

VILLA HAYAMA VIEW

Location	<p>Isshiki, Hayama-cho, Miura-gun, Japan</p> <p>Hayama is considered the #1 coastal location in Japan due to its proximity to Tokyo, Kamakura and Haneda international Airport.</p> <p>Today still, Hayama is the beach residence of the Imperial family, and neighbors the historic city of Kamakura which, with Kyoto, is regarded as one of the most historically important cultural towns in Japan.</p> <p>With total privacy and 270° sweeping views of the Sagami Bay and Mount Fuji, this luxuriously decorated and equipped house is a one-of-a-kind property for a buyer with a discerning eye for high quality.</p>		
Car Access	<p>55 Minutes Central Tokyo</p> <p>35 minutes from Haneda International Airport</p> <p>12 Minutes from Zushi Yokosuka Highway interchange</p> <p>15 minutes from "Zushi" station on the Yokosuka line to Tokyo</p>		
Land Area	536.09m ² , 162.16 tsubo, 5770.42 ft ²	Building Area /Total Floor Area	208.72m ² , 63.13 tsubo, 2246.64 ft ² / 362.47m ² , 109.64 tsubo, 3901.59 ft ²
Land rights	Ownership	Building coverage /Floor ratio	38.94% (40%) / 59.38% (80%)
Construction	2 story reinforced wooden structure on reinforced concrete foundation	Floor Plan	4LDK type
Construction dates	Start August 2021 Scheduled completion September 2022	Parking Lot	Yes, two cars, 2 Electric charging connections available
Ground	Residential land	Terrain	Hill top, 112 Meters above sea level
Restricted zone	First-class low-rise residential area	City planning	Urbanized area

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Roadside situation	The width of the public road on the south side is approximately 6.17 Meter wide		
Other legal restrictions	Absolute height limit 10m, Building Standard Act Article 22 area,Housing land creation regulation law, Sediment disaster warning area, Landscape law, 4 kinds scenic area etc.		
Current situation	New / Vacant	Delivery	October 2022
Facility	<p>Living room with Gas burning fireplace, Dining Room, Kitchen, 4 Bedrooms, 5 Bathrooms, including a Japanese Hinoki bath, 5 Toilets, Laundry Room and Pantry.</p> <p>A Mitsubishi Hitachi Elevator connects the two-cargarage, to the first and second floors.</p> <p>A 15-meter-long pool and Roof top sundeck are available.</p> <p>New service for water supply, sewer hook ups, and electricity.</p>		
Remarks	<p>Spectacular Views of Mount Fuji and the Bay of Sagami to Izu peninsula.</p> <p>270° View over Morito Coast, Hayama, Kamakura Bay, Inamura Gaseki, Shichirigahama, Enoshima etc.</p> <p>At 112 meters above sea level, the house offers total privacy.</p>		
Listing	Confidential – no public advertising	Brokers protected	

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Available /Local Facilities accessed by car	Beach Access	1,600M	8 Minutes
	Hayama Sailing & Yacht Club	2,000M	12 Minutes
	Hayama Kokusai Country Club Golf	1,800M	6 Minutes
	Hayama PublicGolf and range	1,200M	5 Minutes
	Tennis	1,500M	6 Minutes
	International Conference, University, & Hotels, Shonan Kokusai Center	1,800 M	6 Minutes
	The Museum of Modern Art Hayama & Kamakura	1,500 M	8 Minutes
	Central Hayama &supermarkets, bakers and food stores	900 M	6 Minutes
The Hayama View House is Delivered Fully Furnished, Decorated with Original Artworks and includes Household needs	ShonanKokusaimura Hiking & Cycling trails	1,800 M	6 Minutes
	Artworks installed include works by Sergio CALATRONI, Kawase HASUI, Elsworth KELLY , Gerd KREUTSCHMANN, T. KUZUHARA, Magoishi KUSHIDA*, K NARF, Kenichi OBANA*, Jem PERRUCHINI, Pierre SERNET, Yongchu SONG*, Hiroshi SUGIMOTO, Giovanni VETERE, Kaoru OBARA.		
	Furniture includes, Eilersen, Denmark, Couches; JNL, Belgium Coffee Tables; Noguchi signed table; signed Olivier de Schrijver chairs*;JD Staron Paris, custom carpets; Fortuny Venetian cushions;Fast, Italy outdoor sunchairs, and Antique pieces.		
	Also installed are a Retractable Projection Screen System, A Devialet Phantom Stereo system and an EcoSmart gas fireplace. The house comes equipped with an Internet cabled Hikari High Speed system, a Panasonic Remote access systems and a 24/7 Security service by Alsok.		
	Linen including bedding items, sheets, covers, and towels are provided for each room. Glasses, Plates, Christofle silverware and miscellaneous tableware are included.		
	The Kitchen and dedicated laundry room come equipped with cooking pots, pans, appliances needed for cooking, cleaning and maintaining the property.		
	In addition, a high-pressure cleaner and a Zodiac MX8* Pool cleaning robot for the Pool’s maintenance are included.		
	* only items marked with an asterisk are subject to availability. All others will be provided.		

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Maintenance Contract Included	A One-year Property Maintenance Contract is prepaid as part of the purchase: Daido Kogyo Co., construction company, one year maintenance contract included, Pool maintenance, cleaning of grounds and Garden upkeep, as well as property maintenance and Repairs, is prepaid and included in the purchase price.				
Construction standards	Steel pile construction under cliff edge RC wall for additional land protection. Inside finishes to the highest standards including, Security glass with 3M Shatterproof window film, Italian Gessi Finnox Plumbing Fixtures , Marble finishes in the kitchen, Living room, and bathrooms, Oak Floors throughout, a Hinoki wood Japanese Common bath,and an Mitsubishi Hitachi Elevator, are available.				
Certification	Meets highest level (III)	Japanese Structural & Construction Standards		耐震等級3	
	Meets highest level (II)	Japanese Wind resistance Standards		耐風等級2	
	Meets highest level (IV)	Japanese Insulatioin Standards		断熱等級4	
Reference	Architect Structural Architect Building Company	Tomonori Takauchi Kenta Masaki Daido Kogyo Co.	/ / 	TAADS Masaki Structural Laboratory	Web: https://www.taads-architects.com/ Web: https://masaki-lab.com/ Web: https://www.daido-kogyo.co.jp/
Selling price	Price on Demand				
Transaction mode	No offer will be deemed accepted until a contract of sale is entered into. A 10% Deposit is required at the time of the contract signing.				