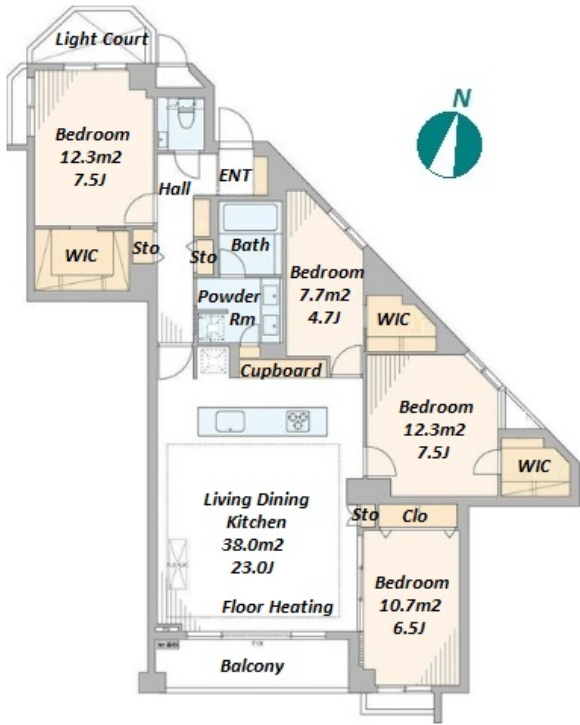


Sales Price	149,800,000 JPY	Access	Komazawadaigaku Station on	Denentoshi Line 9 min. walk
Tax	Included		Nishitaishidou Station on	Tokyu Setagaya Line 17 min. walk

Low-rise Apartment in Residential Area, with Good Public Space



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

Remarks
<Unit/Property Information> [Remarks] Fully renovated in Oct 2023.
<Building Information> [Remarks] Under Large Repair Construction scheduled to be completed in March 2024. (As of Feburary 21st 2024)
<Land Information>



HOUSEREP TOKYO INC.

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Transaction Type : Intermediate

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

Website : www.housserep-tokyo.com



Property Name	GLORIO KOMAZAWADAIGAKU		
Address	3F, 1-1-7, Kamiuma, Setagaya-Ku, Tokyo		
Unit/Property Information			
LAYOUT	4 BR	Management Fee	JPY11,100/month
Unit Floor	3F	Repair Fund	JPY24,730/month
Floor Size(sqm)	111.38 m²	Other Fee	-
Floor Size(sqft)	1198.88 ft²	Total Monthly Fee	JPY35,830/month
Balcony	7.25 m²	Current Status	Vacant
Facing	Southeast	Hand Over	Negotiable
Unit Facilities	Pet friendly, Renovated, Air-Con, Separated Toilet, Balcony, Nice Views, Flooring, Floor Heating, Dishwasher, Bathroom dryer, WIC		
Building Information			
Structure	RC 3 floors above and 1 basement floors		
Total Units	62	Completion	May, 2001
Car Parking	(Not Included)	Pet	Negotiable
Developer Name	Anabuku Homelife		
Management company&Type	Home Life Fully Outsourced / Day Shift		
Common Facility	Janitor, Delivery box, Elevator, Security, New Earthquake Resistance Standard, 24h Garbage Drop-off, Low-rise		
Land Information			
Lot Area	3632.31 m²	Land lease term	-
Ownership Type	Ownership	Land lease fee	-
Co-ower's Share	-	Land Category	Residential
City Planning area	Urban Planning District		
Use Zoning	Category I exclusively low-rise residential zone		
Current Status	-	Bldg. to Land %	-
Hand Over	-	Floor to Land %	-
Private Road	-	Set Back	-
Other Conditions			