



THEATRON
HOTEL & RESIDENCES



GALLERY
HOTEL
COLLECTION

THE ART OF LIVING



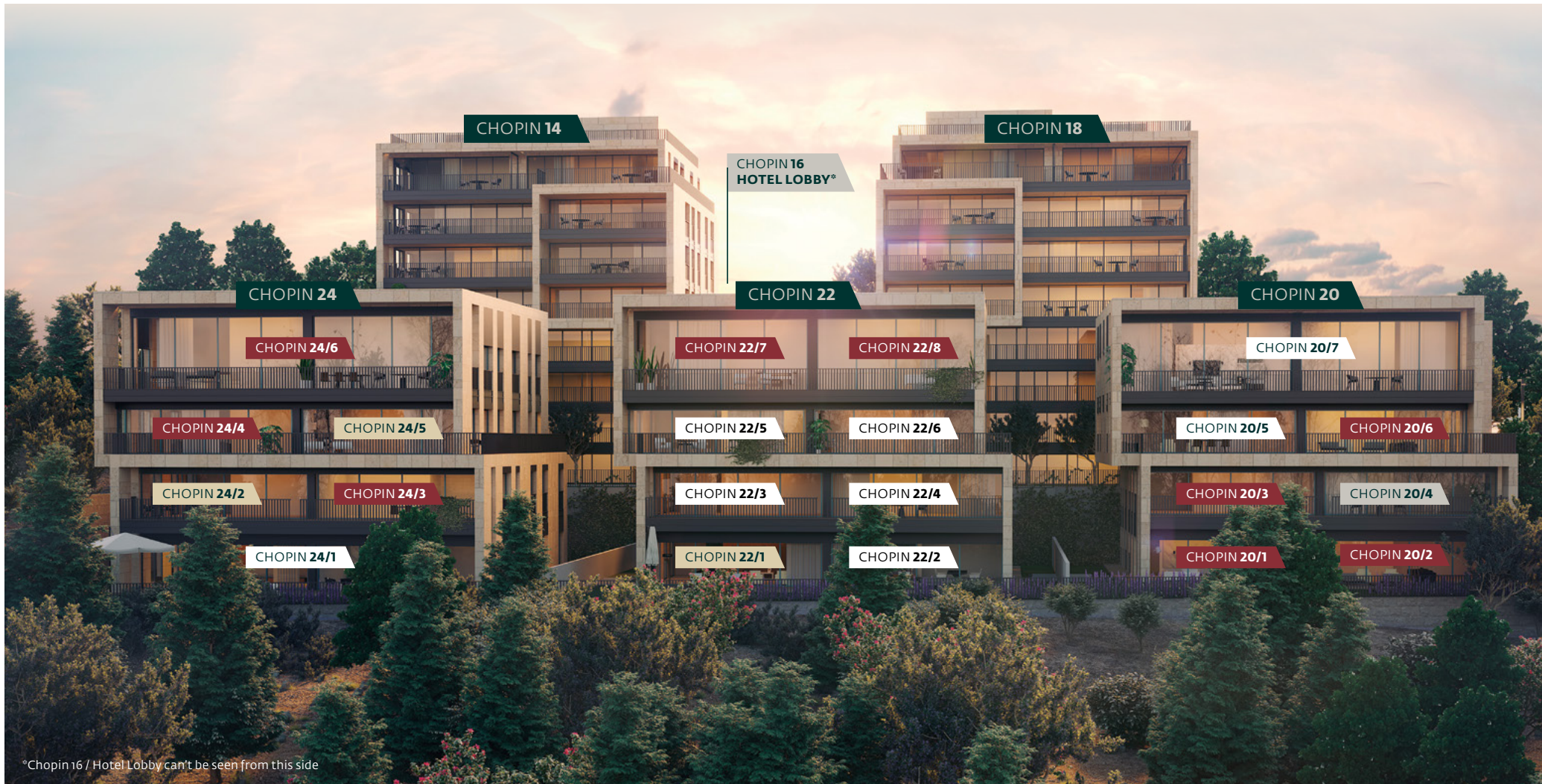
THE ART OF LIVING

3 Private Residential Buildings of 4 Floors Each
Breathtaking Views of Southern Jerusalem
High Ceilings, Bright & Airy
Large Sukkah Balconies
High-End Finishes & Specifications

THE ART OF WELL BEING

Theatron invites you to indulge in an authentic and memorable Jerusalem experience, against a backdrop of opulence and tranquility.

Our residents will enjoy deluxe services and security, according to the international five-star standards of MGallery Hotel Collection.





LOCATION &
CULTURE

QUALITY &
RELIABILITY

STYLE &
DESIGN

SERVICES &
AMENITIES

VIEWS &
NATURE



LOCATION & CULTURE



Theatron Hotel & Residences is located at the intersection of 3 of Jerusalem's most prized neighborhoods: Talbieh, German Colony & Old Katamon, ideally situated on the route of what is being called the "Cultural Kilometer," for which development has already begun. The "Cultural Kilometer" will stretch from the Museum of Islamic Art and end at "First Station" which is a buzzing hub of cultural events, eateries, and entertainment. Along the "Cultural Kilometer" will be quaint sidewalk cafes, bike paths, and a scenic cable car ride to the Western Wall.





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BY MGALLERY

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THEATRON
HOTEL & RESIDENCES



GALLERY
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COLLECTION

QUALITY & RELIABILITY

QUALITY DEVELOPER



Achim Hasid Ltd. is a family-owned and managed company for three generations, with a solid reputation for building high-end properties preferred by prestigious, international clients. Headed and founded by one of the top contractors in Israel, Achim Hasid Ltd. has been building architecturally unique properties in exclusive locations around Jerusalem, for over fifty years. In line with this vision of building and designing exclusive projects in prime locations, Achim Hasid proudly presents its latest project: MGallery at Theatron Hotel and Residences, a top-of-the-line boutique hotel and residential complex in Talbieh, one of Jerusalem's most upscale neighborhoods. MGallery at Theatron is the crown jewel of Achim Hasid's luxury projects, built with scrupulous attention to detail and quality of materials.

QUALITY OPERATOR

Based in Paris, France, Accor was founded in the 1960s by two friends with a passion for service and a vision of sincere hospitality. Offering unique and meaningful experiences in 5,000 hotels, resorts, and residences across 110 countries, Accor has secured a position as a world leader in hospitality. Accor continues to innovate and expand, with a remarkable portfolio of brands across all market segments. Well-known hotels within the Accor network include Raffles Singapore, The Savoy in London, Shanghai's Fairmont Peace Hotel, The Plaza Hotel in New York, Le Royal Monceau - Raffles Paris, Fairmont San Francisco, Sofitel Legend The Grand Amsterdam Fairmont Le Château Frontenac (Quebec City) and Hotel des Arts Saigon - MGallery (Vietnam).

Accor is the parent company of MGallery Hotel Collection, a boutique line of hotels and residences, each with its own identity, unique design, and memorable story to tell inspired by its location. More than fifty years later, Accor's founding vision still guides the company and its innovative drive to deliver exceptional experiences and value to its guests, members and local communities.

QUALITY BUILDER



ONELLCO

Onellco is headed by the CEO, Mohsan On Allah, who has 30 years of experience in high end construction. An entire team works alongside him including a VP of execution, head engineer, safety manager, product quality manager, customer service department and execution department.

Thanks to this team, every project is carried out efficiently, quickly and at the highest level.

- WEST Lagoon Hotel Netanya
- U Splash Resort Hotel Eilat
- U Boutique Kinneret
- Leonardo Club Eilat
- Herods Hotel Dead Sea
- Rothschild 22 Hotel
- Leonardo Plaza Netanya Hotel
- Park Bavli 7 Tel Aviv

QUALITY SPECIFICATIONS

- Esco-Pack windows by Alumtriss
- 2 private parking spots per apartment
- Generous private underground storage room per apartment
- Three phase, 63-80 amps electrical supply per apartment
- 1.5 electrical / lighting / communication / media points per SQM
- Underfloor heating
- VRF Air Conditioning by Mitsubishi*
- Bathroom fittings + wall tiles + flooring by Parqueteam*
- Recessed lighting / spotlights by Kimchi*
- Doors by Aperto*
- Kitchens by Bulthaup*

* Developer reserves the right to switch to alternative suppliers of at least equivalent quality or higher standard

** Buyers have the option to switch finishes directly with the suppliers for full value or to receive the monetary credits detailed in the technical specifications

Kitchen credit at Bulthaup of 2000 NIS per sqm of apartment. (1000 NIS including VAT after 50% project discount which also applies to upgrades or changes.)



FIXTURES & FINISHES SCHEDULE

A modern kitchen interior featuring white cabinetry, marble countertops, and a central island. The kitchen includes a built-in oven, a double sink with a modern faucet, and a central island with a cooktop. The lighting is warm and modern, with recessed ceiling lights and a long pendant light over the island. The floor is made of light-colored wood in a herringbone pattern. A semi-transparent pink box with the text "KITCHEN • DOORS" is centered over the image.

KITCHEN • DOORS



KITCHEN

Bulthaup Israel is the local distributor of the internationally acclaimed Bulthaup Kitchens and meticulously adheres to the high standards and design spirit of the brand-minimalistic, functional, and timeless. Most unsold apartments already have confirmed orders for Bulthaup kitchens with detailed plans, elevations and materials specifications that can be provided to buyers on request.

The few apartments whose kitchens are left unordered have a budget of 1,000 Shekels per SQM (including VAT) per SQM of apartment. So, for example, a 200sqm apartment would have a budget of 200,000 Shekels. This number is after the project's 50% discount from the Bulthaup list prices. So, in our example, the list price value of the kitchen credit is 400,000 Shekels including VAT.

If you choose to upgrade to more expensive sizes, quantities and/or materials, then that is up to you, and Bulthaup have given their word that they will honor the same 50% discount off list prices also for the upgrades.



DOORS BY

HIGH-END DOORS
APERTO[®]
WWW.APERTO.CO.IL

APERTO'S designer doors are a particularly high quality Israeli product

All of our doors interior and exterior are manufactured specifically according to customer requirements in our factory in Ad Halom



FRONT DOOR BY



Kfir nielsen israel is an Innovative design company with a seniority of 39 years in the furniture industry. The company manufactures and markets interior and exterior home and office furniture using advanced materials and unique manufacturing methods that allow the customer to choose the unique way of designing.

Our Specialty is Entry doors, interior doors and Outdoor kitchens. The Company's factory is equipped with advanced computer equipment, which includes cnc machines for cutting and processing aluminum and glass, enabling high level of accuracy and quality of products.

Our clients include designers, architects, kitchen and furniture companies, carpenters and private clients. Our interior doors are made of resistance aluminum body, noise and temperature insulation layers. The exterior cover door is made of porcelain granite, glass, veneer ,alucobond and others we use a modern mechanism that purvey the latest solutions that the market offers.

The chosen color of the door cover in this project



TERRACE





BATHROOMS • FLOORING • TILES

PARQUET

Personal from design to production.

Parquet is a boutique company for finishing materials that offers collections of natural and high-quality materials for interior and exterior spaces.

The shawarma is a connection between what was and here and now, an innovative layer that is right for its place.

The collections are built with great care, and consist of products from the leading brands in the field, with an emphasis on exclusive collaborations with top international designers from the world of design and architecture.

In our 25 years of activity, we have gained a lot of experience in the prestigious projects in Israel, while cooperating with the top architects and inspectors in the private, public and commercial fields.

"Parketim" has a factory and a well-equipped logistics center in Ashdod, the supply and customization options we can offer are as far as the imagination - a full, broad and complete picture that matches our values.



First-class brands that combine excellent craftsmanship with innovative tools and equipment. Each of the companies offers wide and high-quality collections with a timeless look, which add value to home life.

We will accompany you from end to end, starting from the initial planning stages, through the selection of the right materials suitable for the design style and requirements and customization if necessary, until the perfect application of the products.

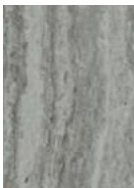
BATHROOMS - SANITARY FIXTURES



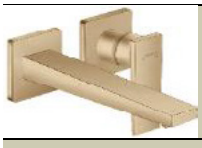
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TERATINTA MRSTOOD
MATT 120X60



Hansgrohe
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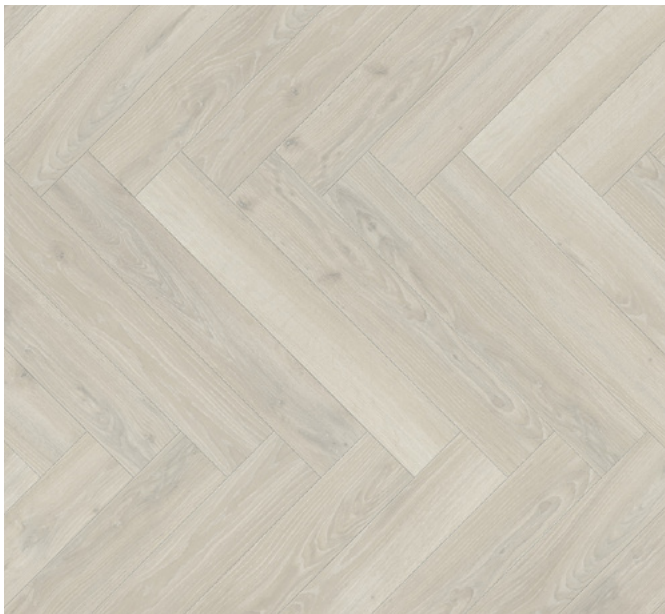


Hansgrohe
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Kaldewei Saniform plus
362-1

FLOORING • TILES | PARADOR



10.5*95*570 fishbone parquet, three-layer,
prime nougat colored, from Parador



SERVICES & AMENITIES

The MGallery Hotel Collection features boutique hotels, each with its own original design and unique stories to tell.

Choosing MGallery is choosing to live and experience Memorable Moments.

MGallery Hotel & Residences at Theatron will include:

- 72 Boutique Hotel Rooms (including 2 suites)
- 24 Rental Apartments
- 23 Private Ownership Residences

The common areas and hotel facilities are designed to accommodate residents of the private apartments as well as guests staying in the hotel:

- Pool, Gym & Spa
- Synagogue
- 5 Different Dining Options:
 - Dining Room,
 - Lobby Cafe & Bar,
 - Hotel Room Service,
 - In-House Dairy Restaurant with Large Outdoor Dining Terrace,
 - and In-House Chef Restaurant



CORE SERVICES

Core Services are made available to all residence owners and are included in the service charge assessed to each homeowner.

- Concierge
- Condo Board Services
- Doormen & Valet
- 24/7 Security
- Accor Ownership Benefits Program Annual Fee
- Common Area Maintenance
- Common Area Housekeeping
- Common Area Utilities
- Common Area "Reserve for Replacement"
- Property insurance

À LA CARTE SERVICES

À La Carte Services are optional and subject to additional charges. When a residence owner reserves an À La Carte Service, the resulting charge will typically be billed to their personal account. The Concierge coordinates all À La Carte Services, providing a single point of contact to residents.

- In-residence catering
- Dry cleaning & laundry
- In-residence housekeeping (daily, weekly etc.)
- In-residence maintenance
- Linen services
- Sukkah building service
- "While You Are Away" Maintenance Package



ONSITE BENEFITS & PRIVILEGES



30%^{off}
hotel dining room, lobby
menu & room service



20%^{off}
spa & pool services



20%^{off}
hotel reservations



20%^{off}
hotel laundry services

GLOBAL VIP SERVICE

MGallery Residents are eligible to participate in the Accor Ownership Benefits Program, affording them VIP status on a global scale.*

RESIDENCES OWNERSHIP BENEFITS INCLUDE:

- Invitation to join Accor Live Limitless ("ALL"), Accor's global loyalty program, as a Platinum member
- VIP reservation desk for planning travels across Accor's global network of hotels, resorts and related hospitality offerings
- Automatic upgrades on arrival across more than 4,000 hotels and resorts worldwide**
- 20% off of best available rate at more than 4,000 hotels and resorts worldwide, including the MGallery portfolio**
- On-site benefits and privileges



« WHILE YOU ARE AWAY » MAINTENANCE PACKAGE

If you will be away for an extended period of time, it's a comfort knowing that your **MGallery Residences at Theatron** is being properly looked after.

The signature "While You Are Away" Accor maintenance package can be custom fitted to your needs. A staff member can be available to water plants, feed fish, dust/vacuum the residence, and make sure your home's utilities remain in fine working order.





VIEWS & NATURE

Unlike the city center where most Jerusalem hotels are located, Theatron is in a quiet residential neighborhood enveloped in lush greenery, overlooking a grove of pine trees with an open view of southern Jerusalem.



PRESENTED TO YOU BY



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Developer must reserve the right to replace bathrooms and sanitary fixtures for similar items of at least equivalent quality, according to suppliers' availability at the time when buyers are ready to make their selections.

An architectural rendering of a modern, multi-story residential or commercial building at dusk. The building features a mix of light-colored stone or concrete panels and dark-framed windows and balconies. Many windows are illuminated from within, casting a warm glow. A prominent tree with green foliage is in the foreground on the left, partially obscuring the view. The sky is a deep blue with scattered white clouds. In the foreground, there's a paved area with some landscaping, including small trees and bushes. A few people are visible walking on a path or sidewalk, and a car is partially visible on the right. The overall atmosphere is serene and modern.

WELCOME HOME