

L'GENTE



ルジェンテ 小石川播磨坂

L'GENTE Koishikawa Harimazaka



Exterior Completion Rendering

**10-minute walk from Myogadani Station
on the Tokyo Metro Marunouchi Line**

Sales Period / Scheduled for mid-July 2024
Number of Units for Sale / Undecided
Floor Plans / 1LDK to 3LDK

Exclusive Floor Area / 36.31㎡ to 93.23㎡
Sales Price / Undecided
Handover Period / Scheduled for late May 2025

**Amidst the fluttering cherry blossoms,
at a window for a once-in-a-lifetime encounter**

Position Nestled in the cultural and educational district, etching a new landscape of living

Situated along the picturesque Harimazaka, renowned for its stunning cherry blossoms, L'GENTE Koishikawa Harimazaka introduces new condominiums for the first time in 25 years *1. These eagerly awaited residences combine the charm of cherry blossom avenues with the city's sophisticated elegance, promising a truly enchanting living experience.

Location 4 Chome of Koishikawa: where time flows gracefully, and premium living awaits.

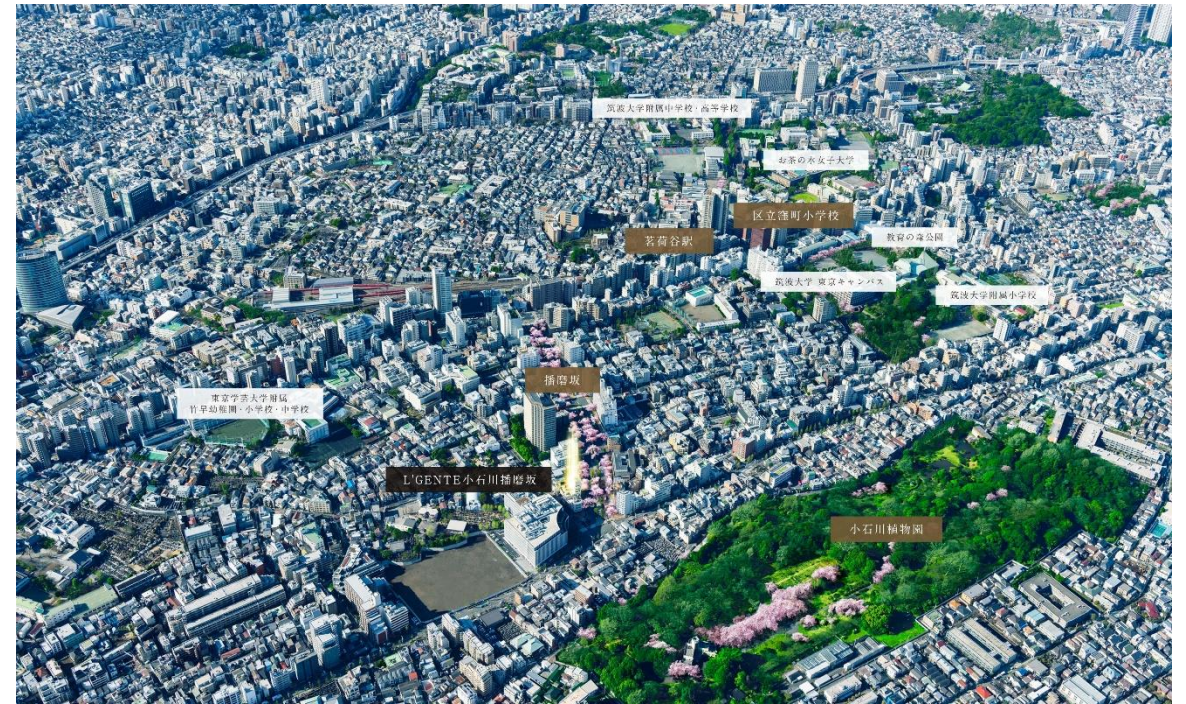
Experience the allure of the Harimazaka area, where vibrant streets and lush greenery create a captivating ambiance. Enjoy a selection of fine dining and convenient facilities that ensure a seamless, stress-free lifestyle, allowing you to fully embrace the charm and sophistication of city living.

Access Direct access to major stations in central Tokyo such as Shinjuku and Ikebukuro, allowing easy transfers to 36 different train lines *2 with just one stop.

Business hubs like Tokyo and Otemachi, secondary centers like Shinjuku and Ikebukuro, and cultural epicenters such as Ginza are all within easy reach. The Tokyo Metro Marunouchi Line, capturing the essence of the city, connects key points of Tokyo and offers easy transfers to 36 lines *2 from each station, supporting a dynamic urban lifestyle.

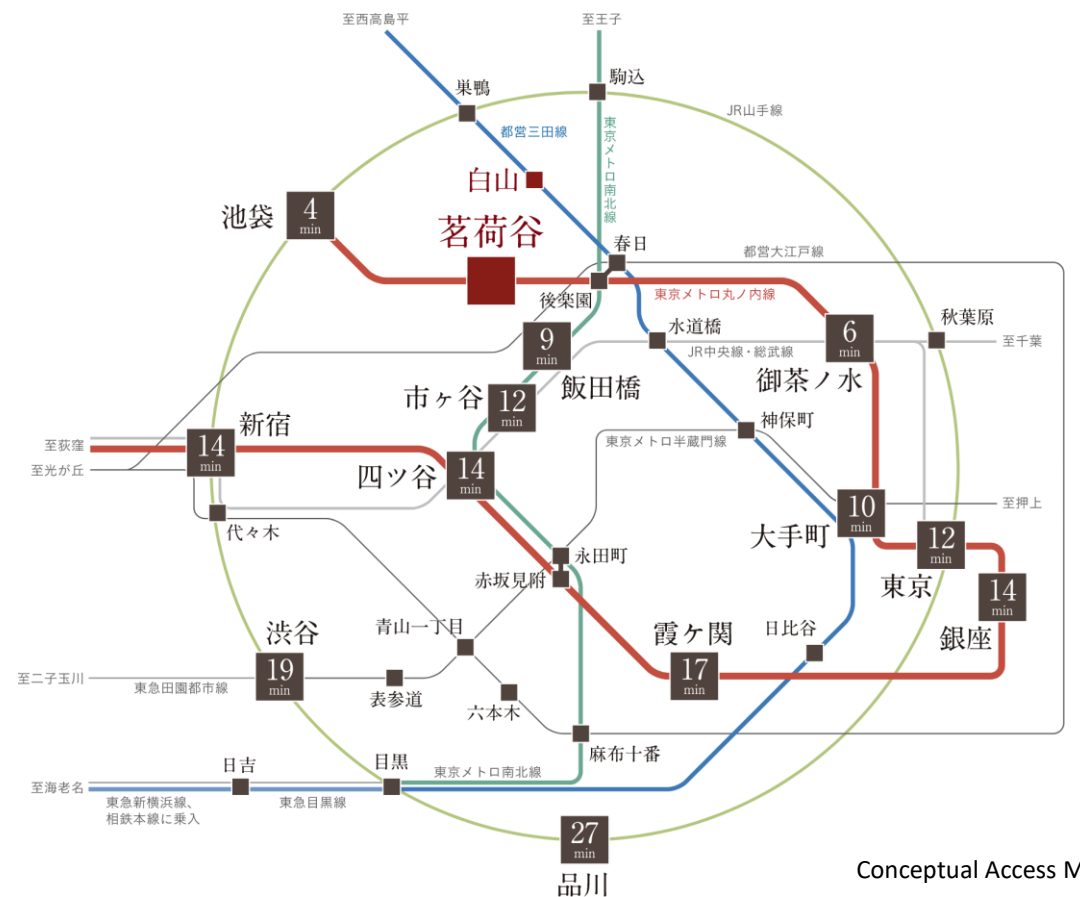
*1 The first supply in 25 years is based on condominium data from MRC surveys and captures for the period from January 1995 to December 15, 2023. (Data source: MRC January 2024 issue, excluding properties with main types of 1R/1K. Created on January 22, 2024, by MRC Co., Ltd.)

*2 The 36 lines include the Chuo-Sobu Line (Local), Tozai Line, Oedo Line, Yamanote Line, Saikyo Line, Shonan-Shinjuku Line, Shinjuku Line, Keio Line, Odakyu Line, Seibu Shinjuku Line, Fukutoshin Line, Namboku Line, Ginza Line, Chiyoda Line, Hibiya Line, Yurakucho Line, Keihin-Tohoku Line, Tokaido Main Line (East Japan), Takasaki Line, Utsunomiya Line, Musashino Line, Keiyo Line, Sobu Line Rapid/Yokosuka Line, Joban Line, Ueno-Tokyo Line, Tokaido-Sanyo Shinkansen, Tohoku-Hokkaido Shinkansen, Yamagata Shinkansen, Akita Shinkansen, Joetsu Shinkansen, Hokuriku Shinkansen, Hanzomon Line, Mita Line, Seibu Ikebukuro Line, and Tobu Tojo Line.



Aerial photo

Enjoy excellent access that turns the city center into your backyard



Conceptual Access Map

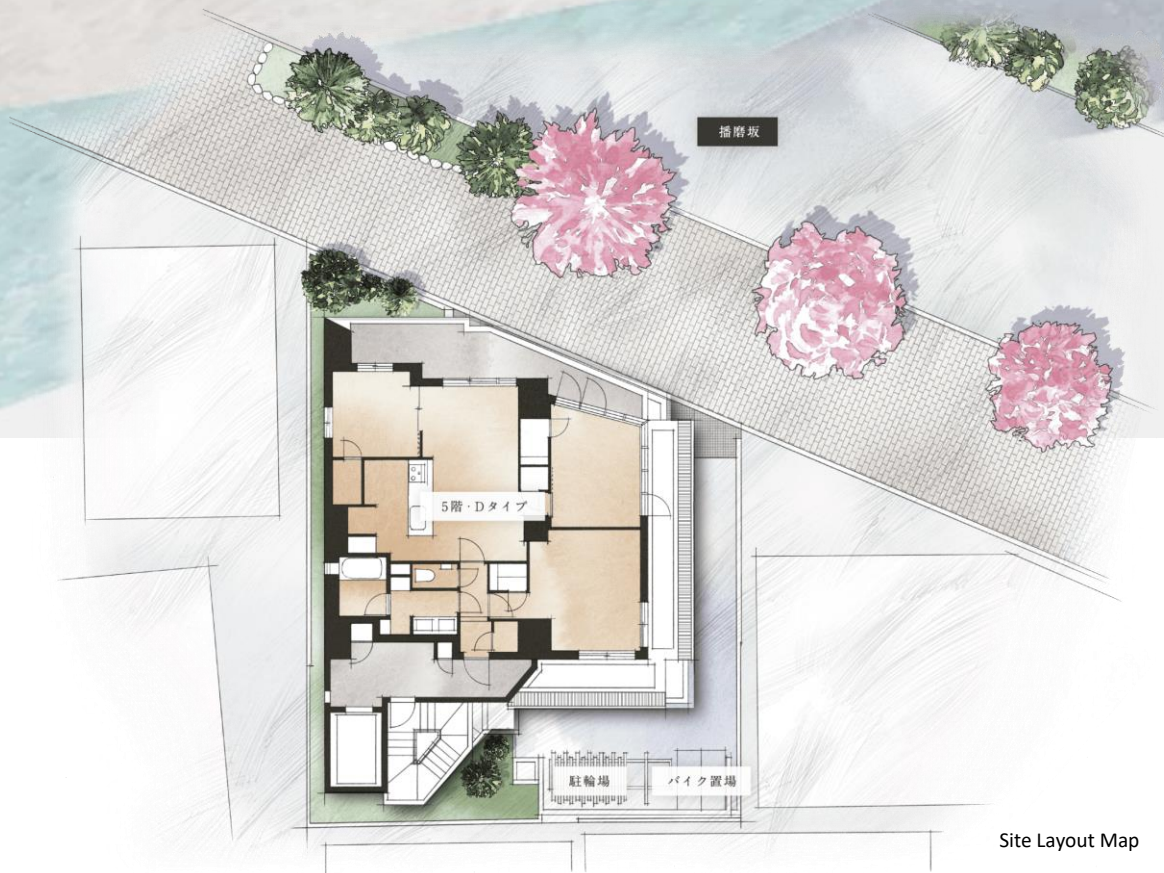
*The listed travel times represent the shortest durations during commuting hours (7:30–9:00) and are based on routes with at least two options. They include transfer and waiting times. Source: Ekispart (March 2023).

A new landscape beauty blooms along Harimazaka

It harmonizes with its surroundings while exuding a serene presence. By incorporating irregularly arranged pieces of finished granite with varying textures into the wall, a sense of depth is created. Additionally, the canopy features deep-toned crafted stainless steel, enhancing the base area in a manner befitting the refined welcoming space of Harimazaka.



Entrance Completion Rendering



Site Layout Map

Planting plan that adds richness to Harimazaka.

From the entrance on the right side to the bicycle parking area at the back, the landscaping flows around the building, creating a lush green space. Thoughtfully planned greenery complements the cherry blossom avenues and plants along Harimazaka, enhancing the verdant atmosphere. A variety of plants, including the distinctive Schima tree standing as a symbol beside the entrance, warmly welcome you to a serene urban living experience.

*The completion rendering shown is based on planning stage drawings and may differ in shape and color from the actual construction. Details of the exterior and interior shapes, as well as equipment such as fences, lighting, drainage systems, outdoor units, gutter, vents, inspection hatches, emergency hatches, and electric wires, are partially omitted or simplified. *The plants shown may differ in shape, branch structure, foliage, and color from those actually planted. Additionally, this does not represent the conditions of a specific season. The plants will not have grown to the extent depicted in the completion rendering by the time of construction. *Nearby buildings, utility poles, and signs outside the condominium site have been omitted or simplified in the depiction, and their future shapes may change. *The material images shown are planned for use in this project, but actual colors and textures may differ. (Photographed in March 2024). The materials planned for use may change due to construction considerations. *The site layout map shown is based on planning stage drawings and may differ from the actual layout. Changes to the plan may occur in the future due to construction reasons. *The reference photos displayed are examples from our previous projects and may differ in design, shape, and color from the actual project. Specifications may also change.

QUALITY



Image photo

A southeast-facing master bedroom of approximately 11.1 tatami mats, featuring corner windows that let in morning sunlight.



Image photo

An open kitchen that fosters connection and creates enriching moments for the family.



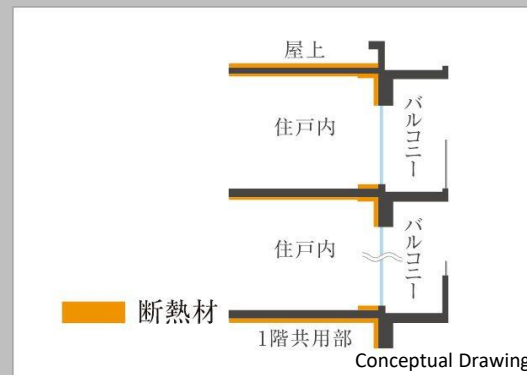
Image photo

Ample storage with walk-in closets in every room.



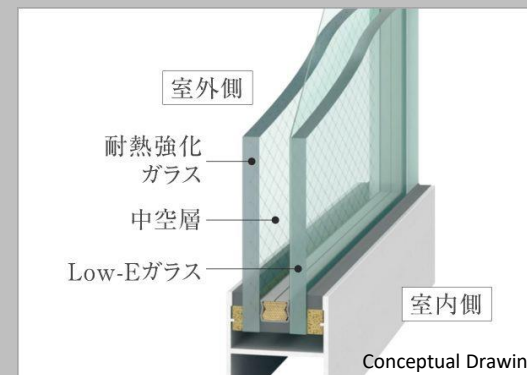
Exterior Completion Rendering

A window opens directly to the Harimazaka side, providing an unobstructed view.



Improved insulation

Enhancing the insulation of the building's structure and windows to improve heating and cooling efficiency, while being environmentally conscious.



Low-E double glazing

Windows are equipped with high-insulation Low-E double glazing, which helps reduce condensation and provides energy-saving benefits. *Some windows use wired glass.



High-performance sashes

High-performance sashes enhance insulation, creating a healthy indoor environment that's cool in the summer and warm in the winter.

*The reference photos are from our previous projects, and manufacturer-provided photos are supplied by each manufacturer. Please note that models, quantities, or colors of installed and distributed equipment may change due to discontinuations or other reasons. *For details and other important information, please refer to the disclosure statement of important matters and management regulations.

【Ftype 3LDK+3WIC+SIC+N】

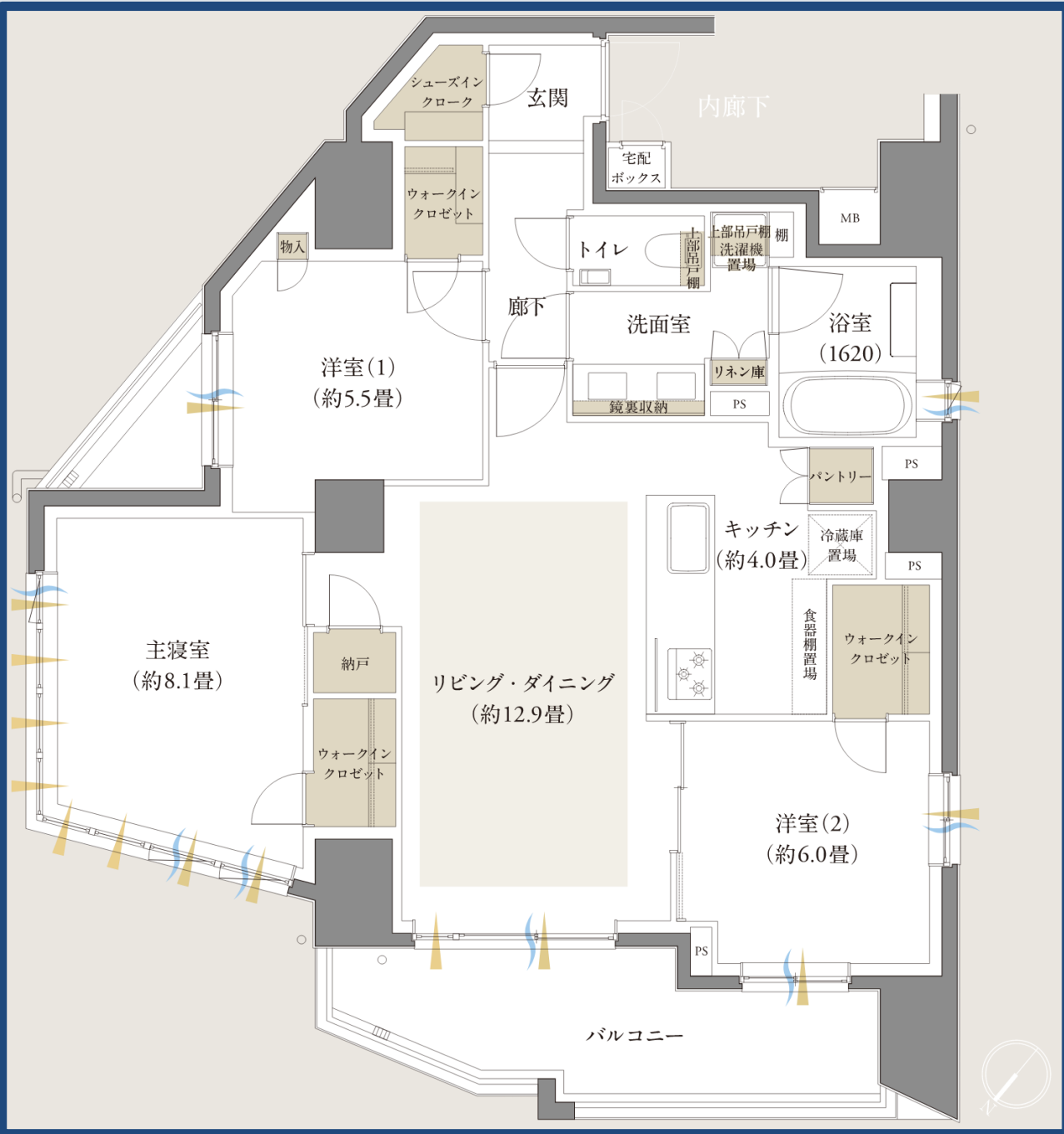
Floor area: 87.52㎡

Balcony area: 13.73㎡

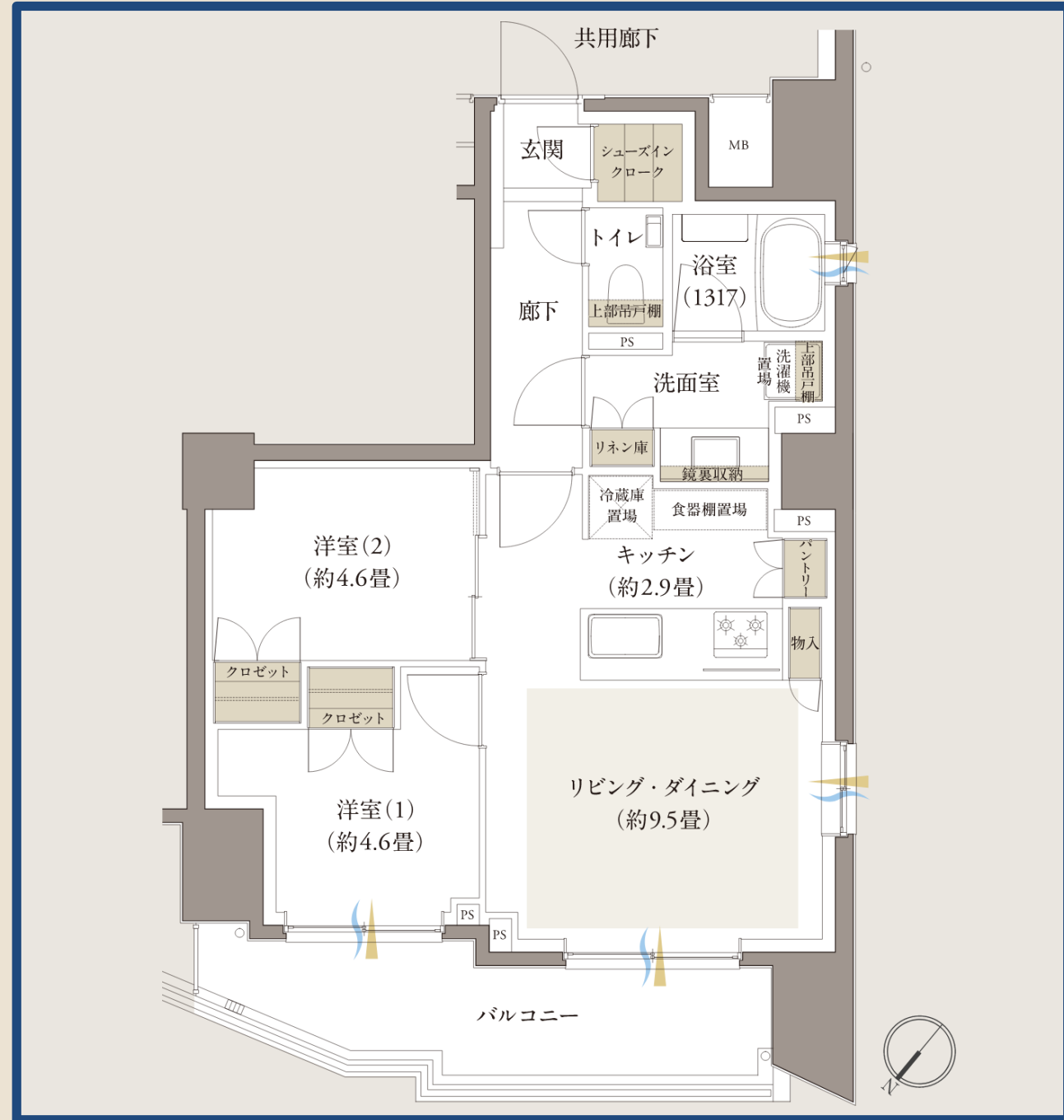
【Btype 2LDK+SIC】

Floor area: 53.72㎡

Balcony area: 10.46㎡



Floor plan



Floor plan

*The published drawings are based on design-stage plans and may differ from the actual construction. They are subject to future changes. *The completed CG images are also based on design-stage plans and may differ from the actual shapes and colors. Additionally, details of the exterior and interior shapes, fences, lighting, drainage facilities, outdoor units, gutters, vents, inspection hatches, emergency hatches, and electric wires are partially omitted or simplified.

【Property Overview】

Property Name	L'GENTE Koishikawa Harimazaka
Location	215-4,5 Koishikawa 4-chome, Bunkyo-ku, Tokyo (land number)
Transportation	10-minute walk from Myogadani Station on the Tokyo Metro Marunouchi Line
Site Area	236.36㎡ (confirmation area: 235.70㎡)
Building Area	164.03㎡
Total Floor Area	1,269.41㎡
Floor Area Ratio Applicable Floor Area	941.89㎡
Land Rights / Type of Leasehold	Ownership
Zoning Area	Semi-industrial area
Land Use	Residential land
Building Coverage Ratio	69.59% (permissible building coverage ratio: 70%)
Floor Area Ratio	399.59% (permissible floor area ratio: 400%)
Total Number of Units	13 units
Structure and Scale	Reinforced concrete structure, 10 floors above ground
Construction Confirmation Certificate Number	No. 23UDI1T建00841 (August 31, 2023)
Construction Completion Date	Scheduled for late April 2025
Possible Handover Date	Scheduled for late May 2025
Parking Lot	None
Small Motorcycle Parking	2 spaces
Bicycle Parking	17 spaces (monthly usage fee: Undecided)
Post-Sale Management Structure	Shared ownership of the land and building common areas based on exclusive area proportion; sectional ownership of building exclusive areas
Management Company	Tokyu Community Corporation
Management Type	Management association formed by all unit owners, with management company contracted
Management Staff Work Schedule	Commuting management
Contractor	Masuoka Gumi Co., Ltd.
Design and Supervision	Sokensha D&R Design

【Overview of Scheduled Units for Sale】

Number of Units for Sale	Undecided
Sales Price (Including Tax)	Undecided
Layout	1LDK～3LDK
Exclusive Floor Area	36.31㎡～93.23㎡
Balcony Area	4.80～15.40㎡
Management Fees, etc.	Undecided
Repair Fund	Undecided
Repair Reserve Fund	Undecided
Sales Start Date	Scheduled for mid-July 2024

【Local Map】

Information Update Date: March 29, 2024.

The floor area, etc., of the units displayed are based on all units scheduled for sale, as the number of units for sale is undecided. It is undecided whether this property will be sold as a whole or in parts.

The number of units and the corresponding floor areas, etc., will be announced in the final advertisement after the number of units for sale has been determined.