

Diaspora Buyers Reshape Israel's Luxury Real Estate Market Around Legacy, Security, and Remote Access

From Bill Ackman's reported Tel Aviv purchase to remote deals in Caesarea and Netanya, diaspora buyers treat Israeli property as a long-term family anchor.

CAESAREA, ISRAEL, June 3, 2026 /EINPresswire.com/ -- High-net-worth diaspora buyers are increasingly approaching Israeli luxury real estate as a long-term family anchor rather than a pure investment. Recent transactions in Tel Aviv, Caesarea, and Netanya suggest a broader shift: for many overseas Jewish buyers, the appeal of property in Israel is now rooted as much in legacy and belonging as in location or return.

[Ynetnews recently reported](#) that billionaire investor Bill Ackman purchased a luxury apartment in Tel Aviv's Rothschild 10 / Six Senses project for more than \$20 million, describing the deal as a signal of confidence in Israel's high-end real estate market during a period of war and uncertainty.

The pattern extends beyond a single billionaire. In recent weeks, [Globes reported](#) that a French businessman who recently made Aliyah purchased a 550-square-meter penthouse in Tel Aviv's Gat Rimon project for NIS 55 million. Globes also reported that an Australian businessperson who frequently visits Israel acquired a landmark Chen Boulevard duplex — formerly the Canadian Embassy in Israel — for NIS 58 million. Together with the Ackman transaction, these deals span American, French, and Australian buyers within a six-week window.

Davidson Real Estate, a family-led boutique brokerage active in Israel's premier residential



Bat Sheba's Palace in Caesarea, Israel, a landmark estate listed at \$210 million and among the most significant private residences currently offered in the Israeli luxury real estate market. Credit: Davidson Real Estate.

markets, says it is seeing the same psychology among overseas Jewish buyers seeking legacy homes, secure family bases, and trusted remote access to Israel's most desirable communities.

The trend is already visible at the top of the market. In 2025, Amir Davidson, CEO of Davidson Real Estate, brokered a \$22 million Caesarea villa sale — a beachfront estate the firm dubbed "the Mar-a-Lago of Israel" — to a foreign buyer who discovered the property through social media, a transaction [reported by JNS](#) as one of Israel's most significant residential deals of the year. The firm is also representing Bat Sheba's Palace in Caesarea, a landmark estate listed at \$210 million and among the most significant private residences currently offered in Israel.

According to Liora Davidson, Founder of Davidson Real Estate, the motivation behind many overseas purchases has become deeply personal.

"Many of our clients are not simply looking for a home," said Liora Davidson. "They are looking for a place in Israel that gives their family a deeper sense of belonging, continuity, and security. For overseas Jewish buyers, a property in Israel often carries emotional meaning that goes far beyond the transaction."

Amir Davidson said the market is seeing a clear shift in priorities.

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*Liora Davidson, Founder,
Davidson Real Estate*

"Many overseas buyers are no longer asking only whether Israel is a good real estate investment," said Amir Davidson. "They are asking how they can create a serious foothold here — whether for future Aliyah, a second home, or a secure family base their children and grandchildren can always return to."

That shift is also changing how buyers purchase. Private video walkthroughs, WhatsApp communication, legal coordination, and trusted local representation are making

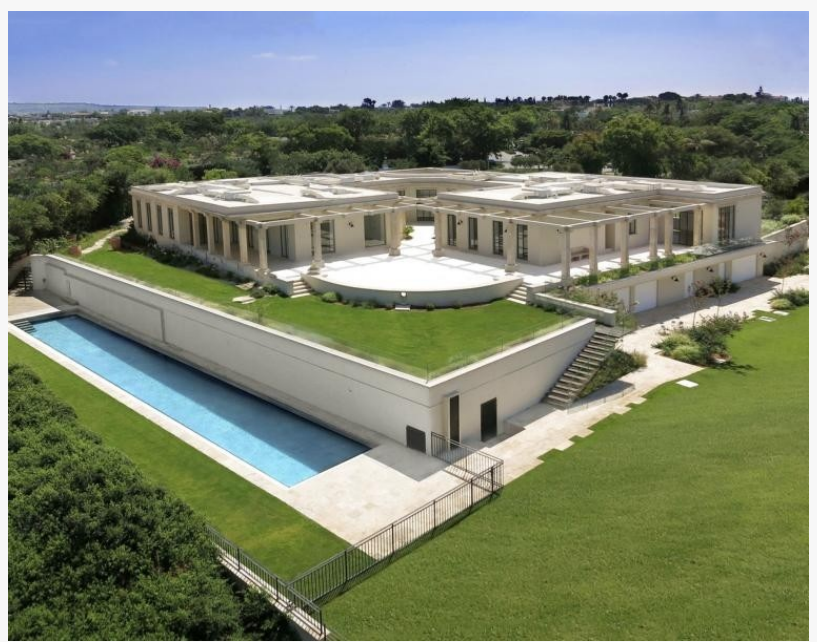
it possible for international clients to evaluate and secure major properties without being physically present in Israel.



Amir Davidson of Davidson Real Estate provides insight into diaspora buyer trends, remote luxury transactions, and international demand for Israel's premier real estate markets. Credit: Davidson Real Estate.

A Davidson Real Estate client, Steven Maksin of New York, completed the purchase of a luxury penthouse in Netanya — valued at approximately \$19 million (NIS 55 million) — without traveling to Israel, relying on video walkthroughs, local guidance, and full coordination from abroad.

"For me, buying in Israel wasn't only a real estate decision," said Maksin. "It was about strengthening my family's connection to Israel and creating a place we can always come back to. Being able to do it from New York, with the right people handling things on the ground, made it possible."



Caesarea villa sold for \$22 million in 2025 after being discovered through Instagram. Credit: Davidson Real Estate.

Amir Davidson said remote access has changed how buyers discover properties, but not what ultimately drives a successful luxury transaction.

"In the ultra-luxury market, the first showing may happen on Instagram, WhatsApp, or a private video call," said Amir Davidson. "But the decision still comes down to discretion, market knowledge, and personal trust. Digital tools open the door. Trusted representation is what gives buyers the confidence to move forward."

The firm says interest remains focused on prime communities including Caesarea, Tel Aviv, Jerusalem, Herzliya Pituach, Savyon, Kfar Shmaryahu, and Netanya, where many international buyers are seeking properties that can serve as both lifestyle assets and long-term family anchors.

For many overseas buyers, the value of a home in Israel is measured not only by market price, but by the permanence, security, and sense of belonging it creates for the next generation.

Amir Davidson is available for media interviews on diaspora buyer trends, remote luxury real estate transactions, social-media-driven property discovery, Bat Sheba's Palace, and the changing psychology of overseas Jewish buyers purchasing property in Israel.

About Davidson Real Estate

Davidson Real Estate is a family-led boutique luxury real estate firm specializing in Israel's most desirable residential markets, including Caesarea, Tel Aviv, Jerusalem, Herzliya Pituach, Savyon,

Kfar Shmaryahu, Netanya, and Hadera.

Led by Amir Davidson, CEO, and guided by Liora Davidson, Founder, the firm represents private clients, family offices, investors, Aliyah seekers, and international buyers seeking exceptional homes in Israel. Known for discretion, market knowledge, and highly personalized service, Davidson Real Estate provides end-to-end guidance from property search and negotiation to professional coordination, furnishing, renovation support, property management, and long-term assistance.

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