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REAL ESTATE SOLUTIONS FOR THE AMERICAN COMMUNITY | NADLAN

The Complete Guide to Purchasing Property in Israel

Bringing Israel to You in America

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Buying an apartment in Israel while living abroad can seem like a complex task, but with the right guidance, it becomes a clear, secure, and truly exciting process. This is exactly why we established a dedicated branch — to bridge the distance, gather the important information for you, and give you complete peace of mind throughout the process.

It is important to know: there are numbers and general estimates that can help you understand the picture in advance. At the same time, every transaction is reviewed individually, and the details depend on the buyer's personal status, the type of property, the bank's decision, the attorney's review, and the legal requirements at the time of purchase.

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Your Home in Israel Starts Here in the U.S.

Local Representative in the U.S.

Our representative sits with you in the U.S., knows Israel well, and deeply understands the needs, language, expectations, and standards of buyers living abroad.

Full Transparency

You receive the information in the most organized way possible: updated photos, plans, technical details, field checks, advantages, disadvantages, and key points.

Our Office in Israel

While you are in the U.S., our team in Israel is on the ground checking, clarifying, photographing, gathering information, and protecting you from partial information.

Our Guidance Process —

Hand in Hand, Every Step of the Way

1. Introductions and Intentions

Before starting the search for an apartment, we build a clear picture together: the purpose of the purchase, budget, preferred area, property style, and personal preferences.

2. Property Pursuit

You define the vision, and we identify properties that align with your needs, budget, and long-term goals. We do not overwhelm you with dozens of irrelevant apartments; instead, we filter, check, and present only options that are genuinely suitable.

3. Professional Property Review

Our team in Israel performs an in-person inspection, takes photos, clarifies details with the property owners or developer, examines relevant data, and provides you with as clear a picture as possible before moving forward.

4. Industry Expert Introductions

When needed, we connect you with relevant professionals: a real estate attorney, mortgage advisor, appraiser, property management company, interior designer, and additional professionals who understand the needs and standards of U.S. buyers.

5. Integrated Support to Completion

We guide you throughout the process — from the initial review stage through signing, payments, receiving the keys, and the steps after the purchase.

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Essential Information for Buyers from the U.S.

1. Identification and Financing

- A buyer who is an Israeli citizen may, in principle, receive up to 75% financing for a first apartment — subject to bank approval, income review, equity, age, credit rating, property type, and additional considerations.
- A buyer who is defined as a foreign resident may, in many cases, receive up to 50% financing — also subject to bank approval and individual review.
- A foreign resident who is not an Israeli citizen will generally be required to identify themselves using a valid passport and two additional forms of identification, according to the requirements of the relevant parties.

2. Key Considerations for Mortgages & Bank Accounts

- For the purpose of taking a mortgage in Israel, an Israeli bank account is generally required.
- If you do not have a bank account in Israel, in many cases an account can be opened using an appropriate notarized power of attorney or through the Israeli consulate, subject to the requirements of the bank, attorney, and parties involved in the transaction.
- Documents that may be required for preliminary mortgage approval include, among others: credit report, credit score, American Social Security number, Form 1040, bank statements, income details, and additional documents according to the bank's requirements.

3. Signing and Completing the Process Remotely

In many cases, it is possible to move forward with signing the contract and mortgage documents even without physically coming to Israel, using a notarized power of attorney or through the Israeli consulate. The exact method depends on the requirements of the attorney, the bank, and the parties involved in the transaction.

Additional Expenses
When Purchasing Property in Israel

- **Purchase Tax:**

When purchasing property in Israel, purchase tax may apply. In certain cases, the tax rate for a foreign resident or for a buyer who is not eligible for the tax brackets of a single residential apartment may reach 8%, and even more in higher tax brackets. The exact tax rate depends on the buyer's status, the number of properties owned, the type of transaction, and the law at the time of purchase. Therefore, this must be checked with an attorney or tax advisor before signing.

- **VAT:**

Professional services in Israel, such as brokerage, legal services, and other services, are subject to VAT according to law. As of the date this document was prepared, the VAT rate in Israel is 18%.

1. Brokerage — 2% + VAT
2. Attorney — usually around 0.5% + VAT
3. Mortgage Advisor — varies according to the scope of service
4. Home Inspection — usually around 1,500–3,500 NIS

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Table of Additional Expenses After Purchase and Moving Into the Apartment

Type of Expense	Classification	Frequency	Details / Notes	Estimated Cost
Electricity Connection	Required	One-time	Opening a meter / transferring the meter name	20–1,000 NIS
Water Connection	Required	One-time	Water meter installation fee / name transfer	300–600 NIS
Gas Connection	Required	One-time	Opening a meter and technician inspection	200–600 NIS
Arnona / Municipal Tax	Required	Monthly / Bi-monthly	Municipal tax according to property size and area	Depends on the area
Building Committee / Management Fees	Depends on the building	Monthly	Maintenance of the building and shared property	Depends on the building
Air Conditioning	As needed	One-time	Installation of air conditioners / air-conditioning system	15,000–40,000 NIS
Window Screens	As needed	One-time	Protection against insects	3,000–8,000 NIS
Window Bars	As needed	One-time	Window safety	5,000–15,000 NIS
Home Inspection	Recommended	One-time	Engineering report before purchase / before moving in	1,500–3,500 NIS

Important Clarification:

All prices and figures listed above are general estimates only and do not constitute a price quote, legal advice, tax advice, mortgage advice, or a commitment to financing approval. Every buyer and every transaction are reviewed individually with the relevant professionals.

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Why Purchase Through GEO Real Estate?

Because when buying property in Israel from abroad, seeing nice photos is not enough. You need someone who knows the market, is there in person, asks the right questions, pays attention to the small details, and presents the full picture clearly and in an organized, professional way.

We're here to save you time, prevent costly mistakes, and eliminate unnecessary tours — making the process of buying property in Israel clearer, safer, and more accessible, even from afar.

Want to Check What Is Right for You?

We would be happy to meet with you in the U.S. for an introductory conversation, to better understand what you are looking for and explore together which property in Israel would truly be the right fit for you.

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