



Excellent House To Redevelop For Sale In Kobe City Japan



Informações do Revendedor

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Languages:	Dutch, English, French, German, Italian, Polish, Portuguese, Romanian, Russian, Spanish, Swedish

Detalhes do anúncio

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Esales Property ID: es5555124

1-chōme-2-2 Hanayamachō, Nagata Ward, Kobe, Hyogo 653-0876, Japan

Exceptional Redevelopment Opportunity in Nagata-ku, Kobe: A Canvas for Your Vision

Situated in the serene and highly sought-after residential enclave of Hanayama-cho, Nagata-ku, this property represents a rare and compelling opportunity for investors, developers, or homeowners looking to craft a custom residence in one of Japan's most resilient and culturally rich cities. With a generous land parcel and a location that balances peaceful living with proximity to Kobe's urban core, this site is primed for transformation. Whether your goal is a complete architectural overhaul to create a modern luxury villa or a strategic renovation that preserves the charm of the existing structure, the potential here is limited only by your imagination.

Prime Land and Structural Foundation

The property sits on a registered land area of 142.14 m², providing a solid footprint for a substantial residential project. The current structure, completed in April 1991, is a two-story wooden home featuring a durable slate roof. The registered floor area spans 113.85 m², thoughtfully distributed with 58.79 m² on



the first floor and 55.06 m2 on the second. Additionally, the inclusion of a 6.6 m2 unregistered storage room on the second floor adds a practical element to the existing layout. At 33 years of age, the building serves as a reliable canvas—structurally sound for those looking to renovate or well-positioned for those planning a complete demolition and new build to maximize modern energy efficiency and design standards.

Comprehensive Included Specifications

The property comes equipped with a suite of functional fixtures and essential utilities, ensuring that the transition period during any redevelopment project is as smooth as possible. The kitchen is fully outfitted with a gas water heater serving the entire home, a standard sink with faucet, a range hood, and a built-in gas stove and grill. In the utility zones, the home features a functional bathtub and shower setup, convenient bathroom sinks with mirrors, and, notably, high-quality warm-water washing toilets on both the first and second floors.

Furthermore, the residence includes essential infrastructure such as dedicated washing machine connections, internal lighting fixtures, a television antenna, and installed fire alarm systems in the upstairs rooms for added safety. The inclusion of traditional elements like tatami mats and fusuma (sliding doors) offers a nod to Japanese architectural heritage, which can be integrated into a new design or repurposed as an homage to the home's history.

Strategic Zoning and Development Potential

For those looking to maximize the land's utility, the property's zoning designation provides significant flexibility. Located in a 'Type 1 Low-rise Residential District,' the site is protected by regulations that ensure a quiet and harmonious neighborhood environment, perfect for long-term property appreciation.

* Building Coverage Ratio (BCR): Maximum of 60%, allowing for an optimal balance between built area and garden or outdoor space.

* Floor Area Ratio (FAR): Maximum of 150%, which permits substantial interior square footage relative to the plot size.

* Height Restriction: A maximum height of 10 meters ensures that the skyline remains open and private, consistent with the aesthetic of high-end Kobe residential districts.

* Access: The property benefits from excellent road frontage, with an 8-meter span along a 4-meter wide public road on the western side. This ensures easy accessibility for construction vehicles during the redevelopment phase and convenient daily entry for residents.

Why Kobe and Why Nagata-ku?

Choosing to invest in Nagata-ku, Kobe, is a decision to be part of a community defined by its indomitable spirit and rapid evolution. Kobe City itself is globally recognized for its unique blend of mountain and sea scenery, its refined food culture, and its sophisticated international atmosphere. Nagata-ku, specifically, is known for its authentic local character, offering a more tranquil, community-focused lifestyle than the central business districts, while still remaining connected to the transit networks that link Kobe to Osaka, Kyoto, and beyond.



As the Japanese real estate market continues to appreciate the value of high-quality land in major metropolitan areas, properties like the one at Hanayama-cho 1-2-2 become increasingly scarce. This is an invitation to secure a significant piece of land in a city where urban living meets natural beauty. Whether you are looking to build a multi-generational family home or a high-end rental property that caters to Kobe's discerning expatriate and local population, this property offers the structural, legal, and geographic advantages to make your project a resounding success.

With its combination of favorable zoning, generous plot size, and a location that promises both privacy and connectivity, this site is more than just a piece of real estate; it is a platform for your legacy in Kobe. We invite you to explore the possibilities of this exceptional redevelopment opportunity.

ABOUT THE AREA

Kobe is a vibrant, cosmopolitan port city and the capital of Hyogo Prefecture, uniquely situated between the scenic Rokko mountain range and the blue waters of the Seto Inland Sea. As one of Japan's first ports opened to international trade in the 19th century, the city retains a distinct, multicultural charm reflected in its diverse architecture, international cuisine, and the historic 'Former Foreign Settlement' district.

The city is widely celebrated for its world-renowned Kobe beef, a delicacy prized for its rich marbling and tenderness. Beyond its culinary fame, Kobe offers a blend of relaxation and adventure, ranging from the historic hot spring resort of Arima Onsen to the spectacular night views accessible via the Kobe-Nunobiki Ropeway. Cultural enthusiasts can explore the Nada district, Japan's largest sake-producing region, or visit the bustling Nankinmachi, one of the country's most prominent Chinatown districts.

Kobe's urban layout is compact and highly accessible, making it an ideal base for exploring the broader Kansai region, including nearby Osaka, Kyoto, and Himeji. Visitors often enjoy the waterfront area at Meriken Park and Harborland, which features iconic landmarks like the Kobe Port Tower and the 'BE KOBE' monument. Despite facing immense hardship during the 1995 Great Hanshin Earthquake, the city has demonstrated remarkable resilience, memorialized through various sites and museums that honor its history and recovery.

The nearest airport is Kobe Airport (UKB), which is located on a reclaimed island just about 7 kilometers from the city center and is easily reached via the Port Liner train in under 20 minutes. While Kobe Airport serves domestic routes, travelers arriving internationally often utilize the nearby Kansai International Airport (KIX) or Osaka International Airport (Itami, ITM) and connect to the city via high-speed ferry, limousine bus, or train.

MAiN FEATURES:

- * 114m² of space
- * 143m² plot
- * 3 Bedrooms
- * 2 Bathrooms
- * Private Parking



- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Japan
- * Many excellent sports facilities, walking and cycling areas nearby

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Quartos de dormir:	3
Banheiro:	2
Pés quadrados acabados:	114 m ²
Tamanho do lote:	142 m ²

Lease terms

Date Available:

Informação adicional

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Contact information

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