

RESEARCH
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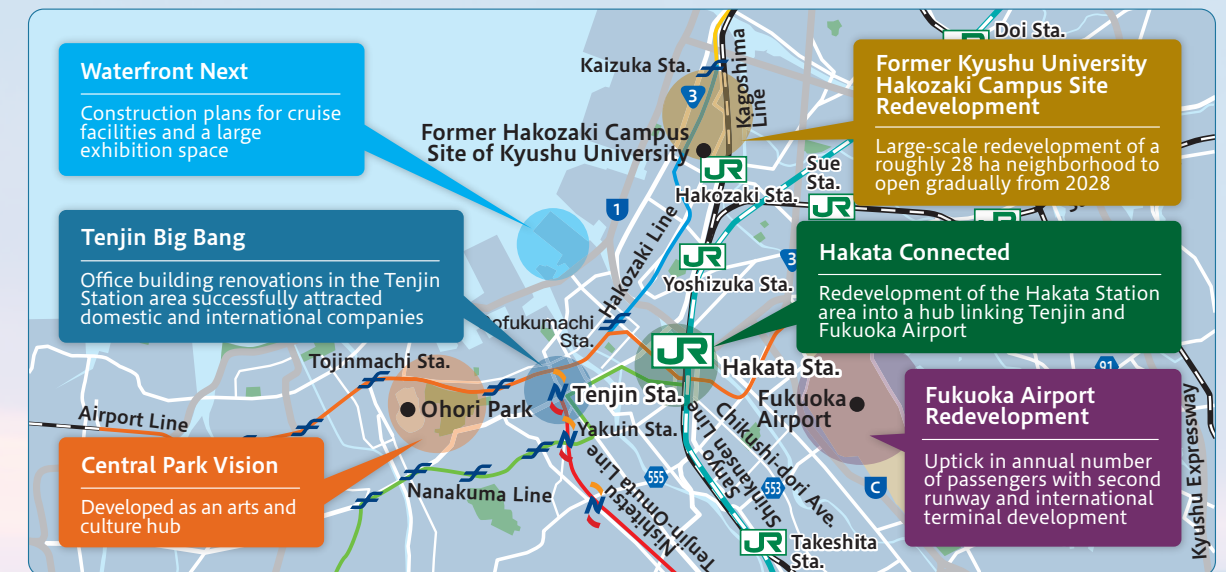
International City Linking Air and Sea

Fukuoka is located in the north of Kyushu.
With its location near East Asia and its port and airport,
it is a domestic and international travel hub.
Vast redevelopment has further improved
the economy and tourism.
See for yourself today's Fukuoka
and its unstoppable growth.

Fukuoka Project: Increasing Convenience in and around the Terminal Station

Fukuoka Area Business and commerce are revitalized through two major redevelopment plans

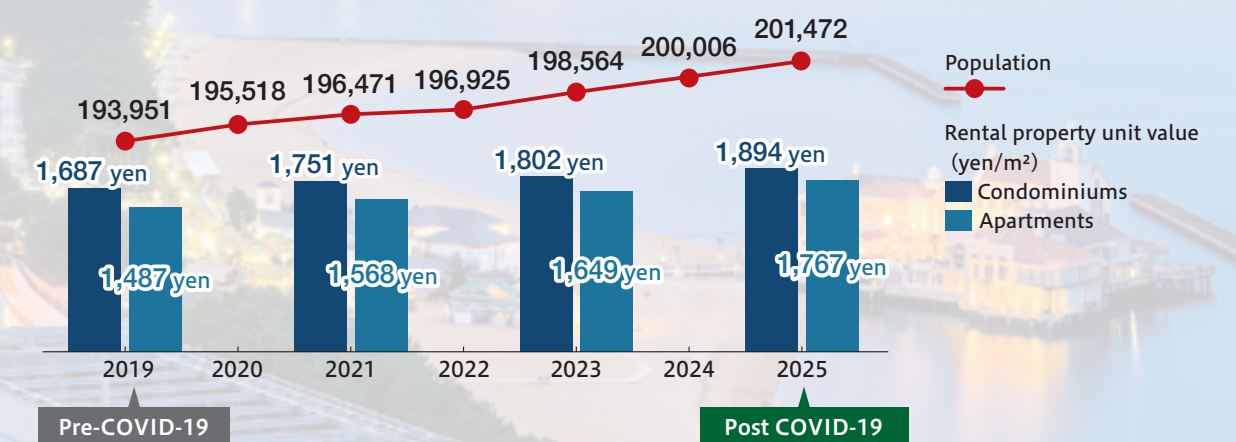
Fukuoka is a compact city with a port, airport, and transportation services in a roughly three-kilometer radius of Tenjin at its center. Recent major redevelopment plans are in progress in Hakata and Tenjin. Renovation of office buildings and improvements in pedestrian mobility promise to revitalize the economy and tourism.



*As of October 1, 2026 *Redevelopment information is subject to change.
*Reference "Main Projects" on the Fukuoka City website

The population and Rent Are Steadily Increasing in Fukuoka

[Changes in population*1 & average rent*2 of Hakata, Chuo, Nishi, Sawara & Jonan wards]



*1: Created by Tokyu Livable, Inc. based on "Population, Demographic Changes, and Number of Households Based on the Basic Resident Register" from the Ministry of Internal Affairs and Communications (current as of January 1 of each year)
*2: Created by Tokyu Livable, Inc. based on information from Fukuoka Real Estate Agents' Association



Created by Tokyu Livable, Inc., based on real estate transaction price information for pre-owned condominiums, etc. from the Ministry of Land, Infrastructure, Transport and Tourism's Real Estate Information Library (<https://www.reinfolib.mlit.go.jp/>)

Chuo Ward

Chuo Ward has undergone dramatic evolution with Asia-leading redevelopment

It has both Ohori Park surrounding a large pond and trendsetting Tenjin. This attractive area has both soothing lush greenery and the trendiest shopping and dining.

Ohori Park



Tenjin Underground Mall



Tenjin Big Bang is a powerful driver of land prices. Increasing international praise promises to raise prices even higher.

Average real estate value per square meter of pre-owned condominiums

2019	440,786 yen/m ²
2021	466,646 yen/m ²
2025	631,726 yen/m ²

Sawara Ward/ Nishi Ward

Sawara Ward boasts a progressive urban landscape and a sprawling waterfront. Nishi Ward is alluring for its direct convenience to the city center and natural beauty.

Sawara Ward that connects directly to the city center and the airport by subway fuses urban areas like Nokonoshima Island and the Seaside Park waterfront with the natural environment. Nishi Ward is also in the spotlight for its great access to the airport and Tenjin from Meinohama, the starting station to directly reach the city center.

Its strengths are affordable properties and the convenience of direct access to the city center. It offers great promise for a long-term increase in land prices with development of Kyudai-Gakkentoshi.

Nishi Ward
*Only part of the ward shown

Sawara Ward
*Only part of the ward shown

Jonan Ward

Average real estate value per square meter of pre-owned condominiums

	Momochi (Sawara Ward)	Meinohama (Nishi Ward)
2019	472,769 yen/m ²	337,746 yen/m ²
2021	494,998 yen/m ²	343,634 yen/m ²
2025	806,844 yen/m ²	441,701 yen/m ²

Hakata Ward

Hakata Ward offers excellent convenience with the Shinkansen and direct access to the world through the airport

It is a trendsetting area with a huge shopping mall and sprawling dining streets, serving as Fukuoka's main gateway. It includes the Nakasu area, lined with neon signs and traditional food stalls along the gorgeous Nakagawa nightscape.

Average real estate value per square meter of pre-owned condominiums

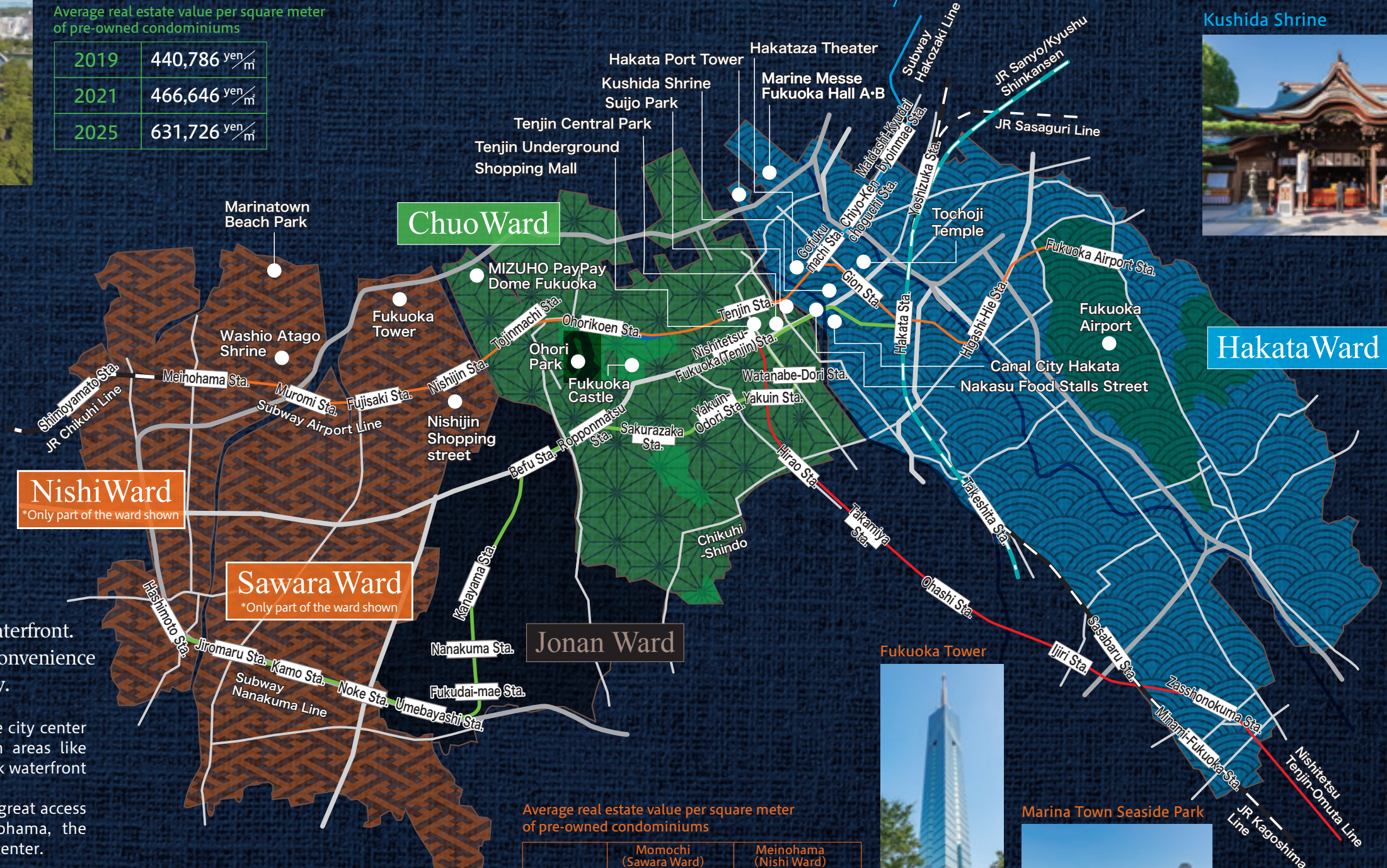
2019	375,453 yen/m ²
2021	439,354 yen/m ²
2025	567,566 yen/m ²

Land prices there are rising thanks to the Hakata Connected redevelopment. Hakata is well known across Asia and has excellent future prospects.

Nakasu Food Stalls Street



Kushida Shrine



Fukuoka Tower



Marina Town Seaside Park



ACCESS INFORMATION



Information on major routes from Fukuoka Airport Station

Hakata Sta.	5 min. direct (Fukuoka City Subway Airport Line)	Tenjin-minami Sta.	14 min. (transfer to the Fukuoka City Subway Nanakuma Line at Hakata Sta. on the Fukuoka City Subway Airport Line)
Tenjin Sta.	11 min. direct (Fukuoka City Subway Airport Line)	Ohashi Sta.	36 min. (walk from Tenjin Sta. on the Fukuoka City Subway Airport Line, transfer at Nishitetsu Fukuoka Sta. on the Nishitetsu Tenjin-Omuta Line)
Meinohama Sta.	25 min. direct (Fukuoka City Subway Airport Line)	Nakasu-Kawabata Sta.	10 min. direct (Fukuoka City Subway Airport Line)
Nishitetsu Fukuoka (Tenjin) Sta.	18 min. direct (walk from Tenjin Sta. on the Fukuoka City Subway Airport Line)	Kaizuka Sta.	23 min. (transfer to the Fukuoka City Subway Hakozaiki Line at Nakasu-Kawabata Sta. on the Fukuoka City Subway Airport Line)
Yakuin Sta.	18 min. (transfer to the Fukuoka City Subway Nanakuma Line at Hakata Sta. on the Fukuoka City Subway Airport Line)		
Nishijin Sta.	19 min. direct (Fukuoka City Subway Airport Line)		

*Times shown refer to the time required during weekday commuting hours. They include transfer/wait time.



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