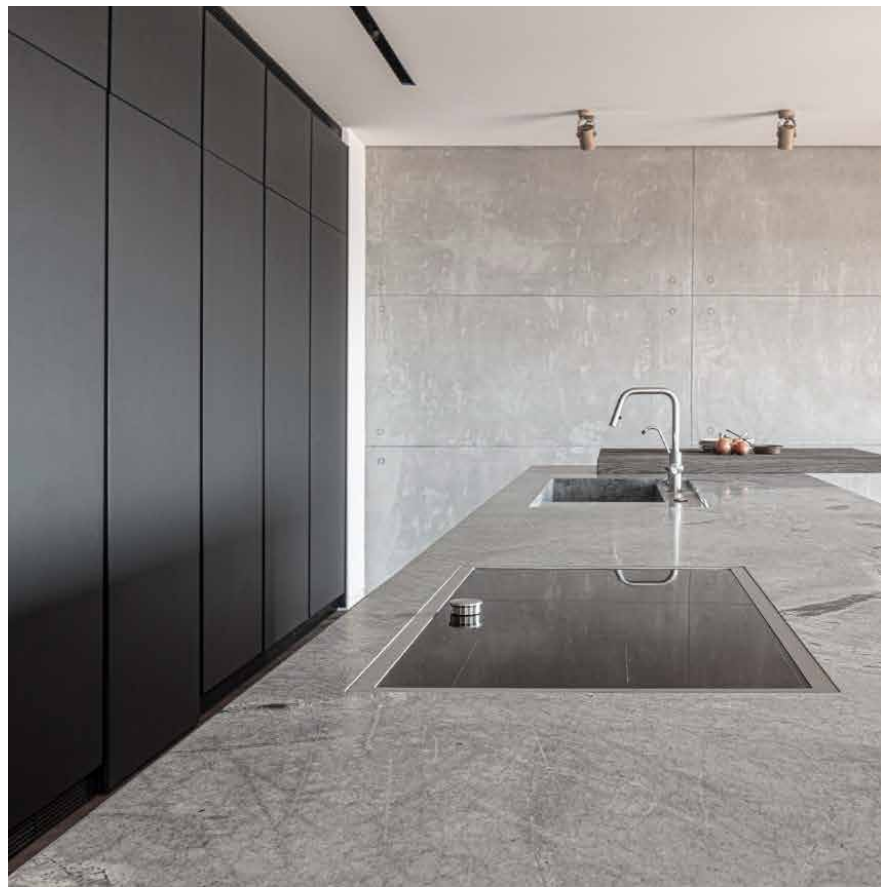
Apartments 13, 14, 15: ceilings finished in exposed architectural concrete.



Kitchen



Italian Designer Kitchen:
DADA by Tolmans.



Stone Countertop:
By Frabital.
Stainless Steel Sink.

Flooring



Flooring & Wall Cladding

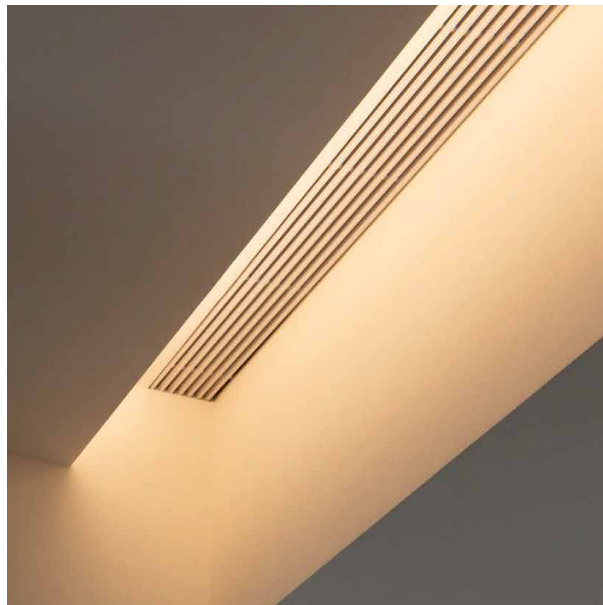
Italian Terrazzo Flooring throughout the apartment by Marmi Scala (Italy).
Italian Terrazzo Wall Cladding in bathrooms and showers.



Bathrooms & Showers

Terrazzo flooring and wall cladding.
Custom terrazzo shower tray.
Concealed stainless steel drainage channels.
Italian stainless steel faucets.
Wall-hung toilets with concealed cistern.
Tempered glass shower enclosures.
Main lighting and illuminated mirror.
Preparation for rapid water heater.

Senses



Lighting

Integrated LED light strips.

Decorative lighting fixtures throughout the apartment.

Living Room Audio System

Streaming Audio System: WIIM internet-based system controllable remotely from anywhere in the world.
In-ceiling speakers: MOREL, 6" model.

Air Conditioning

VRF Air Conditioning System by Daikin.
Slim frameless linear diffusers.
Independent room-by-room climate control.

Hot Water System

150-liter Solar Water Heater.
High-capacity electric booster providing unlimited hot water supply.

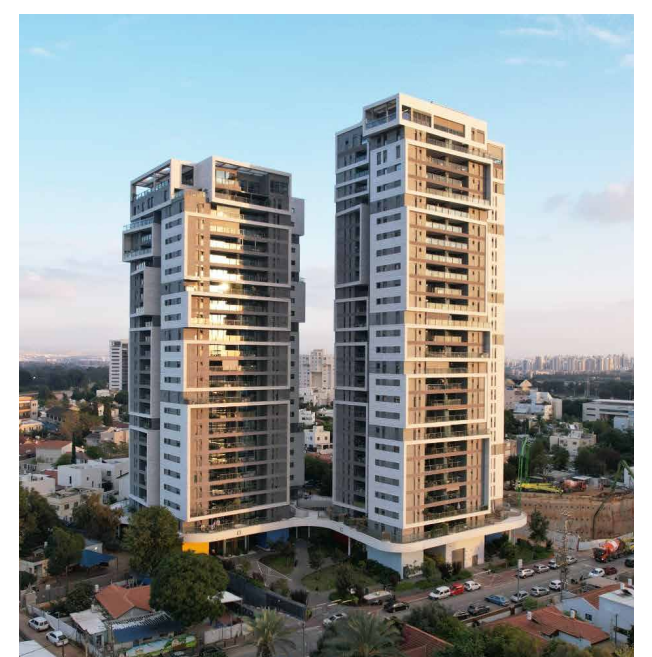


Discover the Legacy of The Israel Levy Real Estate Group

The Israel Levy Real Estate Group, steered by the visionary Mr. Israel Levy, is a beacon of excellence in the real estate landscape. With a track record that boasts a quarter-century of dedication, the group has etched its signature across Israel.

Their illustrious portfolio is adorned with renowned projects that have shaped urban skylines. Residential marvels like “Ramot-Hasharon ” in Ramat Hasharon are examples of their success in the residential domain. In the luxury hospitality sector, esteemed establishments like the MERCURE Hotel in Tel-Aviv and the Benjamin Business Hotel in Herzlia stand testament. On the commercial front, iconic structures such as Mobileye Headquarters and TEVA Headquarters in Jerusalem echo their prowess in blending business with aesthetics. Their expertise extends beyond just constructing properties; they excel in identifying high-potential sites ripe for enhancement, rejuvenation, and transformative construction.

But beyond the bricks and mortar, what truly sets the Israel Levy Group apart is their unwavering commitment to quality. Their mantra? "Utmost product quality." It's not just a statement, it's a promise that resonates in every corner of their projects, offering investors and residents alike a sense of unparalleled security and luxury. With the backing of such a monumental entity, Cape D'or doesn't just promise luxury — it embodies it.



Adi Capital Developers

Is a leading and growing real estate holdings company, specializing in urban renewal, residential, commercial, and employment projects.

The company is characterized by its credibility, professionalism, family-oriented culture, and a commitment to ethical standards. Over the years, Adi Capital has forged strategic collaborations with leading real estate companies, fostering mutual growth and success. Its vast experience has allowed the company to set new standards in the real estate sector based on professional expertise, quality construction, timely delivery, exceptional service, and operational flexibility. The company's strong financial position enables it to invest in high-quality projects while creating steady and sustainable growth.





LEOHOUSE

TEL-AVIV

**ISRAEL
LEVY**  REAL ESTATE
ENTREPRENEURSHIP