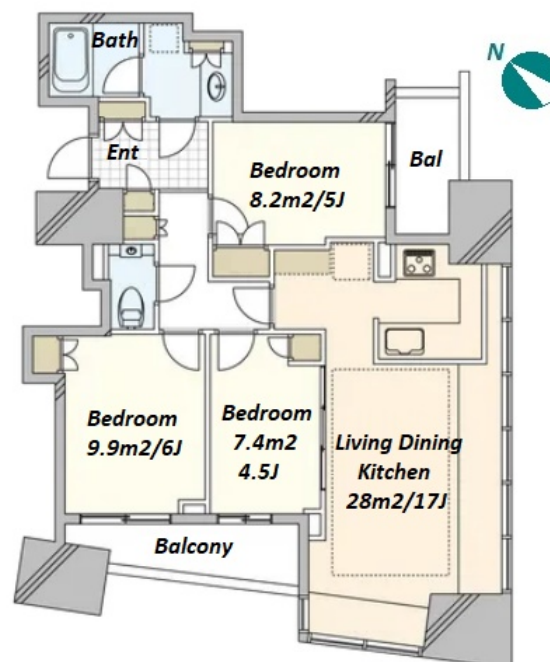
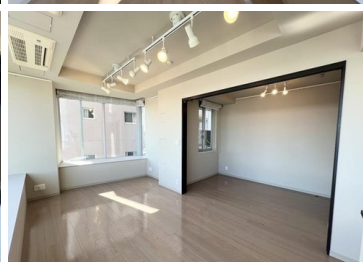


Sales Price	145,800,000 JPY	Access	Sanngennjaya Station on Komazawadaigaku Station on	Tokyu Setagaya Line 9 min. walk Denentoshi Line 9 min. walk
Tax	Included			

Property Name	THE PARK HOUSE SANGENJAYA TOWER
----------------------	--

Luxury Tower Condo in Sangenjaya, Full Concierge Service, Near Setagaya Park



*The actual Layout & Size may differ slightly from this floor plans & pictures.

Address	7F, 1-16-18, Kamiuma, Setagaya-Ku, Tokyo
----------------	--

Unit/Property Information			
LAYOUT	3 BR	Management Fee	JPY22,820/month
Unit Floor	7F	Repair Fund	JPY9,990/month
Floor Size(sqm)	71.3 m ²	Other Fee	JPY1,333/month
Floor Size(sqft)	767.46 ft ²	Total Monthly Fee	JPY34,143/month
Balcony	8.92 m ²	Current Status	Vacant
Facing	Southwest	Hand Over	Negotiable
Unit Facilities	Pet friendly, Auto lock, Renovated, Air-Con, Separated Toilet, Balcony, Nice Views, Bathroom dryer, Corner Unit, Home Loan Tax Deduction		

Building Information			
Structure	RC 30 floors above and 1 basement floors		
Total Units	158	Completion	Feb, 2012
Car Parking	(Not Included)	Pet	Negotiable
Developer Name	MITSUBISHI ESTATE RESIDENCE CO.,LTD.		
Management company&Type	MITSUBISHI JISHO COMMUNITY HOLDINGS CO., LTD. Fully Outsourced / Day Shift		
Common Facility	Motorcycle Parking (JPY3,000 + tax / month), Gym (extra charge), Near Large Parks, Front desk, Concierge, Delivery box, Elevator,		

Remarks
<p><Unit/Property Information> [Remarks] Internet Fee: JPY 858/mo. CATV Fee: JPY 275/mo. Community Fee: JPY 200/mo.</p> <p><Building Information>[Common Facilities] New Earthquake Resistance Standard, 24h Garbage Drop-off, Fitness, Gym, High-rise</p> <p><Land Information></p>

Land Information			
Lot Area	1821.65 m ²	Land lease term	-
Ownership Type	Ownership	Land lease fee	-
Co-owner's Share	7,130/917,939	Land Category	-
City Planning area	-		
Use Zoning	Neighborhood commercial zone		
Current Status	-	Bldg. to Land %	-
Hand Over	-	Floor to Land %	-
Private Road	-	Set Back	-
Other Conditions			



HOUSEREP TOKYO INC.

ハウスレップトーキョー株式会社

#301, 1-4-15, Hiroo, Shibuya-ku, Tokyo 150-0012, Japan

+81 (0)3 6427 5860

inquiry@housserep-tokyo.com

Transaction Type : Intermediate

Agent Fee : (3%+60,000JPY) + tax

Website : www.housserep-tokyo.com

