Project report: The Parkhouse Kyoto Karasuma Oike

Facts as published, each with its source. Built by Kolaboro on 25 Nov 2026 from its public data. No verdicts.

Certificate

In short

The Parkhouse Kyoto Karasuma Oike is listed as off-plan in Oike-no-cho, Nakagyo, Kyoto, Japan, by Mitsubishi Estate Residence Co., Ltd. The handover date on record is May 2028. A permit number is published. Transparency score: 53 of 100. 0 of 6 developer claims we tested are confirmed. Last checked 25 Nov 2026.

Key facts

Developer: Mitsubishi Estate Residence Co., Ltd.
source: https://www.mecsumai.com/tph-kyotokarasumaoike/

Location: Oike-no-cho, Nakagyo, Kyoto, Japan
source: https://www.mecsumai.com/tph-kyotokarasumaoike/

Stage: off-plan
source: https://www.mecsumai.com/tph-kyotokarasumaoike/

Handover on record: May 2028
source: https://www.mecsumai.com/tph-kyotokarasumaoike/

Permit or licence number: Building confirmation ?R07????GBRC00113?(??8?1?30?) ?R08????GBRC00040?(??8?10?1?)
source: https://www.mecsumai.com/bkn-summary/?newid=06101001&bg1=000000&bg2=d3d3d3&wdt=100%25&aln=center

Price from: not published

Payment plan: not published

Last checked: 25 Nov 2026

Page we read: https://www.mecsumai.com/tph-kyotokarasumaoike/

Transparency checklist

Transparency score: 53 of 100

[x] Developer identified by legal name: Legal name: Mitsubishi Estate Residence Co., Ltd.

[?] Developer found in an official company register: Not checked

[x] Permit or licence number published: Number published: Building confirmation ?R07????GBRC00113?(??8?1?30?) ?R08????GBRC00040?(??8?10?1?)

[o] Permit confirmed by a register or independent source: Not confirmed in a register by us

[x] Handover date published: Published: May 2028

[?] Handover date record: Not enough dated history yet

[o] Deposit protection stated: No deposit protection stated in the pages we read

[o] Address or plot location published: No precise address or plot location published

[?] Developer website health: Developer website not checked by us

[x] Official lists screened: sanctions lists: no match; regulator warning lists: no match

[o] Price published: No price in the pages we read

https://kolaboro.com/methods/transparency-score/

Changes on record

25 Nov 2026: Now tracked by Kolaboro
https://kolaboro.com/projects/the-parkhouse-kyoto-karasuma-oike/

Sources

https://www.mecsumai.com/tph-kyotokarasumaoike/
https://www.mecsumai.com/bkn-summary/?newid=06101001&bg1=000000&bg2=d3d3d3&wdt=100%25&aln=center

This report is not advice and says nothing good or bad about the developer. Check each fact at its source before you pay.

The live page has the latest data: https://kolaboro.com/projects/the-parkhouse-kyoto-karasuma-oike/
Free to share under CC BY 4.0, credit Kolaboro.