

Service Menu

Miki · Property Purchase Support for Foreign Buyers in Kyoto

Choose only what you need, à la carte — or ask me to tailor a complete package for your purchase. All prices are in USD.

◆ Every engagement begins with a **complimentary 15-20 minute intro call** — no obligation.

MOST POPULAR · BEST VALUE

Full Purchase Support

From your very first viewing to the keys in your hand — every step handled, end to end. Includes property viewings, contract & key-document translation, direct liaison with agents, scriveners and lawyers, interpreting at meetings, specialist sourcing, and all paperwork through to completion.

from **\$2,100**

Based on a typical purchase of up to ~60 hours of my time. Additional time billed at \$30/hour. Settling-in support available as an add-on.

01 Property Viewing

Eyes on the ground so you never buy blind.

On-site I attend the property in person · +\$20 per 10 km outside central Kyoto	\$100 / property
Remote A I join by video call	\$75 / property
Remote B I attend in person; you join by video · +\$20 per 10 km outside central Kyoto	\$125 / property

02 Contract Translation

Understand exactly what you are signing.

Purchase contract & Important Matter Explanation 重要事項説明書 — the key documents	from \$250
Additional documents floor plans, property tax certificates, etc.	\$30 / hour

03 Your Voice on the Ground

I communicate directly with agents, scriveners and lawyers on your behalf.

\$30 / hour

04 Interpreting at Meetings

Clear, real-time interpreting at meetings with agents and banks.

\$45 / hour

05 Finding & Connecting Specialists

Sourcing and introducing trusted lawyers and judicial scriveners suited to your purchase.

\$150 / specialist

06 Paperwork Navigation

Guidance through the documents, registrations and procedures of buying in Japan.

\$30 / hour

07 Settling-In Support

Help after the purchase — utilities, local set-up and the practical details of life in Kyoto.

\$30 / hour

08 Renovation Coordination

Coordinating with builders and craftspeople — especially valuable for machiya and older homes. Large restorations can be quoted per project.

\$30 / hour

My service fees are quoted in USD and are inclusive of any applicable tax on my services. Not included are third-party and transaction costs — scrivener & legal fees, property-related taxes (acquisition tax, registration & stamp duties, prorated property tax, etc.), and transport. In-person viewings add \$20 per 10 km beyond central Kyoto. Bespoke full-purchase packages are available on request.

Scope of service: research, guidance, translation, interpreting and coordination only. I am not a licensed real estate broker, do not sign or represent on a client's behalf, do not provide legal or tax advice, and do not act as a local representative or tax agent (納税管理人).

Get in touch · miki@asanopowers.com

Based in Kyoto, Japan · Working in English & Japanese