Carmei Gat

— SPECIAL —

Bemuna Group



Beautiful
Two-family villas
with gardens
and swimming pools



Boutique buildings
Large and spacious apartments
2-4 bedroom apartments
Sukkah balconies | Garden
apartments and Penthouses
Convenient adjacent storage units



Towers
Large and spacious 2-4 bedroom
apartments | Garden apartments
and Penthouses | Open views
| Gym | Convenient adjacent
storage units


BEMUNA
Building a community for you

Bemuna Group

Welcome to Bemuna, a well-established and leading real estate development company in Israel. Founded in 1995, Bemuna is ranked among Israel’s top companies according to Dun's 100 for 2025. Working alongside renowned architects, Bemuna turns their vision of creating high-quality residences into reality.





Images for illustration purposes only



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Exceptional Housing

Discover a remarkable housing project in the heart of the thriving Anglo-Saxon community in Carmei Gat. This unique development showcases 334 meticulously designed units, offering a range of 2-5 bedroom apartments, garden apartments, penthouses, and villas with pools. Experience quality craftsmanship with exceptional technical specifications incorporated into each residence. Choose your ideal home from this collection of excellent living spaces.

Scan to view 360° simulation

Location

Strategically situated next to Highway 6, Carmei Gat offers seamless connectivity, with a conveniently located train station and efficient public transportation options. Tel Aviv is an effortless 38-minute train ride, and Modi'in is a 35-minute drive.





Dynamic Lifestyle

Carmei Gat is a vibrant neighborhood with abundant parks and cultural centers. Staying active is easy with local bike trails, basketball, soccer, and tennis courts. Take care of all your shopping needs at nearby malls and commercial centers. This remarkable neighborhood is also home to schools, synagogues, a well-connected train station, and a range of essential amenities. Experience the best of suburban living in Carmei Gat.

Scan to see the park and neighborhood:

Technical Specifications for Bemuna Special Luxury Villas:

Electricity

- All units have Shabbat clocks (lights and AC)
- Three-phase electricity (3 x 40 amps)
- Air conditioning according to the HVAC consultant's specifications
- Electric shutters in all rooms (except for Mamad, bathrooms and service rooms) with the option to manually open on Shabbat
- Intercom system with a color screen
- Smart Home - 25 units can be connected to the smart home system. (Units are selected at the developer's discretion)
- EV charger
- Electric parking gate

Kitchen

- Includes 10 meters of upper and lower cabinets and a two-meter island
- Cabinet space for a built-in oven and microwave (2.2 meters high) - Included in the total specified meterage.
- Two sets of soft-close drawers
- Three Caesarstone countertop options to choose from (2 cm). Option to add a drip-lip
- Two adjacent sinks with a choice of acrylic or stainless steel
- Quality pull-out kitchen faucets
- Water and electrical preparation for a dishwasher

Flooring

- 100x100 cm tiles for the living room, kitchen, hallways - choice of 12 shades
- 80x80 cm tiles for the bedrooms - choice of 12 shades
- 30x30 / 33x33 cm R10 anti-slip tiles in the bathrooms, service area and balconies
- 75x25 / 60x30 / 120x60 cm tile cladding in the bathroom and master bathroom up to the ceiling

Bathroom & accessories

- Wall-hung toilets in all bathrooms
- Washing station outside of the guest bathroom
- Built-in vanity with mirror in the main bathroom and master bathroom

General amenities

- Designed front door
- Soundproof door in the master bedroom
- Interior doors: choice of 3 shades, including white
- Additional door for bomb shelter & sliding window in the bomb shelter - according to the revised code
- Quality windows installed with bug screens
- Water and gas points in the garden and roof balcony

*The simulations, plans, and details presented in this prospectus/ad are solely for informational purposes and do not entail any commitment by the company. Changes may occur based on municipal or planning requirements. The company's commitment is established through the agreement and technical specifications signed by both the company and the buyers, adhering to all sales laws. Conceptual sketches for the kitchen, apartment furniture, and gardens/balconies are not binding on the company.


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Technical Specifications for Bemuna Special Luxury Apartments

Electricity

- All units have Shabbat clocks (one for lights and one for AC)
- Three-phase electricity (3 x 25 amps). Garden apartments and penthouses 3 x 40 amps
- Central AC preparation provided. Garden apartments and penthouses come with AC according to HVAC specifications
- Electric shutters in all rooms (except for Mamad, bathrooms, and service rooms) with the option to manually open on Shabbat
- Intercom system with a color screen
- Smart Home - 10 units can be connected to the smart home system (Units are selected at the developer's discretion)

Kitchen

Includes upper and lower kitchen cabinets

- Two-bedroom apartments have 8 meters of kitchen cabinets
- Three-bedroom apartments have 10 meters of kitchen cabinets
- Four and five-bedroom apartments have 12 meters of kitchen cabinets
- Two adjacent sinks with a choice of acrylic or stainless steel
- Quality pull-out kitchen faucets
- Two sets of soft-close drawers
- Three Caesarstone countertop options to choose from (2 cm). Option to add a drip-lip
- Cabinet space for a built-in oven and microwave (2.2 meters high) - Included in the total specified meterage
- Water and electrical preparation for a dishwasher

The buyer can select one of the two kitchen companies provided by the developer.

Flooring

- 80x80 cm tiles in the living room, kitchen and hallways - choice of 12 shades
- 60x60 cm tiles in the bedrooms - choice of 12 shades
- 30x30 or 33x33 cm tiles in the bathrooms, service area, and balconies, with R10 anti-slip tiles in the balconies
- Tile cladding in the main bathroom and master bathroom up to the ceiling

Bathroom & accessories

- Wall-hung toilets in all bathrooms
- Washing station outside of the guest bathroom
- Built-in vanity with mirror in the main bathroom and master bathroom

General amenities

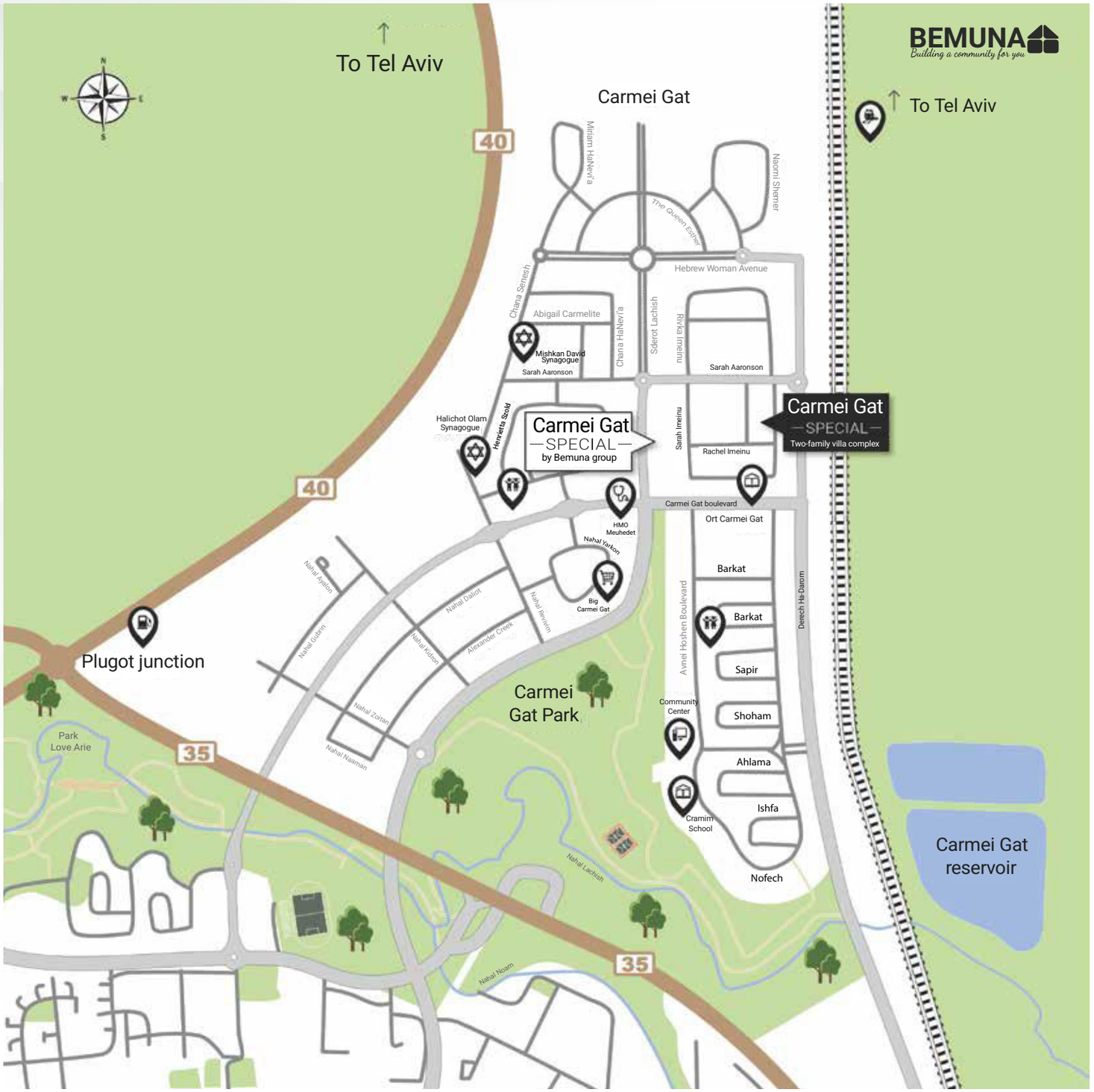
- Soundproof door in the master bedroom
- Interior doors: choice of 3 shades, including white.
- Additional door for bomb shelter & sliding window in the bomb shelter - according to the revised code
- Water and gas outlets on the main balcony
- Quality windows installed, with bug screens included on sliding windows only
- Gas outlet preparation for water heater

Building Specifications

- Construction in accordance with Israeli Green Building Standard IS 5281
- Comprehensive landscaping and integrated green spaces
- Exterior cladding incorporating natural stone and refined plaster finishes
- Elegant designer entrance lobby
- Resident lounge (subject to developer's discretion)
- Private storage room adjacent to each apartment
- Dedicated private parking for each residence
- Infrastructure provision for electric vehicle charging station (as per electrical consultant's specifications)
- Automated gate at parking facility entrance
- Bicycle and stroller storage room
- Fitness center (available in Type B buildings only, at the developer's discretion)
- Floor-specific waste disposal system (in Type B buildings only, excluding intermediate and ground floors)

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Map of the area



Top view


Sarah Aaronson
Visitor Center
Carmei Gat
SPECIAL
by Bemuna group
Sarah Imeinu
Sarah Imeinu
Lachish boulevard
Derech Ha-Darom
Carmei Zion Synagogue
Rachel Imeinu
Carmei Gat
SPECIAL
Two-family villa complex
Sarah Imeinu
Carmei Gat boulevard
173A
173B
174A
174B
172A
172B
175A
175B
171A
171B
176A
176B
177A
177B
178A
178B
161A
161B
162A
162B
163A
163B

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