

Live the way you like.  
Live the way you feel.

A preeminent location where you can enjoy all the delights of an active metropolitan lifestyle while staying in close touch with the natural beauty, culture and social community that have been cultivated in this area over the years.  
A neighborhood where you're sure to find the lifestyle that you have been searching for.

LACLEIS  
NISHIJIN  
RESIDENTIAL  
TOWER  
ラクレイス西新  
レジデンシャルタワー

29-story earthquake-resistant condominium tower block  
— part of the “Lacleis” series of rental condominiums created by Nishitetsu

Currently accepting applications from prospective tenants

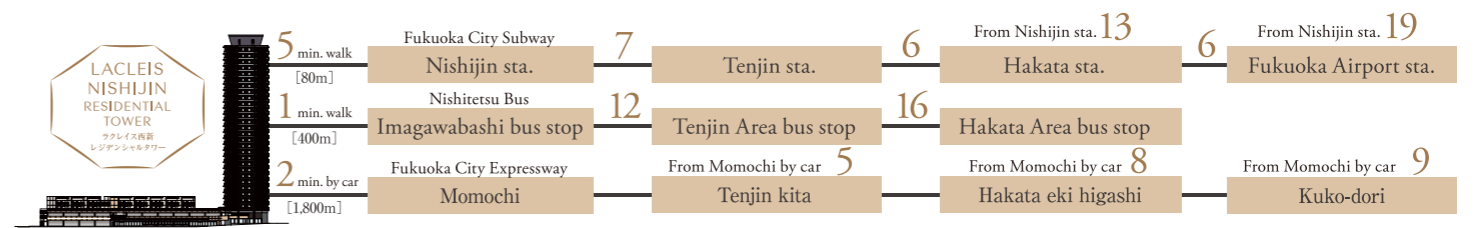
Rental openings with September move-in

1R [36.33m<sup>2</sup>] - 3LDK [112.20m<sup>2</sup>] | Choose from a wide range of 15 types of rental plan | Nishitetsu bus Imagawa bus stop 1 minute on foot | Fukuoka city subway Nishijin sta. 5 minutes on foot

Proprietor; Nishitetsu Group Nishi-Nippon Railroad Co., Ltd.

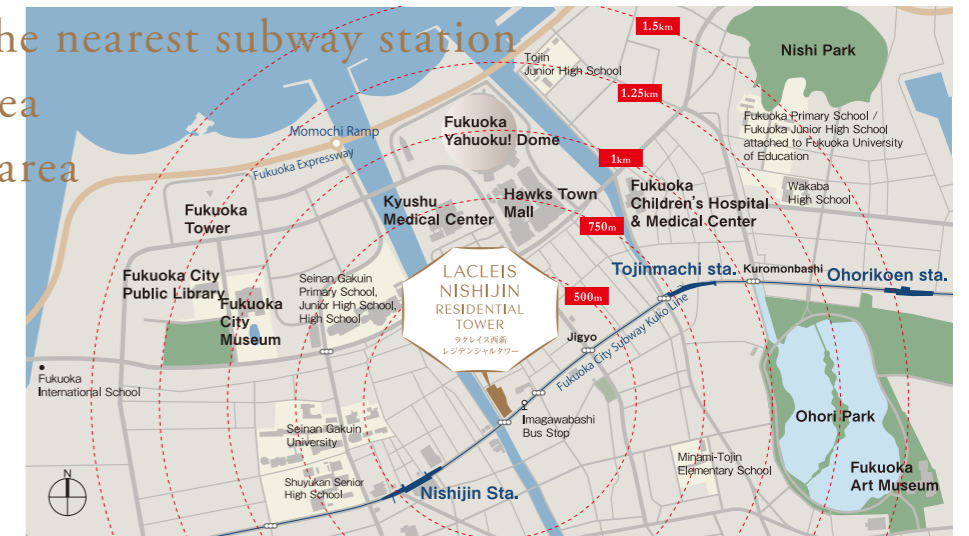
Inquire; Nishijin Palace Branch, Nishitetsu Fudosan Co., Ltd. TEL 092-846-2677 [http://www.lacleis.com/nishijin\\_tower/](http://www.lacleis.com/nishijin_tower/)

# Superb Locations and Views



5 minutes on foot to the nearest subway station  
7 minutes to Tenjin area  
13 minutes to Hakata area

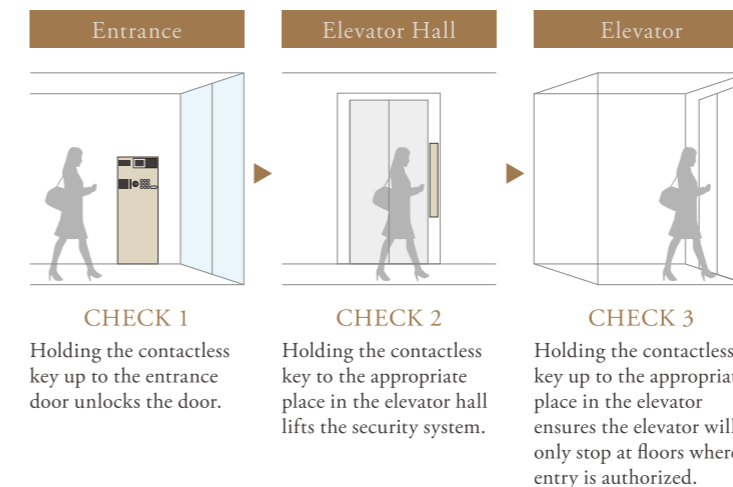
\*The times required to cover these distances are based on transportation timetables and do not include waiting times and time required for changing lines.  
\*Figures for the times required to cover these distances are calculated on the assumption that distance covered on foot in 1 minute = 80 m, and on the assumption of vehicles traveling at 40 km/h (60 km/h when traveling on the Fukuoka Urban Expressway), rounding off figures following decimal points.  
\*A certain degree of error may be found in some of the times required for traveling on the Fukuoka Urban Expressway. Drivers entering the Fukuoka Urban Expressway from the Hakata-Eki Higashi Ramp will not be able to exit the expressway via the Kuko-Dori Ramp.  
\*The distances and times required to cover distances are measured as starting from the Lacleis Nishijin Residential Tower.



# Maximum Safety

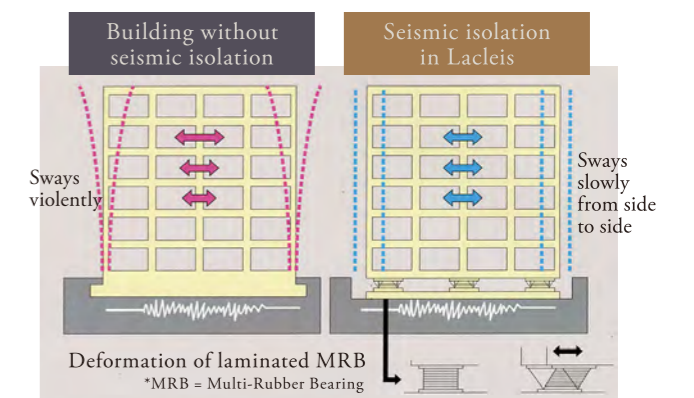
## A stringent security system

A three-layered security system prevents unauthorized entry.



## A condominium tower block with seismic isolation technology for earthquake resistance

Sturdy and dependable seismic isolation technology ensures that residents can live in safety and peace of mind.



A premium residence whose laid-back style lets you live your envisaged lifestyle just as you like.

S' type 3LDK 112.20m<sup>2</sup>

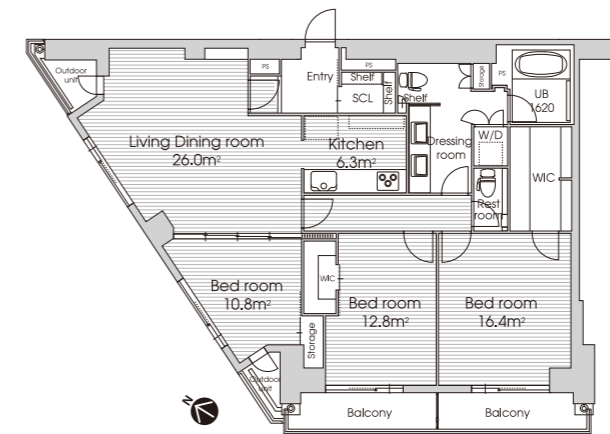


Three bedrooms, LDK (incorporating a living room / dining room/kitchen), separate kitchen, two toilets, double-sink vanity, mist sauna, closets, walk-in closets, SCL

Bedroom



Bedroom



Kitchen



Cooktop



Dishwasher



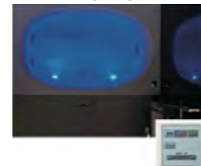
Bathroom



Mist sauna



Healing light



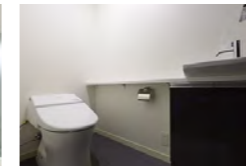
Sound system



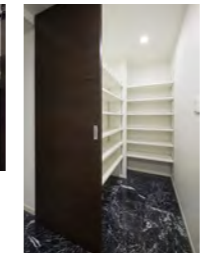
Washstand



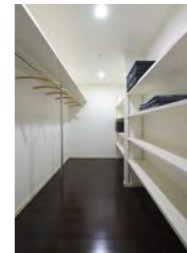
Rest Room



SCL



WIC



\*The above furniture layout is for illustrative purposes only. Furniture is not included in the contract.

## Superb Convenience

A supermarket, bakery and dry cleaners ensure convenience at all times, even after-hours and on holidays. A flexible car-sharing scheme is also available.



Supermarket



Bakery

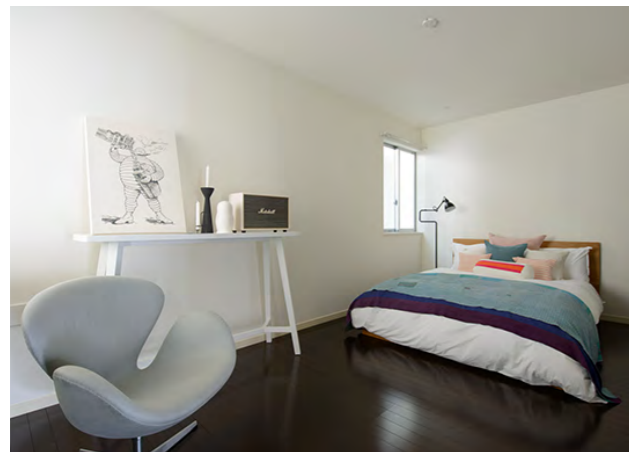


Dry Cleaner



Car-sharing

**[OUTLINE] Location:** 2-3-10, Jigyō, Chuo Ward, Fukuoka City, Fukuoka Prefecture **Transportation:** Approximately 1 minute on foot (approx. 80 m) from the Imagawa-bashi bus stop (Nishitetsu bus system) / Approximately 5 minutes on foot (approx. 400 m) from Nishijin Station on the Kuko Subway Line **Structure / dimensions:** [Tower block] Steel-reinforced concrete structure comprising 29 stories from ground level [Terrace condominium block] Steel-reinforced concrete structure comprising 4 stories from ground level **Number of residences to let:** 206 [Tower block] Number of 1-room residences: 31 residences 30.18-44.71m<sup>2</sup> / Number of 1 LDK, 2K and 3K residences: 105 residences 36.33-49.64m<sup>2</sup> / Number of 2LDK residences: 44 residences 57.31-60.96m<sup>2</sup> / Number of 3LDK residences: 10 residences 111.96-112.20m<sup>2</sup> [Terrace condominium block] Number of 2LDK residences: 16 residences 60.33-78.06m<sup>2</sup> **Rent:** 57,000 - 400,000 yen/month **Deposit:** [Deposit for accommodation] 1 month's rent [Deposit for parking space] 2 months' rent **Key money:** 2 month's rent **Common-area charge:** 8,000 - 20,000 yen/month **Facility maintenance fee:** 300 yen/month **Number of parking spaces:** 102 spaces (horizontal parking system) **Parking space usage charge:** 15,000 yen/month (not including tax) **Motorcycle parking space usage charge:** 3,000 yen/month (not including tax) \*However, large vehicles which extend outside the confines of the parking spaces are not permitted. **Cycle parking spaces:** Parking spaces for bicycles (222 spaces); parking spaces for motorcycles (28 spaces) **Completion date:** 17th September 2014 **Insurance:** Tenants are required to take out householders' comprehensive insurance with special provision for payment of damages (including earthquake insurance) **Types of contract:** [Corporate contract] General leasehold contract (two-year lease which is automatically renewed) [Individual contract] Fixed-term leasehold contract (renewable two-year lease) [Administrative charge for renewal of contract] 30,000 yen/two years (not including tax) \*Guarantee company required. **Relationship:** Agency **Elevator:** [Tower block] 1 elevator with maximum capacity of 17 persons / 1 elevator with maximum capacity of 13 persons [Terrace condominium block] 2 elevators with maximum capacity of 9 persons each **Disaster-prevention / crime prevention facilities:** Autolock security systems, contactless key systems at entrances, interlocking security systems for elevators, dimple keys, security cameras **Other facilities:** Home-delivery boxes, interphones equipped with TV monitors etc. **Type of usage district:** Commercial district, Category 1 Residential Area **Site area:** 5,845.98m<sup>2</sup> **Building-to-land ratio:** 70.67% **Floor-area ratio:** 241.90% **Proprietor / lessor:** Nishi-Nippon Railroad Co., Ltd. 1-11-17 Tenjin, Chuo Ward, Fukuoka 810-8570 Residential Construction License (Ministry of Land, Infrastructure, Transport and Tourism) (1) No. 008543 **Design / supervision:** Kyushu 1st Class Architect Office, Takenaka Corporation **Construction:** Takenaka Corporation **Management of applications from prospective residents:** Nishitetsu Fudosan Co., Ltd.



\*The above furniture layout is for illustrative purposes only. Furniture is not included in the contract.