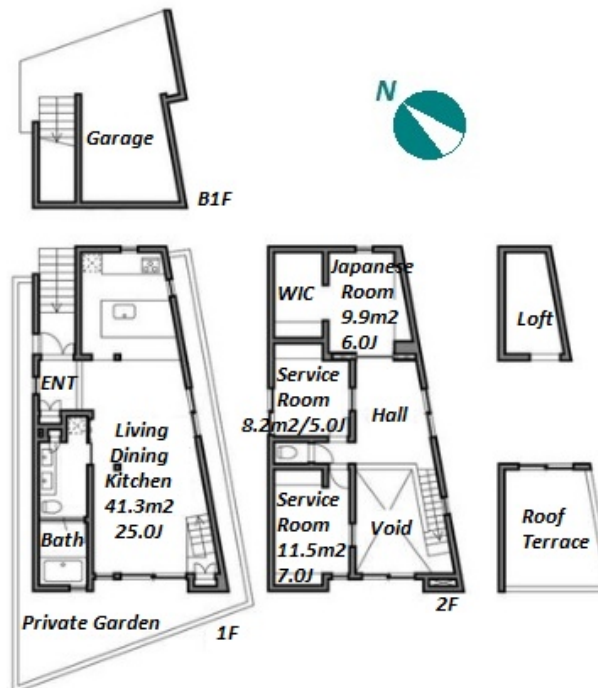


<b>Sales Price</b>	174,800,000 JPY	<b>Access</b>	<b>Gakugeidaigaku</b> Station on	<b>Toyoko</b> Line 12 min. walk
<b>Tax</b>	None		Yuutennji Station on	Toyoko Line 14 min. walk
			Sanngennjaya Station on	Denentoshi Line 20 min. walk

<b>Property Name</b>	SHIMOUMA 5914 HOUSE
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### Newly Built House in Low-rise Residential Area, With Loft & Roof terrace



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

<b>Address</b>	5, Shimoma, Setagaya-Ku, Tokyo
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Unit/Property Information			
<b>LAYOUT</b>	3 BR	<b>Management Fee</b>	-
<b>Unit Floor</b>	1F~2F	<b>Repair Fund</b>	-
<b>Floor Size(sqm)</b>	112.98 m <sup>2</sup>	<b>Other Fee</b>	-
<b>Floor Size(sqft)</b>	1216.1 ft <sup>2</sup>	<b>Total Monthly Fee</b>	-
<b>Balcony</b>	-	<b>Current Status</b>	Occupied
<b>Facing</b>	Southwest	<b>Hand Over</b>	Early, Jan, 2025
<b>Unit Facilities</b>	Pet friendly, Separated Toilet, Balcony, Loft/Maisonnette, Garden/Terrace, Roof Balcony, Floor Heating, IH Stoves, WIC		

Building Information			
<b>Structure</b>	Wooden 2 floors above and 1 basement floors		
<b>Total Units</b>	-	<b>Completion</b>	Oct, 2022
<b>Car Parking</b>	( Included )	<b>Pet</b>	Negotiable
<b>Developer Name</b>	-		
<b>Management company&amp;Type</b>	-		
<b>Common Facility</b>	Motorcycle Parking (( Included )), House, New Earthquake Resistance Standard, Newly-built (~7 y/o)		

Remarks
<Unit/Property Information> [Remarks] The seller will make the ceiling height of loft less than 1.4m.
<Building Information>
<Land Information> [Road Adjacent] (1) North/Public/6m

Land Information			
<b>Lot Area</b>	105.16 m <sup>2</sup>	<b>Land lease term</b>	-
<b>Ownership Type</b>	Ownership	<b>Land lease fee</b>	-
<b>Co-owner's Share</b>	-	<b>Land Category</b>	Residential
<b>City Planning area</b>	Urban Planning District / Quasi-fire Prevention Area		
<b>Use Zoning</b>	Category I exclusively low-rise residential zone		
<b>Current Status</b>	-	<b>Bldg. to Land %</b>	50%
<b>Hand Over</b>	-	<b>Floor to Land %</b>	150%
<b>Private Road</b>	-	<b>Set Back</b>	-
<b>Other Conditions</b>			



## HOUSEREP TOKYO INC.

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+81 (0)3 6427 5860

inquiry@housserep-tokyo.com

Transaction Type : Intermediate

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

Website : www.housserep-tokyo.com

