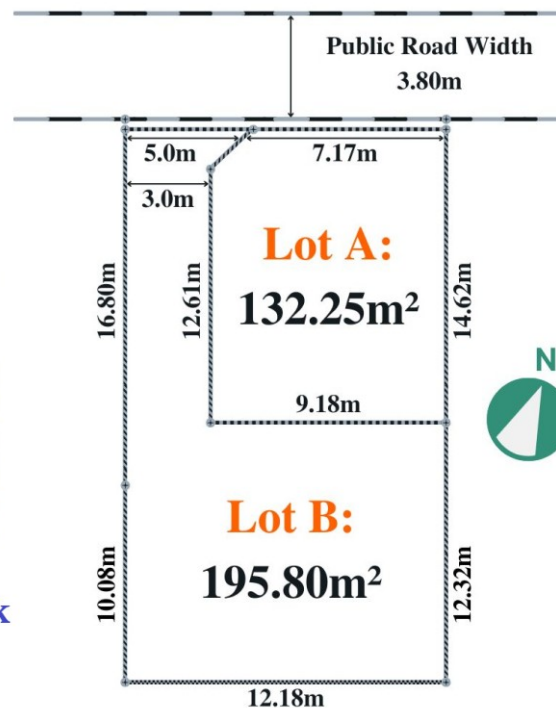


LAND FOR SALE
FUKASAWA 8CHOME LAND (2 LOTS)
LAND LOCATION
8, Fukasawa, Setagaya-ku, Tokyo
Sakurashinmachi Station on Denentoshi Line 12 min. walk
Yoga Station on Denentoshi Line 18 min. walk

- ★ Overlooking preserved area, Enjoy greenery views every day.
- ★ Choose from 2 spacious empty lots, ideal for residential use.
- ★ Located in a quiet neighborhood, low-rise residential zone.
- ★ No building restrictions, design freely as you like!



- ✓ Seisen International School...10min. walk
- ✓ Komazawa Olympic Park...14min. walk
- ✓ Fukasawa West Park...4min. walk



※ The final land subdivision plan may differ.

Sales Price

Lot A:	155,000,000 JPY (Non-taxable)
Lot B:	175,000,000 JPY (Non-taxable)

Land Information

Ownership Type	Ownership
Land Category	Residential
Lot Size	A: [Net Lot Size] 132.25m ²
	B: [Net Lot Size] 195.80m ²
Front Road	Northwest side public road width: 3.8m
Road Frontage	A: 7.17m
	B: 5.0m
Set Back	A: 1.29m ²
	B: 0.90m ²

※ Set back is not included in the net lot size.

Land Restriction

City Plan Area	Urban Planning District
Use Zoning	Category I exclusively low-rise residential zone
Bldg. to Land %	50%
Floor to Land %	100%
Fire Prevention	Quasi-fire Prevention Area
Height District	Up to 10m

Facilities

Gas Supply	Public Gas	Sewage	Main Sewer System
Water Supply	Public Water	Wastewater	Main Sewer System

Hand Over

Current Status	Empty Lot
Hand Over	Negotiable


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+81 (0)3 6427 5860 inquiry@houstorep-tokyo.com

TEL 03-6427-5860
FAX 03-6427-5869

Transaction Type : Intermediary

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

Website : www.houstorep-tokyo.com

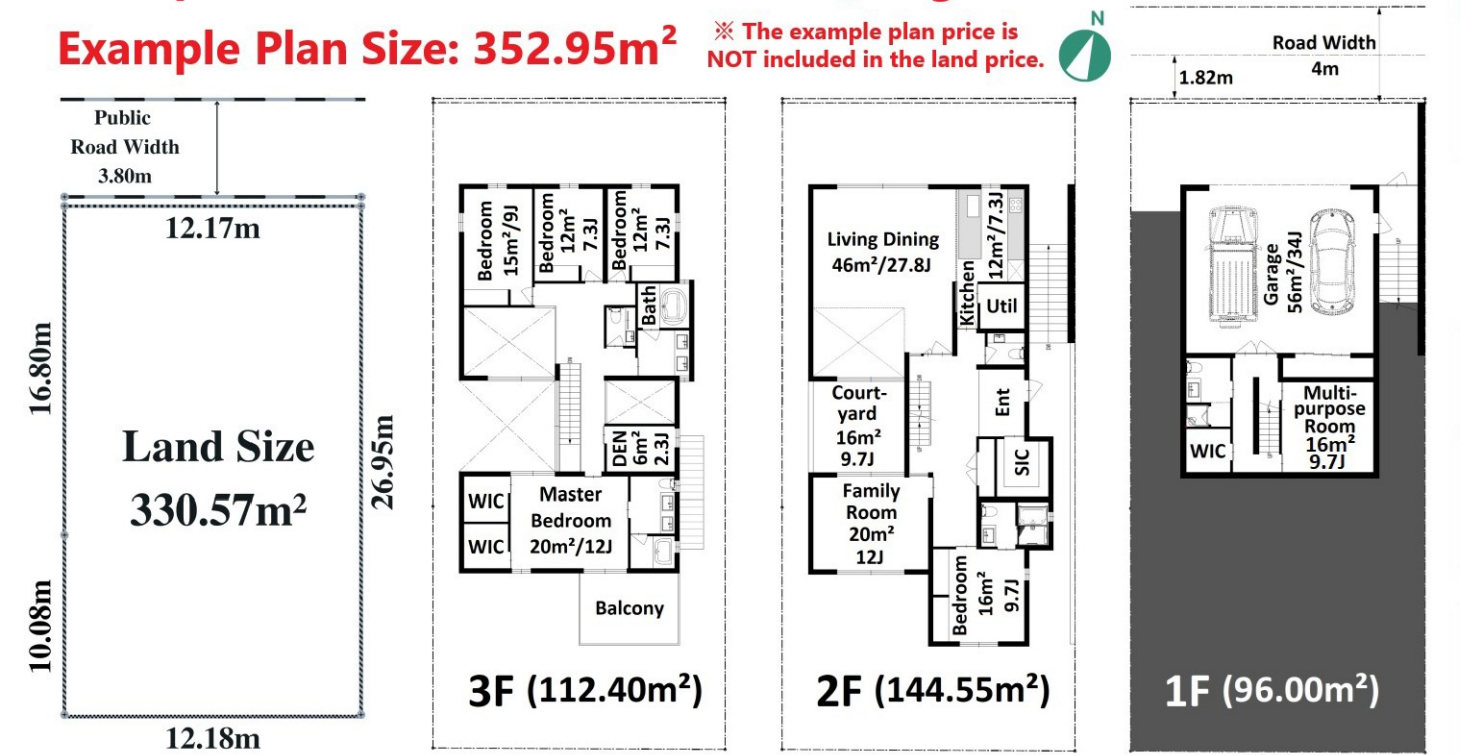


Sales Price	330,000,000 JPY	Access	Sakurashinmachi Station on Yoga Station on	Denentoshi Line 12 min. walk Denentoshi Line 18 min. walk
Tax	None			

Property Name	FUKASAWA 8CHOME EMPTY LOT
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Example Plan Price: JPY 260 million (rough estimate)

Example Plan Size: 352.95m² ※ The example plan price is NOT included in the land price.



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

Remarks

- ★ Overlooking preserved area, Enjoy greenery views every day.
- ★ 3-story home of over 300m² is buildable with your presence.
- ★ Basement floor can be added beyond the floor area ratio.
- ★ Seisen International School is within a 10-minute walk.

Fukasawa 8Chome Preserved Area

Address	8, Fukasawa, Setagaya-Ku, Tokyo
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Unit/Property Information			
LAYOUT	5 BR	Management Fee	-
Unit Floor	1F~2F	Repair Fund	-
Floor Size(sqm)	300 m²	Other Fee	-
Floor Size(sqft)	3229.17 ft²	Total Monthly Fee	-
Balcony	-	Current Status	Vacant
Facing	-	Hand Over	Negotiable
Unit Facilities			

Building Information			
Structure	Wooden 2 floors above		
Total Units	-	Completion	Jan, 2026
Car Parking	-	Pet	-
Developer Name			
Management company&Type			
Common Facility	House, Near Large Parks		

Land Information			
Lot Area	330.57 m²	Land lease term	-
Ownership Type	Ownership	Land lease fee	-
Co-ower's Share	-	Land Category	Residential
City Planning area	Urban Planning District / Quasi-fire Prevention Area		
Use Zoning	Category I exclusively low-rise residential zone		
Current Status	-	Bldg. to Land %	50%
Hand Over	-	Floor to Land %	100%
Private Road	-	Set Back	Yes(2.2m²)
Other Conditions			