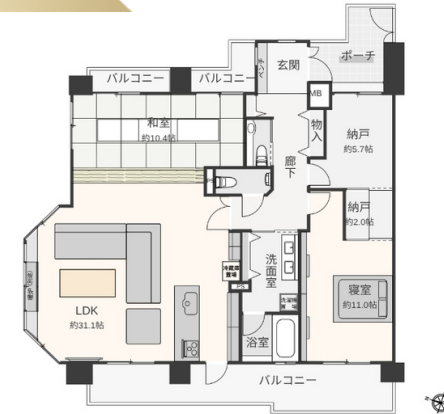


Rare large-floor condominium in central Kyoto

¥ 250,000,000

\$1,666,666*



Floor Plan

Property Overview & Selling Points

📍 Address	31-1 Awataguchi Toriicho, Sakyo Ward, Kyoto City, Kyoto Prefecture
🚶 Access	Keage Station (5 min walk) / Higashiyama Station (9 min walk)
📏 Apartment sqm/tsubo	126.20 sqm (approx. 38.17 tsubo)
🏠 Building sqm/tsubo	2240.65 sqm (approx. 677.79 tsubo)
🔧 Building type / built	Reinforced Concrete; 1 basement, 5 floors above ground
🏠 Co-ownership ★ ★	12620/361964
🔑 Current Status	Ready to move in
🚗 Parking	Subject to Availability (29,410 - yen/month)
📊 Land type	Category II Residential Zone
🏗️ Built	2002 March, renovation completed 2022 February
👤	



Additional Details

- ★ Services & Security: 1st-floor concierge service available, fully managed with daytime security on duty.
- Management Fee: 29,410 Yen/month / Repair Reserve Fund: 47,830 Yen/month
- ★★ When multiple people own real estate, "joint ownership" offers several advantages. These include the ability to apply mortgage interest deductions and the ¥30 million special deduction for capital gains to each co-owner, resulting in greater tax savings. Additionally, it allows for a larger loan amount when spouses or parents and children take out a loan together.

The USD price is estimated at JPY 150 per USD; the actual transaction price is in JPY.