

LUXLIFE BUYER GUIDE 01

Buying a New-Development Home in Israel

A practical roadmap for overseas buyers - from first conversation to a completed home.

Prepared by LuxLife Properties, LLC

Independent marketing guidance for buyers exploring property in Israel.

Begin with the life you want

A successful purchase starts before a floor plan or price list. Clarify how the property should serve you, who will use it, and when it needs to be ready.

Define the purpose

Is this a future primary home, a second home, an investment, or part of a possible Aliyah plan? The answer affects location, timing, size, finishes, financing, and management.

Set the decision horizon

New development can provide time to plan and may use staged payments, but completion dates and payment structures vary. Build flexibility into both your financial plan and your move timeline.

Choose the right community

Consider language, schools, synagogues, transportation, medical access, family proximity, walkability, beach access, and year-round community life - not only the apartment itself.

Assemble an independent team

The developer sells the property. Your professional team should help you evaluate the transaction from your side.

- Independent Israeli real estate counsel to review title, contract terms, guarantees, taxes, registration, and closing obligations.
- A tax adviser familiar with both Israel and your home country.
- A financing professional or lender experienced with nonresident borrowers.
- A currency specialist when payments will be made over time in shekels.
- A designer or project coordinator who understands Israeli construction allowances and developer change procedures.
- A trusted local contact for inspections, handover, utilities, and continuing property care.

LuxLife coordination

LuxLife helps organize the process, introduce appropriate resources, keep the moving pieces visible, and maintain communication. Each legal, tax, lending, design, and technical professional remains responsible for advice within that professional role.

Evaluate the development

Compare projects on more than price per square meter. The developer, contract, specification, location, and path to completion all matter.

- Developer history, delivery record, financial structure, and the specific entity selling the project.
- Land and planning status, permits, construction stage, estimated completion, and contractual grace periods.
- Apartment orientation, floor, exposure, usable layout, outdoor space, parking, storage, and accessibility.
- Technical specification, included finishes, upgrade process, change deadlines, and items delivered as allowances or shells.
- Common areas, ongoing service expectations, estimated building fees, and long-term maintenance.
- Payment schedule, indexation or adjustment provisions, buyer protections, closing costs, and possible taxes.
- Resale, assignment, leasing, and occupancy restrictions, if any.

From reservation to contract

Do not treat a reservation form, deposit, or sales-office explanation as a substitute for legal review.

1. Initial review

Request plans, specifications, price and payment information, delivery assumptions, and the proposed legal documents. Identify unanswered questions before money becomes nonrefundable.

2. Legal and financial diligence

Your counsel and advisers review the transaction, anticipated taxes, payment protections, signing authority, financing feasibility, and transfer mechanics.

3. Commercial decisions

Confirm apartment, parking and storage, price, payment schedule, upgrades, credits, deadlines, and any promises that must appear in writing.

4. Signing and administration

Plan how documents will be signed from abroad, how funds will be transferred, who will monitor notices, and where original documents will be held.

Design, construction and delivery

In Israel, a new apartment may require many buyer decisions. A disciplined calendar protects both design quality and budget.

- Translate the developer specification into a room-by-room decision list.
- Confirm kitchen, bathroom, flooring, lighting, electrical, HVAC, data, appliance, and accessibility choices.
- Track developer deadlines and price changes for upgrades.
- Keep one approved set of drawings, selections, change orders, receipts, and correspondence.
- Schedule professional inspections at the appropriate construction and handover stages.
- Create a defects list, track corrections, and retain the documents needed for warranties.
- Plan furniture, window treatments, appliances, internet, utilities, insurance, and local management before occupancy.

Your next step

Start with a private conversation about timing, preferred communities, budget, intended use, and the support you will need from abroad. LuxLife can then organize a focused property and process review.

Educational information only. This guide is not legal, tax, investment, lending, immigration, architectural, engineering, or accounting advice. Israeli law, project terms, lender requirements, taxes, currency exposure, and buyer circumstances change. Engage qualified independent professionals before signing or transferring funds.