

“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.”

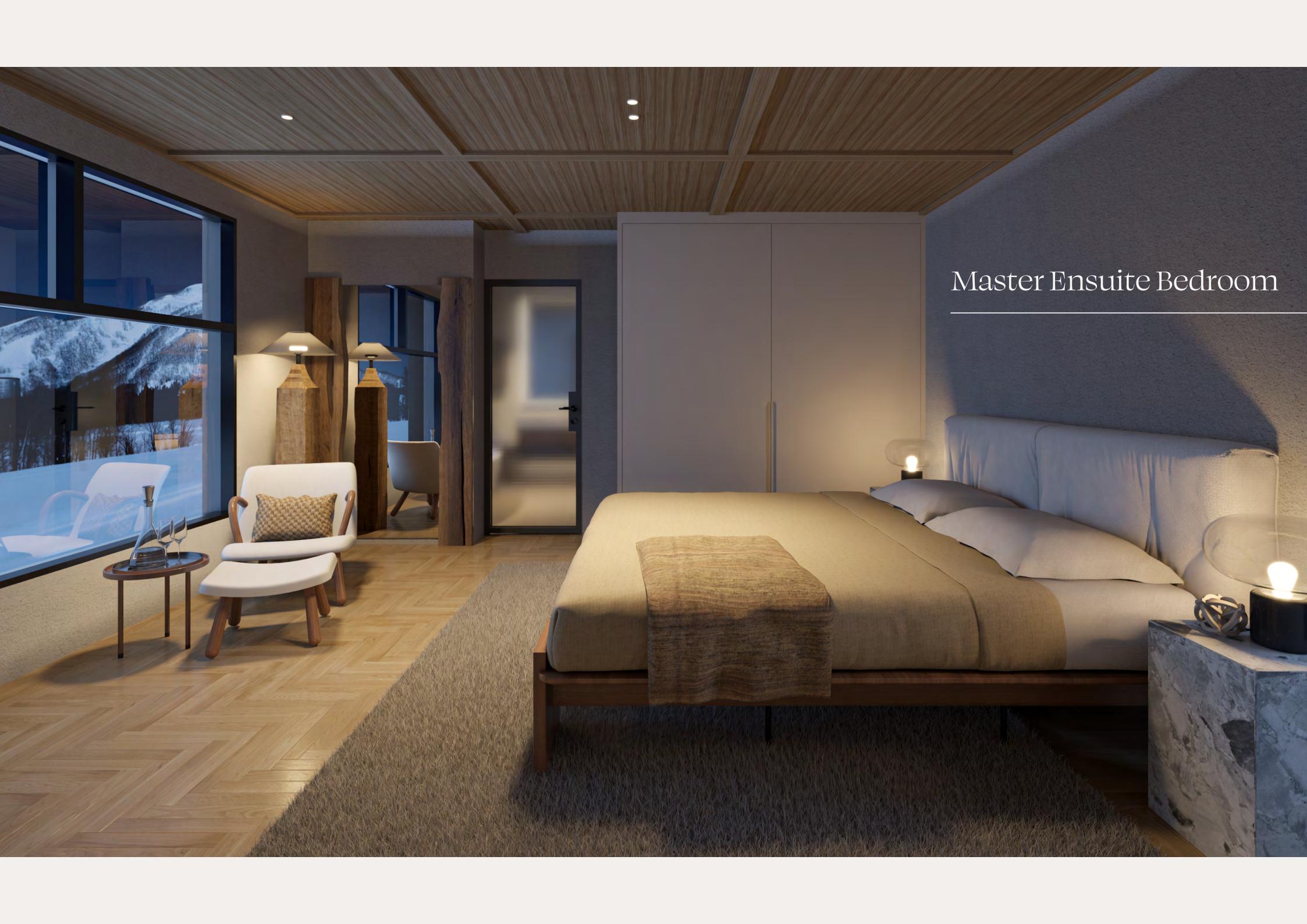




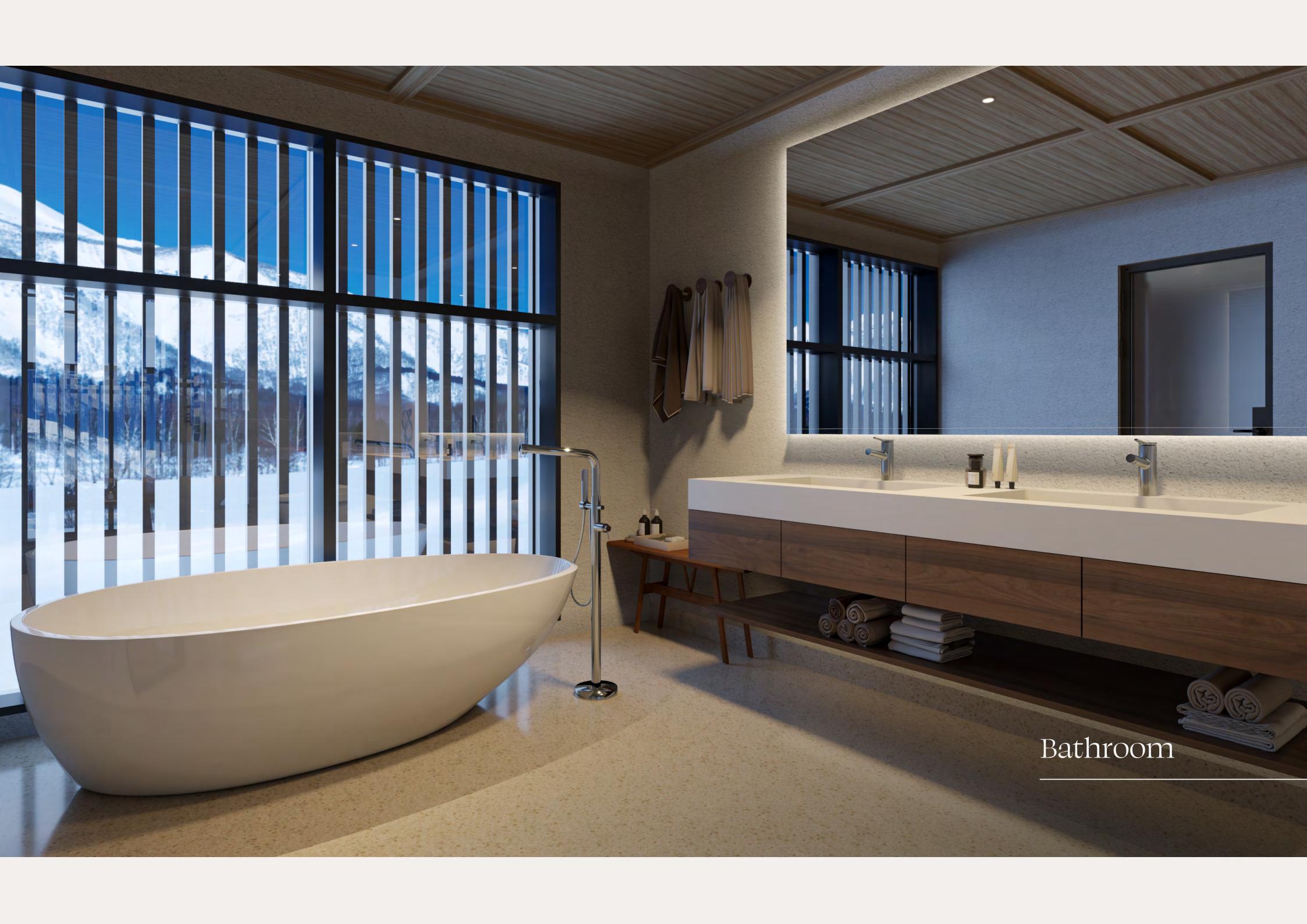
Living Room



Living Room and Open Kitchen



Master Ensuite Bedroom



Bathroom



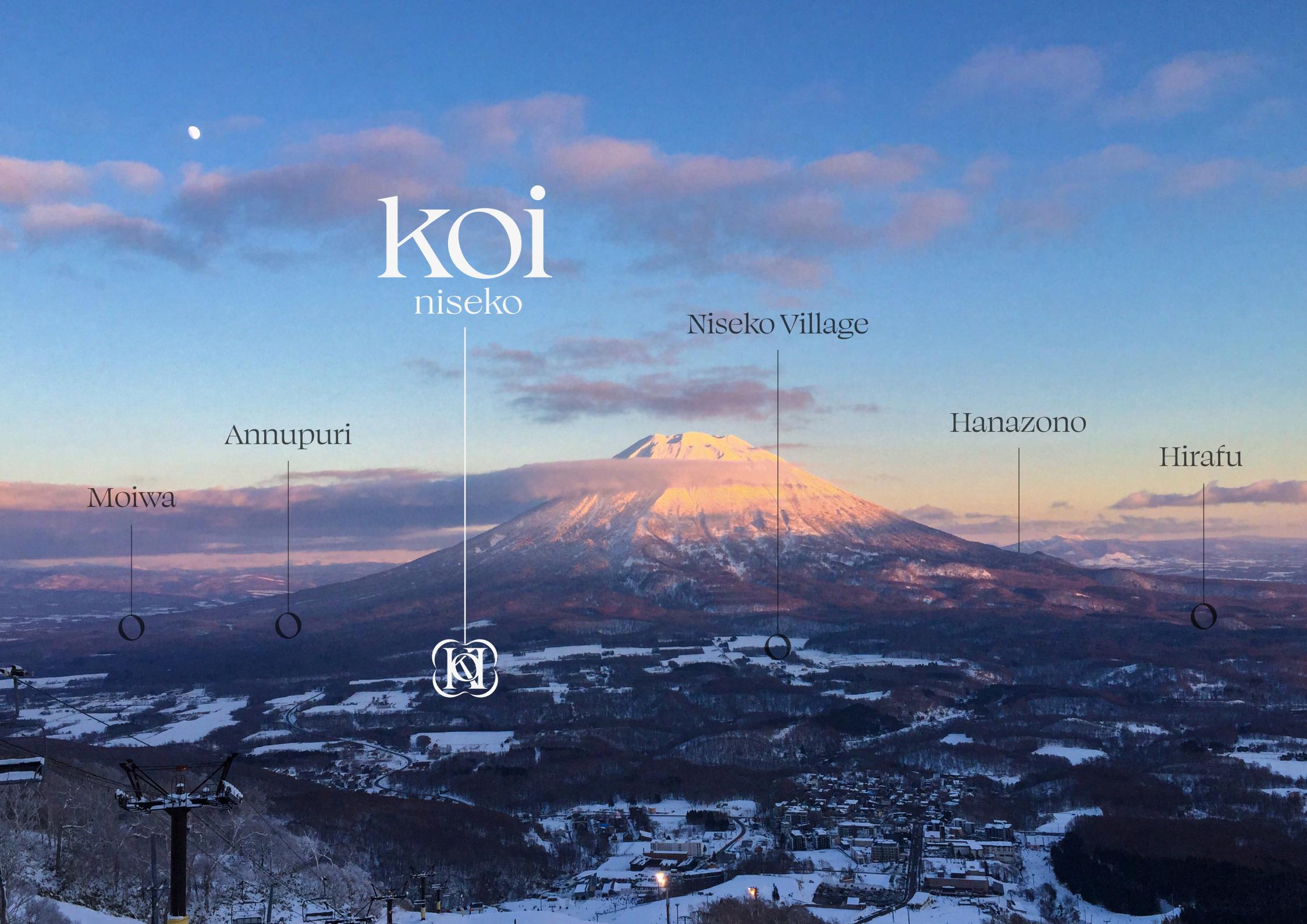
Tatami Room



Family Onsen



Entrance (Spring)



koi

niseko

Niseko Village

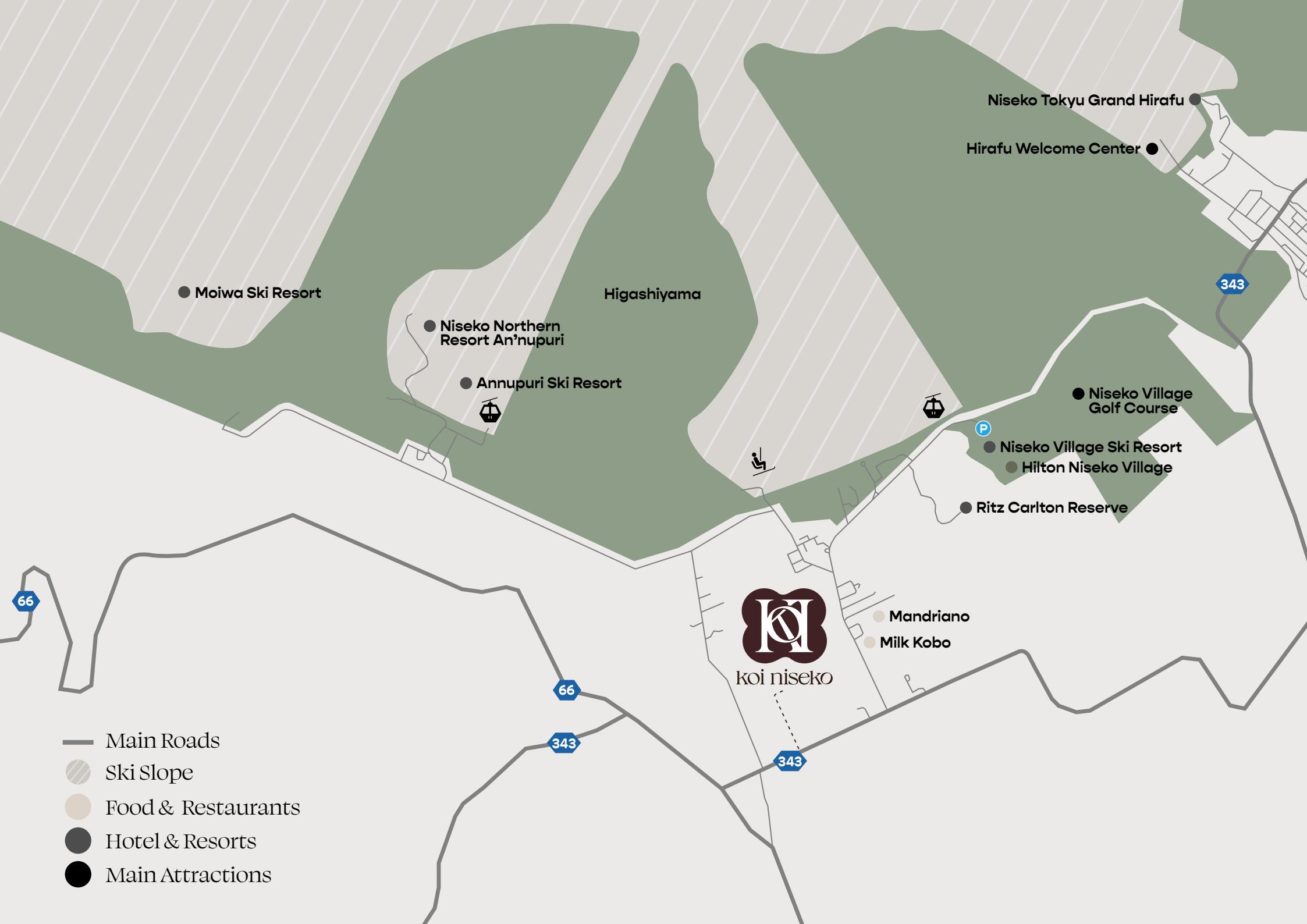
Moiwa

Annupuri

Hanazono

Hirafu



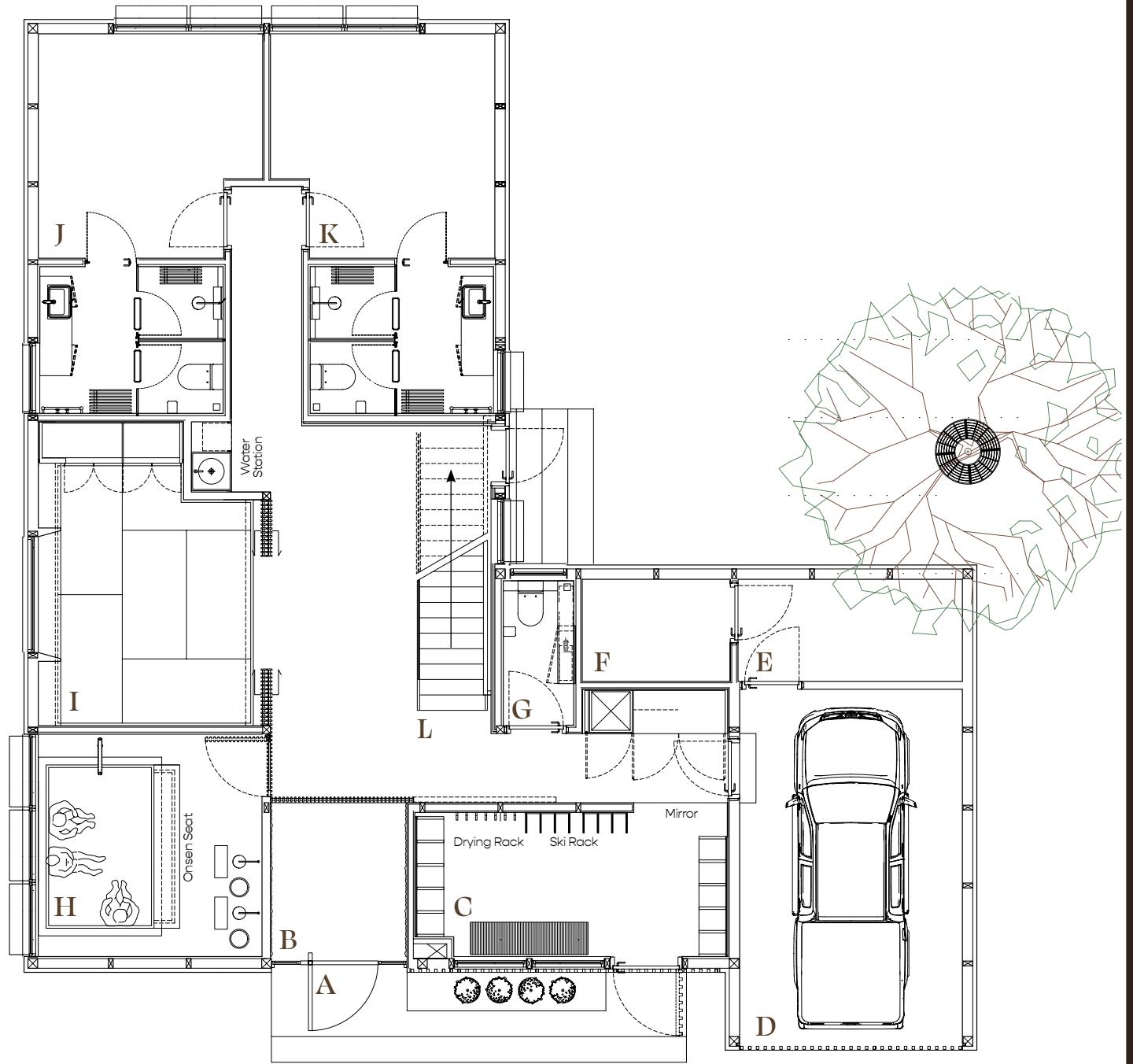


Floor Plan

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

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- 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

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- Land and Plot Size : 589.24 sqm
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(4 ensuite + 1 tatami room)



Location

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