




Frequently Asked Questions

Q. What is a DUP Residence?

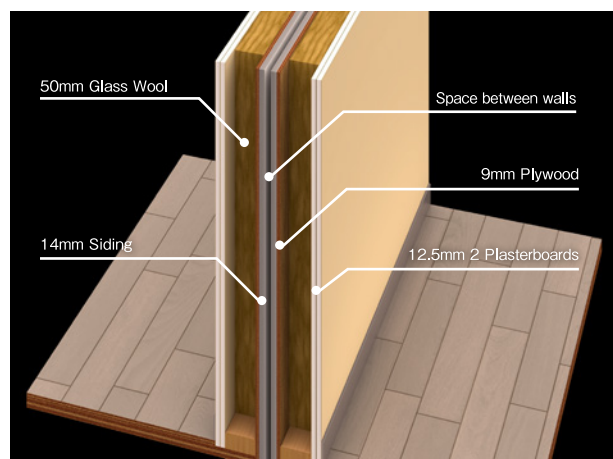
A. A DUP Residence is a new kind of condominium that is located near the station that also feels like a stand-alone house. The maisonette-style of having upper and lower floors provides an open and freeing living space. In addition, each side is a corner unit with excellent ventilation and plenty of sunlight. Unlike condominiums, there are zero management and repair fees, and the land becomes a financial asset for the owner. It is a completely new kind of home that blends the strengths of condominiums and stand-alone houses.

	★★ Condominium	★★★★ DUP Residence	★★ Detached House
			
Location (Walking Distance)	Within 10 Minutes	Within 10 Minutes	Within 20 Minutes
Price	30~35 million yen	20~25 million yen	40~50 million yen
Maintenance Fees Repair Funds	10 million yen	0 yen	0 yen
Parking Space	None	None*	1~2 Lots
Monthly Expense	90k~110k yen loan payment + 20k~30k yen maintenance fees	60k~70k yen loan payment	120k~140k yen loan payment
Floor Plan	1LDK~3LDK (1-3 bedroom)	2LDK~3LDK (2 floors + loft)*	3LDK~5LDK (3-5 bedroom)

*Some projects may vary

Q. What about noise problems between neighbors?

A. DUP Residences have a double-walled structure made of four layers with high sound insulation. Each boundary wall is filled with high-performance glass wool, which has excellent sound absorption. Siding materials used in exterior walls are also applied to the inside of each boundary wall. Additionally, by creating a layer of air between the walls, concerning sounds are cut off even further.



Q. How is the earthquake and fire resistance?

A. The 2x4 construction method, which has a proven reputation for earthquake resistance, is used. On the inside of the floors and walls which may become pathways for fire, heat-resistant fire stops are built into the framework to prevent the spread of fire. Its high fire resistance performance is reflected in the fire insurance premium rate.

Q. How are the prices so low?

A. Significant cost reductions are realized through a simple design that cuts out shared areas. As a pioneer in the construction of maisonettes, the company has more than 20 years of experience and has worked to improve technology and workability. This has also been a major factor in reducing costs.

Q. What about parking?

A. It depends on the project, but parking is not usually included. In order to secure a parking space, the site's area must be increased, which affects the price. Locations with both train stations and parking lots nearby have been carefully selected, so owners who require a parking space may obtain however many they need when necessary.

Q. I'm worried if I can have a friendly relationship with the other residents...

- A. Trouble between residents is an unfortunate reality of living in condominiums where dozens of households may live together. Because condominiums have a large shared area, many rules and regulations are needed. All the pet problems, repair fund shortages, maintenance fee defaulters, and resident's association management issues can be difficult to avoid when so many people with differing values are gathered. DUP residences do not have excessive shared spaces or worrying regulations. Owners can live with the peace of mind that comes from knowing they share a belief in the concept of two separate homes in one building and having pleasant interactions with neighbors.
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Q. Can I sell it?

- A. Yes, you can sell it. Unlike condominiums, there are no cases of not being able to sell at the price you wanted because of ties to past low-priced transactions. Since 20 years ago, this project has been dealing with the value of each residential unit separately.
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Q. Is it possible to lease the property to others?

- A. Yes, it is possible to lease. DUP Residences can be leased just as a room purchased in a condominium can be rented to others.
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Q. What about pets?

- A. Indoor pets, as well as outdoor pets, can be kept as long as they stay within your premises (home, yard) or within a designated part of a shared area (with permission from any neighbors.)
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Q. Can I get a loan even if I don't have permanent resident status?

- A. In order to get a mortgage loan, you generally need to be a permanent resident. However, with a certain down payment amount, it is possible to get a loan even without permanent residency.
For details, please contact our staff.
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