





## “KOI Niseko – where your dream sanctuary becomes a reality”

Envisioned as a rare escape from the world’s relentless pace - KOI Niseko offers a place to simply be present, unhurried and surrounded by those who matter most. Life’s most treasured moments unfold with quiet grace amidst the serene beauty of nature.

True luxury lies in the space to reconnect, restore, and create memories that linger long after each season.







---

Entrance (Winter)







At KOI Niseko, mornings unfold in a hush of soft light, promising new possibilities with each season's arrival.

“Winter brings the thrill of untouched powder and the comfort of returning to warmth—laughter echoing by the fire, steam rising in the onsen as dusk settles beyond frosted windows.”







Living Room





Living Room and Open Kitchen





Master Ensuite Bedroom





Bathroom





Tatami Room





Family Onsen





Entrance (Spring)



# koi

niseko

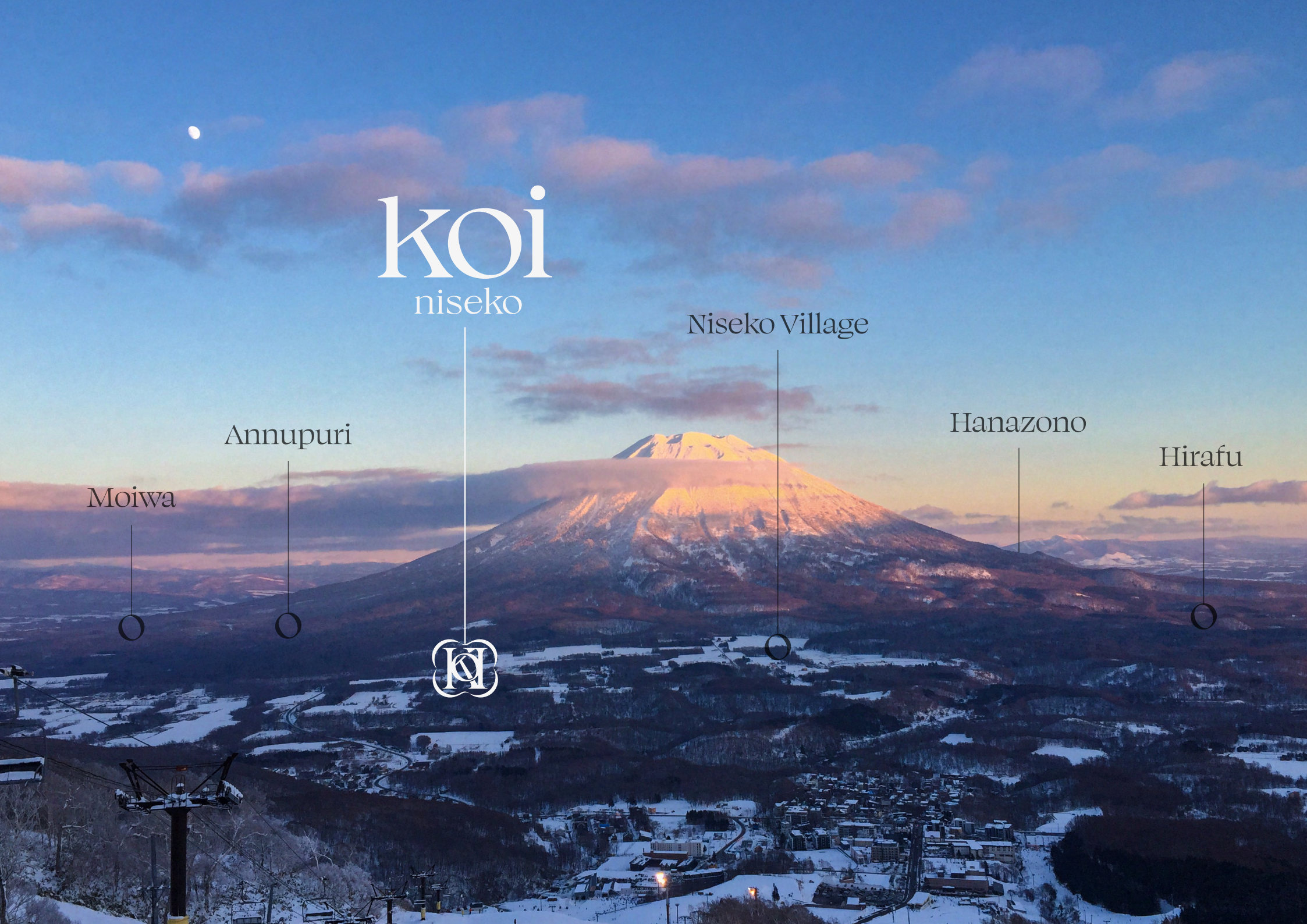
Niseko Village

Hanazono

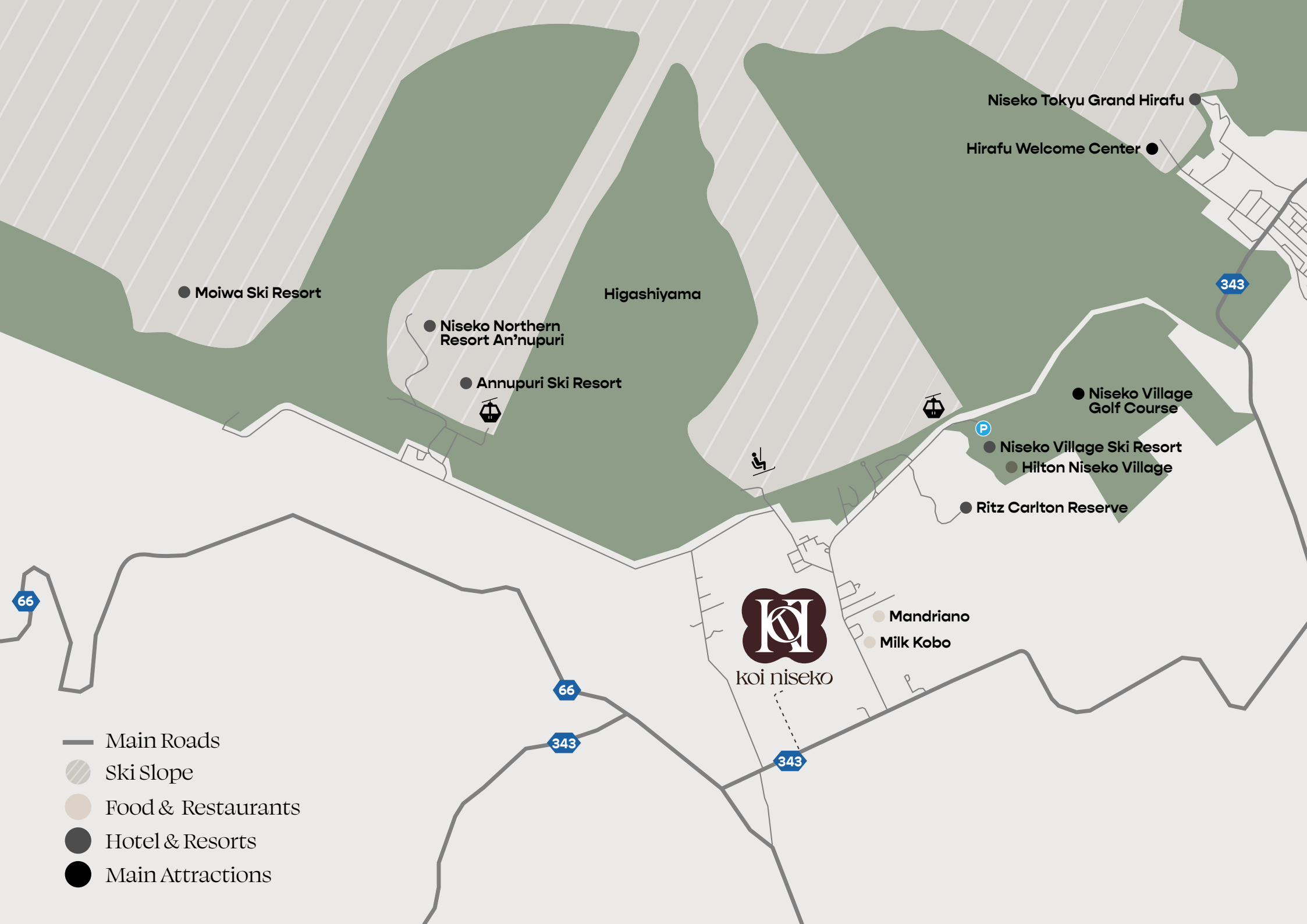
Hirafu

Annupuri

Moiwa







● Moiwa Ski Resort

● Niseko Northern  
Resort An'nupuri

● Annupuri Ski Resort

Niseko Tokyu Grand Hirafu ●

Hirafu Welcome Center ●

● Niseko Village  
Golf Course

● Niseko Village Ski Resort

● Hilton Niseko Village

● Ritz Carlton Reserve

● Mandriano

● Milk Kobo



koi niseko

- Main Roads
- ▨ Ski Slope
- Food & Restaurants
- Hotel & Resorts
- Main Attractions

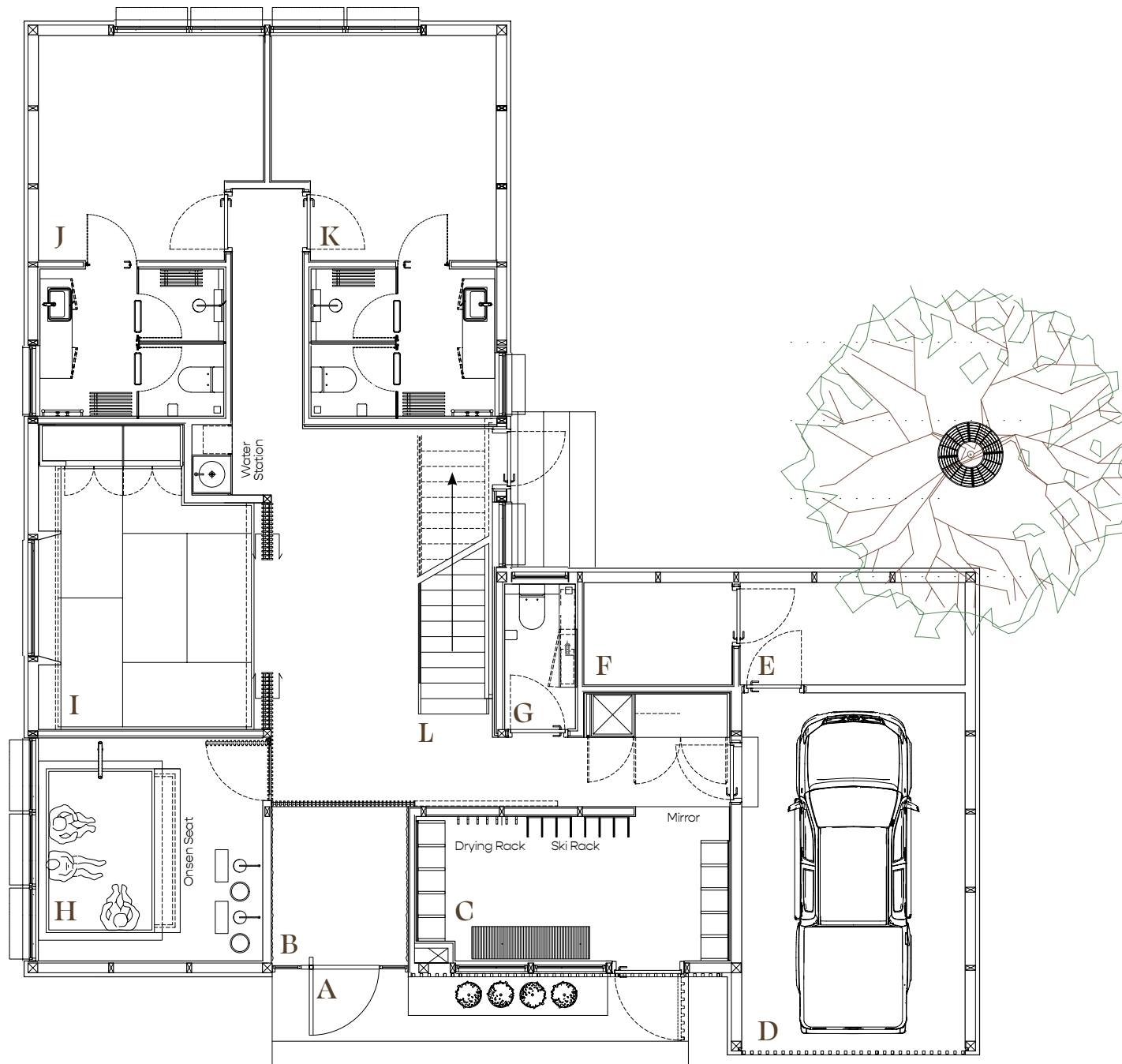


## Floor Plan

G/F

- A - Entrance
- B - Genkan
- C - Ski Room
- D - Garage
- E - Mechanical Room
- F - Owner Storage
- G - Guest WC
- H - Family Onsen Bath
- I - Tatami Room
- J - Guest Ensuite Bedroom #1
- K - Guest Ensuite Bedroom #2
- L - Stairs to 2/F

- Villa Size : 300 sqm
- Land and Plot Size : 589.24 sqm
- # Of Bedrooms : 5 Bedrooms  
(4 ensuite + 1 tatami room)



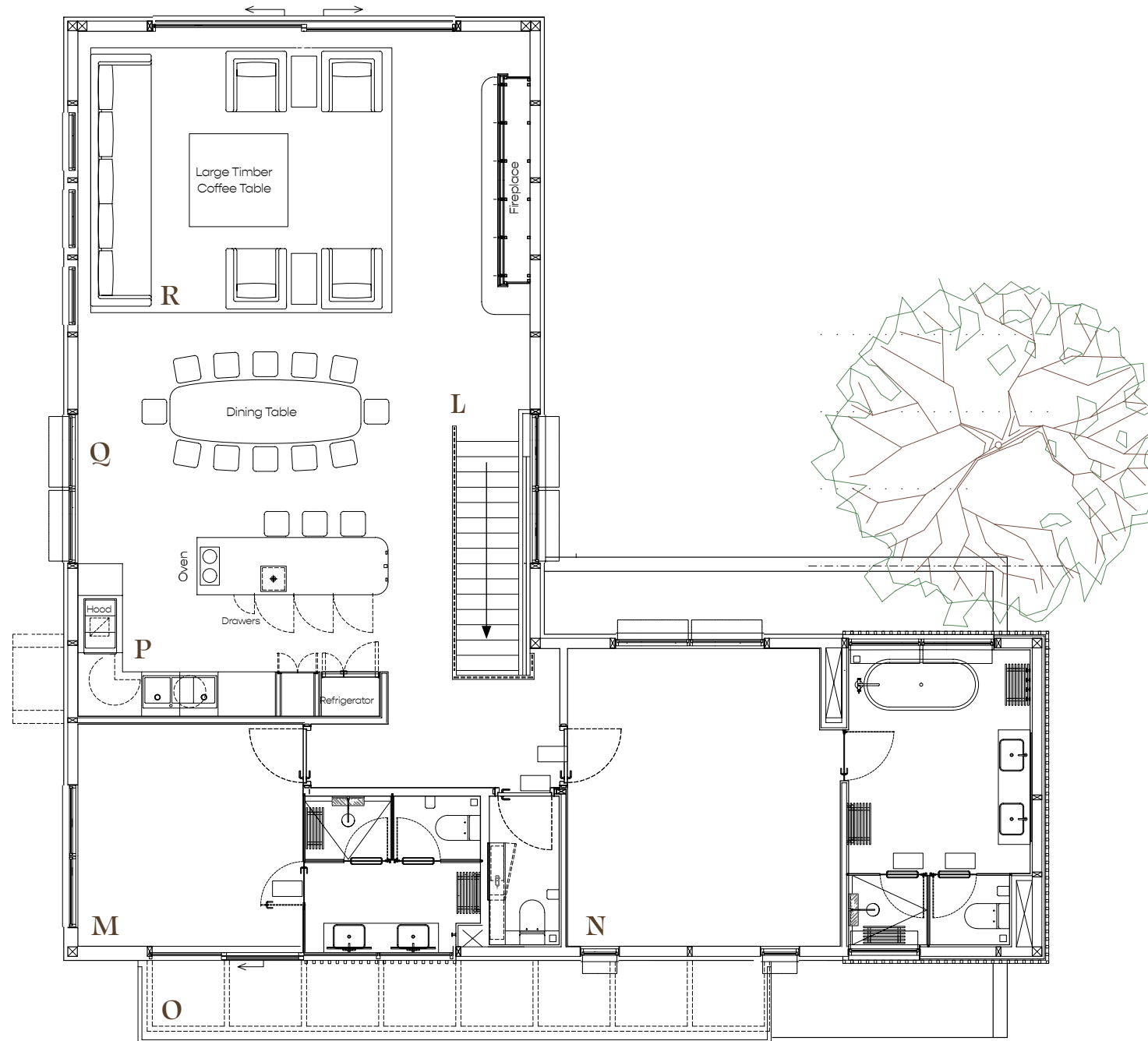


## Floor Plan

# 1/F

- L** - Stairs to 1/F
- M** - Guest Ensuite Bedroom 3
- N** - Master Ensuite Bedroom 4
- O** - Balcony
- P** - Kitchen
- Q** - Dining Area
- R** - Living Area

- Villa Size : 300 sqm
- Land and Plot Size : 589.24 sqm
- # Of Bedrooms : 5 Bedrooms  
(4 ensuite + 1 tatami room)





## Location

878-5 Aza-Soga Niseko-cho, Abuta-gun, Hokkaido Japan

## Contact Us

Contact Person	<b>Kit Aw</b>
Tel	<b>+81 (0) 136 21 6960</b>
Whatsapp	<b>+852 6285 6891</b>
Wechat ID	<b>Kit_Aw</b>
Email	<b><a href="mailto:kit.aw@h2group.com">kit.aw@h2group.com</a></b>

