| Property ID No. :152010   | HOUSEREP TOKYO INC | . Website : www.houserep-tokyo.com  | inquiry@houserep-tokyo.com                                  |                           | [House] FOR SALE   | Gross Yield : -                                      |             |  |
|---|--------------------|---|---|---------------------------|--|--|-------------|--|
| Sales<br>Price77,800,000 JPYTaxIncluded   | Access Cl          | hitosekarasuyama Station on<br>Kugayama Station on  | Keio Line 17 min. walk<br>Keio Inokashira Line 20 min. walk | Property<br>Name          | KITAKARAS  | SUYAMA 7CHO  | ME HOUSE    |  |
|   |                    |   |   |                           | Address 7, Kitakarasuyama, Setagaya-Ku, Tokyo  |  |             |  |
|   |                    |   | ţ   | Unit/Property Information |  |  |             |  |
|   |                    | A -   |   | LAYOU                     | UT 2 BR  | Management Fee                                       | -           |  |
|   |                    | N   |   | Unit Flo                  | oor 1F~2F  | Repair Fund  | -           |  |
|   |                    |   |   | Floor Size                | (sqm) 83.63 m <sup>2</sup>   | Other Fee  | -           |  |
|   | A                  | 9.9m  |   | Floor Size                | (sqft) 900.18 ft <sup>2</sup>  | <b>Total Monthly Fee</b>                             | -           |  |
|   |                    | and the second se |   | Balcon                    | ny -   | Current Status                                       | Vacant      |  |
|   |                    | Loft  |   | Facing                    | g Southwest  | Hand Over  | Negotiable  |  |
|   |                    | Bedroom   | Ent<br>Bath<br>Living Dining                                | Unit Faci                 | Pet friendly, Air-Con, Separated Toilet, Balcony,<br>Loft/Maisonnette, Bathroom dryer, 2 Toilets,<br>Home Loan Tax Deduction |  |             |  |
| E   |                    | 5.4m2<br>8.9J   |   | Building Information      |  |  |             |  |
| -10 -   |                    |   |   | Structu                   | wooden 2 flo   | Wooden 2 floors above                                |             |  |
|   |                    | Bedroom   | Kitchen   | Total U                   | nits -   | Completion   | Jan, 2024   |  |
| 5.4m2<br>8.9J Service Room 29.4m2/17.   |                    |   |   | Car Parl                  |  | Pet  | Negotiable  |  |
| G A   |                    | 9.9m2/  |   | Developer                 | Name -   |  |             |  |
|   |                    | 1F  | 2F  | Managen<br>company&       | nent   |  |             |  |
| - NO  |                    | *The actual Leurent & Size may differ   |   | Common F                  | House, New   | House, New Earthquake Resistance Standard,           |             |  |
| *The actual Layout & Size may differ slightly from this floor plans & pictures.   |                    |   |   | Land Information          |  |  |             |  |
| Remarks   |                    |   |   |                           | ea 108.72 m <sup>2</sup>   | Land lease term                                      | -           |  |
| <unit information="" property=""> <building information=""></building></unit>   |                    |   |   |                           | Type Ownership   | Land lease fee                                       | -           |  |
| <land information=""> [Road Adjasent] (1) East/Public/4m</land>   |                    |   |   | Co-ower's                 |  | Land Category  | Residential |  |
|   |                    |   |   | City Plan<br>area         | ning<br>Urban Planni   | Urban Planning District / Quasi-fire Prevention Area |             |  |
|   |                    |   |   | Use Zon                   | ing Category I ex  | Category I exclusively low-rise residential zone     |             |  |
|   |                    |   |   | Current S                 | tatus -  | Bldg. to Land %                                      | 40%         |  |
| II.   |                    |   |   | Hand O                    | ver -  | Floor to Land %                                      | 80%         |  |
| HouseRep Tokyo Inc.<br>ハウスレップトーキョー株式会社<br>#301, 1-4-15, Hiroo, Shibuya-ku, Tokyo 150-0012, Japan<br>+81 (0)3 6427 5860 inquiry@houserep-tokyo.com |                    |   |   |                           | toad -   | Set Back   | -           |  |
|   |                    |   |   |                           | ditions  |  |             |  |
|   |                    |   |   |                           |  |  |             |  |