



Features and Amenities

Ideal Location: *A quiet and leafy street, just moments from everything you need or want.*

- Walking distance to numerous international schools, such as The American School in Japan Early Learning Center and Nishimachi International School.
- Plenty of neighborhood parks, including Robot Park and Arisugawa Park.
- Restaurants, cafés, services, shopping and more in Roppongi Hills, Azabu Juban and Tokyo Midtown.
- Easy access to work via two convenient subway stations, Roppongi and Azabu Juban.
- Multiple international supermarkets, including Food Magazine, Gourmet City and National Azabu, only a few blocks away.

Family-friendly: *Children, family, friends and pets will all feel right at home.*

- A 365-day-a-year bilingual concierge offers a full range of services.
- Eat-in, gourmet kitchens with built-in breakfast tables and appliances by Viking, Miele, Grohe and Asko.
- Utility areas with front-loading, side-by-side washer and dryer, mop sink and plenty of space for storage and folding.
- Separate dining/living areas accommodate both family life and entertaining.
- Heated bathroom and kitchen floors.
- Private master bedroom suites with walk-in closets and en-suite baths with twin sinks and rain showers.
- Ample storage, including walk-in closets at entrances.
- Maid's suites in select units.
- Durable, antibacterial, engineered stone kitchen countertops.
- Pet-friendly.

Meticulous Design: *Modern details and thoughtful touches everywhere you look.*

- Hilltop position and full-height windows offer sweeping south-facing views.
- Premium details include a Mediterranean limestone façade, a hand-carved chestnut concierge desk, and natural Japanese ash doors and trim.
- Unique gallery-quality artwork enhances public areas.
- Insulated walls and windows and raised floors reduce sound transfer and increase privacy.
- Dimmer switches and down lights offer soft, ambient lighting.

Convenient and Private: *Designed to make everyday life just a little bit easier.*

- 24-hour fitness center featuring Life Fitness equipment with personal flat screen monitors and iPod connectivity.
- Safe, secure and simple underground parking utilizes automated valet system, providing quick access to your vehicle.
- IP telephone and SKYperfecTV equipped.
- Dedicated optical fiber, high-speed wireless internet with speeds up to 200Mbps.
- Exclusive elevator access with only two units per floor.
- Service entrances allow discreet access for trash removal.
- Ample and secure indoor bicycle storage.
- Climate-controlled trunk rooms provide safe storage.
- Sub-entrance and elevator for bicycles.
- State-of-the-art, Diebold-designed, Secom security system with keyless IC readers for building, parking and residences.

Nature Everywhere: *Gardens and green spaces keep you in touch with nature.*

- Extensive landscaping with more than 80 varieties of native plants and flowers covers the property.
- Common roof deck with landscaped "garden walk".
- Wood flooring is made of bamboo, a rapidly renewable resource.
- "Green-block" planters line the windowsills and frame views with greenery.
- Deep, private balconies offer outdoor seating.
- Penthouse suites include spacious private decks with hot tubs.
- Select units include manicured private gardens and landscaped terraces.

Sustainable and Secure: *Environmentally friendly, down to the last detail.*

- Azabu Gardens is certified by the USGBC LEED program for new construction and features energy efficient, environmentally friendly design.
- Structural design exceeds Japan's stringent earthquake resistance regulations, as recently upgraded in the 2008 Building Standard Law.
- Energy conserving features include canopies for solar protection, LED lighting, rooftop plantings and double-glazed windows with Low-E glass.
- Fuel-efficient, low emission vehicles receive discounted parking rates.