



21 YAFFO
JERUSALEM



BUILDING FACADE
FROM YAFFO ST.



BUILDING FAÇADE FROM
KORESH ST.



VIEW FROM THE ROOF OF
THE BUILDING



THE BUILDING

THE BUILDING AT 21 YAFFO STREET IS IN THE CENTER OF JERUSALEM, NEAR THE JERUSALEM MUNICIPALITY TRAIN STATION AND CONNECTIONS TO INTERCITY TRAFFIC ARTERIES.

THE IMPRESSIVE BUILDING - MARKED FOR PRESERVATION, - WAS BUILT IN THE LATE 1930S BY ARCHITECT ERICH MENDELSSOHN. THE PLOT INCLUDES 3 FACADES (FACING 4 DIRECTIONS) TO DIFFERENT STREETS: YAFFO ST, A FACADE TO HASSON ST. A REAR FACADE TO KORESH ST. AND TO A WIDE PASSAGE BETWEEN THE MAIN POST OFFICE AND THE BUILDING ON YAFFO 21.

THE BUILDING HAS 6 FLOORS ABOVE THE GROUND FLOOR AND 2 BASEMENT FLOORS (SOME OF WHICH ARE LOCATED ABOVE GROUND LEVEL DUE TO THE SLOPE OF THE PLOT ON THE SIDE OF KORESH ST.).

THE BUILDING INCLUDES 2 ELEVATORS AND 2 STAIRCASES.

TODAY THE BUILDING IS USED AS AN OFFICE BUILDING LEASED TO THE GOVERNMENT. THE LOWER FLOORS ARE USED BY THE EMPLOYMENT OFFICE AND THE UPPER FLOORS BY THE MINISTRY OF FINANCE.

THE REGISTERED PLOT AREA IS 805.40 SQM AND A TOTAL BUILT-UP AREA OF APPROXIMATELY 4,150 SQM + 37 SQM OF BALCONIES (EXCLUDING THE ROOF AREA).

AREAS OF FLOORS

BASEMENT (-2)

APPROX. 455 SQM. + EXIT TO A PATIO OF 15 SQM

BASEMENT (-1)

APPROX. 755 SQM: THE FLOOR IS A KIND OF LOWER GROUND FLOOR BECAUSE OF THE SLOPE OF THE PLOT, AND ALTHOUGH IT IS CONSIDERED A BASEMENT FLOOR, IT INCLUDES WINDOWS IN THE DIRECTION OF KORESH & UZI HASSON STREET AND ALSO AN EXIT TO MAALOT YEHUDA ROAD.

GROUND FLOOR

700 SQM + 17 SQM BALCONY.

ON THE GROUND FLOOR THERE IS A LARGE AREA WITH DOUBLE SPACE REACHING UP TO THE CEILING OF THE GALLERY FLOOR. AT THE MAIN ENTRANCE TO THE BUILDING FROM JAFFA STREET ARE DOORS MADE OF COPPER PLATES BUILT BY THE ARTISTS MEIR GUR ARIEH AND ZEEV RABAN FROM BEZALEL.

GALLERY FLOOR

560 SQM

SECOND-FIFTH FLOOR

310 SQM + 4 SQM BALCONIES ON EACH OF THE FLOORS

PLANNING STATUS

RELEVANT CITY BUILDING PLANS ARE THE MASTER PLAN 62 WHICH IS THE MASTER PLAN FOR THE CITY OF JERUSALEM.

BELOW IS A SCREENSHOT FROM THE GIS WEBSITE OF THE JERUSALEM MUNICIPALITY, WHICH PRESENTS LAND DESIGNATIONS ACCORDING TO MASTER PLAN 62:



USE

ACCORDING TO THE PLAN OUTLINE, THE AREA IS A "COMMERCIAL AREA".

USES IN A COMMERCIAL AREA:

- RESIDENTIAL AREAS, (BESIDES FOR THE GROUND FLOOR WHICH STAYS COMMERCIAL UNLESS RECEIVING RELEVANT APPROVALS)
- OFFICES
- SHOPS, WORKSHOPS, CRAFTS AND INDUSTRIES, SUBMITTED AS "COMMERCIAL AREA".

* THE USES IN A RESIDENTIAL AREA (ALSO RELEVANT TO A COMMERCIAL AREA) ALLOW PUBLIC BUILDINGS, SCHOOLS AND HOTELS PROVIDED THAT THEIR PLANS HAVE BEEN APPROVED BY THE DISTRICT COMMITTEE.

IN ADDITION, PLAN 2097 ALSO APPLIES, THE PURPOSE OF THIS PLAN IS TO IDENTIFY VALUABLE SITES AND MONUMENTS FOR PRESERVATION FOR HISTORICAL, RELIGIOUS, ARCHITECTURAL AND AESTHETIC REASONS AND THE PROVISIONS THAT APPLY TO THEM. THE PLAN INCLUDES 110 SITES AND MONUMENTS FOR PRESERVATION LOCATED IN THE LOCAL PLANNING AREA, JERUSALEM, AND INCLUDES, AMONG OTHER THINGS, THE BUILDING AT YAFFO 21 STREET.

ACCORDINGLY, THE AREA IS CHARACTERIZED BY MIXED USES OF RESIDENTIAL, HOTEL AND COMMERCIAL OFFICES IN ACCORDANCE WITH THE APPROPRIATE PERMITS.

*NOTWITHSTANDING THE FOREGOING, THE FOREGOING DOES NOT CONSTITUTE ADVICE OR OPINION AND ALL TESTS WILL BE DONE BY EXPERTS ON BUYER'S BEHALF INCLUDING TAX CONSULTANTS, ARCHITECTS AND LAWYERS, AND THAT THE INFORMATION PROVIDED TO YOU IS INFORMATION AS PROVIDED TO US AND TO THE BEST OF OUR UNDERSTANDING.

UNIQUENESS

THE UNIQUENESS OF THIS PROPERTY IS MAINLY DUE TO THE STRATEGIC LOCATION OF THE BUILDING IN THE QUIET PART OF THE CITY CENTER (OPPOSITE SAFRA SQUARE, CLOSE TO MAMILLA AND THE PRESTIGIOUS HOTELS OF JERUSALEM AND WITHIN WALKING DISTANCE OF THE PRESTIGIOUS NEIGHBORHOODS IN JERUSALEM), AND DUE TO ITS HISTORICAL CHARACTER AND VIEWS.

ASKING PRICE OF THE PROPERTY - 120,000,000 NIS + VAT



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