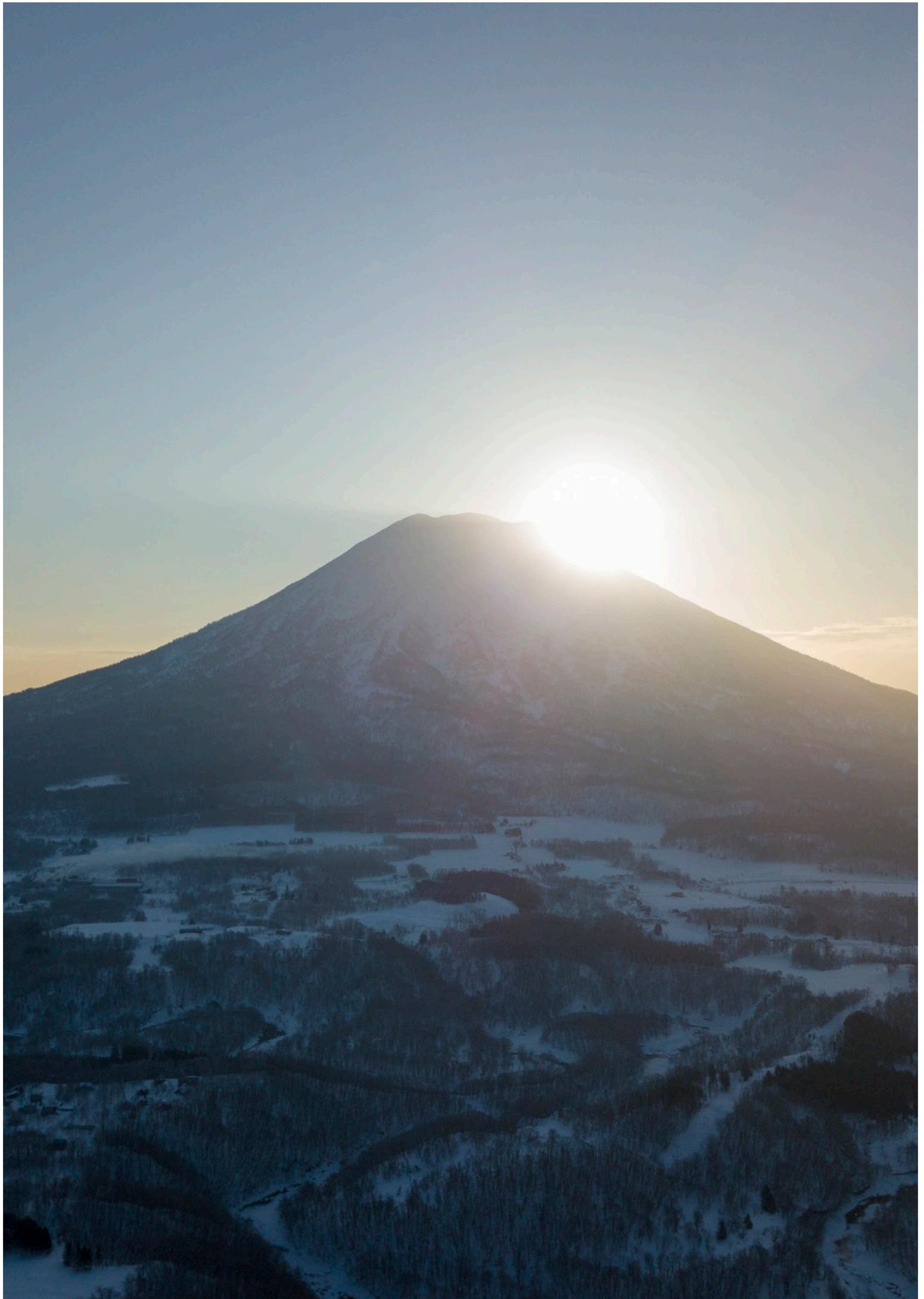


Mountain River + Lower Hirafu Bluff Development Land

Exceptional living awaits at Niseko's most prestigious land site





Mountain River
+ Lower Hirafu
Bluff Development
Land offers the rare
opportunity to acquire
a trophy land asset in
Niseko. Desired by all.
Attainable by a select few.

Mountain River + Lower Hirafu Bluff Development Land



*For illustration purposes only. Refer to site plan for exact site dimensions

Mountain River + Lower Hirafu Bluff Development Land



Aerial View

*For illustration purposes only. Refer to site plan for exact site dimensions



Actual View from Site



Escarpment Estate Entrance

Investment Highlights

It's rare in a place like Niseko where you can have the majestic Mountain (Mt. Yotei) view and the tranquil water aspect of the mighty Shiribetsu River. When the two lines of sight come together in one special site you get a priceless piece of real estate that will be desired by all but attainable by few.

We present you with **Mountain River + Lower Hirafu Bluff Development Land**, a truly unique site comprising multiple plots that span from Hirafu's Lower Village Bluff to the most coveted housing estate – **Escarpment Estate**.



Actual View from Site

Mt Yotei View

Shirebetsu River View

Woodland View

Town Sewage

Town Water

Underground Electricity

Development Site

Hotel, Apartments and Luxury Villas

Location Overview

Situated on the rarest plot of land in Lower Hirafu, Mountain River + Lower Hirafu Bluff Development Land represents the very finest location in Niseko, and a place to call home for all seasons.

*For illustration purposes only. Refer to site plan for exact site dimensions



Aerial View of Grand Hirafu

Aerial Views



*For illustration purposes only. Refer to site plan for exact site dimensions



Mountain River +
Lower Hirafu Bluff
Development Land

↑
Hirafu Ski Slope

Mt Yotei
↓

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Key Features

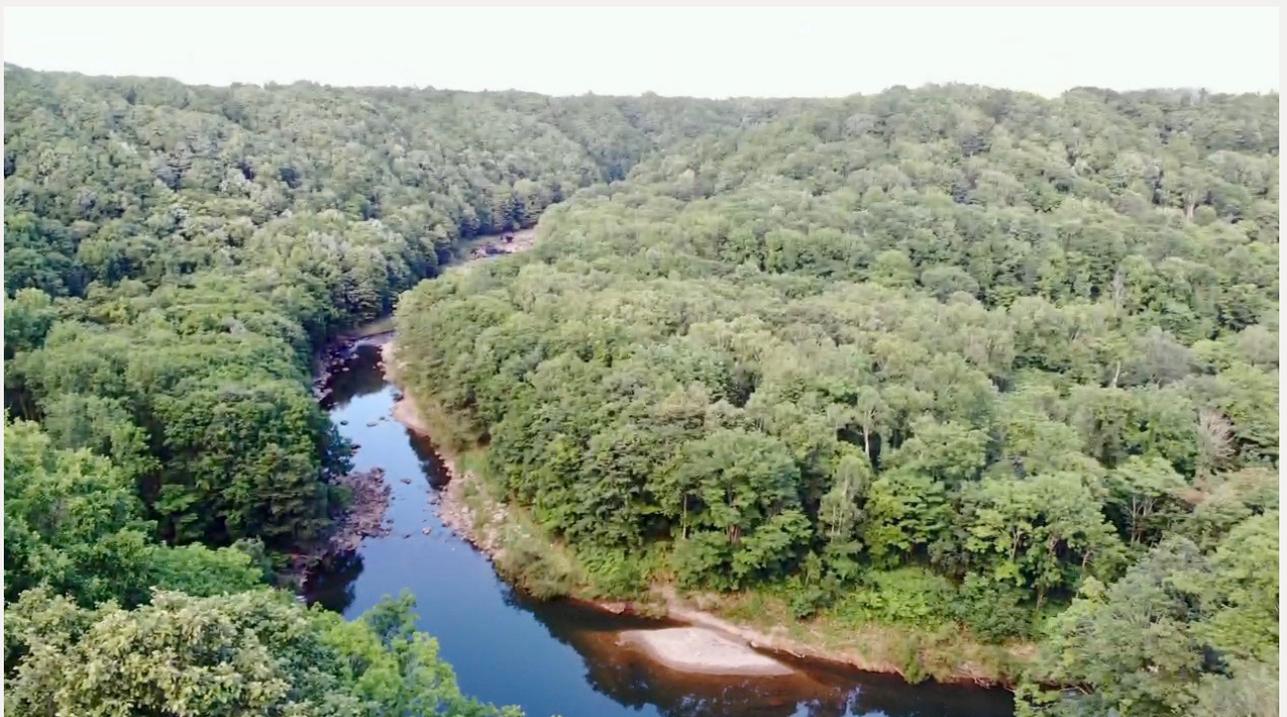
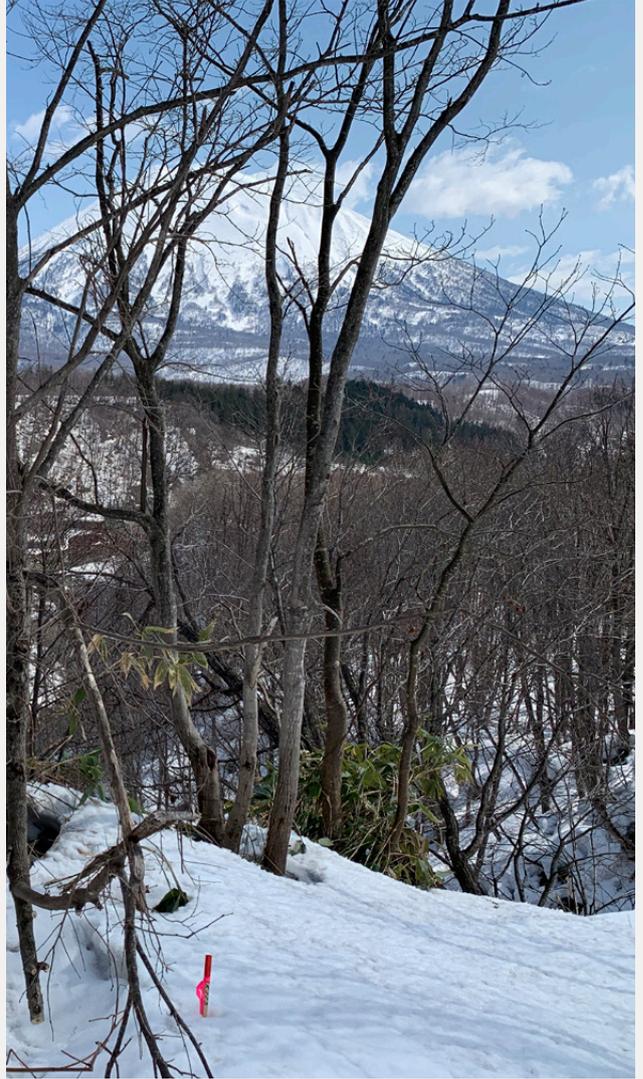
- Price: POA
- Freehold Land: 787 tsubo / 2,621 sqm / 28,212 sqft
Suitable for combination of Hotel, Apartments and Luxury Villas or 1 Mega Home
- Drive-in access from Lower Village (top) and Escarpment Estate (bottom)
- Views of the Shiribetsu river and the Mt. Yotei
- Combination of flat and sloping land with the bluff location provide forever protected views
- Designated construction footprint area of 50%
- Buildable Floor Space Ratio of 200% i.e. 1,574 Tsubo / 5,242 sqm / 56,424 sqft
- Designated Height Restriction of 13m (4 storey building)
- Underground power and utilities available
- Town water and sewage available
- Located in Hirafu which is the epicentre of Niseko and destination of choice for 65% of visitors to Niseko
- Land is sub-divisible
- Proximity to restaurants and ski slopes yet quiet and tranquil

Mountain River + Lower Hiraifu Bluff Development Land



Actual Views from Site

Mountain River + Lower Hirafu Bluff Development Land



Actual Views from Site

Discover a place,
where the calm of
the land, the whisper
of the river and the
boundlessness of the sky
all converge

Niseko - a place unlike any other

Located in Japan's north island of Hokkaido, Hirafu is one of the more developed and sophisticated villages within Niseko, and enjoys its status as the destination of choice attracting 65% of visitors to Niseko each year.

With the number of tourists flocking to Niseko growing each year, accessibility and connectivity has never been easier with direct flights to Sapporo from key Asian Cities including Singapore, Hong Kong, Beijing, Shanghai, Taipei, Seoul, Bangkok and Manila. The Shinkansen (bullet train) currently connects Tokyo to the southwestern Hokkaido city of Hakodate. Construction is underway to connect to Niseko and Sapporo by 2030.

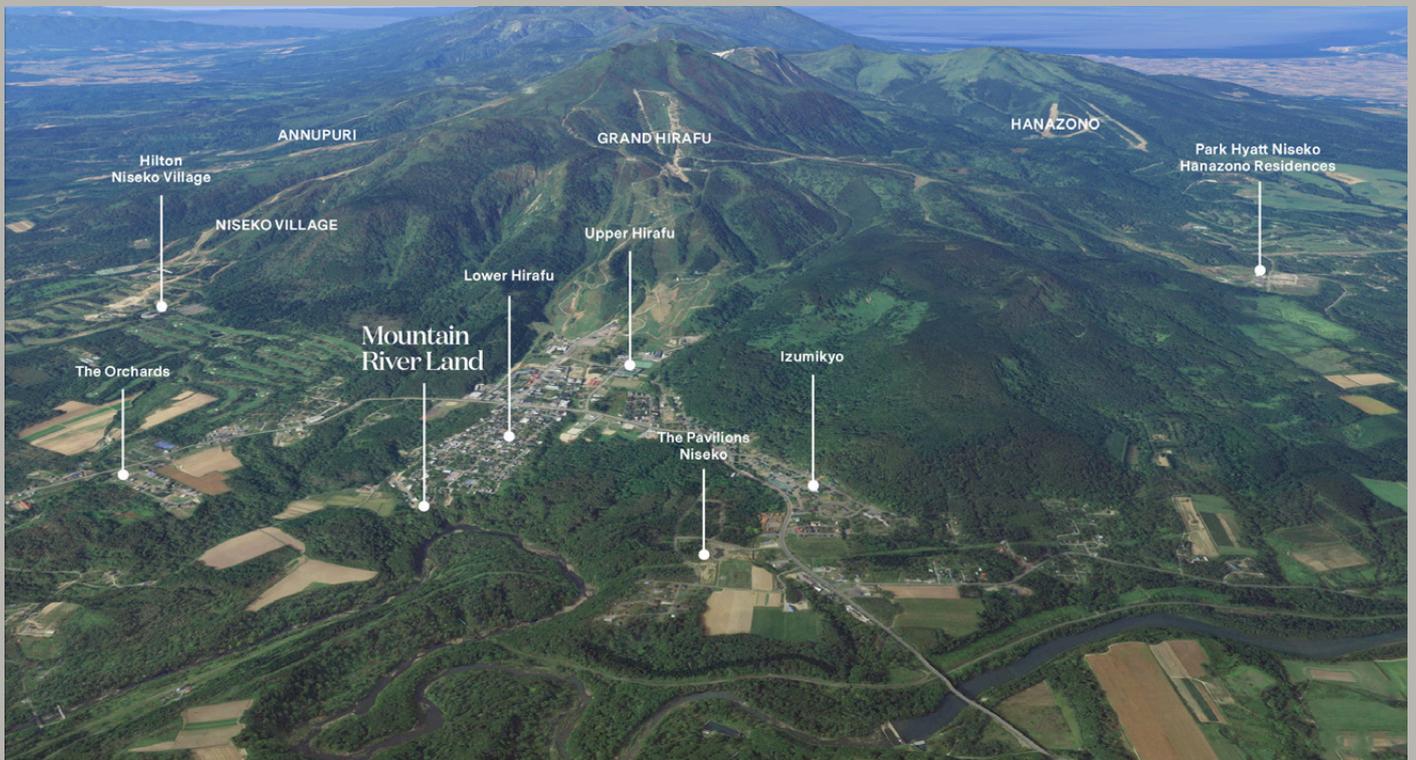
Many major international luxury resort operators have recently invested in Niseko and are currently in the midst of construction - Park Hyatt, Aman Resorts, Ritz Carlton Reserve, Shangri-La group to name a few.

Major hubs to Sapporo New Chitose Airport

Tokyo	1.5 hrs
Seoul	2.5 hrs
Shanghai	3.5 hrs
Taipei	4.0 hrs
Hong Kong	5.0 hrs
Bangkok	7.0 hrs
Singapore	8.0 hrs
Kuala Lumpur	8.0 hrs



Location Highlights



Exhilaration of White Season

Thanks to a crisp 15-metre blanket of powder snow each season, the once laid-back mountain town of Niseko has quietly become one of the world's most revered ski destinations.

A constant flutter of snow for weeks on end throughout the five month season assures fresh knee-deep lines of gleaming snow each day. With over 2,000 acres of exhilarating ski and boarding terrain, every ski adventure promises unexpected moments – day or night (yes, floodlighted night skiing is available!) There is always a new untracked slope to explore or backcountry drop into a pristine winter wonderland.





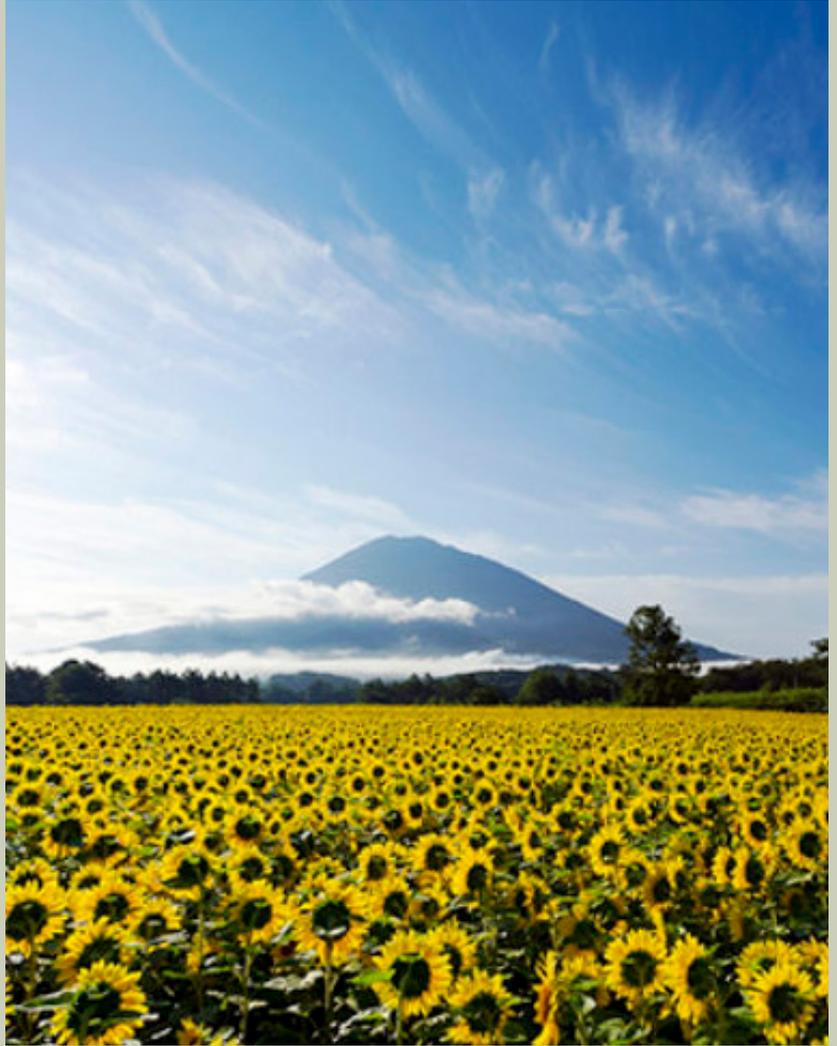
Beauty of Green Season

Once a closely guarded secret by locals, the beauty of Niseko's green season with its rolling hills and bluebird skies now accounts for 48% of yearly visitors.

Increasingly appreciated as a resort for respite and rejuvenation in all seasons, Niseko's breath-taking scenery offers the perfect backdrop for golfing, cycling, horse-riding, fly fishing, hiking, outdoor adventure parks, water rafting or canyoning through waterfalls. If you prefer a less energetic path to rejuvenation, Hokkaido's natural hot springs and abundant farming landscape offer an endless journey of relaxation and gastronomic pleasures.



Mountain River + Lower Hirafu Bluff Development Land





Architectural Design Concepts

Two renowned Japanese architects, **SAAD** and **Nakayama Architects**, have created design concepts for an exclusive residence on **Mountain River + Lower Hirafu Bluff Development Land**.

The buyer can also select from other famous Japanese architects like Kengo Kuma, Tadao Ando or any world class foreign architect of their liking. The possibilities are limitless.

Comprehensive and complete Project and Property Management services are also available from one of the most respected and experienced developers in Niseko - **Hokkaido Tracks**. Having built more than 200 properties in Niseko, **Hokkaido Tracks** will manage the entire design and build process as well as ensure the completed residence is always in perfect condition and ready for the owner's visit. The firm can also arrange for short or long term leases.

SAAD Architects



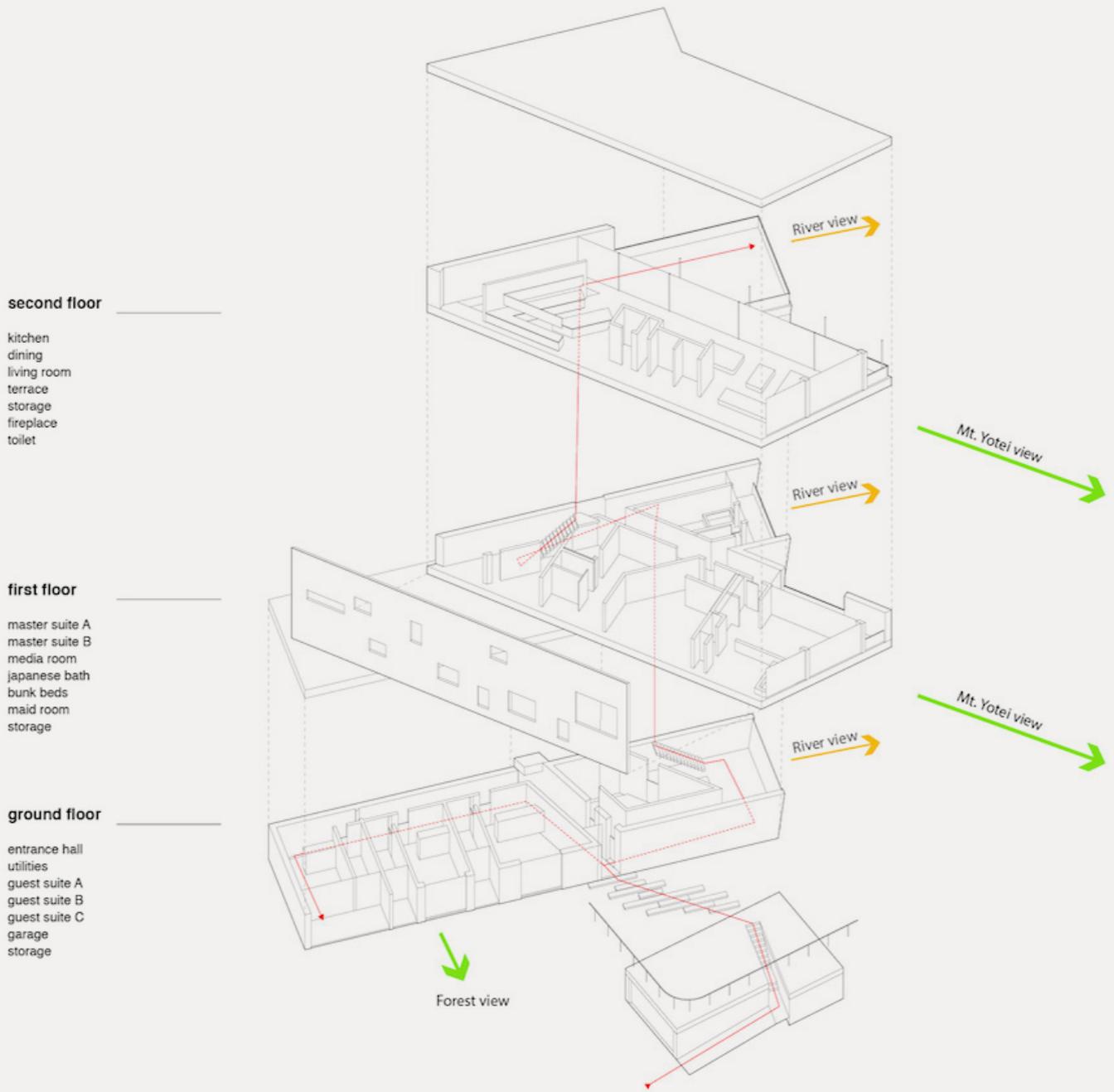
Proposed House Designs

SAAD Architects



Proposed House Designs

SAAD Architects



Proposed House Designs

Nakayama Architects



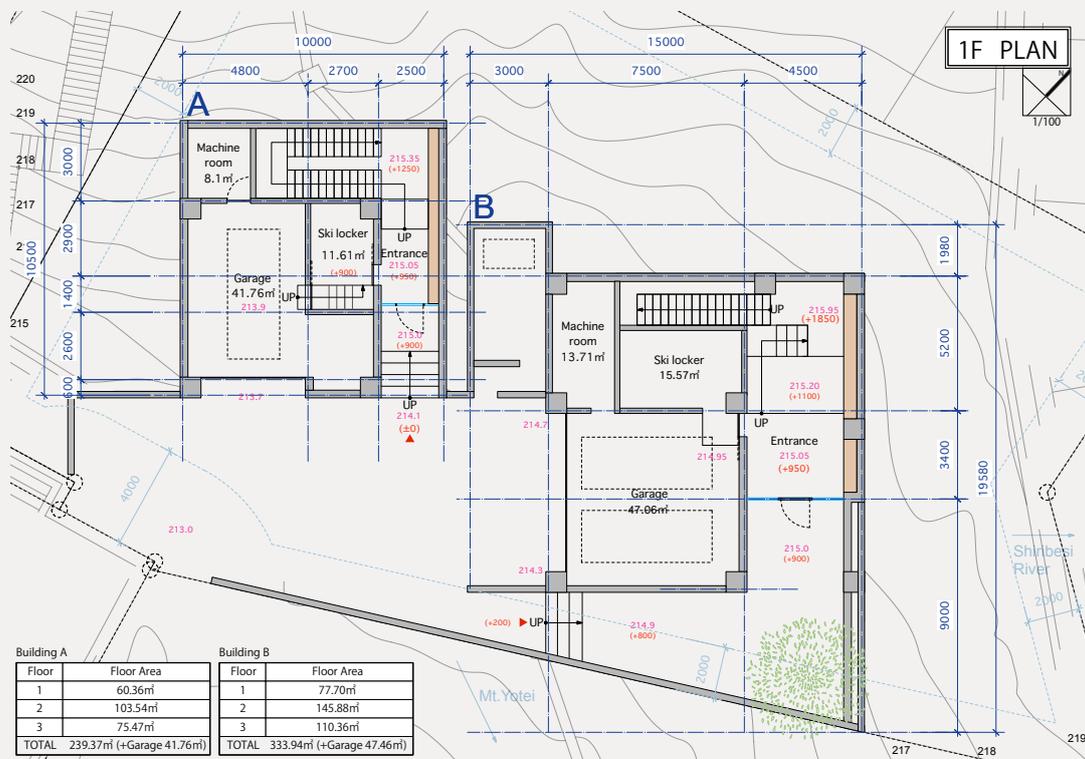
Proposed House Designs

Nakayama Architects



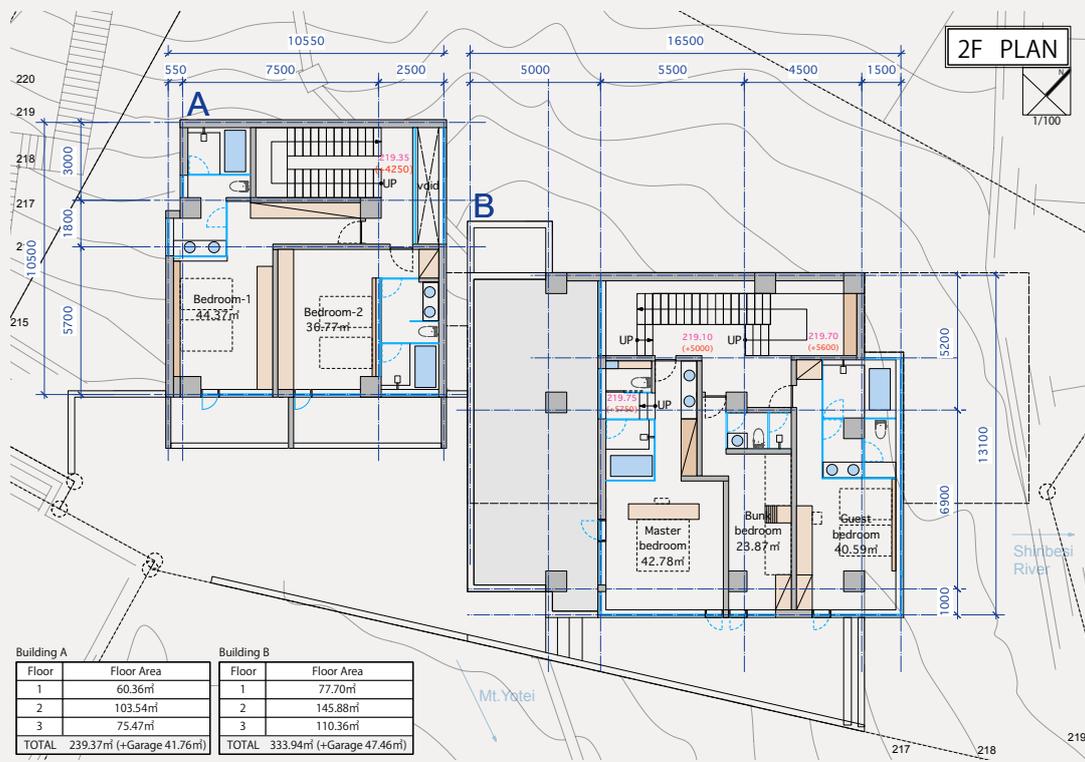
Proposed House Designs

Nakayama Architects



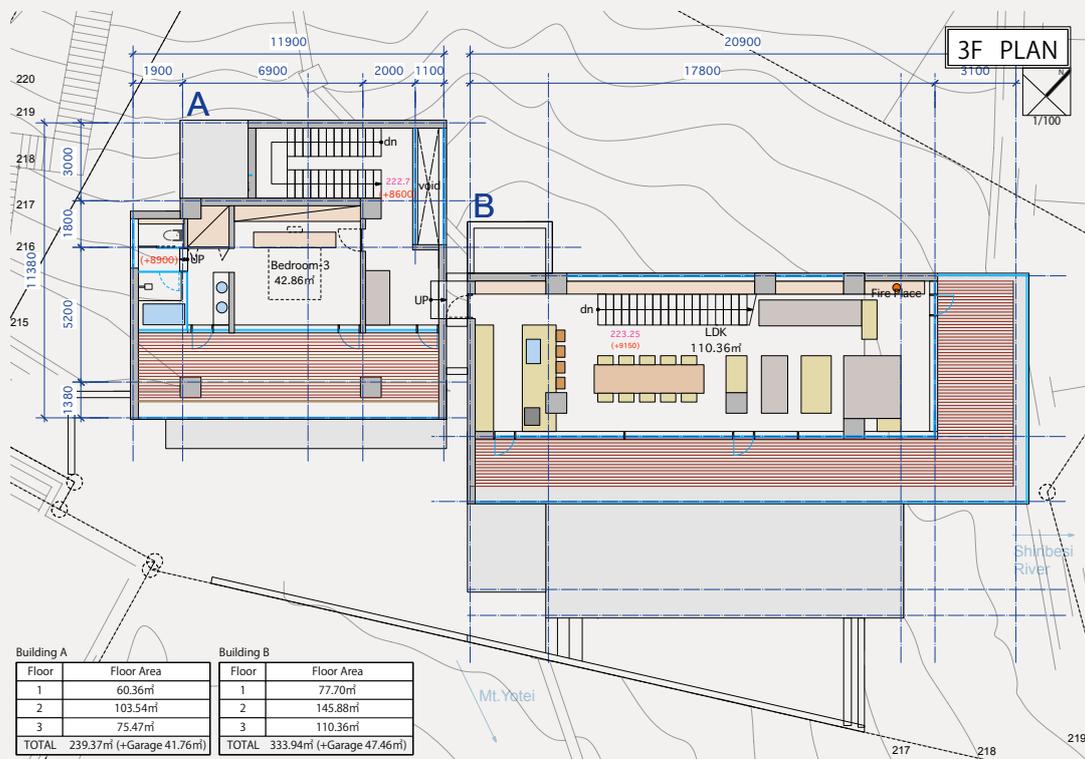
Proposed House Designs

Nakayama Architects



Proposed House Designs

Nakayama Architects



Proposed House Designs

Expressions of interest

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HOKKAIDO TRACKS
RESORT PROPERTIES

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