Okamoto House

2-chome Okamoto Setagaya

世田谷区岡本2丁目

JLL

Executive Summary

Okamoto, Setagaya - where rich history and refined living environments flourish. Within this distinguished area stands an exceptionally rare mansion boasting a magnificent site of over 1,300 square.

The spacious living areas feature luxurious amenities including a commercial-grade kitchen, sauna, and indoor pool. This residence serves versatilely not only as a relaxing family home but also as a prestigious venue for entertaining guests or as a corporate residence.

Every room is equipped with an ensuite bathroom, while the basement includes staff quarters and a dedicated service entrance - a high-grade residence that accommodates the diverse lifestyles of affluent individuals both domestic and international.

The design minimizes external visibility to ensure privacy and security. Additionally, the patio surrounded by greenery brings in natural light, creating bright and open spaces – characteristic of Okamoto. The lush, tranquil environment nestled alongside the gardens of the Seikado Bunko Art Museum adds to its appeal.

Enjoy a richer lifestyle in this mansion standing on the historic heights of the Musashino plateau.

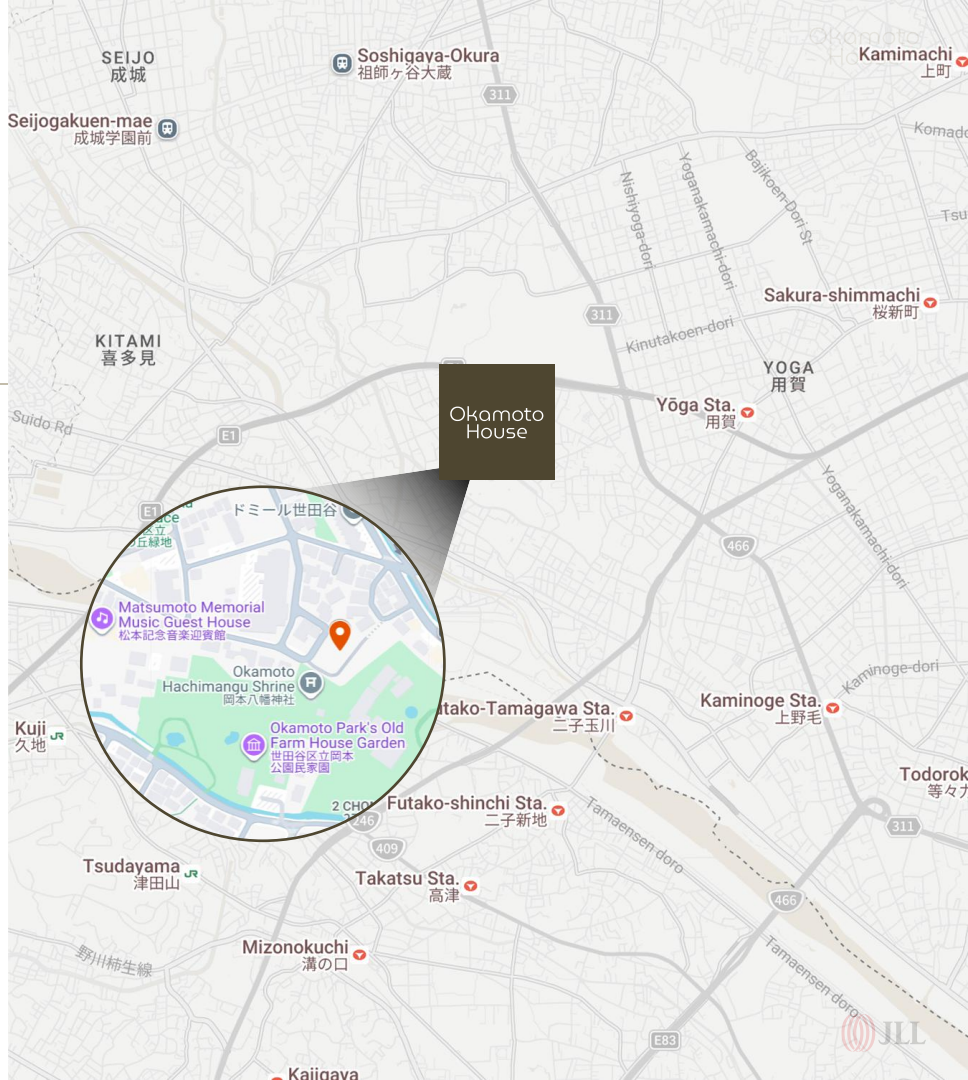


Property Details

Key information and location overview

2-28-2 Okamoto, Setagaya-ku, Tokyo

Access	3 mins walk to bus stop bound for Futakotamagawa 7 mins drive / 21 mins walk from Yoga Station
Land Area (sqm)	1,356
GFA (sqm)	1,418.87 (expected)
Building Structure	RC/ B1 to 2F
Layout	7 en-suite bedrooms, 2 staff rooms
Completion	February 2022
BCR/FAR	50%/100%
Zoning	Category 1 low-rise exclusive residential area
Legal Restriction	Cat. 1 Height Area/ Semi-fire prevention area/ Cat 2 Scenic Area/ District Plan: West Setagaya Area Okura, Okamoto, Kamata, Seta area development Plan/Landscape planning Area/Cliff Line Ordinance/Greenery Preservation Agreement/Buried Cultural Properties Area



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Location Highlights

Okamoto

Okamoto is a traditional and distinguished enclave, long favored by affluent families seeking expansive land and a setting embraced by nature.

Perched on the hills of the Musashino Plateau, the Okamoto area has attracted wealthy residents for generations, valued for its geographic safety and breathtaking scenic views, including vistas of Mount Fuji. This prestige has drawn many entrepreneurs and cultural figures to establish homes or villas here.

Strict zoning regulations and scenic district designations have preserved the area's low-density environment, maintaining its tranquil character to this day. Some distance from the nearest station, Okamoto appeals to those who value privacy, tranquility, and a secure neighborhood.

The area is rich in natural beauty, home to attractions such as Okamoto Park's Old Farm House Garden and Kinuta Park—landscapes that are rare in bustling central Tokyo. Notably, the Seikado Bunko Library, a prestigious private library housing historical documents from the founding family of the Mitsubishi Group, is also located here.

While Okamoto is somewhat removed from central transportation hubs, its excellent road access to neighboring commercial areas and major highways is another reason it remains a sought-after residential district.









Location Highlights

Futako-Tamagawa

The Futako-Tamagawa area which houses Rakuten's headquarters, Futako-Tamagawa Rise Shopping Center with approx. 170 shops and movie theaters, and diverse commercial facilities including Takashimaya department store – are accessible in just about 10 minutes by car or bus.

A wide range of dining options are available, from trendy restaurants and cafes to bustling izakayas, create an elegant and vibrant commercial area that caters to various occasions.

Distinguished from central Tokyo's commercial districts, this precinct maintains an appealing calm atmosphere.

Venture a bit further and you can enjoy barbecuing and outdoor sports along the Tamagawa riverbank.









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Location Highlights

International Education Environment

The neighboring Seta and Yoga areas feature prestigious international schools - St. Mary's International School and Seisen International School - providing a well-established international educational environment.



St. Mary's International School

is a historic boys' school founded in 1954. Students gather from approximately 60 countries worldwide, creating an exceptionally diverse international environment.

Academically, it is an authorized International Baccalaureate (IB) school, providing high-quality education. As a result, graduates proceed in large numbers to challenging domestic universities including the University of Tokyo, as well as prestigious overseas universities.

Beyond academics, extracurricular activities in sports and arts are extremely active, with a major attraction being the emphasis on well-balanced holistic education that develops both mind and body.



Seisen International School

is an International Baccalaureate-authorized Catholic girls' school located in Yoga, Setagaya Ward, with a multinational student body. With high educational quality, graduates proceed to prestigious domestic universities such as the University of Tokyo, Waseda University, and Keio University, as well as renowned overseas institutions including Harvard, Stanford, Oxford, and Cambridge.

The school cultivates compassion and leadership, producing women who can excel on the global stage.

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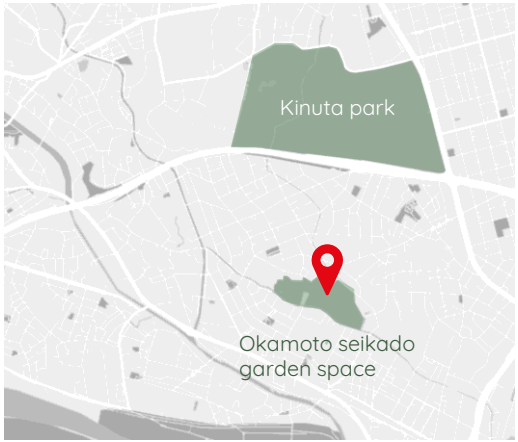
Location Highlights

Lush greenery meets historical significance

This property enjoys both urban convenience and the luxurious location of being just a 10-minute walk (approx. 700m) from Kinuta Park in Setagaya Ward. Kinuta Park ranks among the top 10 Tokyo metropolitan parks by size, featuring expansive lawns of about 39 hectares, beautiful cherry tree-lined paths, and quiet forests that accompany daily life.
Surrounded by nature through all four seasons, you can enjoy picnics, strolls, and sports in the park on weekends, making it ideal for families with children.

The park also houses cultural facilities such as the Setagaya Art Museum, creating a special environment where art and nature intersect. Living close to Kinuta Park, which combines both the tranquility and serenity of urban life with Tokyo's exceptional breadth and beauty, brings richness to everyday life.





This property, adjacent to Setagaya Ward's Okamoto Seikado Green Space, allows you to incorporate the charm of a long history and prestigious garden into daily life. This green space was originally created as the garden of "Seikado", the villa of the Iwasaki family who led the Mitsubishi zaibatsu, and has been a gathering place for many cultural figures since the Meiji period. The Iwasaki family was a clan that greatly contributed to the development of Japan's modern economy and culture, and Seikado's garden is known as a space that expresses their rich sensibility and aesthetic consciousness.

Okamoto Seikado Green Space features Musashino's mixed forests and bamboo groves inherited from that era, creating a fusion of garden culture and natural environment. Traditional landscaping techniques are applied throughout the grounds, allowing visitors to feel the weight of history and tranquility firsthand. Additionally, from the observation spots within the grounds, you can view the Tamagawa River and distant mountain ranges, enjoying the same scenery that cultural figures of the past cherished.



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Access

Great car access with 2 major highway entrance and Arterial road



1. Tomei Expressway Tokyo IC: Approximately 4 minutes (about 1.5 km)
   - Access to Hakone and Gotemba areas

2. Shuto Expressway Route 3 Shibuya Line Yoga Entrance/Exit
   - Approximately 6 minutes (about 2.5 km) to Shuto Expressway with smooth access to central Tokyo areas including Ginza and Roppongi

3. Kan-pachi Street (Ring Road Route 8)
   - Comfortable access to Haneda Airport

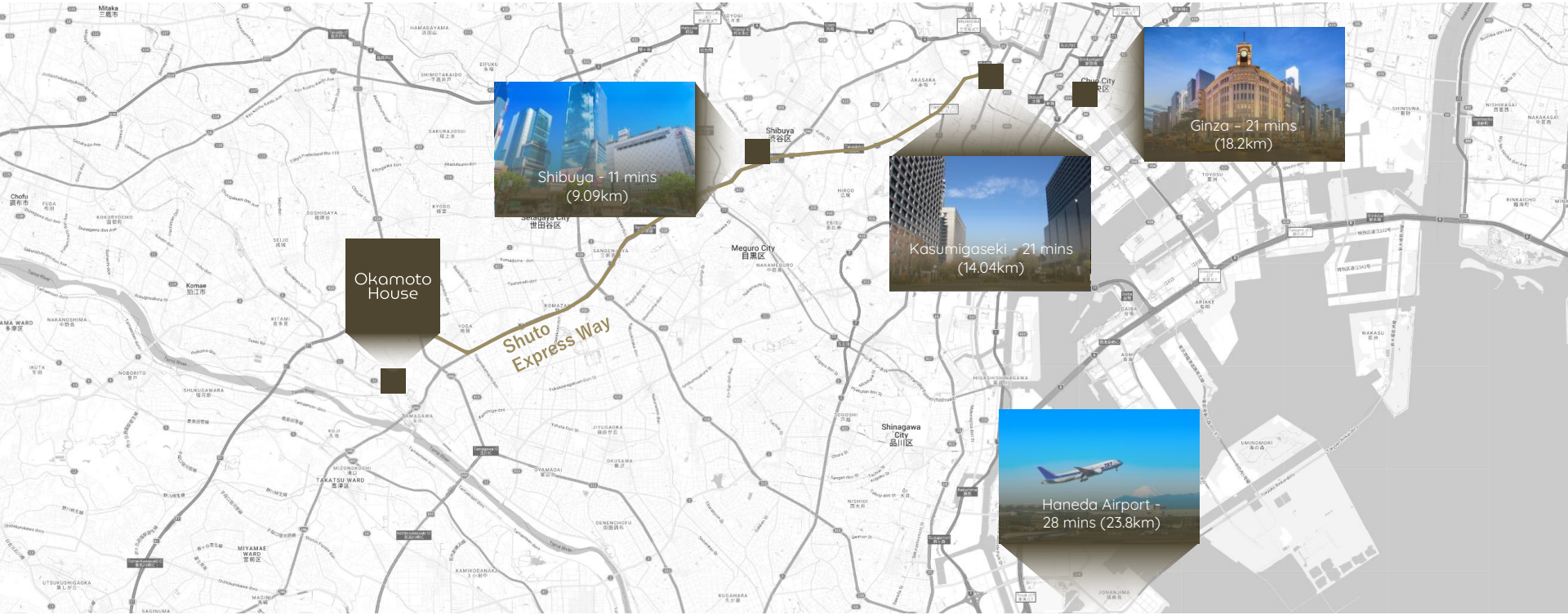
This is an extremely convenient location for car travel. By selecting different expressways according to your destination, you can smoothly access everywhere from the city center to resort areas.

Whether for business trips to central Tokyo, weekend golf outings, family excursions, or airport access, transportation is exceptionally smooth.

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Access

Automotive access to key locations

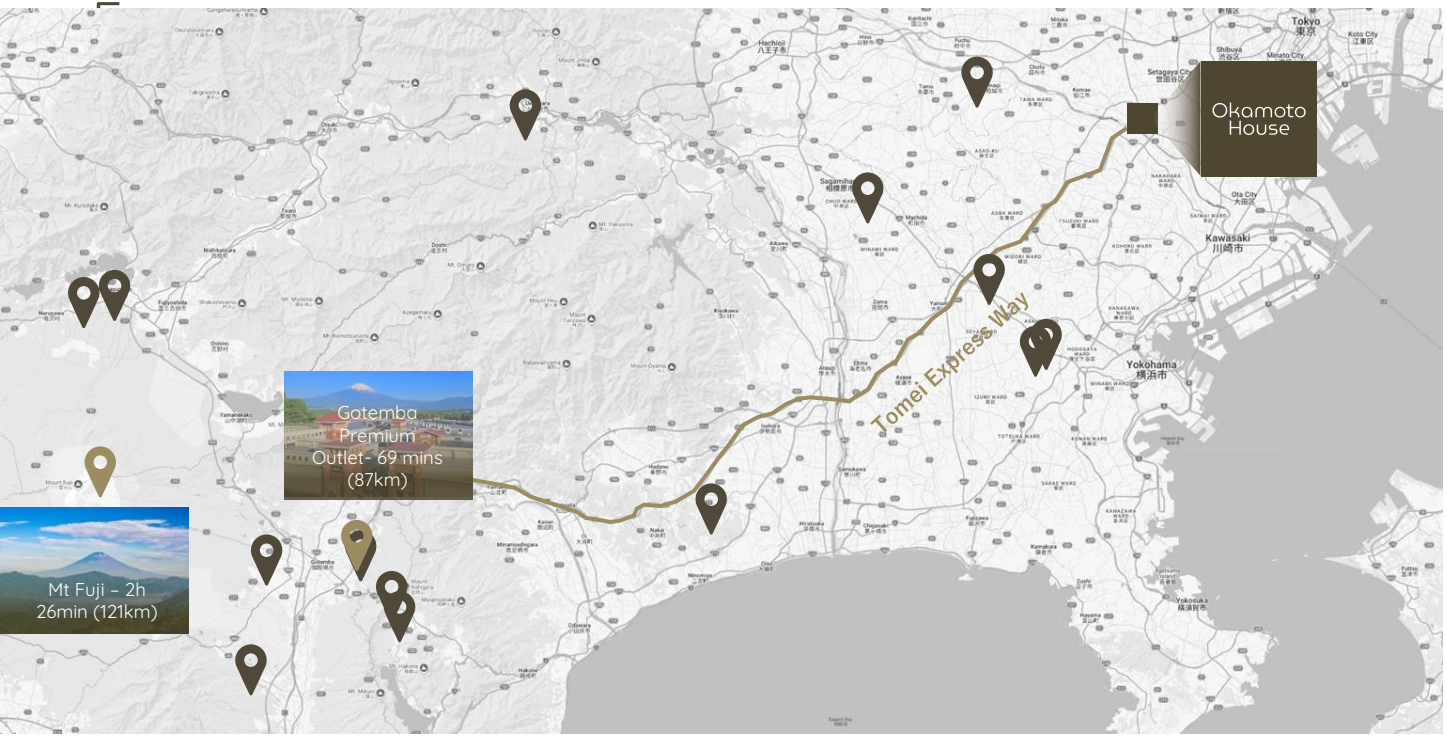


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Access

Easy access to outlet malls and prestigious golf courses via the Tomei



Prestigious golf clubs between Okamoto and Mt. Fuji

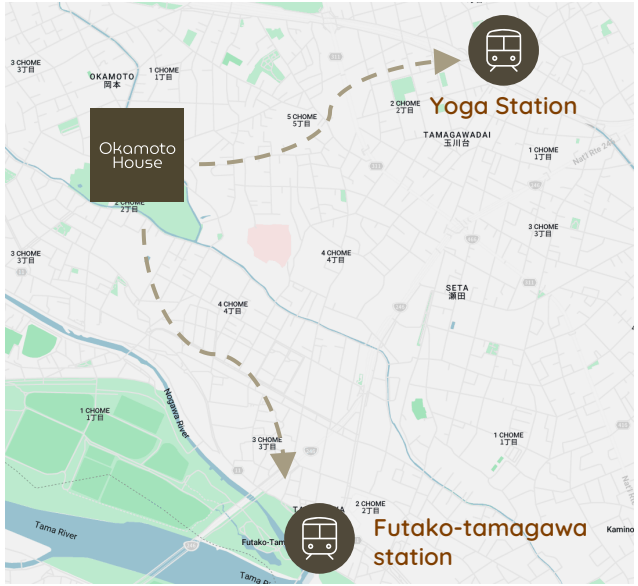
- Maple Point Golf Club
- Kawaguchiko Country Club
- Five Hundred Club
- Pacific Club Gotemba Course
- Narusawa Golf Club
- Fuji Country Club
- Kanagawa Hodogaya Country Club
- Sagamihara Golf Club
- Totsuka Country Club
- Fujiya Hotel Golf Club
- Sengoku Golf Club
- Lakewood Golf Club
- Oohakone Country Club
- Yokohama Country Club
- Tokyo Yomiuri Country Club

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Access

Public Transport

Yoga Station: approx. 18 mins
Futako-tamagawa Station: approx. 12 mins



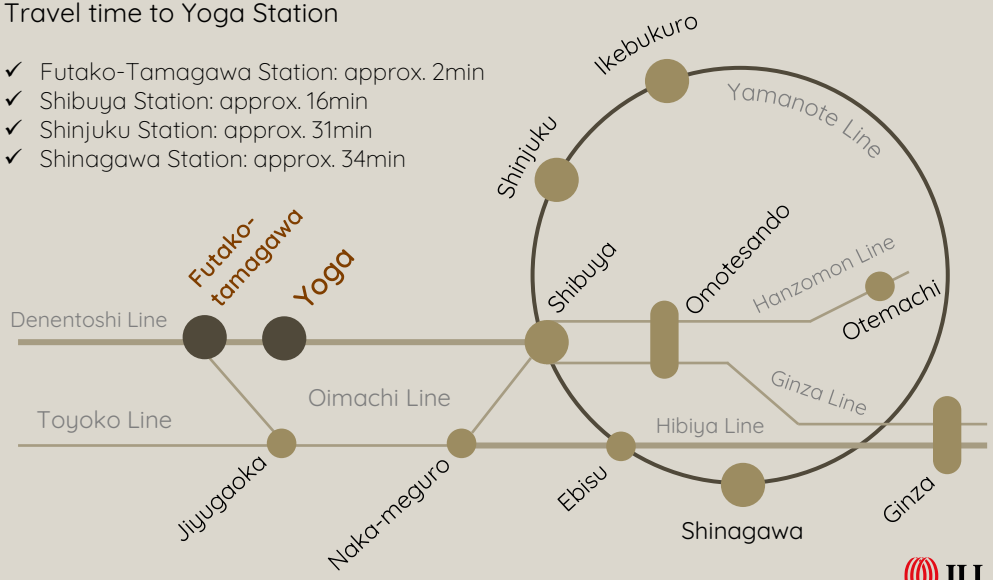
Bus

10 mins to Futako Tamagawa by Tama 31 Tokyu Bus

Train Route to Yoga

Travel time to Yoga Station

- ✓ Futako-Tamagawa Station: approx. 2min
- ✓ Shibuya Station: approx. 16min
- ✓ Shinjuku Station: approx. 31min
- ✓ Shinagawa Station: approx. 34min



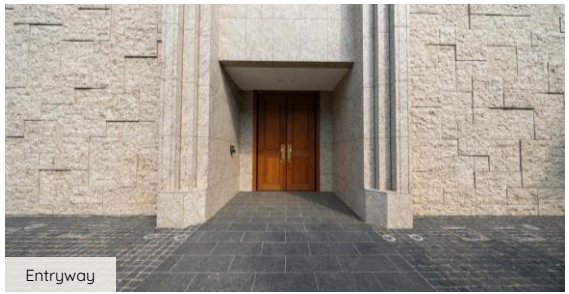
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Property Highlights

- ✓ **Spacious luxury living**
- ✓ **High privacy design** – Most Windows face the patio and the greenery from the Okamoto Yahata Shrine and Seikado Bunko Library
- ✓ **Natural surroundings** - Abundant greenery views throughout that is rare to find in central Tokyo
- ✓ **Premium finishes** - Luxury fittings designed for affluent residents
- ✓ **All bedrooms are en-suite** which makes this property attractive for both domestic and international owners
- ✓ **Exclusive amenities** - Unique facilities including pools, sauna, teppanyaki kitchen, massage room, theater room, fitness room offering special retreat for home owner and guests
- ✓ Includes seven en-suite bedrooms, one office, plus two additional dedicated caretaker's room
- ✓ **Carparks** available that can reach back home without being seen from outside


Entrance Hall

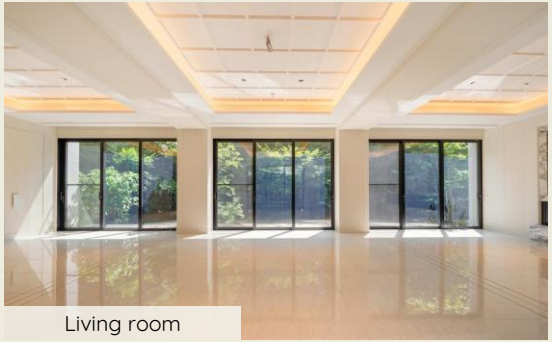

Nature view

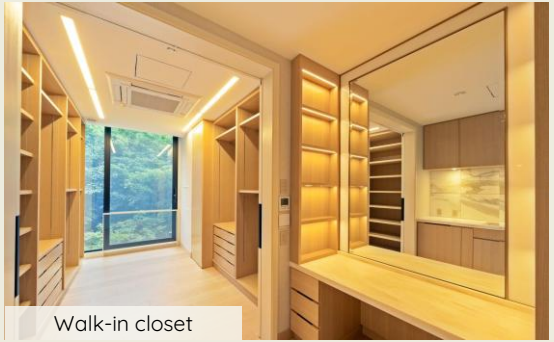

Entryway

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Property Highlights

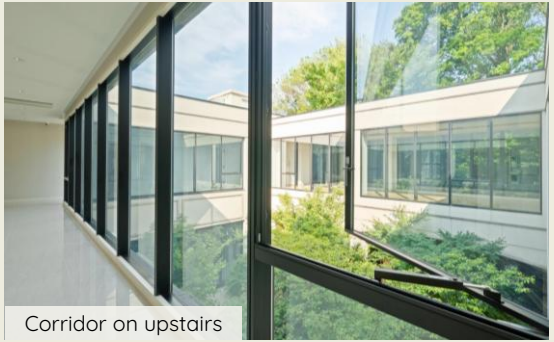

Teppanyaki kitchen


Living room


Walk-in closet


Garden


Bathroom

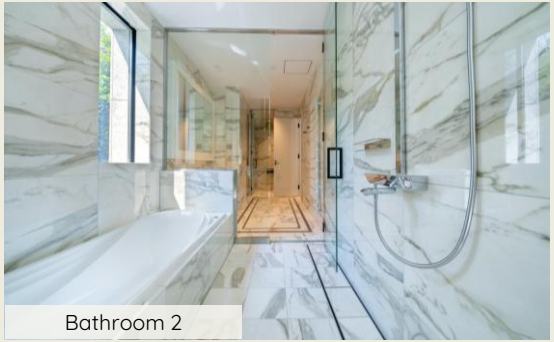

Corridor on upstairs

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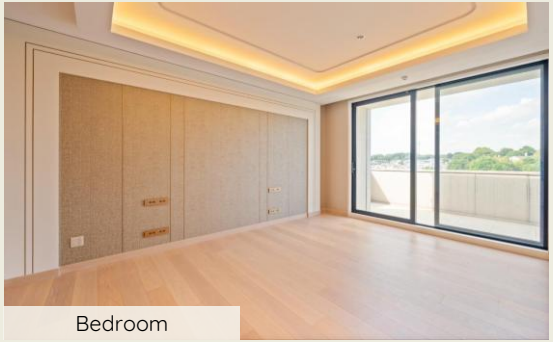
Property Highlights

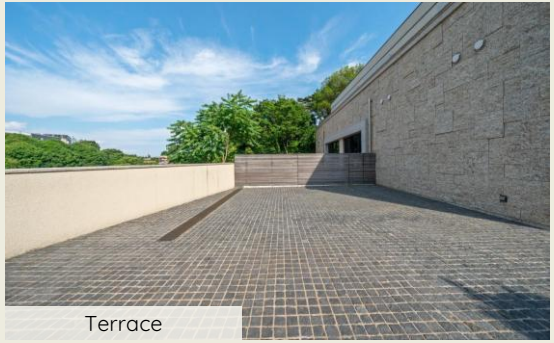

Indoor pool


Balcony


Bathroom 2


Kitchen


Bedroom

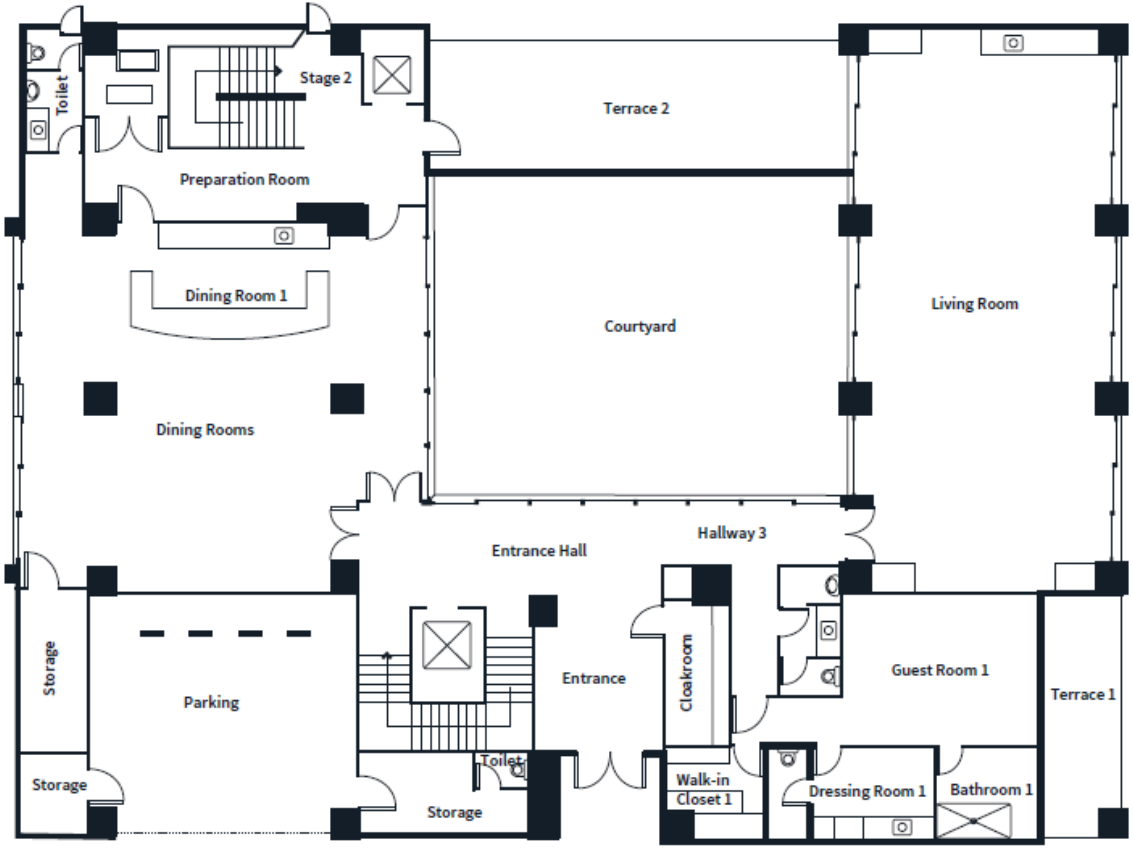

Terrace

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Highlights

Layout

1F

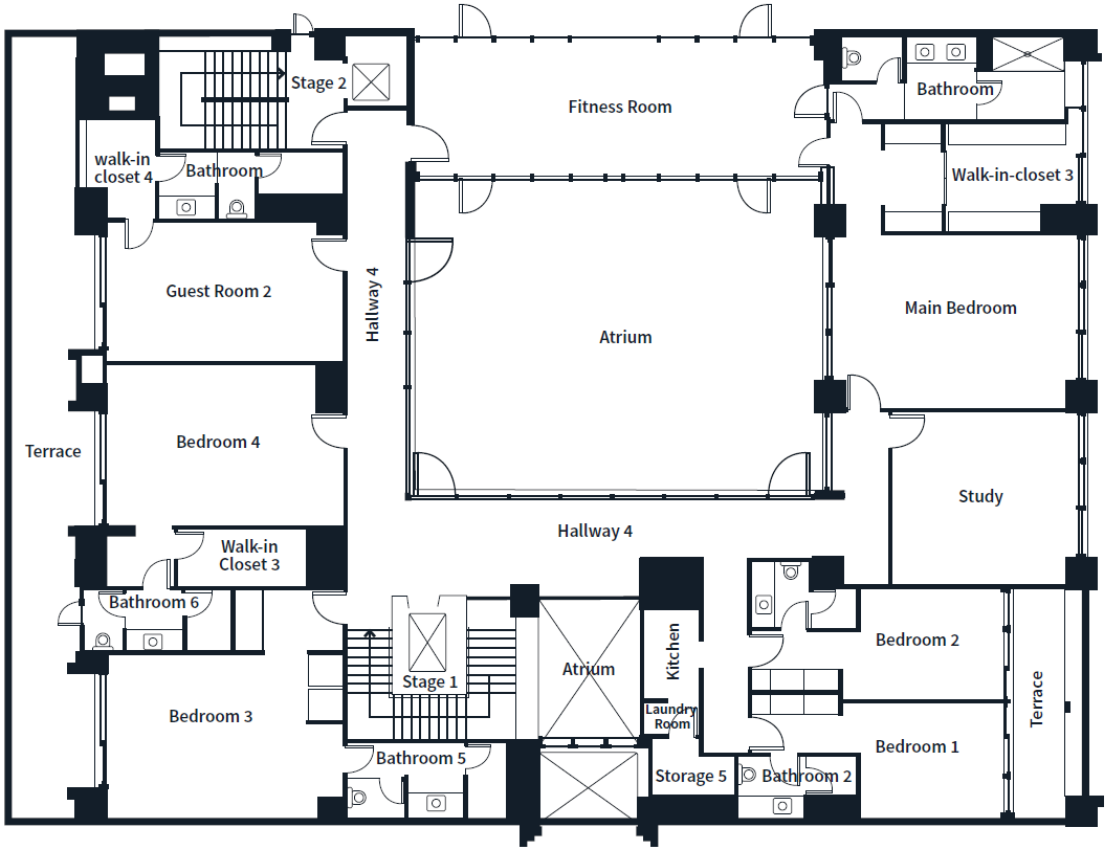


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Highlights

Layout

2F

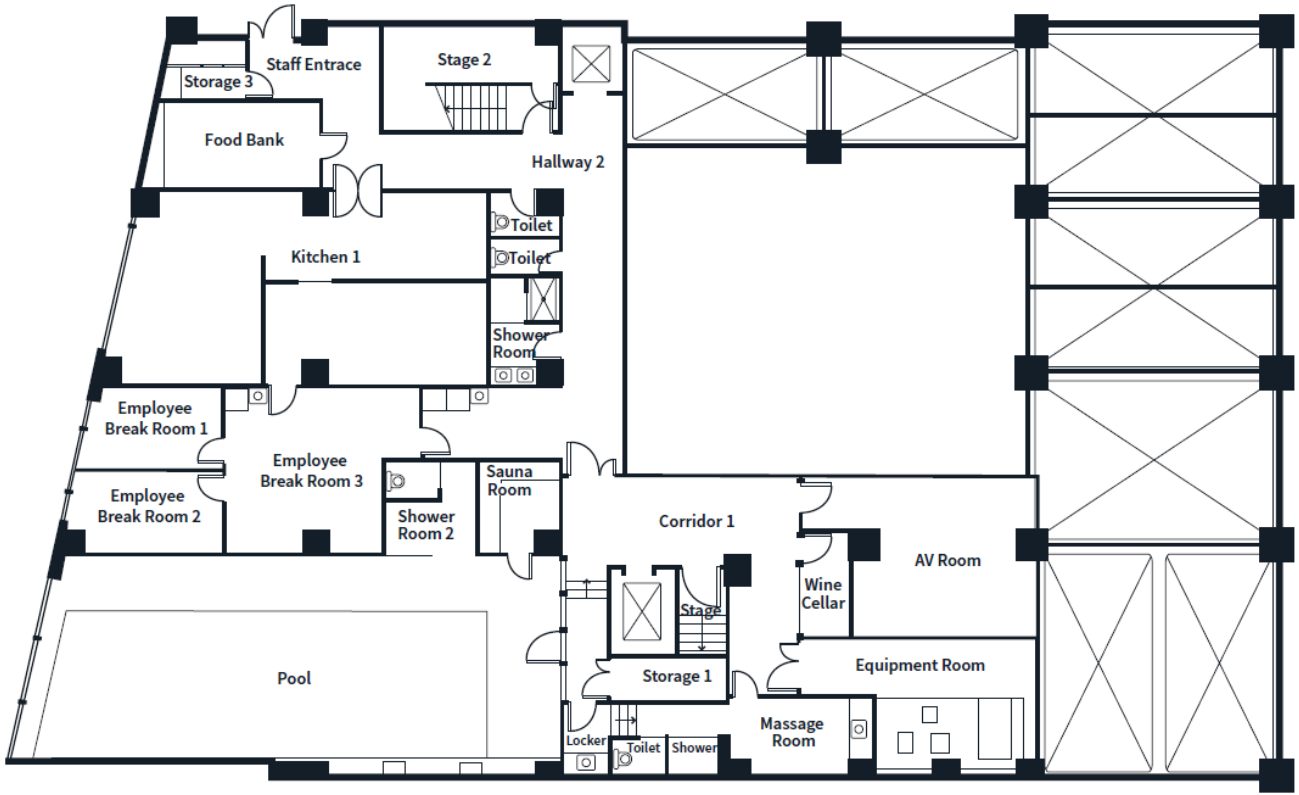


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Highlights

Layout

B1



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We look forward to discussing Okamoto House further

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