



# SEMERENKO GROUP

Mastering the Israeli Real Estate Landscape



# The Enduring Allure of Owning Property in Israel

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Buying property in Israel, whether it's a luxurious villa for sale in Caesarea, a modern apartment in Tel Aviv, or a plot of land for investment purposes, is an exciting venture.

It represents a unique investment in a nation defined by its rich heritage and relentless innovation—a tangible stake in a story of enduring value and future growth.

# Understanding Israel's Unique Land Ownership Structure

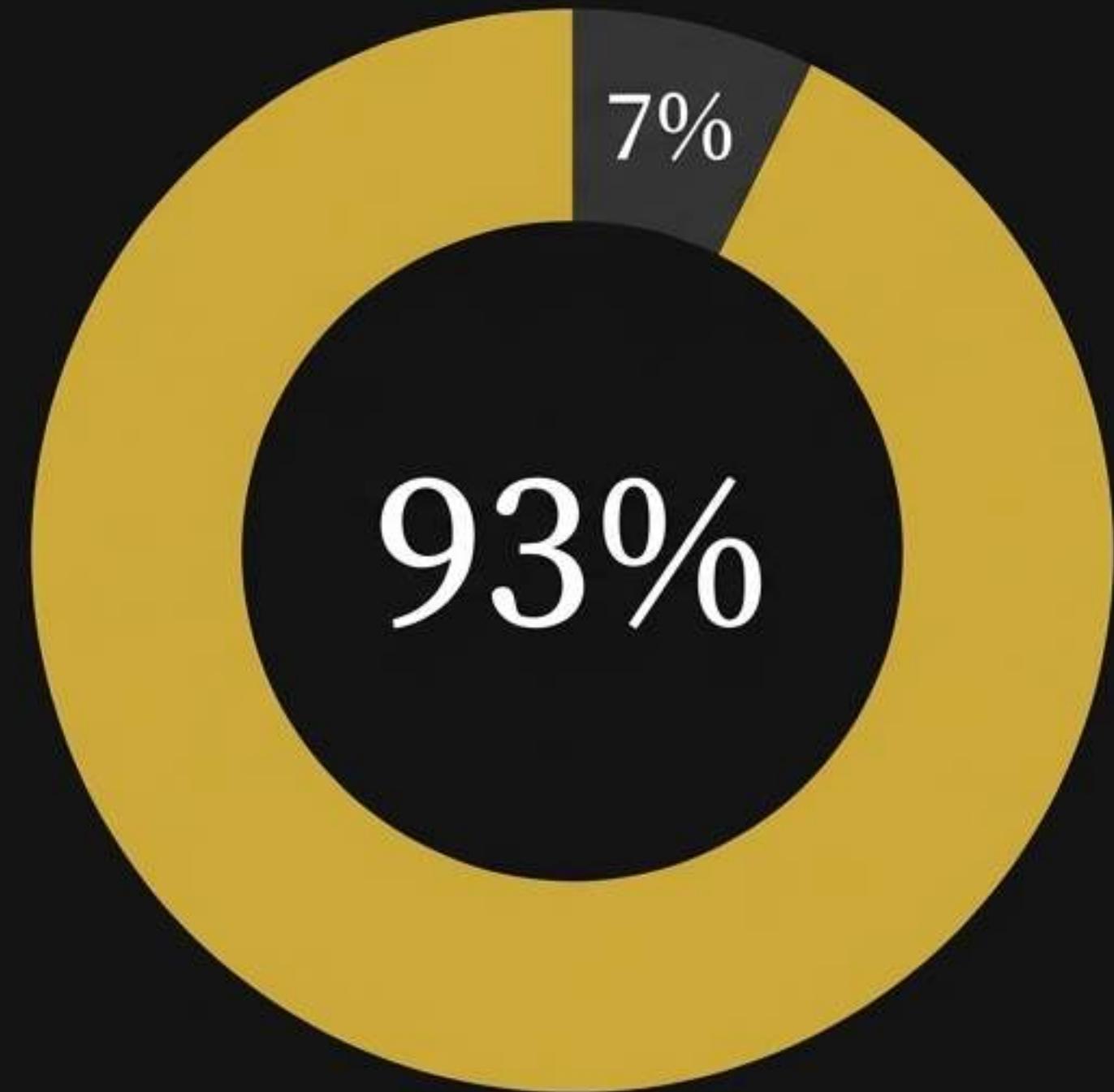


## State Owned

Managed by the Israel Land Authority (ILA).

Includes land owned by the State of Israel, the Development Authority, and the Jewish National Fund (JNF).

Property rights are typically structured as long-term leases, often for 49 or 98 years.



## Privately Owned

Offers greater flexibility for all buyers, including foreign nationals.

Comprises most residential properties in major urban centers.

# How Ownership is Defined and Secured



## Torrens Title System (“Tabu”)

The Israel Land Registry provides an absolute guarantee of title, ensuring secure and transparent transactions. Registration in the ‘Tabu’ is the final act that effectuates the legal transfer of land.



## Long-Term Leases

On the 93% of state-managed land, ownership often functions as a long-term lease (up to 98 years), which for most practical purposes is privately held.



## Five Proprietary Claims

Israeli Land Law (1969) recognizes five primary rights that can exist towards land: Ownership, Lease (Rental), Mortgage, Easement (Beneficial Use), and Right of Pre-emption.

# The Financial Gauntlet: A Comprehensive Cost Analysis

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# Decoding the Purchase Tax (Mas Rechisha)

## First-Time Israeli Resident (Purchasing Sole Residence)

10%	on subsequent portions
8%	on subsequent portions
5%	on subsequent portions
3.5%	on the portion between NIS 1,978,745 and NIS 2,347,040
0%	on property value up to NIS 1,978,745

## Investor / Foreign Resident (Purchasing an Additional Property)

10%	on the amount above this threshold
8%	on property value up to NIS 6,055,070

*Rates as of September 2025. All rates are subject to change and should be verified with a qualified professional.*

# Beyond the Purchase Price: Budgeting for Total Transaction Costs



## Lawyer Fees

0.5% - 2% of purchase price  
+ 18% VAT



## Real Estate Agent Fees

~2% of purchase price  
+ 18% VAT



## VAT (on New Properties)

18% on purchases from  
developers



## Mortgage Fees

0.25% - 0.5% of the loan amount



## Annual Municipal Tax (Arnona)

NIS 4,000 - 8,000+ annually



## Building Maintenance (Va'ad Habayit)

NIS 150 - 500+ monthly for  
apartments

# From Contracts to Keys: Your Path to Ownership

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## Step 1: Legal Representation & Due Diligence

Hiring a qualified Israeli real estate lawyer is the most critical first step to protect your interests and ensure compliance with Israeli property law.

Your lawyer will lead a non-negotiable review, including:



**Property Title Search:** Verifying legal status and ownership history at the Land Registry (Tabu).



**Zoning & Planning:** Ensuring compliance with all regulations and the existence of necessary building permits.



**Financial Verification:** Confirming there are no outstanding debts, liens, or third-party claims on the property.

## Step 2: Negotiation & The Contract



### Negotiating Terms

Your lawyer plays a key role in negotiating the purchase price, payment schedule, and any critical contingencies.



### Finalizing the Contract (Hesken Mecher)

Once terms are agreed upon, your lawyer will draft or review the final sale agreement, ensuring it is a legally sound and binding document that fully protects your interests.

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## Step 3: Registration & Transfer of Title

**Fulfilling Obligations:** After the sale agreement is signed, all payment obligations must be met as scheduled.

**The Final Registration:** Your lawyer then guides the transaction through the final property registration process at the Land Registry (Tabu).

**Ownership Secured:** This official act legally transfers the property into your name, completing the journey to ownership.





# Navigating the Specifics of a Foreign Purchase



- **Essential Documentation:** Foreign buyers must provide a valid passport, proof of funds, and may need to grant Power of Attorney to a legal representative if not physically present.



- **Securing Financing:** Accessing financing from Israeli banks can be complex. Working with a mortgage broker specializing in assisting foreign investors is highly recommended.



- **Building a Local Network:** Success depends on connecting with a team of real estate agents, lawyers, and advisors who have proven experience working with international buyers.

# Clarity. Strategy. Execution.

*“Navigating the Israeli property market can be complex. We provide the expertise and insights to make your journey smooth and successful.”*

- Liora Davidson, Owner, Davidson Real Estate

- ✓ Deep Mastery: A profound understanding of the intricate legal and financial landscape.
- ✓ Strategic Approach: A personalized, goal-oriented process designed for international investors.
- ✓ Meticulous Execution: Comprehensive management from the initial search to the final registration of your title.

# Your Vision, Secured.



We transform complexity into confidence, ensuring  
your investment in Israel is not just a transaction,  
but the foundation of a legacy.

# Begin Your Journey

 Semerenko Group

 [Website]

 [Email]

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