

**Kardan**  
Immobilier

K A R D A N  
**island**

An island with a sea of advantage  
in Park HaYam, Bat Yam

# Welcome to the island



Close your eyes, imagine yourself living just a moment away from the sea, on your very own private island. Living in a spacious home, just as you always dreamed. Starting your day with coffee on your private balcony, taking a walk in the green park below, and ending the day with a good book by the sea...

Now open your eyes and see imagination becoming reality. Kardan Island- an island with a sea of advantages surrounding you 360 degrees: Innovative architectural design with large windows intended to let natural light into your home, spacious and superbly planned apartments, a huge park right next to you, and the beach just about 600 meters away.

At Kardan Island, we invite you to the perfect living experience.



Illustration for demonstration purposes only. Changes may occur per the requirements of the authorities and/or the company's decision. Public area development may change according to the decision of the local authority.

# Island of tranquility



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Many studies prove that living close to the sea brings a greater sense of tranquillity.

And it's no wonder... the sea reminds us of freedom.  
At Kardan Island, you are invited to feel the freedom to live, enjoy, and be exactly where you love most.  
As close as possible to yourself.



# Your island

3

elevators in  
each building

160

housing  
units

2

towers

All

Private open  
space

3-5

Rooms

20

Floors

All

Private  
balconies



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# Island of advantages



Quick access to the light rail



2 balcony exits - from the living room and the kitchen



About 600m walking distance to the beach



Huge park



Close to employment, culture, and leisure centers



Unique design: large windows for natural light



Meticulous planning and private balconies



Pneumatic garbage disposal system



Separate Beach

Palm Beach

Tayo Beach

Bat Yam Promenade

Upper Promenade Garden  
Rishon LeZion Beach Park

Blue Beach

Rishon LeZion Beach

The Reserve Park

Sea Grove Park

Menahem Begin Garden

Butterfly Garden

Yaad Amalni School

Business District

Sports Park

KARDAN  
island

Komemiyut Light Rail Station

Bat Yam Country Club

Sea Park

Municipal Stadium

Rishon LeZion

Menachem Begin Road

Menachem Begin Road

Neve Nof School

Public Buildings

Hotel Complex

Banim Square

Haneviym

Dr. Nahum Nir

HaOrgrim

Hassolelim

Ehud Kinamon

HaAmal Light Rail Station

HaAmal

Arik Einstein

Yohanan Hasandlar

HaKomemiyout

Its'hak Naph'ha

Menachem Begin Road

Ashayetet

Hayl Hatothanim

Menahem Yekouel



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08:34  
Start the  
morning with  
a run in the  
park



14:20  
Soak up  
compliments  
in the sea





# 18:34 Do yoga at sunset

Living in Kardan Island is truly enjoying the feeling of freedom you've always wanted. The proximity to the sea, the wide-open park nearby, the closeness to cultural institutions, educational centers and the promenade's entertainment spots make your daily life easier, simpler, and most importantly - more enjoyable. So take a break from your car, too. Everything you dreamed of is already next to you.

FW | 4 ROOMS



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FW | 4 ROOMS



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FW | 4 ROOMS



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# PH2 | PENTHOUSE



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# Technical Specifications Summary

## Shared Areas

- 3 designed elevators
- Designed entrance lobby
- Stroller/bicycle room
- Residents' clubhouse
- Trash chute for floor-level garbage disposal
- Recycling room for waste separation
- Private parking for each apartment
- Underground parking lot
- Infrastructure preparation for electric vehicle charging

## Appartement

- Multi inverter or mini VRF air-conditioning system including decorative vents in the living room and kitchen
- Porcelain tile flooring in sizes 80x80 and or 100x100 cm (resident's choice), excluding bathrooms and balconies
- Designed security door at apartment entrance
- High-quality interior doors in several color options (including white), "Unique" model by Pandor or equivalent
- Extra wood panel for the protected room (Mamad) door
- Color screen intercom at apartment entrance
- Electric operation of roller shutters (except Mamad and wet rooms)
- Double glazing (except Mamad and bathrooms)
- Window and living room showcase mosquito net preparation (except Mamad and bathrooms)
- Three-phase power connection - 3x25 Amp
- High-quality electrical and communication accessories
- Smart home system installation
- 2-way switch in master bedroom
- Gas water heater preparation

## Kitchen

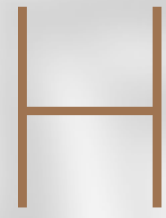
- Kitchen cabinets including upper and lower units with soft-close drawer mechanisms, cabinet body made of plywood
- Faucet with pull-out spray head
- Work surface in various colors
- Three-phase power point for electric cooktop
- Gas outlet

## Sanitary Ware

- Wall-hung toilets with concealed flush tank
- Acrylic bathtub
- Bathroom vanities with integrated sink and mirror in both main and master bathrooms
- Variety of floor and wall tile models
- 4-way concealed mixer taps in bathrooms

## Living Balcony

- Garden tap on the living balcony
- Option for deck-style tiles



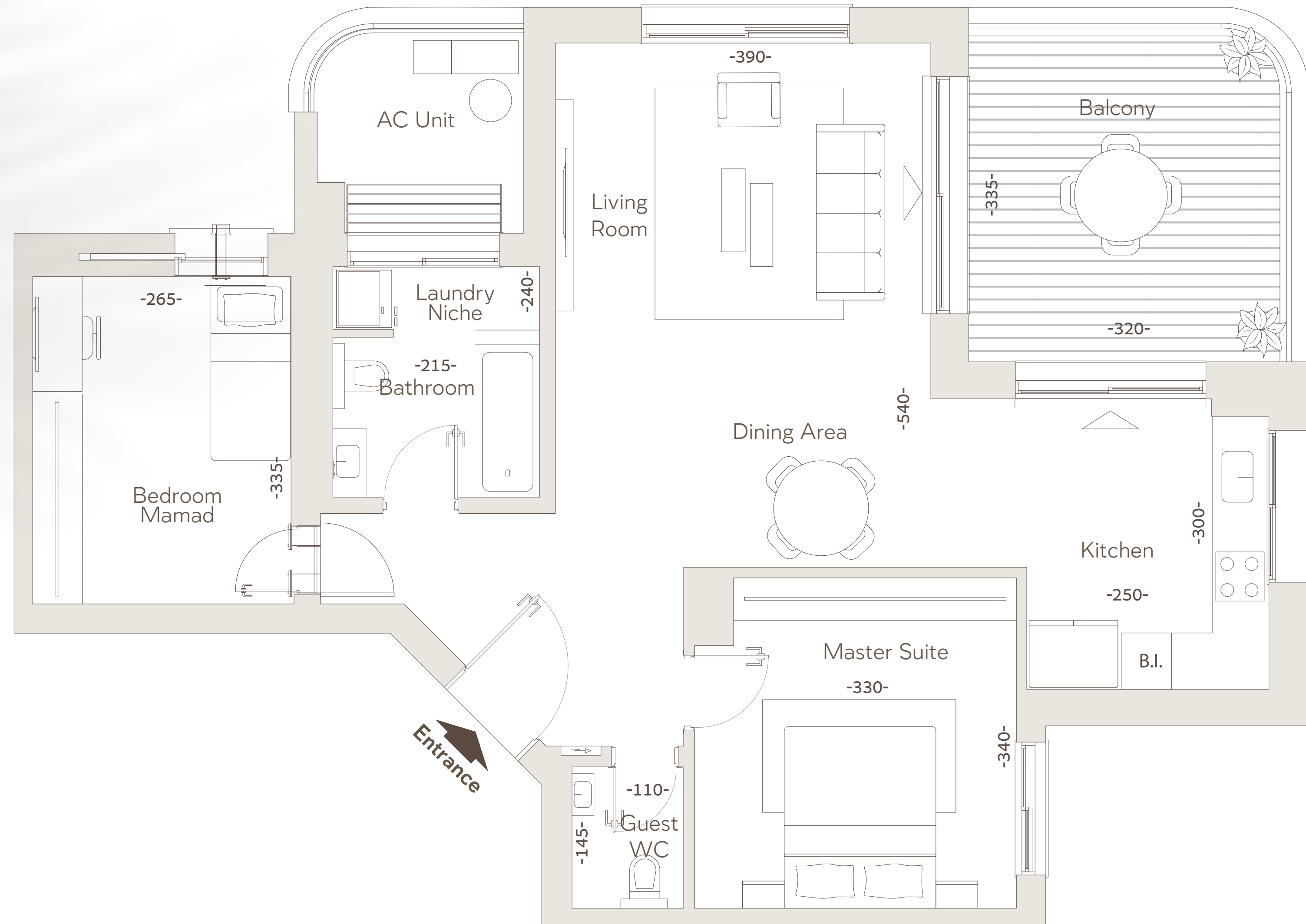
### 3-Room Apartment

Building B

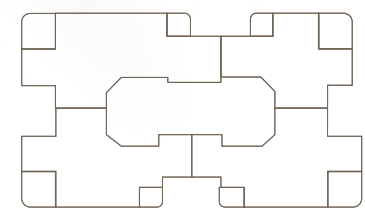
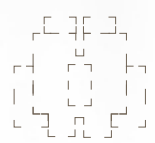
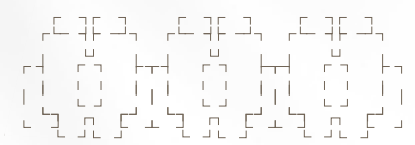
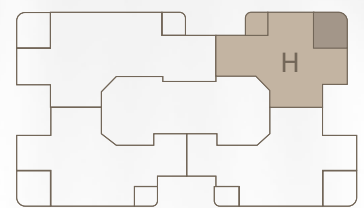
Floor 9

Apartment area: approx. 81 sqm

Balcony area: approx. 12 sqm



Building B



Building A

The plans presented in this presentation are not to scale. All elements shown, including furniture, items, and accessories, are for illustration purposes only and do not bind the company. The various items and accessories shown in this plan do not constitute a representation or offer, and will not be part of the contract terms between the parties. Only the official sales plans and final specifications will bind the company. E.&O.E.



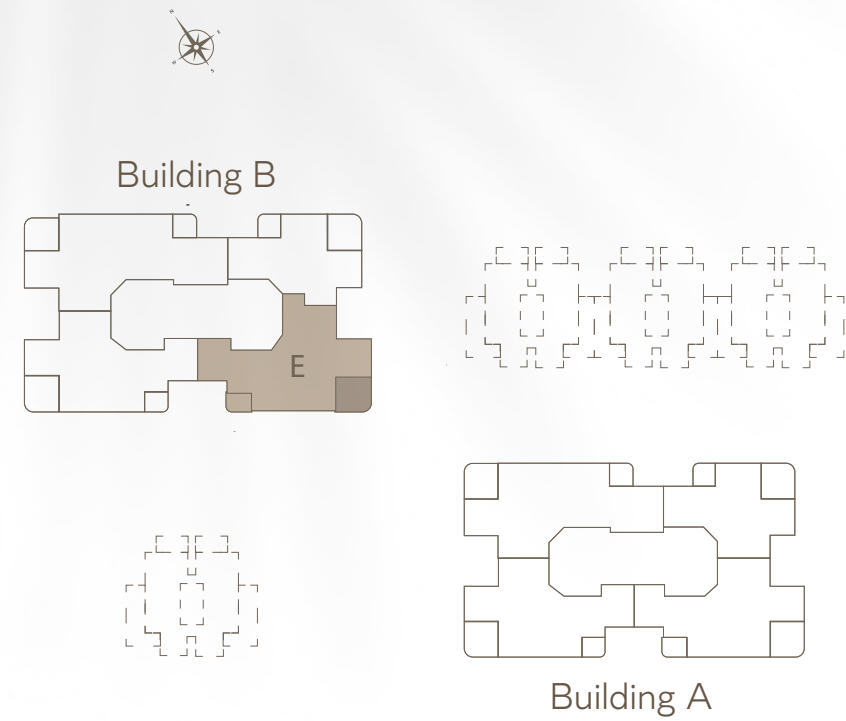
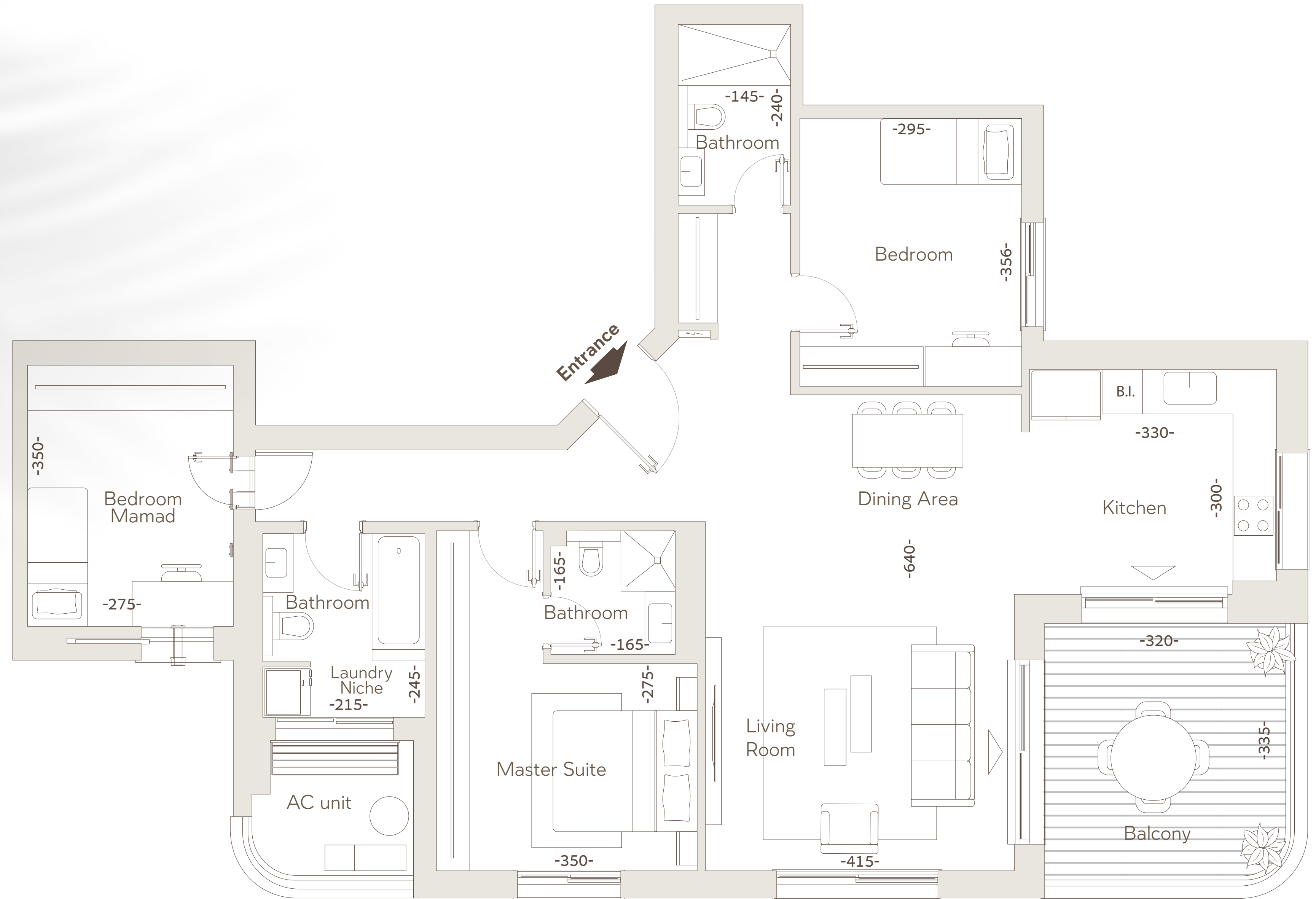
### 4-Room Apartment

Building B

Floors 5, 6

Apartment area: approx. 116 sqm

Balcony area: approx. 12 sqm



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# G

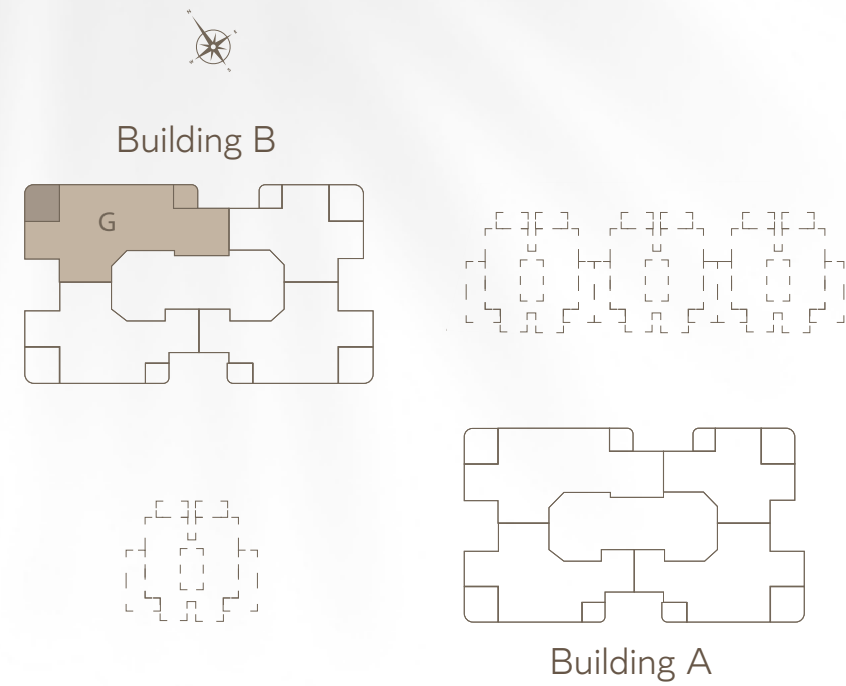
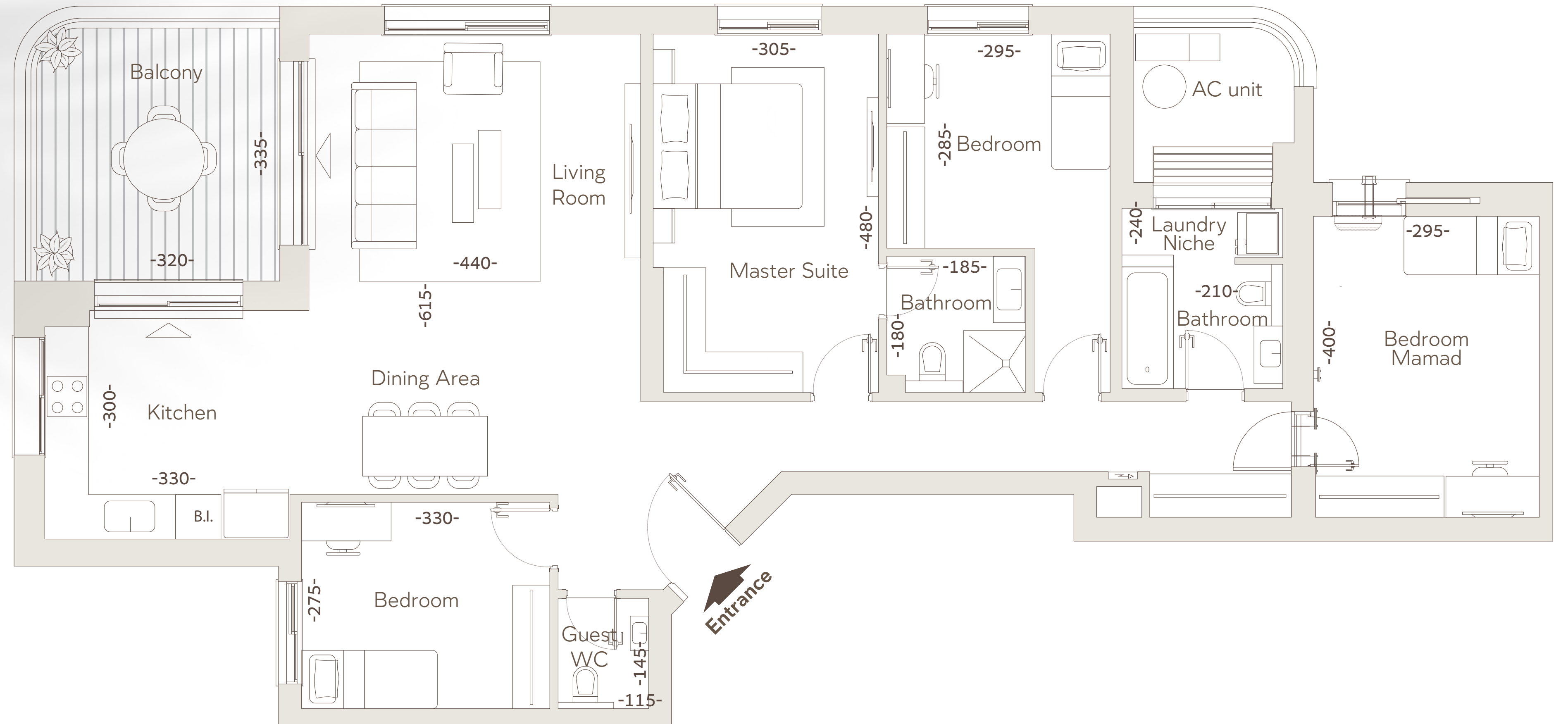
## 5-Room Apartment

Building B

Floors 11, 12, 15-17

Apartment area: approx. 112 sqm

Balcony area: approx. 12 sqm



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# PH2

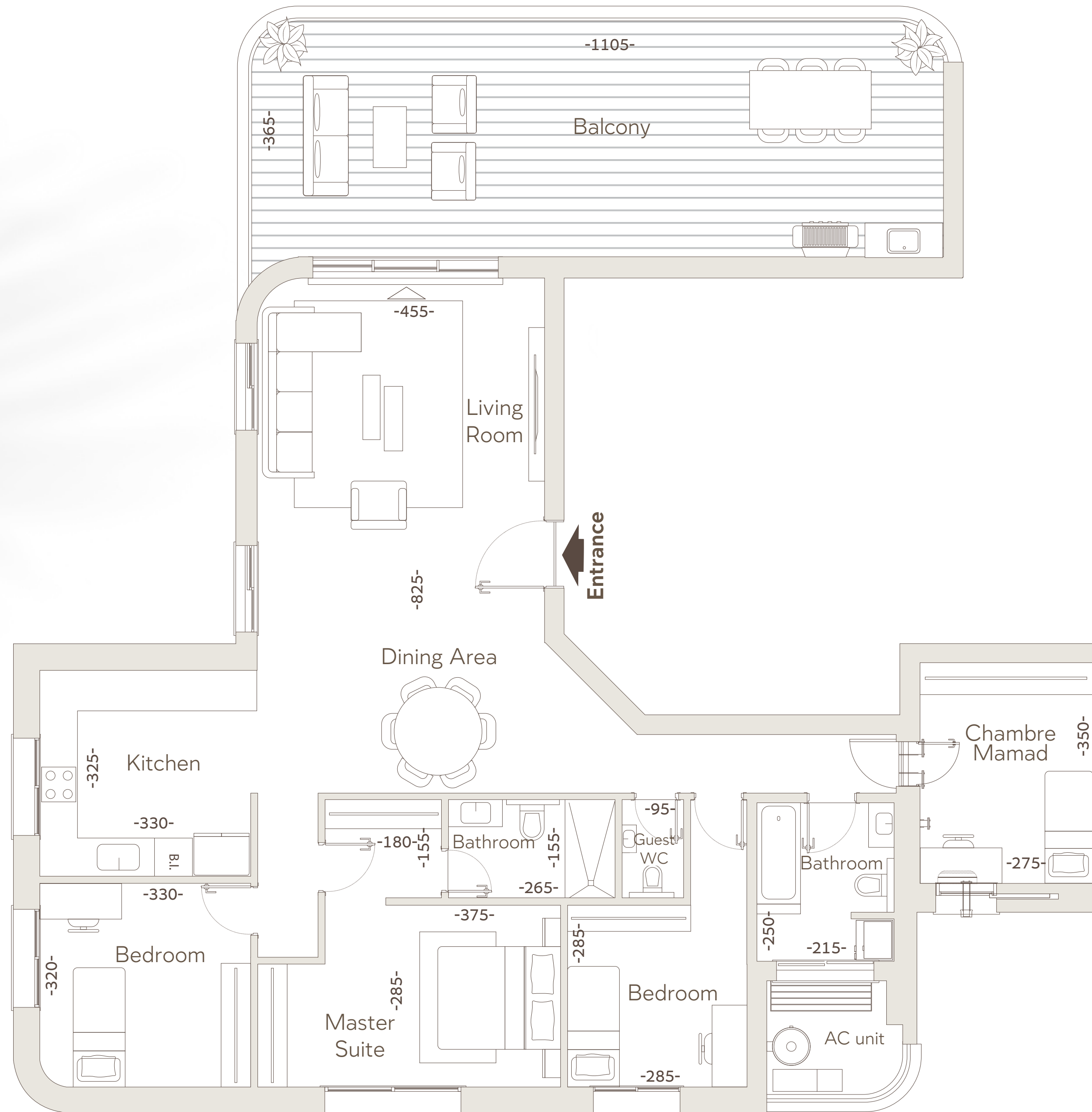
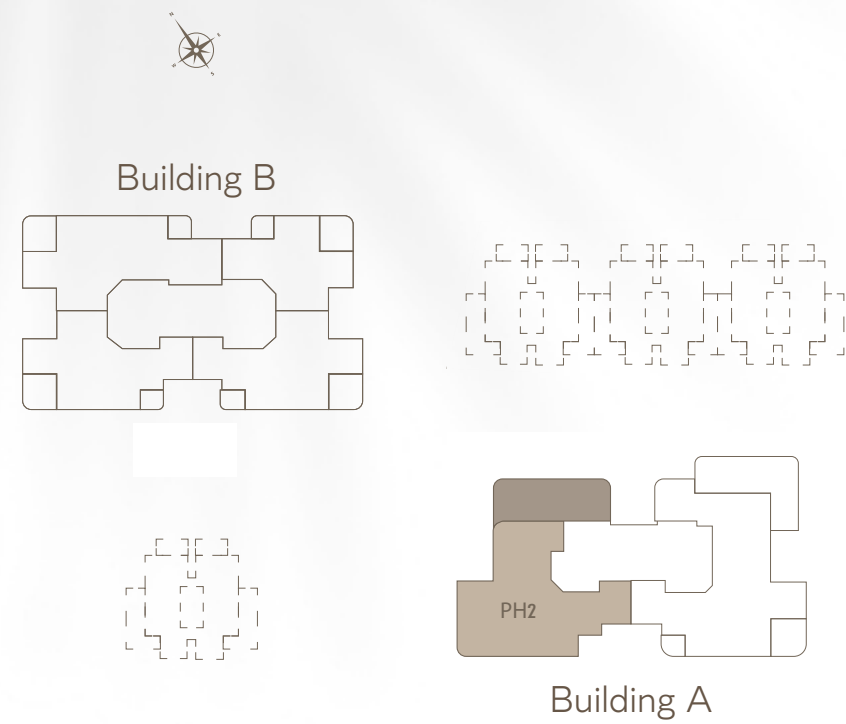
## 5-Room Penthouse

Building A

Floor 20

Apartment area: approx. 142 sqm

Balcony area: approx. 45 sqm



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Kardan Real Estate was established in 1988 and is among the leading development and construction companies in Israel.

The company operates nationwide, planning and building thousands of residential units in projects across Jerusalem, Tel Aviv, Ramat Gan, Kiryat Motzkin, Nahariya, Tirat Carmel, Ganei Tikva, Beit Shemesh, Rehovot, Netanya, Haifa, Azor, Ashdod, Gan Yavne, and more.

Kardan enjoys exceptional financial strength, with equity estimated at over 733 million shekels, and its shares are traded on the Tel Aviv Stock Exchange.

The company takes great pride in its professionalism and years of experience in developing residential complexes, industrial buildings, commercial properties, and hotels - delivering all to the highest standards.

Its skilled and dedicated employees are responsible for all planning and construction stages and are committed to top-tier service - from the moment of purchase through execution and post-delivery warranty service.

In recent years, the company has also become significantly active in urban renewal, advancing dozens of projects in cities across Israel.



Elhar Engineering, a Kardan subsidiary, is one of Israel's most prominent and leading execution firms.

It has delivered numerous high-quality projects and some of the most complex constructions built in Israel in recent years.

Professionalism, reliability, and uncompromising commitment define our work at Elhar Engineering & Construction Ltd. of the Kardan Group since its founding in 1991. For over 30 years, we have earned a strong reputation for professional excellence, top engineering capabilities, customer service quality, and large-scale project execution in housing, offices, industry, and commerce.

Our winning combination of values, financial resilience, and managerial stability enables us to provide optimal service both to developers and end customers. The company's management team consists of experienced professionals with academic backgrounds in construction and engineering and ensures direct involvement in every project - from start to the smallest detail.

Financial Stability - The company maintains a high credit rating awarded by credit agencies and financial institutions thanks to its stable and strong financial conduct over the years.

Come to the Island



\*9199 | [KARDAN-NADLAN.CO.IL](http://KARDAN-NADLAN.CO.IL)