

# The Fine Tower West Coast

4-chome Benten, Minato-ku, Osaka



Casino  
Hosting  
Candidate City



Train Extension  
to  
Expo/Casino  
Island



3 mins walk  
JR/Metro  
Station



Station Front  
Regeneration

# PROJECT DETAIL



Developer:	Keihan Real Estate Co., Ltd. Hanshin Juken Co., Ltd.
Local Authority:	Minato-ku, Osaka
Total Units:	199 Exclusive apartments, 29 Floors
Land Area:	2,084.14 sqm (22,433 sqft)
Builder:	KONOIKE CONSTRUCTION CO.,LTD
Tenure:	Freehold
Construction Permit:	R02kakuninkenchikuBRC00030(28 Jul 2020)
Building Warranty:	10-year building warranty from completion of the building
Est. Completion:	Jan 2023 (Key Handover Mar 2023)
Lettings & Management:	Guaranteed rent scheme available

# Bentencho AT GLANCE

“Nishi”, the Osaka Bay area, is an up-and-coming “resort” area with USJ, 2025 Expo and potential Integrated Resort with Casino

Great train connectivity with JR Osaka Loop line and Osaka Metro Chuo Line which will be extended to Yumeshima Island

Osaka Bay Tower by the station reopened in 2021 March offers Onsen, Hotels and Shopping facilities



# Bentencho – Gateway to Osaka Bay

Osaka Bay area is catching great attention under spotlight by hosting 2025 Expo and being one of the strongest candidate to host Integrated Resort with Casino in Yumeshima Island. Public-private regeneration plans around the area are underway.



Osaka Aquarium Kaiyukan



Tenpozan Market Place



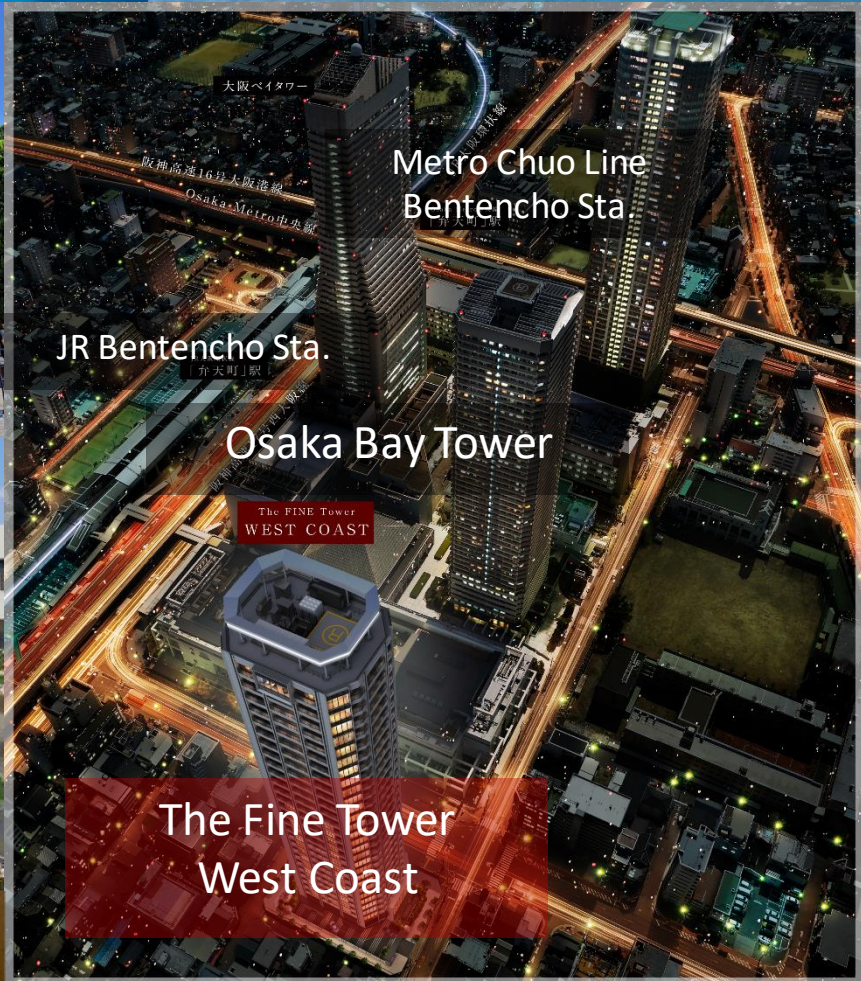
Universal Studio Japan



Japan Garden Foot bath



Solaniwa Onsen  
- Onsen Theme Park



Metro Chuo Line  
Bentencho Sta.

JR Bentencho Sta.  
弁天町駅

Osaka Bay Tower

The FINE Tower  
WEST COAST

The Fine Tower  
West Coast

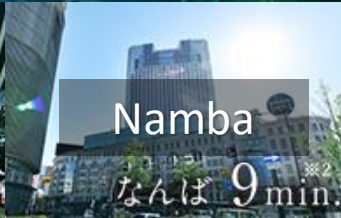
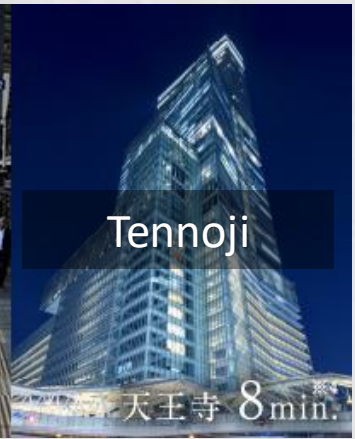
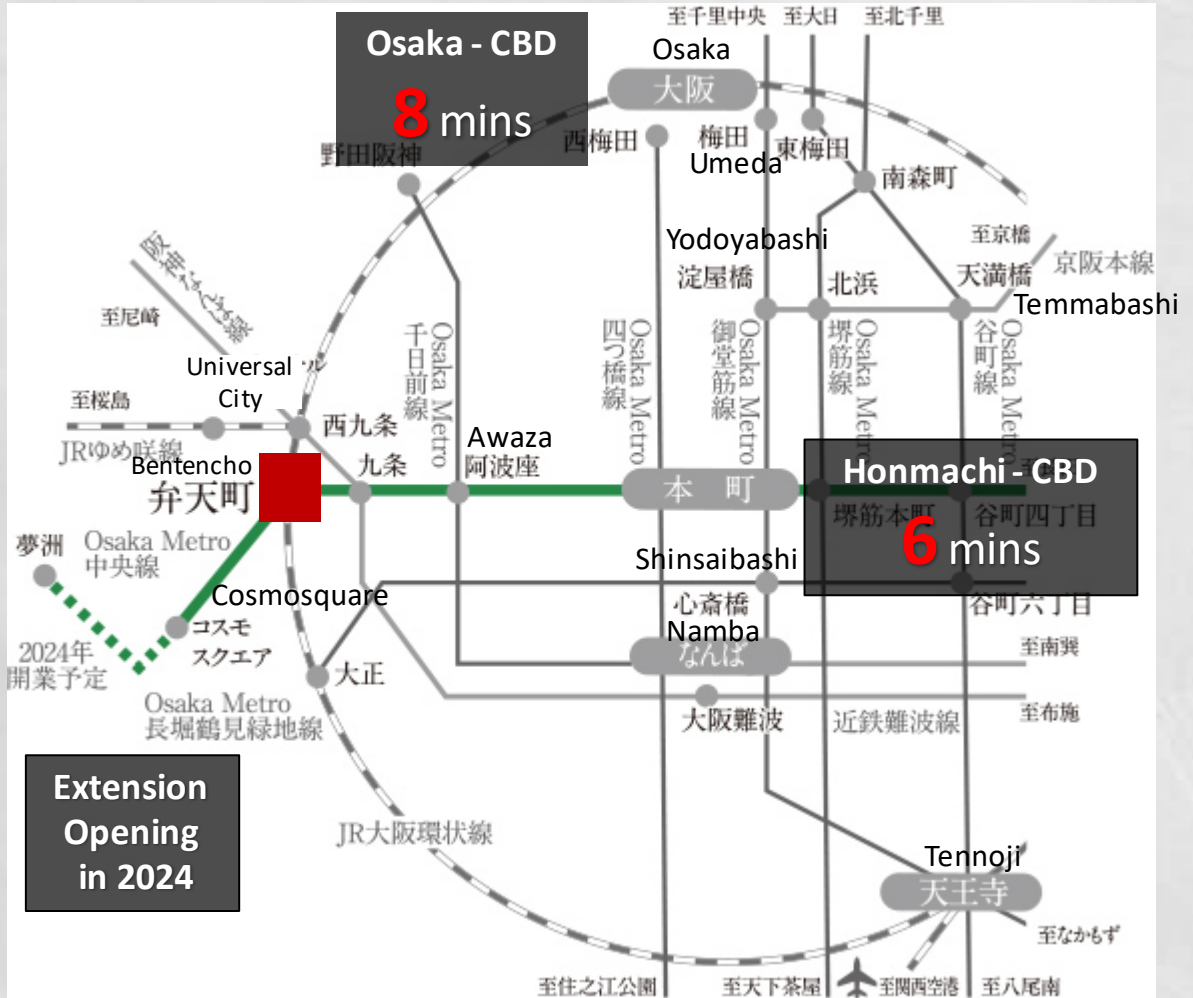
Osaka Bay Tower by Bentencho Station has been undergoing regeneration. Art hotel was opened in 2018 and recently opened 35,500 sqft over “Solaniwa Onsen” in 2021.

# Great Connectivity



**3 mins** to JR Osaka Loop Line “Bentencho”

**6 mins** to Metro Chuo Line “Bentencho”



\*1 Change to Midosuji Line from Chuo Line at “Honmachi”, \*2 Change to Sennichimae Line from Chuo Line at “Awaza”, \*3 Change to Kyoto Line from JR Loop Line at “Osaka”, \*4 Take JRKisyuji Rapid Train \*\*Train travel during non-peak hour

# Design



# Neighborhood



Shinsaibashi OPA

Daimaru

- • • Supermarket and Shops
- • • Gym, Sports Facility
- • • Clinics
- • • Banks, Post Office, Ward Office

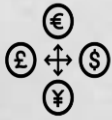


# WHY Osaka

Being a leading candidate to **host Integrated Resort (IR) with Casino** as well as the **World Expo in 2025**, Osaka is eager to promote further **infrastructural investment**. Not only a new transportation connecting to Yumeshima, but city scape will be overall upgrade. Economic Impact of IR is expected to be huge and contribute largely to job creation. Alongside with this, **political stability**, steady **population growth** and **strong rental market** are also great reason for you to invest in the further growing Osaka.



LEADING CANDIDATE TO HOST INTEGRATED RESORT WITH CASINO



ECONOMY IMPACT: US\$7.2 BILLION/YEAR  
JOB CREATION BY IR: 88,000 /YEAR



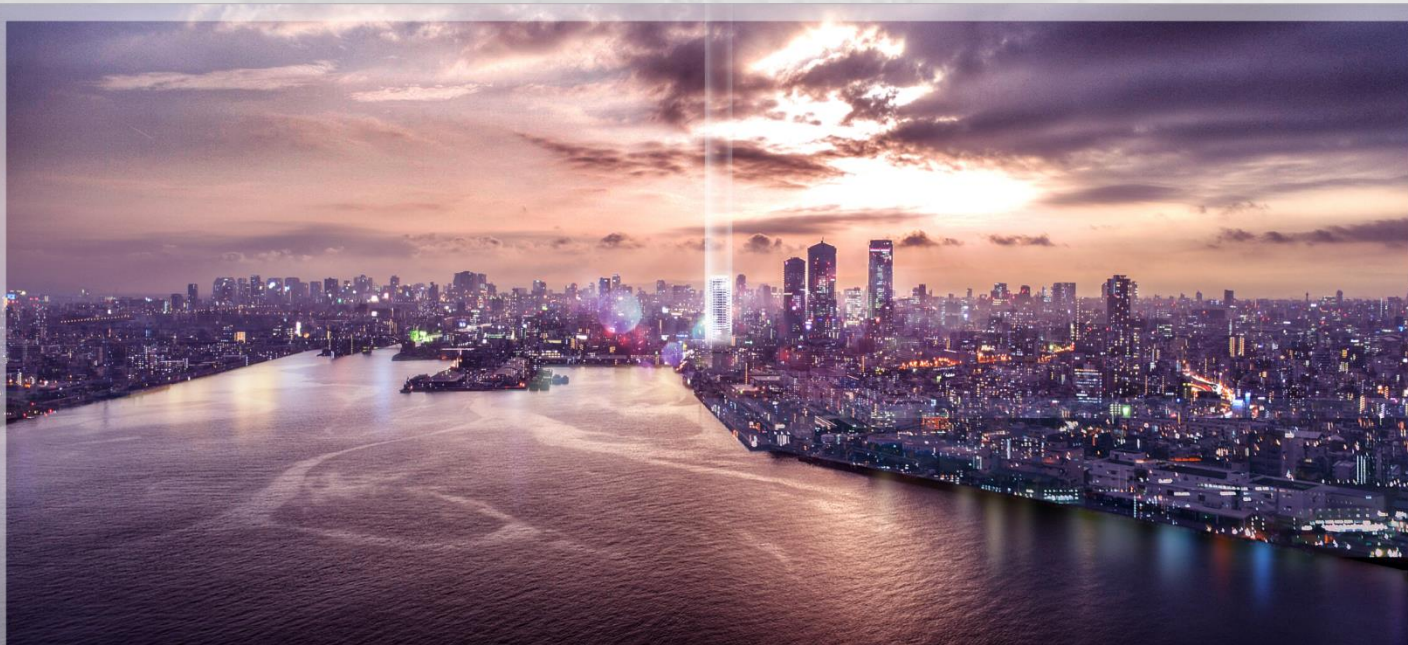
MAJOR INVESTMENT INTO INFRASTRUCTURE



STABLE GOVERNMENT



STEADY POPULATION GROWTH





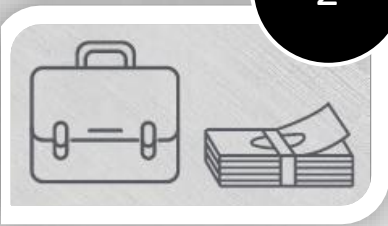
# HOW TO BUY

1



**Select** your preferred apartment

2



Pay a **RM5,000** reservation fee

**10%** Down payment  
Within 2 weeks of reservation



3

Signing of **Sales and Purchase Agreement**  
no later than 4 weeks  
after reservation



4

5



**90%** Balance  
Mar 2023

**Delivery**  
Mar 2023

6



# ACQUISITION COST & TAX



**Acquisition Costs** approximately **2% - 3%** of the purchase price. Payable on completion



You have to pay **income tax** on rental income generated. **5% - 45%**, depending on amount of net rental income



Holding costs include **Fixed Asset Tax and City Planning Tax** which is approximately **0.4% - 0.6%** per annum.



## **Capital Gains Tax (on disposition)**

**15%** from the first January after 5 years of ownership

**30%** before the first January after 5 years of ownership

## LETTINGS & MANAGEMENT FEE

	<b>Guaranteed Rental</b>	<b>Pass-through (Non guaranteed)</b>
Management Fee	Included in the rent (18% of contract rent is deducted)	5.5% or 8.8% of contracted rent
Letting Fee	Not Applicable	2 months rent upon successful leasing (plus consumption tax)
Inspection and Key Handover Charge (One-time)	JPY30,000 (plus consumption tax)	

\*For further details on tax, please contact the recommended tax advisor

\*\*For further details on Lettings and management, please contact the recommended Letting and management agent

## RECOMMENDED TAX ADVISOR

Mr. Kazuki Hosokai  
**Earth Tax Business Consulting (Singapore)  
Pte Ltd**  
8 Eu Tong Sen Street #15-82 The Central,  
Singapore 059818  
TEL +65 6513 3380  
[kazuki.hosokai@earth-tax.com](mailto:kazuki.hosokai@earth-tax.com)

## RECOMMENDED MANAGING AGENT

Global Network Group  
**Tokyu Housing Lease Corporation**  
TEL +81- 3-6901-6240  
[ibox@tokyu-hl.jp](mailto:ibox@tokyu-hl.jp)

**For further enquiries, please contact:**

**JLL Property Services (Malaysia) Sdn Bhd (640511-U)**  
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Sambanthan, KL Sentral, 50470 Kuala Lumpur  
T: (603) 2260 0700 F: (603) 2260 0701  
Website: <https://internationalresidential.jll.com.my/>



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