



CHRISTIE'S
INTERNATIONAL REAL ESTATE



THE
NISEKO
PROPERTY
GUIDE

Winter Edition 2025-2026

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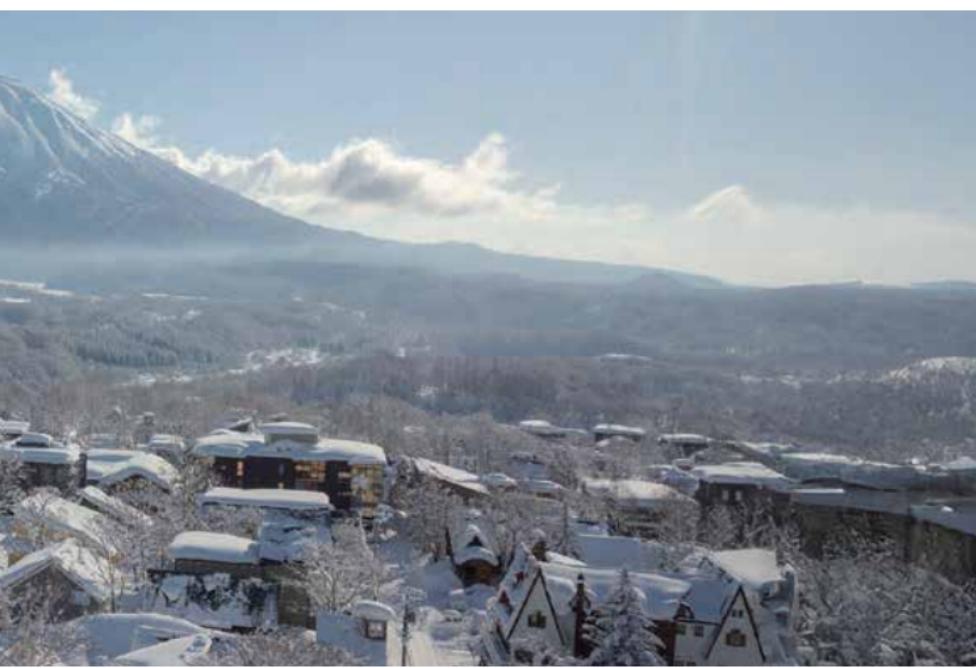
WELCOME TO THE NISEKO PROPERTY GUIDE

As we step into another magical winter season, H2 Christie's International Real Estate is thrilled to present our Winter Property Guide for Niseko, Asia's most celebrated alpine destination.

Over the past eighteen years, I have had the privilege of witnessing Niseko's evolution from a hidden alpine retreat into one of the world's most sought-after destinations. Throughout this remarkable transformation, one simple truth has remained constant: time is life's greatest luxury. Today, our clients are increasingly seeking more than just financial return — they are investing in places that give back something far more meaningful. Time to step away from business demands, time to reconnect with friends and loved ones, and time to immerse themselves in the beauty of nature.

The rise of Niseko's luxury property market reflects this global shift. Our buyers are visionaries who understand that true value lies in experiences, not just assets. They are drawn not only to the world-class skiing and four-season lifestyle, but to the sense of sanctuary Niseko provides — a place where every moment is enriched by authenticity, culture, and profound connection.

At **H2 Christie's International Real Estate**, we are honored to guide you through this unique market. Our role extends beyond matching clients with exceptional properties; it is about helping them secure a lifestyle that elevates every day. As you explore this guide, I invite you to see Niseko not merely as a destination, but as a place where your return on investment is measured in moments well lived.



Paul Butkovich
Director of Real Estate Sales

In Niseko, lifestyle real estate is more than a smart investment—it's a legacy. It's a place where memories are made, value grows, and generations come home.

MEET THE REAL ESTATE TEAM



Ryo Kashita
Niseko Sales



Lilly Saithong
Niseko Sales



Alvin Yow
Niseko Sales



Dennis Lim
Niseko Sales



Kit Aw
Niseko Sales



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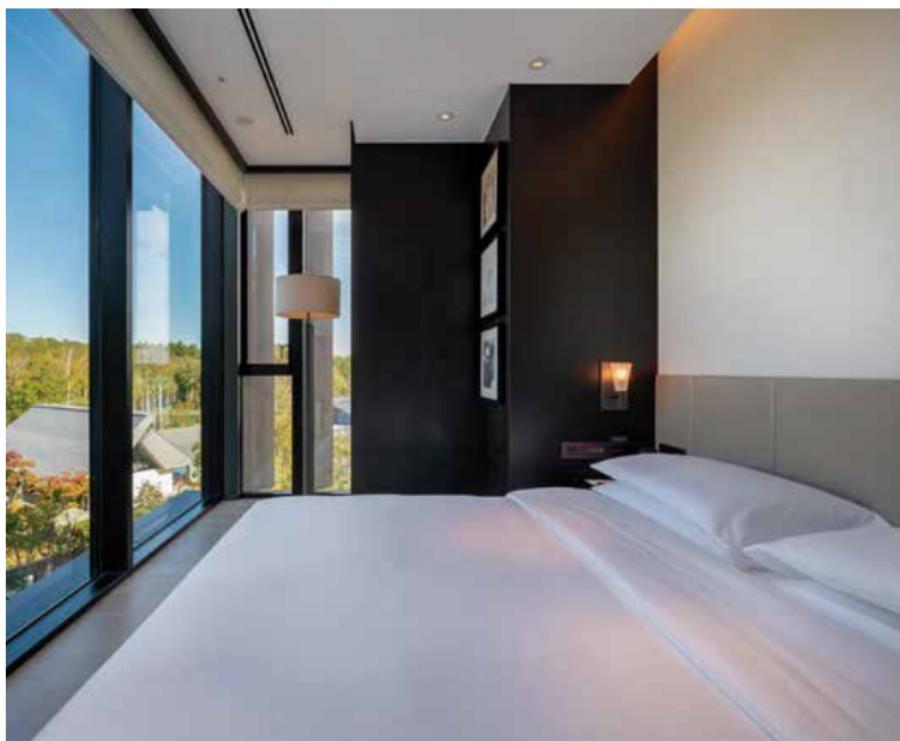
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CONDO



PARK HYATT RESIDENCES B215 HANAZONO

Luxury studio in the Park Hyatt Niseko Hanazono Residences is fully equipped with high-end appliances and perfect for enjoying year-round activities. Featuring ski-in/ski-out access, concierge, fitness center, indoor swimming pool, spa, wet and dry saunas, natural onsen, ski locker, and multiple dining options. With its modern amenities and sophisticated design, this rare opportunity to own a piece of Niseko's premier resort lifestyle is hard to find in today's market.

**¥171,000,000
\$1,140,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Wide range of luxury hotel facilities and amenities
- ✓ Strong demand ensures excellent investment potential
- ✓ Rare opportunity to acquire units in the secondary market

1 1 1 1 FLOOR **39.26M²**



CONDO



YAMAKEI - ANNUPURI CREEKSIDE PENTHOUSE LOWER HIRAFU

Nagomi Penthouse at Yamakei Residences is a rare duplex penthouse blending grandeur and serenity. Spanning 309m² interior plus a 100m² roof deck, it offers four ensuite bedrooms, a helper's suite, and elegant living spaces. Highlights include a private onsen, sauna, expansive entertaining areas, and panoramic views of forest and mountain view. Premium designer interiors meet full Yamakei services-concierge, ski shuttle, wellness, and more-all in a tranquil creekside hillside setting minutes from Hirafu's vibrant core.

POA

FEATURES

- ✓ Private onsen, sauna, terraces with panoramic mountain views
- ✓ Designer interiors with premium finishes and custom furnishings
- ✓ Four ensuite bedrooms plus helper's suite and media rooms

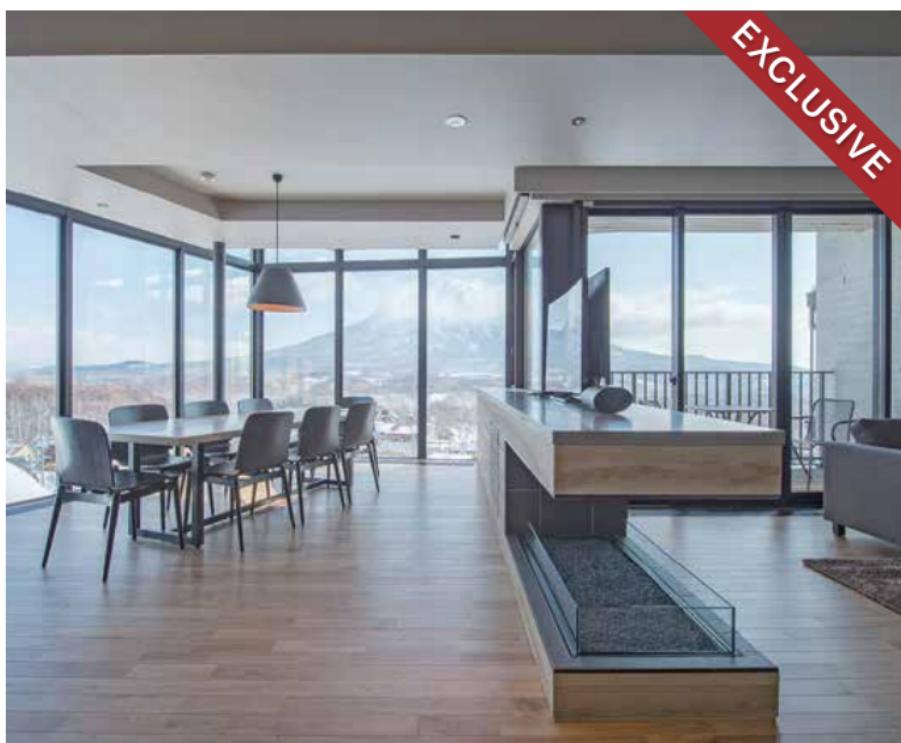
4.5 6 FLOOR 309.76M²



CONDO



EXCLUSIVE



ASPECT 102

MIDDLE HIRAFU

Conveniently located at the top of the Middle Hirafu Bluff, enjoy protected views of Mt. Yotei and flexible management options. It is a short walk to the Niseko United shuttle bus and many restaurants and bars. This fully furnished condo features stylish interiors, wooden flooring, custom furniture, and a ground-floor reception desk for added convenience, making it a prime investment for those seeking luxury and comfort in Niseko.

¥336,000,000
\$2,240,000

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Protected views of Mt. Yotei from bluff
- ✓ Fully furnished with stylish interior
- ✓ Professional property management by H2 Life

3 3 3 FLOOR 168M²



CONDO



YAMAKEI - ANNUPURI 2 BEDROOM LOWER HIRAFU

A serene 2-bedroom retreat in Yamakei Residences, blending Japanese elegance with modern refinement. This 105m² residence features floor-to-ceiling windows, Cassina furnishings, and bespoke wood accents. Highlights include a private natural onsen, fireplace with Sapporo stone, and balcony overlooking seasonal landscapes. A Miele kitchen, Bose sound system, and curated artwork enhance refined comfort. With concierge services, ski lockers, and peaceful creekside surroundings just steps from Hirafu's vibrant core, it offers both tranquility and convenience.

¥275,000,000
\$1,833,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Private onsen with natural spring waters
- ✓ Miele kitchen and premium Bose entertainment system
- ✓ Concierge, ski lockers, and direct elevator access

2 2 1 FLOOR **105.47M²**



CONDO



MUWA NISEKO 712

UPPER HIRAFU

Prime Ski-in, ski-out luxury with direct access to the Hirafu gondola and lifts. This spacious 2-bedroom unit is perfect for families, combining comfort with strong rental appeal. Enjoy captivating village views framed by pine trees and snowy landscapes, while timeless Japanese design and modern finishes create a premium alpine retreat in the heart of Niseko's most prestigious location.

¥246,479,000

\$1,643,197

*USD conversion at ¥150 for reference only.

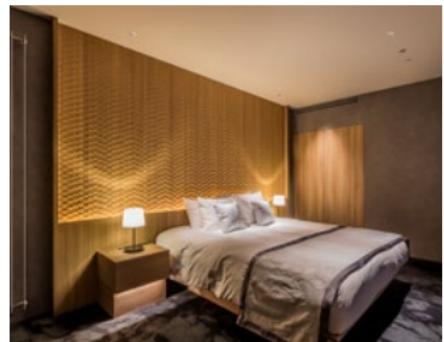
FEATURES

- Truly Ski-In, Ski-Out
- Upscale hotel offering world-class amenities
- Professional and refined Japanese hospitality.

2 2 2 FLOOR **87.36M²**



CONDO



MUWA NISEKO 102

UPPER HIRAFU

Enjoy ski-in, ski-out access right from your doorstep (balcony) on the Hirafu slopes, with direct gondola and lift connections. This rare 1.5-bedroom layout is ideal for families or groups, offering strong rental potential. With breathtaking views of the Hirafu ski slopes, MUWA combines timeless Japanese design with modern luxury, making it a highly sought-after investment in Niseko's most prestigious location.

¥236,507,000

\$1,576,719

FEATURES

*USD conversion at ¥150 for reference only.

- Ski-In, Ski-Out from your balcony
- Upscale hotel offering world-class amenities
- Professional and refined Japanese hospitality.

FLOOR

1.5 1 1 1 76.72M²



CONDO



SETSU NISEKO 228

UPPER HIRAFU

Setsu Niseko is a 190-room luxury hotel in Upper Hirafu on the corner of Route 343 and Gondola-Zaka St. Facilities include multiple F&B outlets, an onsen, luxury spa, fitness center, yoga studio, retail shops, business center, and kids playroom. Shuttle services to the ski lifts, Kuchan Station, and the Park Hyatt operate in the winter. Unit 228 is a popular 1-bedroom apartment as it includes a tatami room for a unique Japanese experience. Amenities include a fully-equipped kitchen, underfloor heating, and air conditioning.

¥184,109,000

\$1,227,396

FEATURES

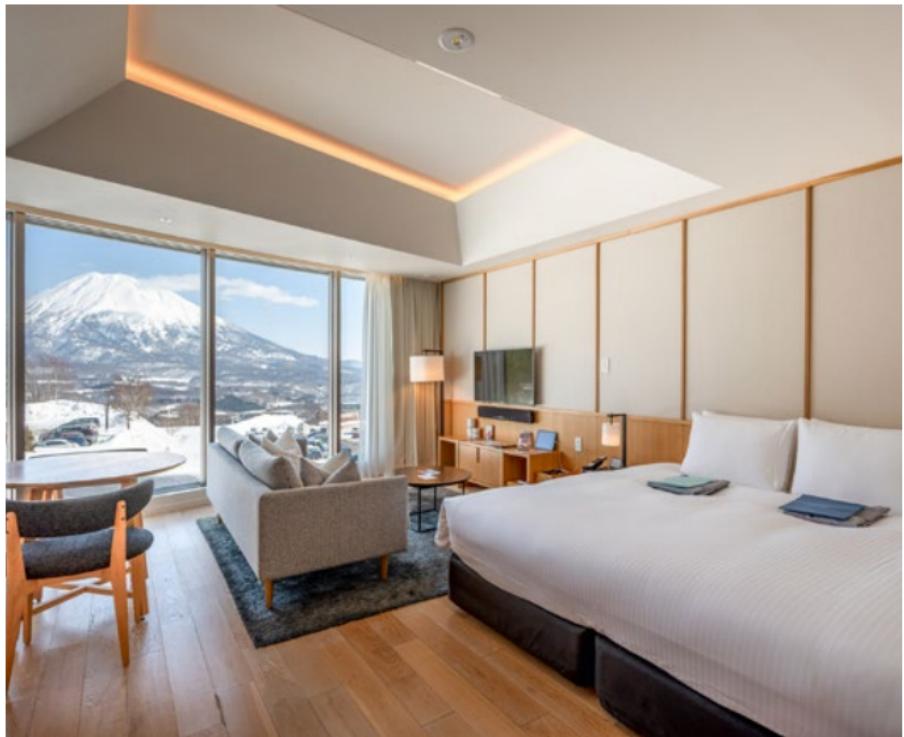
*USD conversion at ¥150 for reference only.

- ✓ Luxury hotel with excellent facilities and amenities
- ✓ With tatami room for tea room or additional guests
- ✓ Ideal for a small family looking for Japanese experience

1.5 1 2 FLOOR **82.33M²**



CONDO



SKYE NISEKO 258

UPPER HIRAFU

Experience the ultimate Niseko lifestyle in this rare ski-in/ski-out studio. Enjoy breathtaking floor-to-ceiling views of Mt. Yotei, thoughtful interiors, and a cozy lounge. The kitchenette features marble countertops, 4-burner stove and oven. Step straight onto the slopes near the Ace Gondola. Skye Niseko offers 5-star amenities including onsen, spa, gym, ski valet, and 'Kumo' restaurant. Named Japan's Best Ski Hotel 2023, this is a unique opportunity to own a luxury residence in Hirafu's most prestigious resort.

**¥110,000,000
\$733,333**

*USD conversion at ¥150 for reference only.

FEATURES

- Ski-in, ski-out, step straight onto the slopes
- Floor-to-ceiling views of Mt. Yotei shine
- Five-star comfort in a prime Niseko spot

1 1 1 FLOOR **37.73M²**



CONDO



EXCLUSIVE



YAMA SHIZEN WEST 501

UPPER HIRAFU

Yama Shizen West 501 is a well-positioned upper village apartment offering one of the best ski hill views in Hirafu. Just minutes from restaurants, shops, and convenience stores, this 104m² dual-key unit is fully furnished and ready for rental or personal use. The flexible layout allows it to operate as a studio, one-bedroom, or full two-bedroom apartment - ideal for maximizing returns across seasons. Professionally managed by Niseko Central (HTM), one of Hirafu's most established operators, this turn-key property combines strong investment potential with prime location and panoramic alpine views.

¥110,000,000

\$733,333

FEATURES

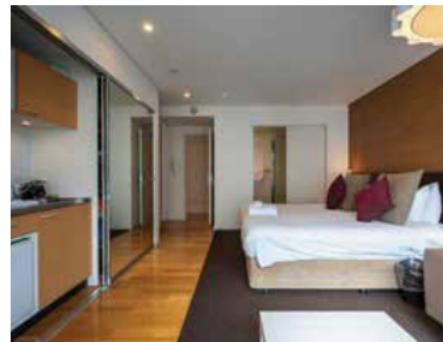
*USD conversion at ¥150 for reference only.

- ✓ Strong rental history with years of repeat guests
- ✓ Walking distance to all the amenities in Upper Hirafu
- ✓ Onsite guest services desk in Yama Shizen East

2 2 3 FLOOR **104.2M²**



CONDO



YAMA SHIZEN EAST 402

UPPER HIRAFU

Popular turnkey rental property in the heart of Upper Hirafu and walking distance to a wide range of restaurants, bars, and shopping. Dual-key feature offers rental flexibility with a 2-bedroom unit and standalone studio which can provide additional income during off-peak season. Professional property management by Niseko Central (HTM) which operates a guest services desk on the ground floor of Yama Shizen East. Fully furnished with hotel license and rental ready, this is an excellent investment for families looking for value in Upper Hirafu.

**¥109,000,000
\$726,666**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Strong rental history with years of repeat guests
- ✓ Walking distance to all the amenities in Upper Hirafu
- ✓ Onsite guest services desk on ground floor



FLOOR

120M²



CONDO



EXCLUSIVE



YOUTEI TRACKS 305

UPPER HIRAFU

This stylish property is surrounded by top restaurants and bars. The basement features large ski and drying rooms, plus secure facilities for each apartment, including a tuning bench. Youtei Tracks 305 is a corner unit on the 3rd floor with a generous balcony, large windows for natural light, and views of the ski hill. The open-plan living area is designed for comfort, and a basement parking spot ensures convenient winter access.

¥95,000,000

\$633,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Surrounded by top restaurants and bars in Hirafu
- ✓ Open-plan living with large windows and balcony
- ✓ Managed by Niseko Central for consistent returns

2 2 2 FLOOR 87.9M²



CONDO



YOUTEI TRACKS 407

UPPER HIRAFU

Iconic building in the heart of Upper Hirafu, Youtei Tracks is just steps from the main road Hirafu-Zaka offering easy access to a wide range of restaurants, bars, and shopping. The property features ski lockers and drying rooms with a tuning bench for guests. The fully furnished dual-key 3-bedroom apartment offers flexible rental options, either as a studio and 2-bedroom or as a full 3-bedroom unit. Experienced property manager with consistent rental history ensures solid investment potential.

**¥92,000,000
\$613,333**

FEATURES

- ✓ Conveniently located in the heart of Upper Hirafu
- ✓ Dual-key features offers rental flexibility for owners
- ✓ Experienced property manager with long history

3 2 2 FLOOR 99M²

*USD conversion at ¥150 for reference only.



CONDO



EXCLUSIVE



YAMA SHIZEN EAST 201

UPPER HIRAFU

Exceptional 2-bedroom, 2-bathroom, 2-key unit with stunning ski hill views. Located in the heart of Niseko Hirafu, this well-managed property is ideal for buyers seeking quality in Upper Hirafu Village. Recent major exterior maintenance offers significant savings compared to new off-plan properties. Key features include ski locker and drying room, plus a unique ski valet service at the Niseko Hirafu Gondola. Managed by Niseko Central (HTM), owners enjoy discounts on ski lessons and transportation.

**¥90,000,000
\$600,000**

FEATURES

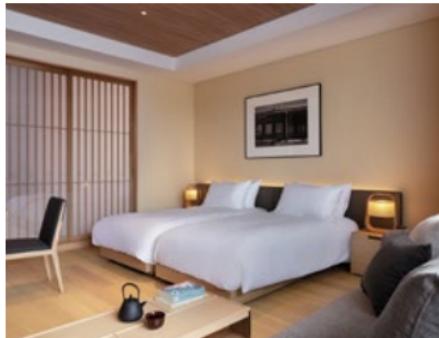
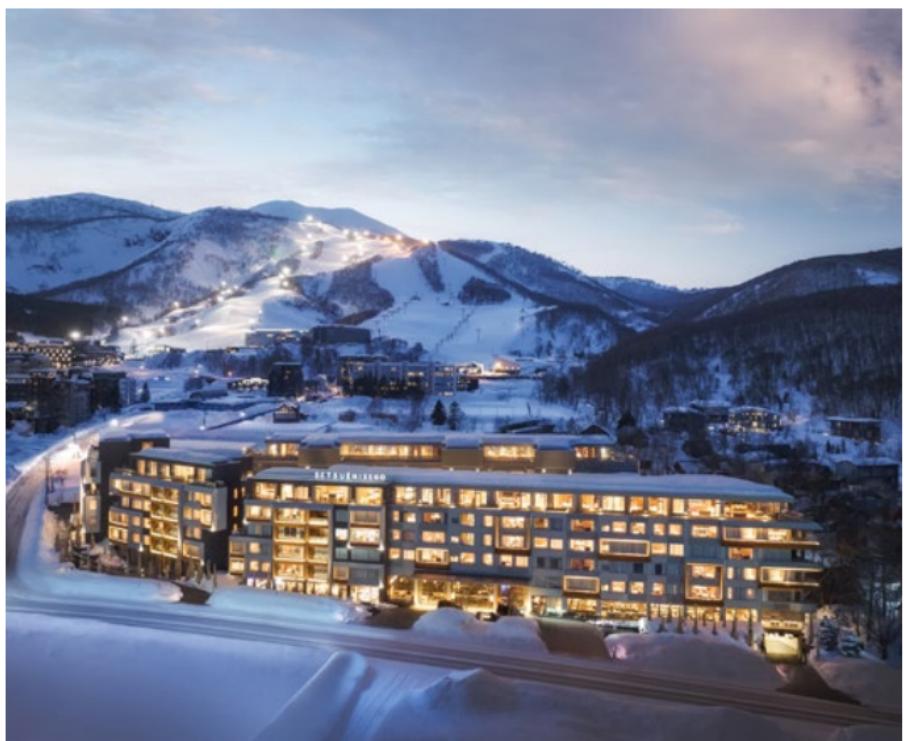
- ✓ 2-bedroom unit with spectacular ski hill views
- ✓ Major maintenance completed, offering significant savings
- ✓ Ski valet service and management by Niseko Central

*USD conversion at ¥150 for reference only.

2 2 3 FLOOR **103.69M²**



CONDO



SETSU NISEKO 238

UPPER HIRAFU

Discover refined alpine living at Setsu Niseko by top luxury Singapore developer SC Global. This elegant studio offers ski slope views and Japanese-inspired interiors with hardwood flooring, underfloor heating, shoji screens, and washi accents. Enjoy world-class amenities including indoor/outdoor onsen, spa, sauna, gym, yoga studio, ski valet, kids playroom, and multiple restaurants and bars. Setsu blends luxury, convenience, and tradition in the heart of Grand Hirafu, perfect for lifestyle seekers and investors alike.

**¥86,980,000
\$579,871**

FEATURES

- ✓ Luxury hotel with excellent facilities and amenities
- ✓ Wake to ski slope views from your private studio suite
- ✓ Relax in private onsen after days on the ski slopes

*USD conversion at ¥150 for reference only.



FLOOR

39.85M²



CONDO



EXCLUSIVE



YAMA SHIZEN WEST 202

UPPER HIRAFU

Popular turnkey rental property in the heart of Upper Hirafu and walking distance to a wide range of restaurants, bars, and shopping. Dual-key feature offers rental flexibility with a 2-bedroom unit and standalone studio which can provide additional income during off-peak season. Professional property management by Niseko Central (HTM) which operates a guest services desk on the ground floor of Yama Shizen East. Fully furnished with hotel license and rental ready, this is an excellent investment for families looking for value in Upper Hirafu.

¥80,000,000

\$533,333

*USD conversion at ¥150 for reference only.

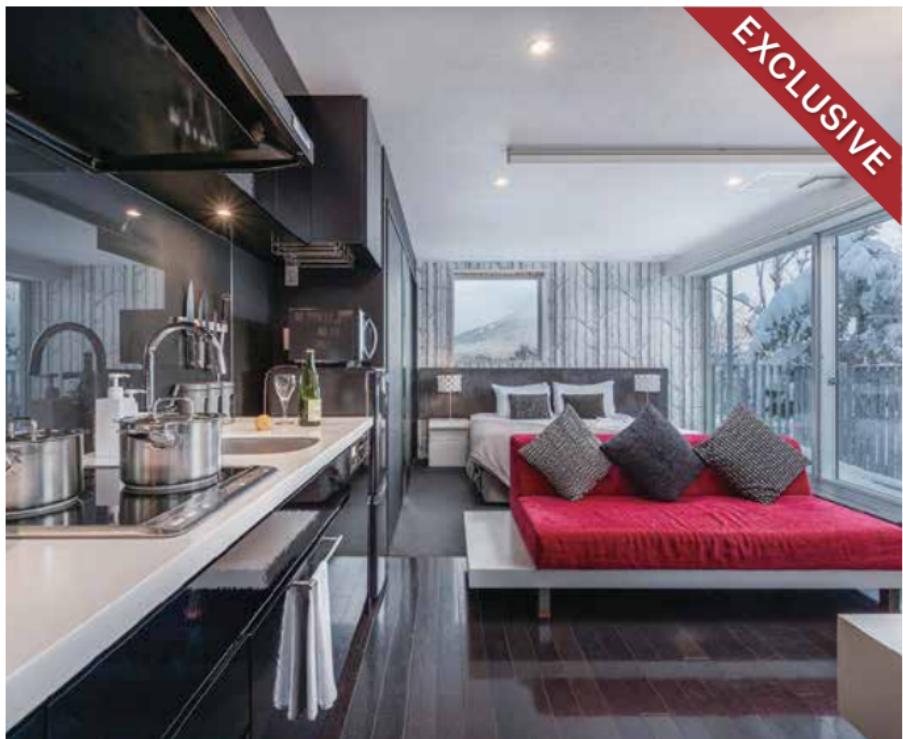
FEATURES

- ✓ Strong rental history with years of repeat guests
- ✓ Walking distance to all the amenities in Upper Hirafu
- ✓ Onsite guest services desk in Yama Shizen East

2 2 3 FLOOR **104.2M²**



CONDO



KIRA KIRA 301

UPPER HIRAFU

Popular studio with a stylish interior comes complete with a full kitchen, entertainment space, and king size bed. Other amenities include private laundry and a tiled bathroom with a full size bath. Within the building is a dry room with ski lockers and ski tuning area. The black, modern interior makes this property stand out as a true designer apartment in a prime location. This turnkey unit is walking distance to some of the best restaurants, bars, and shopping in Upper Hirafu.

**¥58,000,000
\$386,666**

*USD conversion at ¥150 for reference only.

FEATURES

- Excellent entry-level investment opportunity
- Popular rental property with strong yield
- Professional property management by H2 Life

1 1 1 FLOOR 35M²



CONDO



HOTEL101 NISEKO

NISEKO HIRAFU

New 482-room hotel with excellent access to both Niseko Hirafu and Kuchan Town. Scheduled for completion in December 2026, the hotel features a range of modern facilities and amenities, ensuring comfort and convenience for travelers. With multiple payment plans, this is an ideal opportunity for investors seeking flexibility. Owners will receive 10 free nights of stay annually, which can be used not only at this location but also at other Hotel101 properties worldwide. Enjoy both the potential for strong returns and exclusive travel benefits.

¥38,160,000

\$254,400

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Simple investment with no management fees
- ✓ Outstanding facilities and amenities for whole family
- ✓ Shuttle service to Niseko Hirafu ski slopes

1 1 1 1 FLOOR **21M²**



GRAN FRONTE KUTCHAN TOWN

Fantastic investment opportunity to own a 14-unit concrete apartment building in Kutchan north of the main hospital. Convenient location along Route 5 near intersection with Route 276 offering easy access to Kutchan Station, several supermarkets, restaurants, and other amenities. Apartments include parking, owner storage, secure entrance system, and both air-conditioning and kerosene heating. With the new Shinkansen bullet train and highway interchange coming to Kutchan, this is a lucrative chance to invest in a thriving rental market.

**¥420,000,000
\$2,800,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Convenient location along Route 5 in North Kutchan
- ✓ Includes parking, owner storage, and secure entrance
- ✓ Eight 2-bedroom units and six 3-bedroom units

34 14 14 6 915M² 571M²



KUTCHAN 4-UNIT APARTMENT BUILDING

KUTCHAN TOWN

Built in 2019 and located in the Takasago area of Kutchan, this apartment building is just 5 minutes from MaxValu and 12 minutes from Niseko's ski resorts. Offering four 2-bedroom units (8 bedrooms total), each with air conditioning, outdoor storage, and private parking, it's an ideal permanent staff housing solution with generous space and privacy. Low maintenance, strong fixed leases through summer 2026, and one vacant unit provide flexibility. Fully occupied, the property is projected to yield around 5.5% net.

¥79,000,000

\$526,666

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Four 2-bedroom apartments
- ✓ About 10 minute drive to Hirafu & Hanazono
- ✓ Net yield around 5.5% when fully occupied



FLOOR

236.5M²265M²



SHINKA NISEKO MIDDLE HIRAFU

Designed by Katsuya Matsunaga and Ryo Miyagaki, this premium condo was completed in 2019 and blends refined luxury with functionality. Featuring 14 units/ two spacious penthouses, four 2-bedroom apartments, and eight dual-key studios. All furnished with designer brands, premium finishes, underfloor heating, and bespoke kitchens. Amenities include a stylish lobby, ski lockers, owner storage, underground parking, and ground-floor retail. With full management in place, Shinka offers a turnkey, hassle-free investment in the heart of Middle Hirafu.

**¥2,500,000,000
\$16,666,666**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Guaranteed rental yield for solid returns
- ✓ Each unit holds full strata title, all freehold
- ✓ Dual-key layouts boost rental returns with ease



FLOOR

1,844.57M²

LAND

826.62M²



QFOX BLACK DIAMOND HOTEL LOWER HIRAFU

Completed in 2022, this modern 18-unit hotel features floor-to-ceiling windows, a hot pot restaurant, and a bar. The property offers a mix of 13 one-bedroom units and 5 two-bedroom suites, catering to couples and families alike. Managed by QFox Hotel Group, it's located just a 2-minute walk to the Hirafu free shuttle and minutes from the new Yukoro Onsen and popular Bar Gyu+. Fully furnished with elevator access and air conditioning, this is a rare investment opportunity in central Hirafu.

**¥850,000,000
\$5,666,666**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Total 18 units, great investment opportunity in central Hirafu
- ✓ On-site food & beverage solution
- ✓ Purchase GMG Hotel together with a special price

 23  18  21  5  770.31M²  858M²



QFOX GMG HOTEL

LOWER HIRAFU

This 4-floor concrete hotel, completed in 2022, features 17 units/ one 3-bedroom suite with balcony, one 2-bedroom unit, and fifteen 1-bedroom units-all with fully equipped kitchens. Guests enjoy amenities such as ski lockers, laundry room, and a top-floor suite with unobstructed Mt. Yotei views. Just a 2-minute walk to the Hirafu shuttle, this well-managed property offers a rare opportunity to acquire the Black Diamond Hotel directly opposite as part of a combined investment package.

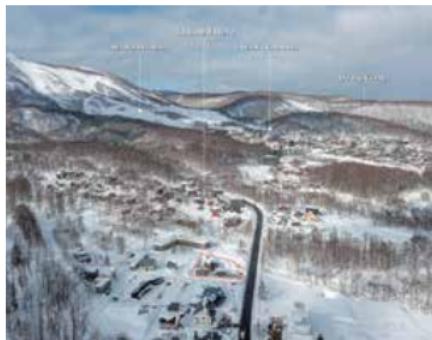
**¥750,000,000
\$5,000,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ 4-floor concrete hotel with 17 units
- ✓ Fully equipped kitchens in each unit
- ✓ Purchase Black Diamond Hotel together with a special price

 20  20  19  3  **689.95M²**  **323M²**



ANN PENSION KABAYAMA

Ann Pension in Kabayama offers a prime investment opportunity in one of Niseko's fastest-growing areas. Situated directly on Route 343 with a bus stop at its doorstep, the property boasts high visibility and easy access. Currently operating as a well-maintained pension, it features a commercial kitchen, spacious dining area, and ample parking. Its strategic location, just minutes from major ski resorts, makes it ideal for continued hospitality use or redevelopment into a boutique hotel, apartments, or luxury chalet.

¥565,000,000
\$3,766,666

FEATURES

- ✓ Convenient location at the Kita-Kabayama bus stop
- ✓ Generous parking makes this perfect for ski schools
- ✓ 12-minute walk to Hirafu Village

*USD conversion at ¥150 for reference only.

13 2 10 FLOOR LAND **430M²** **1,940M²**



ALPS NISEKO

KABAYAMA

Located in the Kabayama area, this spacious Alps Residential Apartment offers comfort and convenience. Featuring a modern design with quality finishes, it serves as an ideal retreat for both winter and summer seasons. The property includes open-plan living and dining areas with ample natural light, a fully equipped kitchen, and stunning mountain views. Additionally, it boasts prime access to Hirafu ski lifts and local amenities, dining, and shopping.

¥200,000,000

*USD conversion at ¥150 for reference only. **\$1,333,333**

FEATURES

- Multiple residential units
- Ideal for senior-level staff accommodation
- 15-minute walk to Hirafu Village



FLOOR

216M²

LAND

523M²



SOGA GREEN COURT

SOGA

This 12-unit apartment complex is a unique investment opportunity adjacent to Niseko Town's only 7-Eleven. Conveniently located along Route 66 with easy access to a wide range of restaurants and amenities, a savvy investor can enjoy stable income from long-term tenants. Annual income is JPY 9,600,000 and all leases are fixed term so it will not be difficult to either increase rent or find new tenants.

¥198,000,000
\$1,320,000

FEATURES

- Solid commercial investment opportunity
- Walking distance to 7-Eleven on Route 66
- Fully occupied for stable income

*USD conversion at ¥150 for reference only.

12 12 12 FLOOR 493.9M² LAND 561M²

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HANACREEK ONSEN HOUSE 18 HANAZONO

Hanacreek is a new luxury community near Hanazono with a members-only clubhouse offering an indoor pool, gym, spa, dining, and Niseko's first pickleball courts. Each property includes a private onsen for complete relaxation after an exciting day of outdoor activities with friends and family. Construction of this off-plan Onsen House is scheduled to start in spring 2026 so you can enjoy it the following winter. The developer has successfully completed a luxury condo in Hirafu Village and the recent Hanaridge estate across the street.

**¥448,000,000
\$2,986,666**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Premium onsen land and 3-bedroom house package
- ✓ Clubhouse with wide range of facilities and amenities
- ✓ Experienced developer with two completed projects

3.5 5 5 1 FLOOR 244M² LAND 1,000M²



HANACREEK ONSEN TOWNHOUSE HANAZONO

Hanacreek's 3-bedroom Onsen Townhouses will start construction in spring 2026 so you can enjoy it the following winter. Positioned near the top of the neighborhood with views of Mt. Yotei and conveniently located in front of the members-only clubhouse featuring a wide range of facilities and amenities. The award-winning developer, Apex Property, has completed Loft Niseko in Hirafu Village and Hanaridge, a 12-plot luxury housing estate with onsen connections located across the street from Hanacreek.

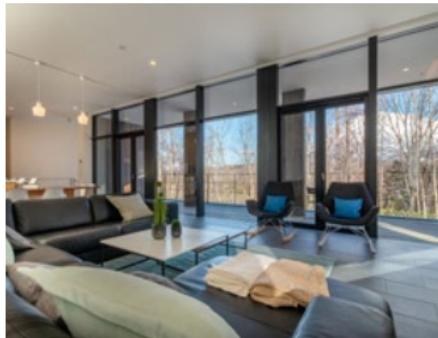
**From ¥328,000,000
From \$2,186,666**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Off-plan Onsen Townhouse ready for 2026-2027 winter season
- ✓ Convenient access to fully equipped Clubhouse
- ✓ Experienced developer with two completed projects

3 5 5 1 223M²



YANAGI HOUSE

YOTEI VILLAGE

Yanagi House is a premium 4-bedroom chalet in tranquil Yotei Village, offering stunning views of Mt. Yotei and Grand Hirafu resort. Set at the end of a quiet cul-de-sac, it borders a 2,363m² town park and a peaceful birch forest. Enjoy a spacious open-plan design, fireplace, media room, expansive deck, and private garage. Built to hotel license standards, it is perfect for personal retreats or holiday rentals just minutes from Grand Hirafu ski lifts.

¥605,000,000

*USD conversion at ¥150 for reference only.

\$4,033,333

FEATURES

- Protected Views
- Solid rental history
- Adjacent to Park

FLOOR

4 3 3 1 263.94M² 1,418.13M²



HOUSE



EXCLUSIVE



SANEMI CHALET YOTEI VILLAGE

In peaceful Yotei no Sato, Sanemi Chalet blends space, style, and comfort just minutes from Hirafu, Kutchan, and Hanazono. Designed by award-winning architect Edward Billson and newly extended in May 2025, it features light-filled living with cathedral ceilings, Mt. Yotei views, and luxury finishes throughout. A rare chance to own a thoughtfully designed Niseko retreat with convenience, elegance, and lasting value.

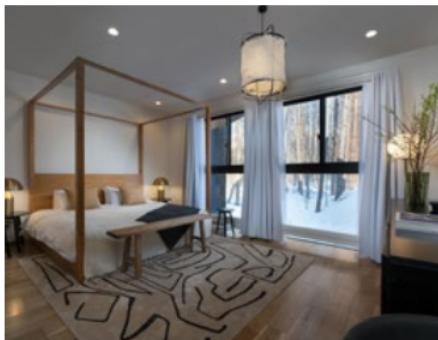
**¥338,000,000
\$2,253,333**

FEATURES

- ✓ Architect-designed and newly renovated in May, 2025.
- ✓ Spacious interiors with 5 bedrooms and Mt. Yotei views.
- ✓ Prime location, minutes from Hirafu, Kutchan & Hanazono.

*USD conversion at ¥150 for reference only.

5 4 4 4 FLOOR **211.88M²** LAND **531.29M²**



TSURARA GINTO HIRAFU

Ginto Hirafu is an exclusive 20-hectare, park-like community of exceptional private residences and premium land. Tsurara is similar to its sister property Awayuki next door but also features a private sanctuary with spa chairs, sauna, and large Japanese-style bath. This luxury house comes rental ready with timeless furnishings influenced by European design with a Japanese touch. A new restaurant is opening this winter across the street and a wellness center with private onsen rooms, luxury spa, and fitness center is planned for 2025.

**¥435,000,000
\$2,900,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Fully furnished luxury villa in an exclusive community
- ✓ Private spa lounge with sauna and Japanese-style bath
- ✓ Professional property management by H2 Life

3 3 4

FLOOR



263M²

LAND



729M²



EXCLUSIVE



YUKIKAGE & THE ANNEX ELEVATIONS HIRAFU

Yukikage & The Annex is a dual-residence estate in the exclusive Elevation Hirafu community. The 694m² main home blends minimalist industrial design with warm timber, featuring two master suites, a media lounge, and a dramatic top-floor living and dining area with panoramic views. The Annex, completed in 2021, offers a private wellness retreat with yoga room, gym, ofuro bath, and cinema. Furnished with Minotti, Baxter, and Poltrona Frau, this award-winning property delivers a rare combination of architectural prestige, luxury interiors, and lifestyle flexibility.

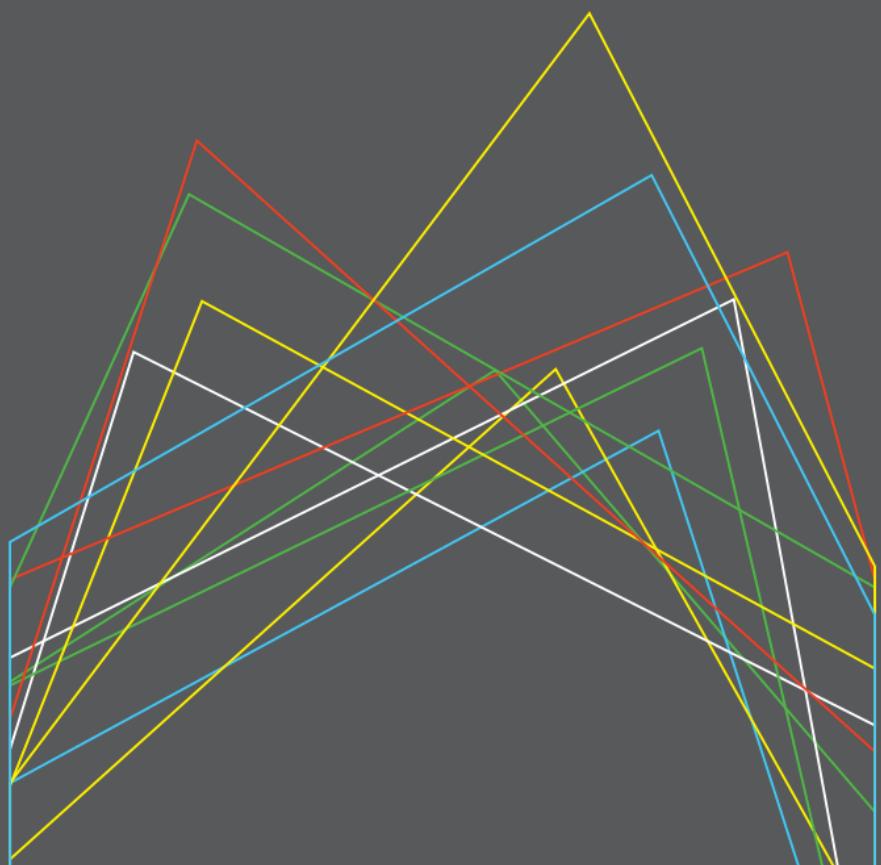
¥3,000,000,000
\$20,000,000

FEATURES

- ✓ Dual Residence Estate
- ✓ Award winning Architecture
- ✓ Exclusive Elevation Setting

*USD conversion at ¥150 for reference only.

 4.5  4  5  1  FLOOR 694.51M²  LAND 2371M²



AWAKE, VENTURE, AMAZE.

Introducing a new standard for alpine luxury in the heart of Hirafu, Niseko. A collection of onsen villas where breathtaking views of Mount Yotei meet the deep relaxation of natural onsen waters. Each residence is a canvas for art and a benchmark for sustainable living, offering a legacy as enduring as the mountain itself.



avahirafu.com

Onsen Source: 龍の湧泉
Villa Location: ニセコひらふ5条3丁目



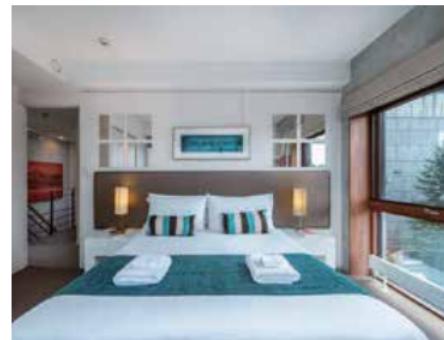
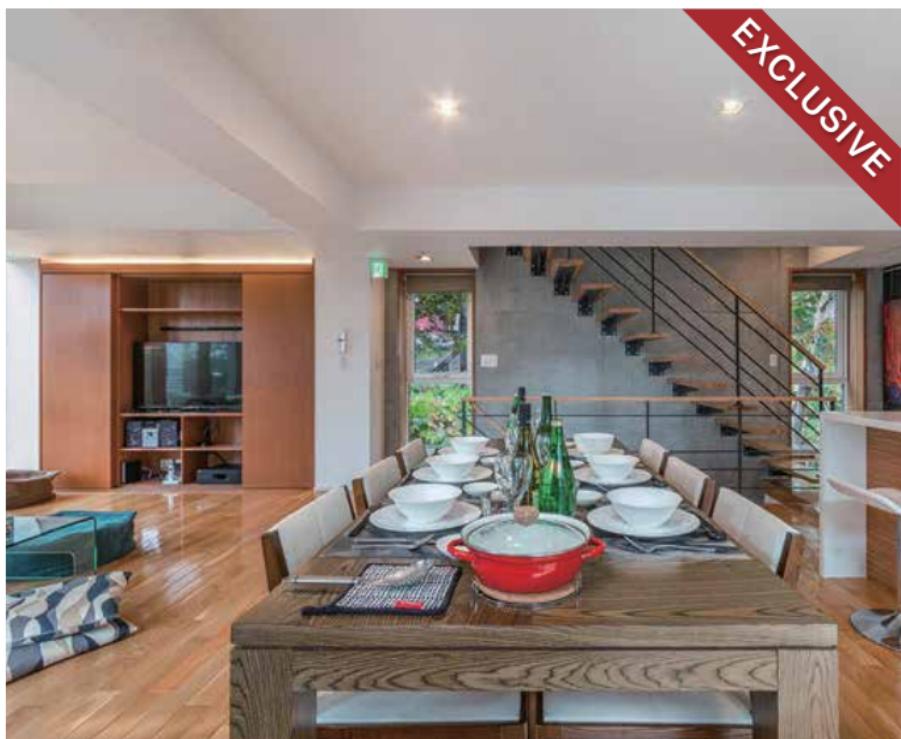
FLORIAN
BUSCH
ARCHITECTS



CHRISTIE'S
INTERNATIONAL REAL ESTATE



EXCLUSIVE



ASANAGI NISEKO HIRAFU

MIDDLE HIRAFU

This premium reinforced concrete house consists of a 3-bedroom residence and an attached 1-bedroom apartment. The standalone unit includes everything for 1-2 guests or long-term tenants offering maximum rental flexibility. Conveniently located in Middle Hirafu near the Hirafu ski lifts, restaurants, and shopping. With ongoing development and improving infrastructure in the area, this property is an excellent investment opportunity for both rental income and long-term growth.

**¥315,000,000
\$2,100,000**

FEATURES

- ✓ Convenient location in the heart of Middle Hirafu
- ✓ Premium reinforced triple barrier concrete construction
- ✓ Strong rental history and professional property management

FLOOR

 4  3  4  1  223M²  LAND 269M²



THE RED SKI HOUSE

MIDDLE HIRAFU

Easy access to slopes, amenities, dining, and shopping, it's just a short commute to the Grand Hirafu Gondola. The property features breathtaking Mt. Yotei views, 10 bedrooms and 4 shower facilities. Western-style renovations include a private living area and personal third-floor space. Option to continue business operations for immediate cash flow.

¥220,000,000

*USD conversion at ¥150 for reference only. **\$1,466,666**

FEATURES

- Income Generating
- Strong Redevelopment Potential
- Prime Location

10 4 4 FLOOR LAND **296M²** **431M²**



HOUSE



EXCLUSIVE



ESCARPMENT HOUSE LOWER HIRAFU

Designed by Sapporo-based Hikohito Konishi Architects, this modern home in the exclusive Escarpment Estate neighborhood features two master bedrooms with ensuite bathrooms, two guest bedrooms, and separate space for an extra bedroom, home office, media room, or fitness studio. The large southeast facing balcony offers spectacular views of Mt. Yotei overlooking rice fields in a tranquil environment. The enclosed garage and heated driveway offer additional convenience making this an ideal all-season holiday home.

**¥378,000,000
\$2,520,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Designed by Sapporo-based Hikohito Konishi Architects
- ✓ Bedroom configuration ideal for multigenerational family
- ✓ 30m² balcony is perfect for indoor-outdoor lifestyles

 4  3  4  1  201M²  397M²



HACHIKO NISEKO

LOWER HIRAFU

Discover Hachiko Niseko—a sleek, 3-bedroom chalet in lower Niseko Hirafu crafted by Endo Architectural Atelier. Built in 2018, it spans three levels of thoughtful alpine-chic design, blending natural timber, soft greys and white with panoramic views of Mount Yotei. Enjoy an open-plan living/dining/kitchen on the top floor, ensuite master suite, and guest bedrooms below. Just steps from onsen and shuttle access, this turnkey retreat also offers the rare potential to build on an adjacent plot.

¥350,000,000

\$2,333,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Stunning Mt Yotei views through floor-to-ceiling windows
- ✓ Steps from Yukoro Onsen and free Niseko Hirafu shuttle
- ✓ Rare opportunity/ adjacent corner plot for future expansion

3 2 3

FLOOR



174.87M²

LAND



338M²



EXCLUSIVE



HANNAH-NO-HANA

LOWER HIRAFU

Reinforced off-form concrete house designed for maximum comfort to enjoy Niseko's four seasons. High-profile location in Lower Hirafu with ski slope views looking up the road through expansive floor-to-ceiling windows. There are four bedrooms, two with ensuite bathrooms, an open-plan living/dining areas with floor-to-ceiling windows, and a carport with a large deck for potential expansion. The double-skinned off-form concrete structure excels at insulation, providing exceptional warmth during winter and a cool ambiance during summer.

**¥280,000,000
\$1,866,666**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Popular rental property from H2 Group's Konkurito Series
- ✓ Modern off-form concrete provides excellent insulation
- ✓ Stunning ski slope views and designed for future expansion



4



3



4



1

FLOOR

183M²

LAND

264M²



SEKKA NI LOWER HIRAFU

Serene birchwood location with stunning Mt. Yotei views. This versatile four-bedroom chalet can be used as a single unit or divided into self-contained apartments. The chalet features airy interiors, large windows, contemporary kitchens, and stylish living areas. Conveniently located within walking distance to Niseko's best restaurants and bars, it includes an adjacent vacant plot for potential expansion.

¥250,000,000

*USD conversion at ¥150 for reference only.

\$1,666,666

FEATURES

- Dual Key
- Mt. Yotei Views
- Additional Plot for Development



FLOOR



211M²

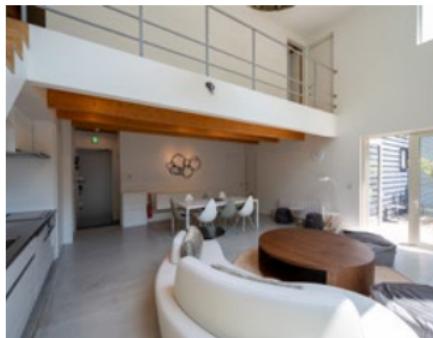
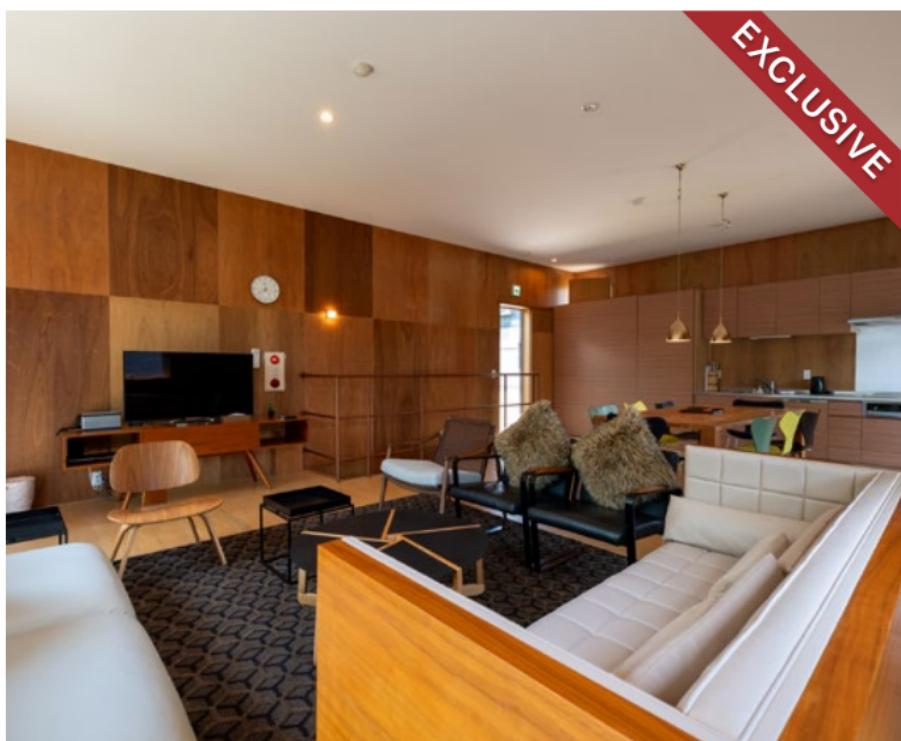
LAND



462M²



EXCLUSIVE



WHISKEY WOODS DUAL KEY TOWNHOUSE LOWER HIRAFU

Whiskey Woods is a rare dual-key townhouse-style chalet in Niseko Hirafu's lower village, just 920m from the lifts. Flexible as a 4-bedroom home or two 2-bedroom units, each with its own kitchen, living, and entrance. Fully furnished in alpine style, it features panel heating, double glazing, and parking. With strong rental appeal and dual-key flexibility, it's ideal for both private use and investment income.

**¥198,000,000
\$1,320,000**

FEATURES

- ✓ Dual-key 4 bedroom or two 2 bedroom units
- ✓ Fully furnished
- ✓ Strong rental demand

*USD conversion at ¥150 for reference only.

4 2 2 2 FLOOR **197.91M²** LAND **264M²**



OCTAGON LOWER HIRAFU

Prime location in Lower Hirafu along Boyo Avenue, this strategic corner site is walking distance to restaurants, bars, and a shuttle bus stop. The flat terrain, road access on two sides, and views of Mt. Yotei make it ideal for developing a rental property or something commercial like a restaurant or bar. A new public onsen designed by Makoto Nakayama is currently being redeveloped one block away. With more infrastructure underway, this is an exceptional investment opportunity in one of Japan's most sought-after resort destinations.

**¥85,000,000
\$566,666**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Flat site on strategic Boyo Ave corner with Mt. Yotei views
- ✓ Walking distance to Lower Hirafu amenities and new onsen
- ✓ Ideal for developing rental property or commercial business

3 1 1 FLOOR 92M² LAND 280M²



HOUSE



EXCLUSIVE



ZORA

ST. MORITZ

New custom luxury home in popular neighborhood only 1km from Hirafu Village. Designed by acclaimed Sapporo-based architect Makoto Nakayama who has lots of experience in Niseko. The three-story residence features a garage, ski room, three en suite bedrooms, open-plan living, two study rooms, and a 10-meter wide balcony with Mount Yotei views. Blending Japanese and Northern European design, Zora is ideal for families seeking a stylish, long-term retreat in Japan's premier winter destination.

**¥450,000,000
\$3,000,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Brand new house currently under construction
- ✓ Designed by award-winning architect Makoto Nakayama
- ✓ Only 1km from Hirafu Village and near shuttle bus stop

 3  3  4  1  282M²  262M²



EXCLUSIVE



KUMIRIN ST. MORITZ

Conveniently located in the popular St. Moritz neighborhood and walking distance to Hirafu Village. A free shuttle bus service operates during the winter so driving isn't necessary. This new chalet features open-plan living with heated floors and stunning forest views along the Niseko Village Golf Course. With a hotel license, it's ideal for rentals, offering modern comforts like a large bathtub for apres-ski relaxation. The spacious living/dining area, with floor-to-ceiling windows, reveals breathtaking views of the snowy landscape.

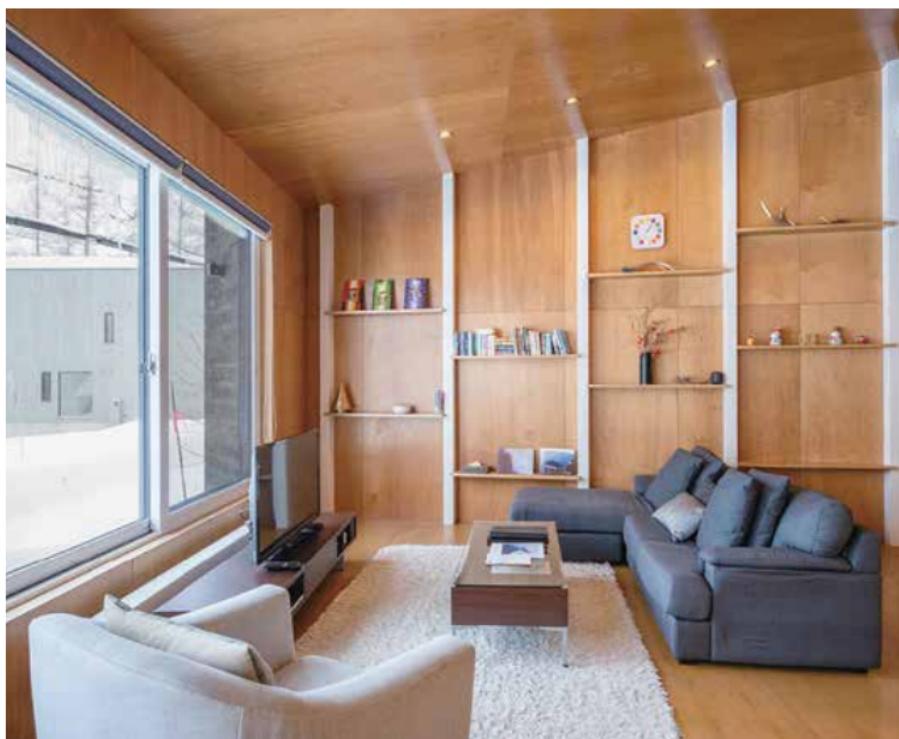
**¥220,000,000
\$1,466,666**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Stunning views of the Niseko Village Golf Course
- ✓ Easy walk to Hirafu or take a free shuttle bus service
- ✓ Modern rental property in up-and-coming neighborhood

3 2 2 1 144M² 198M²



HEIWA LODGE

KABAYAMA

Heiwa Lodge is a cozy, fully licensed 2-bedroom chalet in tranquil St. Moritz, just 800m from the Family Lift and 1km from Hirafu. Each bedroom has a private en suite, and the open-plan living area offers Mt. Yotei views and year-round comfort with A/C. Built across two land parcels, there's room to expand. Strong rental history, on-site parking, and professional management make this a perfect retreat or smart investment in Niseko.

¥128,000,000

\$853,333

*USD conversion at ¥150 for reference only.

FEATURES

- Room for extension
- Strong Rental
- Easy renovation project

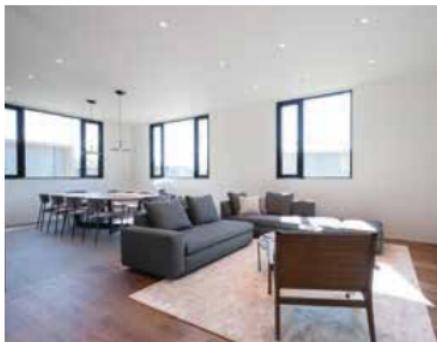


FLOOR

81.66M²

LAND

398M²



NLP 4 BEDROOM RESIDENCE SOGA

Completed in January 2025, NLP Residence is a brand-new, modern minimalist chalet in Niseko's peaceful Aza Soga neighborhood. Designed by a leading Japanese firm, the 284m² home spans two floors with 4 bedrooms, 4.5 bathrooms, and a spacious open-plan living, dining, and kitchen area anchored by a large island.

**¥288,000,000
\$1,920,000**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Available for quick transaction and settlement
- ✓ Hotel License Compliant
- ✓ Plenty of Storage Space

 4  4  5  1  284.67M²  844.39M²



HOUSE



SOGA FOREST CHALET

SOGA

Welcome to your 2025-built timber chalet in Niseko's Soga Stone Circle. This stylish two-story home features three bedrooms, three bathrooms, and a full-size garage-perfect for your van or SUV. Just 2km from both Annupuri and Niseko Village resorts, enjoy world-class skiing and year-round activities at your doorstep. Hotel license compliant, it's ready for short-term rentals-simply have your property manager apply and start generating income. A perfect base or investment in Japan's powder capital.

¥168,000,000

\$1,120,000

FEATURES

- ✓ Fully Furnished
- ✓ Hotel License Compliant
- ✓ Newly Built

*USD conversion at ¥150 for reference only.

 3  3  3  1  183.3M²  384M²



THE FOUNT NISEKO TOWNHOUSE 101

SOGA

Located in Soga, just minutes from Niseko Village and Annupuri, The Fount Niseko offers well-crafted, two-story townhouses with three bedrooms and thoughtfully designed layouts. Enjoy ensuite bedrooms, open-plan living, high ceilings, and underfloor heating for year-round comfort. Each unit includes a ski room, owner storage, private parking, and a spacious balcony. With easy access to top ski resorts and Niseko Town, this is an ideal holiday home or investment. Blending privacy, convenience, and style, The Fount Niseko is ready to welcome you.

¥121,000,000
\$806,666

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Just minutes from top ski resorts, perfect location
- ✓ Spacious townhouses with modern, stylish design
- ✓ Ideal for investors, with strong rental yield

FLOOR

 3  2  3  2  122M²



KOA SUPER VILLA 3

HIGASHIYAMA

Five rare and exquisitely crafted 5-bedroom luxury family home in the award-winning Koa Niseko in Upper Higashiyama near Niseko Village. Each 370m² Koa Super Villa features two master suites, three guest bedrooms, a one-of-a-kind Japanese onsen-style bath, and a connected sauna. The expansive interior is fully-furnished in the signature House of Koa aesthetic/ beautifully-textured natural tones and the layering of modern details that evoke a sense of place, harmony, and comfort.

¥799,000,000
\$5,180,000

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Under construction now and ready May 2026
- ✓ Stunning views of Mount Yotei and Niseko Village
- ✓ Professional property management by H2 Life

5 4 5 1 FLOOR **342M²** LAND **548M²**

K O A
NISEKO

Expressions of
Adventure and
Harmony.



The all new Koa Super Villa

A limited release, fully-furnished 5-bedroom luxury residence from the creators of Koa Niseko, only a few minutes walk from the ski lifts in Niseko Village.

Limited availability for remaining 3-bedroom Koa Villas.

Enquire for details now.

WWW.KOANISEKO.COM

@HOUSEOKOAHQ



Japanese onsen-style bath & sauna



A HOUSE OF KOA CONCEPT

supernova—land



SERENITY HIGASHIYAMA

Nestled in a tranquil forest environment bordering a creek, this luxurious residence is ideal for those seeking a harmonious blend of modern luxury and natural beauty. The house features spacious interiors with high ceilings, underfloor heating, a large Japanese-style bath, enclosed garage, and a home layout offering privacy. It is a short walk to the nearby Milk Kobo dairy farm and a short drive to Niseko Village to enjoy skiing, golfing, dining, and family-friendly activities.

¥328,000,000

\$2,186,666

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Convenient access to Milk Kobo and Niseko Village
- ✓ Woodland views overlooking creek
- ✓ Enclosed garage and plenty of guest parking



4



3



3



1

FLOOR

269M²

LAND

1,830M²



KOA VILLA 10

HIGASHIYAMA

Awarded Best Residential Development in Japan by The Asia Pacific Property Awards, Koa Niseko is an exclusive collection of fully-furnished luxury homes located in stunning Upper Higashiyama, only a few minutes walk to the Banzai Ski Lift in Niseko Village. Drawing upon traditional Japanese farmhouse architecture and Scandinavian contemporary aesthetics, each Koa Niseko home is a balance of airy spaces and warm touches, celebrating the joy of slow living, immaculate craftsmanship, and thoughtful, family-oriented design.

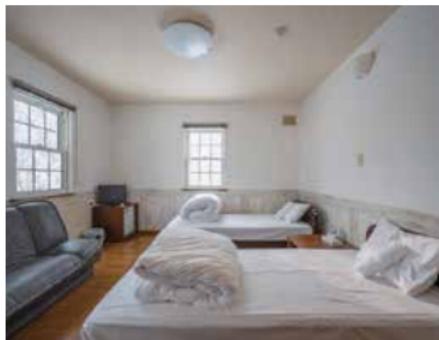
¥280,500,000
\$1,870,000

FEATURES

- ✓ Fully furnished and rental-ready luxury villa
- ✓ Prime location on elevated corner plot
- ✓ Professional property management by H2 Life

*USD conversion at ¥150 for reference only.

3 2 3 1 FLOOR **196.36M²** LAND **446.81M²**



CHALET BANFF NISEKO HIGASHIYAMA

Strategically positioned Higashiyama Niseko, this rare opportunity is not only an ideal acquisition for lifestyle investors seeking a small bed and breakfast but also serves as a perfect solution for staff accommodation, with each room boasting an ensuite bath. Alternatively, the property holds potential for transformation into a single resort home designed for short-term rentals, with 200 tsubo land that allows the possibility of adding another separate building.

**¥118,000,000
\$786,666**

FEATURES

- ✓ Walking distance to Banzai Ski Lift in Niseko Village
- ✓ Convenient access to shuttle bus stop and Route 66
- ✓ Strategic long-term position at the base of Niseko Village



FLOOR

223M²

LAND

662M²



HIGASHIYAMA LOFT CABIN

HIGASHIYAMA

Entry-level investment opportunity walking distance in Upper Higashiyama near Niseko Village. Be part of the growing Higashiyama neighborhood comprised of luxury villas and charming cabins in a low density setting. This small property is in a convenient location for exploring the popular Milk Kobo dairy farm and the all-season activities in Niseko Village from the golf course and Pure adventure park to several new restaurants and shops.

¥58,000,000

\$386,666

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Walking distance to Banzai Ski Lift in Niseko Village
- ✓ Price reduced from JPY 68,000,000 to JPY 58,000,000
- ✓ Adjacent plot of land next door could be acquired

1 1 1 1 FLOOR 63M² LAND 264M²



SETSURIN ANNUPURI

Luxurious mountain chalet offering ski-back access and ideal for large families or groups. Situated in Niseko Annupuri Residences, it provides stunning views of Mt. Annupuri and the Konbu mountain range. The villa accommodates 11 guests across 5 bedrooms, with entertainment amenities like multiple TVs, a wet bar, and wood-burning fireplace. The well-equipped kitchen features a wine cellar, while outdoor highlights include a jacuzzi, BBQ area, and firepit. Setsurin is a rare chance to own a luxury rental property near Annupuri Ski Resort.

**¥500,000,000
\$3,333,333**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Modern ski chalet ideal for large families or groups of friends
- ✓ Convenient location along Route 66 with ski-back access
- ✓ Walking distance to Annupuri Garden and Yugokorotei Onsen

5 4 5 1 FLOOR 310M² LAND 2,216M²



GRAND TSURU VILLA A ANNUPURI

New housing estate offering a limited number of grand residences set on generous estates, masterfully designed by award-winning architect and Hong Kong celebrity Rosamund Kwan. Nestled on elevated land between Niseko Village and Annupuri Ski Resorts, this exclusive development offers a tranquil retreat away from the hustle and bustle. Grand Tsuru's residences marry contemporary aesthetics with traditional Japanese influences, creating a harmonious blend of architectural excellence and modern luxury.

**¥427,500,000
\$2,850,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Designed by award-winning architect Rosamund Kwan
- ✓ Refined living spaces with high-end luxury interiors
- ✓ Convenient access to Niseko Village and Annupuri Ski Resorts

4 3 4 1 FLOOR 231M² LAND 839M²



YUKI ITA - MOIWA RESIDENCE

MOIWA

Moiwa Residence is a bespoke four-bedroom, three-bathroom chalet completed in 2025, just two minutes from Moiwa and five from the Annupuri lifts. Set on 800m² of forested land with serene stream views, it blends Scandinavian and Japanese design with refined comfort. The 215m² home features two master suites, a Miele kitchen, a Norwegian wood-burning fireplace, and heated floors. Fully furnished and hotel-licensed, it includes an onsen-style bath, landscaped grounds, and designer interiors - a tranquil retreat and turn-key investment in one of Niseko's most private enclaves.

¥298,000,000

*USD conversion at ¥150 for reference only.

\$1,986,666

FEATURES

- ✓ Lifestyle & Investment Flexibility
- ✓ Location and Privacy
- ✓ Modern Scandinavian & Japanese Design

FLOOR

 4  3  4  1  214.5M²  840.17M²



HOUSE



EXCLUSIVE



MORAINE ONSEN CHALET

MOIWA

A rare luxury chalet with a private natural onsen, floor-to-ceiling forest views, and spacious open-plan living. Just 3 minutes from Moiwa and Annupuri, this retreat blends modern comfort with timeless Niseko charm. Ideal for families or rentals, it's a year-round sanctuary of ski, nature, and relaxation.

¥170,000,000

\$1,133,333

*USD conversion at ¥150 for reference only.

FEATURES

- Spacious & Floor to Ceiling Windows
- Natural Onsen
- Hotel License Compliant



3



2



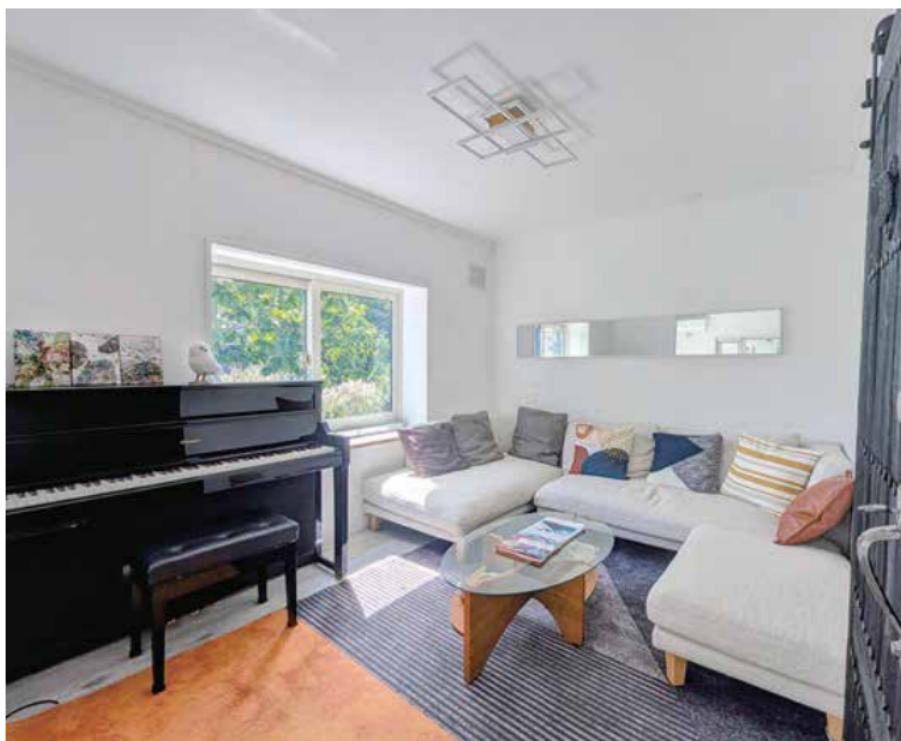
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FLOOR

147.39M²

LAND

282M²



CEDAR HOUSE

MOIWA

Just renovated, this cozy retreat in Royal Town is only three minutes from Moiwa and Annupuri ski resorts. Enjoy a private onsen, a dedicated movie room with a 120" ALR screen, a fully equipped kitchen, and open-plan living with panoramic forest views. Perfect for serene year-round comfort, short-term rentals, or a peaceful family getaway in Niseko.

¥98,000,000

\$653,333

*USD conversion at ¥150 for reference only.

FEATURES

- Newly renovated in September 2025
- Natural Onsen
- Hotel License Compliant

4 1 2 FLOOR **139.11M²** LAND **291M²**



WHITE VILLAS

NISEKO

Blend Scandinavian design with modern comfort, featuring private open-air onsen, lofted bedrooms for six, and spacious living. Buyers may purchase one or both villas, with price and size noted per villa. Just minutes from Annupuri and Moiwa, these homes offer the perfect mix of retreat, investment, and rental opportunity.

¥68,000,000

\$453,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Two identical villas available
- ✓ Natural Onsen
- ✓ Hotel License Compliant

4 2 2 2 FLOOR **84.04M²** LAND **201.5M²**



TAHI CHALET RUSUTSU

Discover Tahi Chalet, a modern 4-bedroom alpine retreat in Rusutsu, crafted in 2019 by OM Studio. Nestled in tranquil forest surroundings, this spacious home offers open-plan living with floor-to-ceiling glass, exposed beams, and a cozy gas fireplace. Four ensuite bedrooms plus a flexible extra space make it ideal for families or groups. Amenities include a large dry room, double garage, and fully equipped kitchen. Minutes from Rusutsu ski lifts, golf course, hot springs, and convenience stores - perfect for both rental income and private getaway.

¥285,000,000
\$1,900,000

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Expansive forest views via floor-to-ceiling glass windows
- ✓ Cozy gas fireplace, exposed beams, high alpine character
- ✓ Double garage with large dry-/laundry room access

4.5 4 6 2 **307.5M²** **602M²**



ALL SEASON KUTCHAN RESIDENCE KUTCHAN TOWN

This rare 4-bedroom, 3.5-bathroom Kutchan home offers 255m² of refined living on a 604m² lot. With heated floors, full air conditioning, elevator access, dual kitchens, and a floor-heated garage, it's built for all-season comfort. A landscaped garden, panoramic Yotei and Annupuri views, and a central-yet-quiet location make it one of Kutchan's most feature-rich residences.

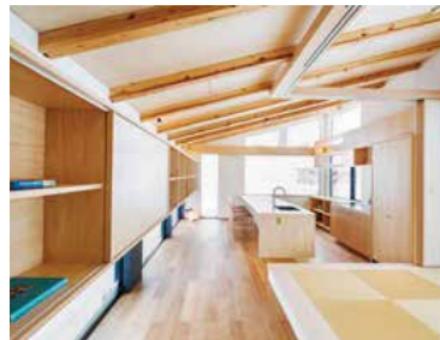
**¥160,000,000
\$1,066,666**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Spacious 255m² interior and 604m² lot.
- ✓ Heated floors, garage and driveway, aircon and elevator.
- ✓ Landscaped garden with Mt. Yotei and Annupuri ski run views

4 **3** **3** **1** **1** FLOOR **255.05M²** LAND **604M²**



SANCHOUKOU KUTCHAN TOWN

Set in tranquil Mizuho, this stylish single-floor 2-bedroom home by 22ème blends sleek design with natural beauty. Enjoy panoramic views of Mt. Yotei and Annupuri, underfloor heating, A/C, a flexible tatami space, and premium furnishings. Just 10 minutes to Kutchan and 20–30 minutes to top ski resorts, it's perfect for couples or families seeking privacy and year-round comfort. Hotel license-ready, fully furnished, and move-in ready—your peaceful Niseko retreat awaits.

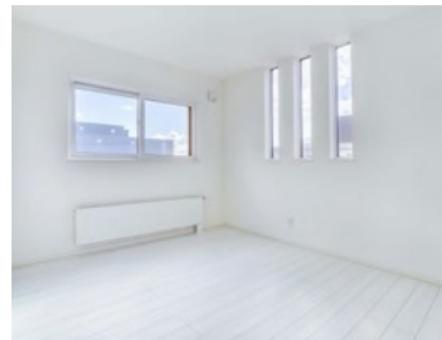
**¥108,000,000
\$720,000**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Farm side living
- ✓ Hotel License Compliant
- ✓ Privacy

 2  1  1  1  FLOOR 80.33M²  LAND 553.53M²



NEWLY BUILT RESIDENCE IN KUTCHAN KUTCHAN TOWN

A modern house in Kutchan, completing October 2025. This brand-new 5.5-bedroom residence, ideal for vacation rental or family retreat. Just 2 minutes from Lucky Supermarket and 4 minutes from Kutchan Station, with easy access to shops, dining, and ski resorts.

¥69,800,000

\$465,333

*USD conversion at ¥150 for reference only.

FEATURES

- Newly built in October 2025
- Conveniently located close to essential amenities
- Minpaku License Compliant



5.5



2



FLOOR



113.44M²



LAND

189.24M²



KUTCHAN NEWLY BUILT HOME NEAR ROUTE 5 KUTCHAN TOWN

Modern living in this brand-new 5.5 bedroom home in Kutchan, completing October 2025. With a lodging permit approved, it's ready for vacation rental or family retreat. Only 800m from Kutchan Station, close to dining, shops, and world-class ski resorts.

**¥69,800,000
\$465,333**

*USD conversion at ¥150 for reference only.

FEATURES

- Newly built in October 2025
- Conveniently located close to essential amenities
- Hotel License Compliant

5.5 2 2 FLOOR LAND **113.44M²** **187.98M²**



KUTCHAN CENTRAL 5-BEDROOM RESIDENCE KUTCHAN TOWN

Charming 5-bedroom home in central Kutchan, recently renovated with spacious living and dining areas. Close to supermarkets, JR Station, and just minutes to Hanazono and Hirafu ski resorts. Ideal as a family home, holiday retreat, or smart investment.

¥58,000,000

\$386,666

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Newly renovated in 2025
- ✓ Conveniently located close to essential amenities
- ✓ Minpaku License Compliant



5



1



2



1

FLOOR

117.18M²

LAND

287.84M²

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LAND



HANAZONO RIVERSIDE LAND

HANAZONO

This exceptional parcel of land presents a prime investment opportunity, boasting stunning views of Mt Yotei and Hanazono ski resort, with proximity to luxury hotels like Park Hyatt, Zaborin, and the future Capella project. Ideal for a luxury residential development or private family compound, it's perfect for developers seeking a tranquil sanctuary. With its ample space and unique features, including river proximity and natural springs, this property in a highly sought-after location offers endless possibilities for visionary investors.

¥450,000,000
\$3,000,000

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Ideal for private housing estate set back from Route 58
- ✓ Ability to create stunning landscapes with water features
- ✓ Panoramic views of Mt. Yotei and Hanazono ski slopes

LAND

40,698M²



LAND



HANAZONO NORTH HILLS 454 TSUBO LAND HANAZONO

Prime housing site in the commercial section of North Hills that allows short-term rentals. Enjoy backyard forest views and Mt. Yotei aspect with convenient access to Hanazono and Kutchan Town. Utilities are already installed for easy development of a custom luxury house. Not many plots of land in this area of North Hills become available so this is a rare opportunity to build an income-producing property in a popular neighborhood walking distance to the resort area.

¥278,000,000

*USD conversion at ¥150 for reference only. **\$1,853,333**

FEATURES

- ✓ Ideal for rental property in commercial zone
- ✓ 30% Building Footprint = 449m^2 / 4,834 sqft
- ✓ 100% Floor Area Ratio = $1,497\text{m}^2$ / 16,114 sqft

LAND

1,497M²



LAND



KABA NISEKO HANAZONO

Collection of 31 plots of onsen land for custom luxury homes along Route 58 near the north entrance to Hanazono Resort. Conceived by luminary Niseko pioneer Lady Ivy Wu with a strong track record developing Chalet Ivy Hirafu and Chalet Ivy Jozankei between Niseko and Sapporo. Rare opportunity to acquire prime land, each with an onsen connection, and panoramic views of Mt. Yotei and the Hanazono ski slopes. This luxury housing estate will benefit from the new Chalet Ivy Weiss currently under construction and the planned Capella Resort.

**From ¥156,200,000
From \$1,041,333**

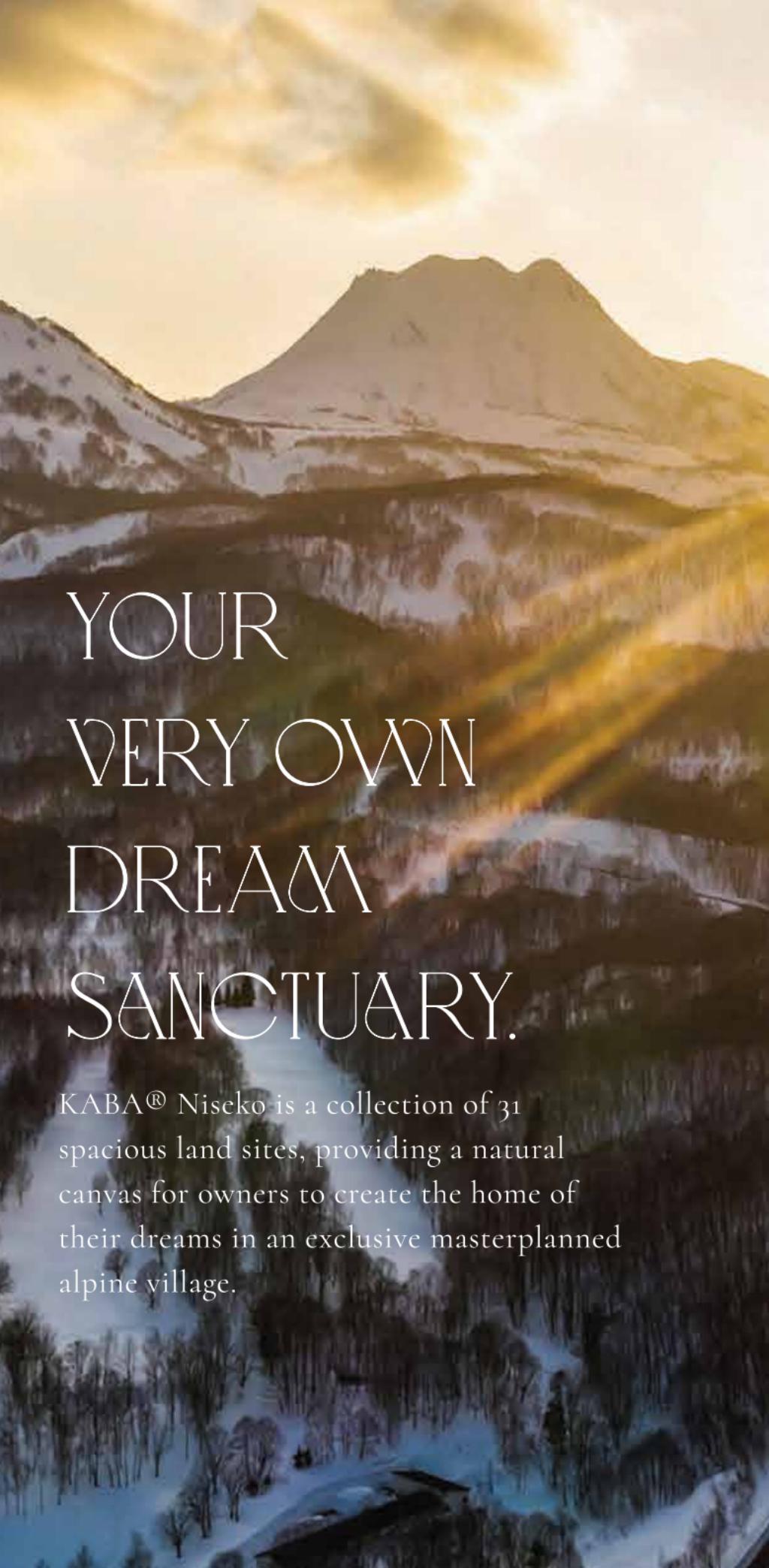
FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Elevated position along Route 58 near Hanazono Resort
- ✓ Collection of 31 plots of onsen land for custom luxury homes
- ✓ Will benefit from future Hanazono connection to Mt. Weiss

LAND

1,107-2,636M²



YOUR VERY OWN DREAM SANCTUARY.

KABA® Niseko is a collection of 31 spacious land sites, providing a natural canvas for owners to create the home of their dreams in an exclusive masterplanned alpine village.

KABA®

N I S E K O

樺二七〇

kabaniseko.com





LAND



ODIN HILLS HANAZONO

16-hectare private residential luxury village designed for a sophisticated and discerning mountain community. Set in a pristine natural environment with sweeping views of Mt Yotei and surrounded by protected forest. A total of 88 plots of premium land allow owners to create the homes of their dreams. Work with your own architect or choose a contemporary chalet developed by Odin Hills together with Pritzker-prize winning architect Shigeru Ban. The Odin Clubhouse offers a fitness center, spa, onsen, swimming pool, sauna, and social areas.

**From ¥103,500,000
From \$690,000**

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ 88 plots of premium land for custom luxury homes
- ✓ The Odin Clubhouse offers a wide range of facilities
- ✓ Developer has extensive experience in Niseko

LAND

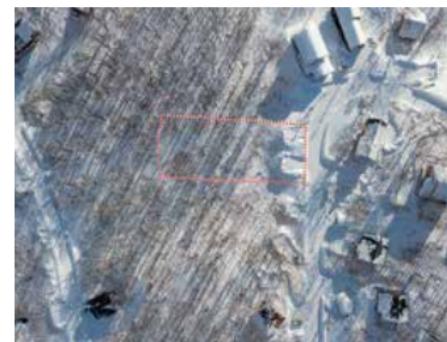
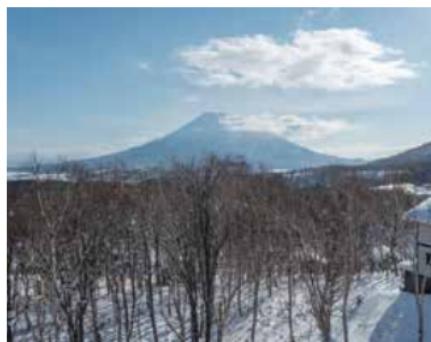
770-3,079M²



LAND



EXCLUSIVE



HANAZONO NORTH HILLS 325 TSUBO LAND HANAZONO

Single housing site with backyard forest view in the popular North Hills neighborhood. Estate developed and managed by Tokyu Corporation with installed utilities. Take advantage of the future growth of Hanazono and enjoy easy access to the ski resort, golf course, new Nikko Styles Hotel opening in December and future Capella Niseko. This land is in the residential-only section of North Hills and short-term rentals are not allowed.

**¥98,000,000
\$653,333**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Ideal for private residence in quiet neighborhood
- ✓ 30% Building Footprint = 323m² / 3,475 sqft
- ✓ 100% Floor Area Ratio = 1,076m² / 11,582 sqft

LAND

1,076M²

A CLUBHOUSE LIKE NO OTHER. OPENING WINTER 2025-26.

Designed by architect extraordinaire Keiji Ashizawa, the Odin Hills Clubhouse is part wellness retreat, part social destination. An entire floor dedicated to wellbeing features thermal baths, authentic onsens, a swimming pool, spa and gym while the upper floor provides a social haven for dining, drinks and conversations. Exclusively for Odin Hills owners.





ODIN HILLS

HANAZONO NISEKO

odinhills.com

[@odinhills](https://www.instagram.com/odinhills)



LAND



HANACREEK ONSEN LAND

HANAZONO

Exclusive residential community currently under development in Hanazono offering easy access to outdoor activities and modern living amenities. Nearly half the 17 plots of Onsen Land plots have been acquired by forward-thinking investors. There will also be a choice of 3 or 4 bedroom turnkey Onsen Houses, 3 bedroom turnkey Onsen Townhouses and Onsen Serviced Apartments. All properties have private onsen and access to a Clubhouse with a spa, fitness center, indoor swimming pool, dining facilities, and rooftop pickleball courts.

From ¥98,000,000

From \$653333

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Premium onsen land for custom luxury homes
- ✓ Clubhouse offering wide range of facilities
- ✓ Experienced developer of Hanaridge and Loft Niseko

LAND

1,000-2,761M²



PRIME KUTCHAN IWAOBETSU LAND IWAOBETSU

Just 5 minutes from Hanazono Niseko Resort, this flat, ready-to-build site offers rare dual views of Mt. Yotei and Mt. Annupuri. Perfectly positioned along the route between Hirafu and Kutchan, it's ideal for retail, hospitality, or residential projects. With major public investments underway, including the new Shinkansen station and expressway. This land combines natural beauty, convenience, and strong growth potential.

¥89,000,000

\$593,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Most prime location between Hirafu, Hanazono & Kutchan
- ✓ Public water supply available along road frontage
- ✓ Ready-to-build Land



LAND



RUHIEL TRIPLE PLOT FUTAGOYAMA

Discover an up-and-coming neighborhood with stunning views near the popular Ruhiel Ice Cream Shop between Niseko Hirafu and Hanazono. This triple plot of elevated land offers a savvy developer the canvas to build up to three custom luxury homes with protected views of Mount Yotei. Convenient access to Route 343 ensures you are only a 5-10 minute drive from ski lifts and wide range of other activities and amenities.

**¥148,888,888
\$992,592**

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Opportunity to build up to 3 custom luxury homes
- ✓ Elevated land offers protected views of Mount Yotei
- ✓ Conveniently located along Route 343

LAND

1,096M²



ELEVATION HIRAFU LOT K IZUMIKYO

Conveniently located just outside Hirafu Village, this exclusive neighborhood was master-planned by Kengo Kuma who was named by Time Magazine in 2021 as the world's most influential architect. This site offers protected views of Mt. Yotei from an elevated position, underground power, town water and sewage, paved 8-meter wide roads, sensitive landscaping, and dedicated green space. With ongoing infrastructure developments and increasing demand from international investors, this land promises strong long-term value.

**¥525,000,000
\$3,500,000**

FEATURES

*USD conversion at ¥150 for reference only.

- Protected view of Mt. Yotei from elevated position
- Master-planned by world-famous architect Kengo Kuma
- All utilities available for easy development



LAND



NISEKO HIRAFU SKI-IN DEVELOPMENT LAND UPPER HIRAFU

This rare opportunity offers 3,827m² of prime land in the coveted upper Niseko-Hirafu area, just steps from the Ace Family lifts and Grand Hirafu Gondola. Ideal for building a luxury chalet, hotel, or investment property, the site boasts a 40% building cover ratio and 300% floor area ratio. Don't miss this chance to own prime ski-in real estate in one of the world's top ski destinations.

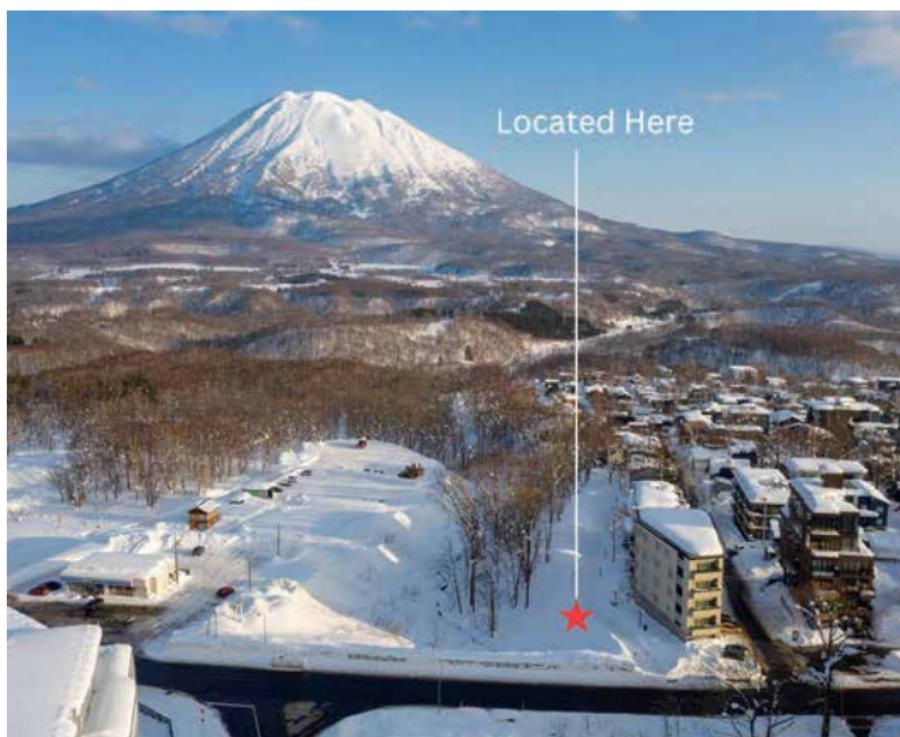
POA

FEATURES

- ✓ 3,827m² land steps from Grand Hirafu Gondola
- ✓ Ideal for luxury chalets, hotels, or investment properties
- ✓ Rare chance to own prime ski-in real estate

LAND

3,827M²



HIRAFU ESTATE PLOT A

MIDDLE HIRAFU

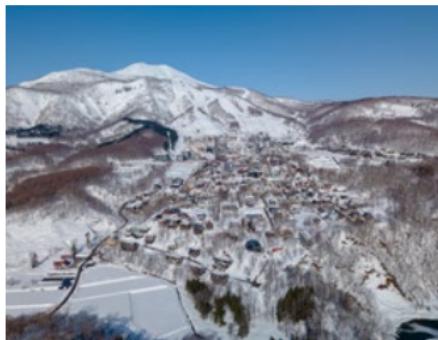
One of five ultra-exclusive protected creekside lots with views of both Mt Yotei and Mt Annupuri, set amidst natural silver birch woodlands. Prime location at the top corner of Middle Hirafu along Route 343 with a private heated road. With famous restaurants, hotels and retail amenities at their doorsteps, the planned lots make for a once in a lifetime opportunity for investors or owners to secure a large house or condo development landplot in an exclusive Hirafu Village community.

¥215,000,000
\$1,433,333

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ 5 creekside lots in prime location at top of Middle Hirafu
- ✓ High-profile location ideal for commercial properties
- ✓ Private heated road with underground utilities



MOUNTAIN RIVER LAND LOWER HIRAFU

Arguably the best site to build the largest house in Hirafu Village. Prime location along the Lower Hirafu Bluff with three access points, including one from the exclusive Escarpment Estate, make this a truly unique opportunity. From the elevated position, you enjoy protected views of Mt. Yotei overlooking the mighty Shiribetsu River. Concept house designs can be downloaded from the dedicated website to give those who refused to compromise on anything an idea of what can be developed on this appropriately named Mountain River Land.

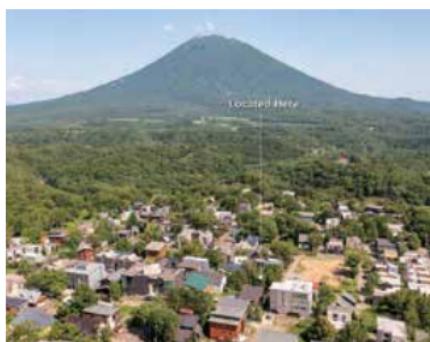
¥1,500,000,000

FEATURES

*USD conversion at ¥150 for reference only.

\$10,000,000

- ✓ Ideal for building the largest house in Hirafu Village
- ✓ 50% Building Footprint = 1,310m² / 14,100 sqft
- ✓ 200% Floor Area Ratio = 5,242m² / 56,424 sqft



HIRAFU HORIZON LAND LOWER HIRAFU

Rare opportunity to acquire prime land next to the iconic Grand Papa Lodge along the Middle Hirafu Bluff offering protected views of Mt. Yotei. Walking distance to a wide range of restaurants, bars, and shopping in Hirafu Village and the redevelopment of the Yukuro Onsen make this a strategic investment opportunity for those looking for a prime position to capitalize on the future growth of Niseko. Ideal for a luxury boutique condo with commercial operations like a restaurant or bar.

**¥348,000,000
\$2,320,000**

FEATURES

- ✓ Prime location next to iconic Grand Papa Lodge
- ✓ 50% Building Footprint = $353m^2$ / 3,799 sqft
- ✓ 200% Floor Area Ratio = $1,412m^2$ / 15,198 sqft

LAND

706M²

*USD conversion at ¥150 for reference only.

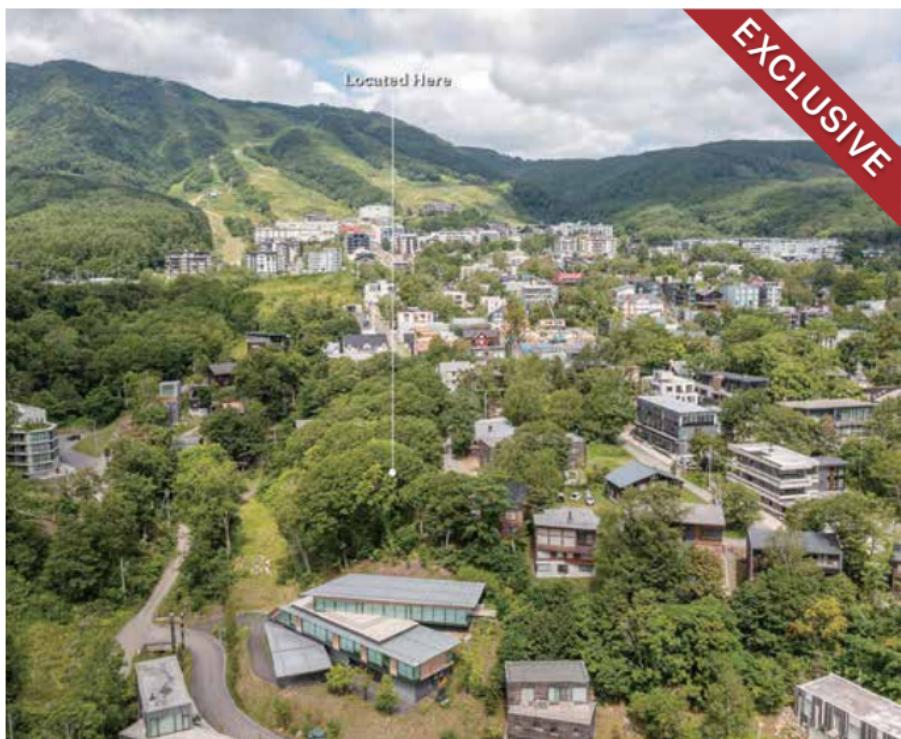


LAND



Located Here

EXCLUSIVE



HIRAFU VILLAGE BLUFF SITE

LOWER HIRAFU

Prime housing site at the corner of the Lower Hirafu Bluff overlooking Escarpment Estate. This location is for those who value privacy and stunning views of Mt. Yotei but still want easy access to Yotei-Zaka Street and the amenities around Hirafu Village. The right architect would design a spectacular property that takes advantage of the sloped land that creates an illusion of floating in the clouds. Asking price recently reduced to encourage sale this winter.

¥248,000,000

*USD conversion at ¥150 for reference only.

\$1,653,333

FEATURES

- ✓ Prime housing site overlooking Escarpment Estate
- ✓ 50% Building Footprint = 379m^2 / 4,079 sqft
- ✓ 200% Floor Area Ratio = $1,516\text{m}^2$ / 16,318 sqft

LAND

758M²



LOWER HIRAFU CORNER LAND

LOWER HIRAFU

Strategic corner plot along Yukemuri Ave and across the street from a shuttle bus stop. This land is ideal for building a custom luxury home with views of Mt. Yotei. Public water, sewage, overhead power, and road frontage on two sides ensures easy development. Walking distance to several restaurants, bars, and a new public onsen designed by prominent local architect Makoto Nakayama opening at the end of 2025. Niseko's continued growth, along with new infrastructure projects, makes this an excellent investment opportunity.

¥180,000,000
\$1,200,000

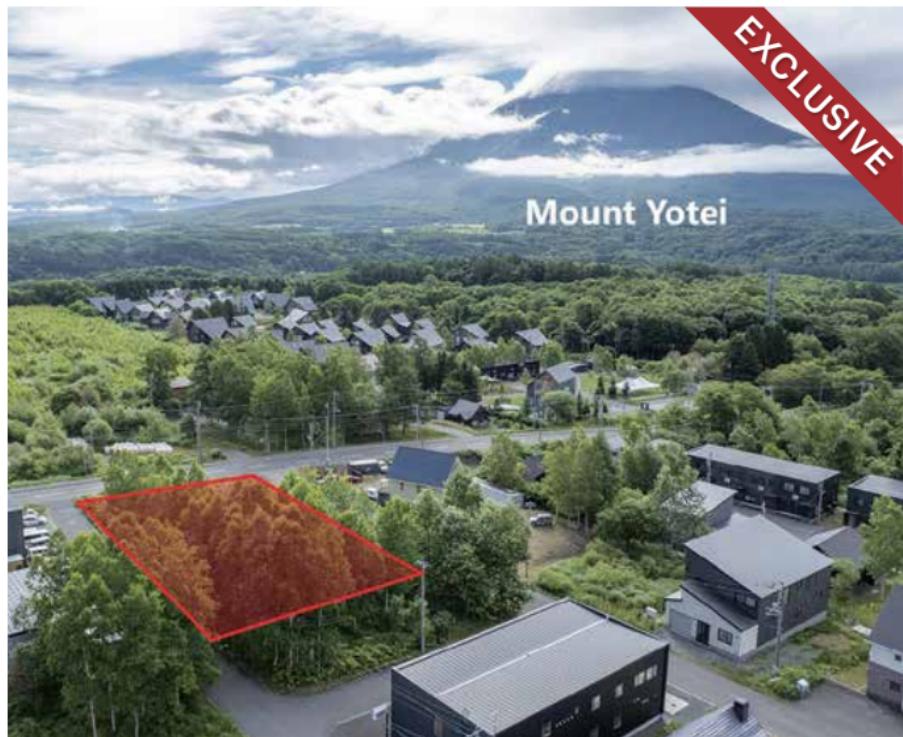
FEATURES

*USD conversion at ¥150 for reference only.

- Checks all the boxes for building a rental property
- Conveniently located across from a shuttle bus stop
- Mt. Yotei views, dual road frontage and all utilities ready



LAND



Mount Yotei

EXCLUSIVE



KABAYAMA COMMERCIAL LAND

KABAYAMA

Rare Kabayama roadside site zoned for hotel development, just 2 minutes from Niseko Hirafu lifts. With prime frontage on the main resort access road, it offers unmatched visibility to year-round traffic. Zoning allows boutique hotels, serviced apartments, or mixed-use projects, with 40% BCR and 200% FAR enabling substantial build potential plus scenic Mt. Yotei and ski hill views.

¥218,000,000**\$1,453,333**

FEATURES

- Rare Kabayama hotel-zoned site
- Prime road frontage, year-round traffic
- Mount Yotei and ski hill views

LAND

1,593M²



LAND



ST. MORITZ 198 TSUBO LAND

KABAYAMA

Generous 198-tsubo ($\approx 654\text{m}^2$) land in Kabayama's St. Moritz area. Facing a side area of undeveloped land with natural trees, it offers a peaceful green outlook and a close connection to nature. With BCR 40% and FAR 200%, the parcel provides flexible development options for a spacious chalet or a multi-unit townhouse project.

**¥99,000,000
\$660,000**

FEATURES

- Faces undeveloped side area with natural trees
- BCR 40% and FAR 200%, flexible building potential
- Only 5-minute drive to Hirafu ski lifts

LAND

654M²

*USD conversion at ¥150 for reference only.



LAND



ST. MORITZ 60 TSUBO CORNER LAND KABAYAMA

Rare opportunity to own a 60-tsubo ($\approx 198m^2$) corner plot in the desirable St. Moritz area of Kabayama. This elevated land enjoys sunset vistas and open outlooks, further enhanced by adjacent open parking that adds to its spacious feel. With a BCR of 40% and FAR of 200%, there is strong development potential for a chalet, retreat or vacation home. Located only a 15-minute walk to Hirafu Crossroad and 4 minutes by car to the ski lifts, this parcel balances accessibility with privacy.

**¥36,000,000
\$240,000**

FEATURES

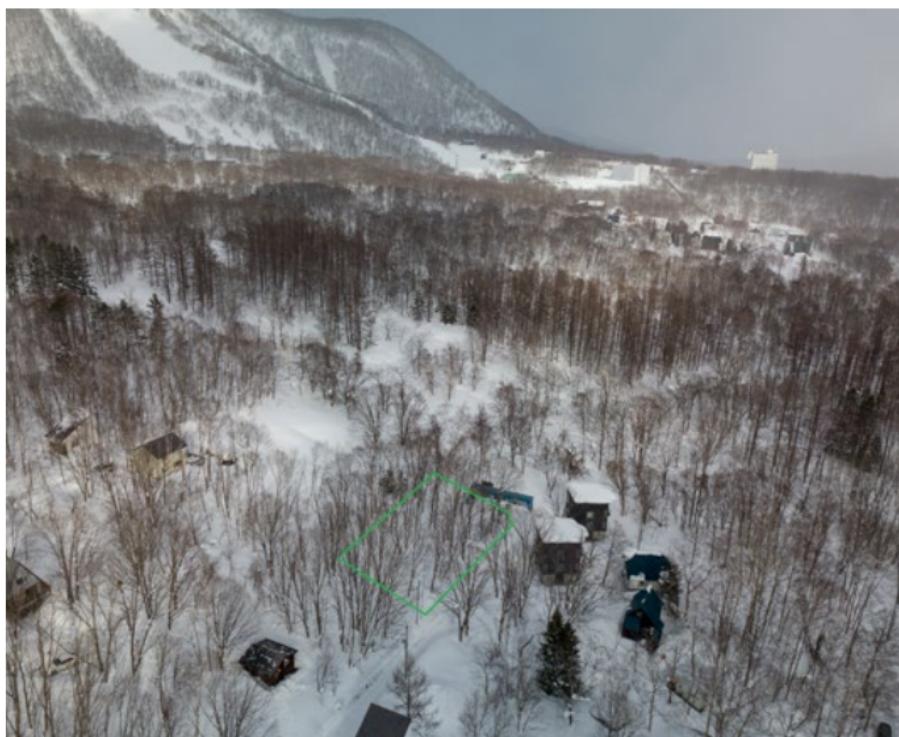
- ✓ Elevated corner plot offers stunning sunset and open views
- ✓ BCR 40% and FAR 200%, flexible building potential
- ✓ Only 4 minutes by car to Hirafu ski lifts

LAND

198M²



LAND



SOGA NISEKO 398 TSUBO LAND

SOGA

These four parcels of land in the highly sought-after Soga area offer a rare opportunity for development, just six minutes from Niseko Village and Annupuri ski resorts. Ideal for building luxury chalets or a larger development project, this land offers flexibility and prime location. With building regulations that include a 50% coverage ratio, 200% floor area ratio, and a 15-meter height limit, the possibilities are vast. Soga's serene beauty and close proximity to world-class ski resorts make it an exceptional choice for your next investment.

¥120,000,000
\$800,000

FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Just minutes from Niseko Village, Annupuri, and Moiwa
- ✓ Public water supply along road frontage
- ✓ Quiet residential neighborhood

LAND

1,316M²



LAND

Boundary is indicative. Actual boundary may differ.

NISEKO SOGA IMAI VILLA LAND

SOGA

This beautiful land in the Soga area offers stunning views of Mount Yotei and a peaceful, natural setting, perfect for building a single private villa. Conveniently located between Niseko Village and Hirafu, it provides easy access to year-round outdoor activities. With its tranquil surroundings and strong development potential, this property presents an excellent opportunity for investment in Niseko's growing luxury real estate market.

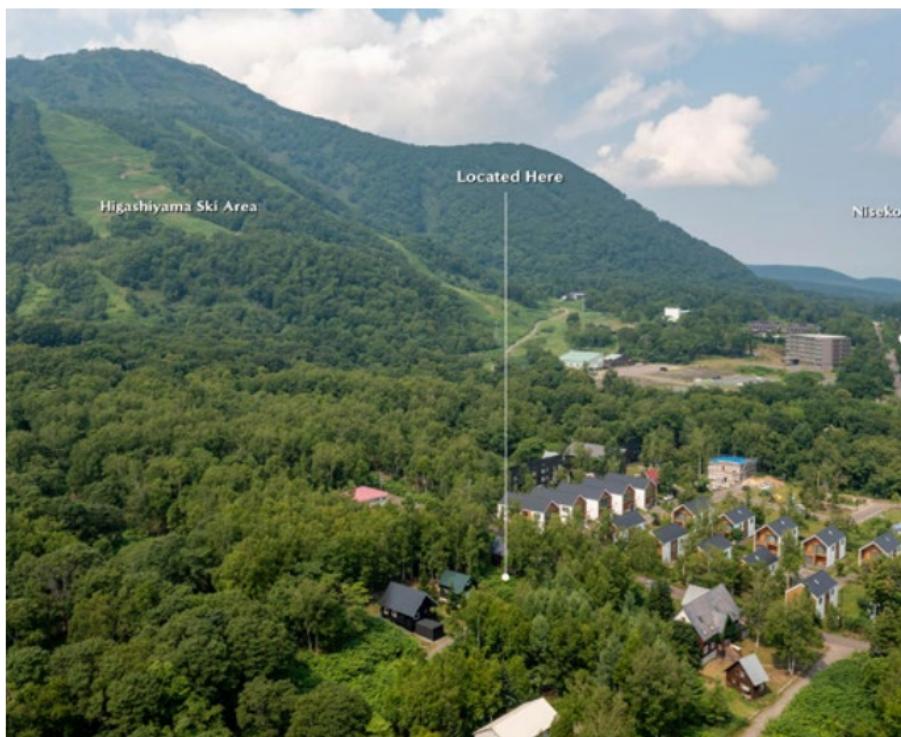
**¥45,000,000
\$300,000**

FEATURES

- ✓ Quiet residential neighborhood near Route 343
- ✓ Public water supply available along road frontage
- ✓ Easy access to Hirafu, Niseko Village and Niseko Town

LAND

496M²



UPPER HIGASHIYAMA LAND

HIGASHIYAMA

The site is within walking distance of the Banzai Chair ski lift and the popular Takahashi Dairy Farm (Milk Kobo). It is only a short drive to a wide range of amenities in Niseko Village like their golf course, Pure Adventure Park, and many restaurants, bars, and shopping. The adjacent cabin is available creating an opportunity to acquire a larger site. Higashiyama is known for its stunning natural beauty and attracts visitors year-round making it a great location to build your Niseko holiday home or rental property.

¥48,000,000

\$320,000

FEATURES

- ✓ Walking distance to Niseko Village and Milk Kobo
- ✓ Excellent entry-level investment opportunity
- ✓ Adjacent cabin is available for sale

*USD conversion at ¥150 for reference only.



LAND



ANNUPURI VILLA SITE

ANNUPURI

Beautiful site for a custom luxury home in a low-density forest environment. Conveniently located near the entrance to Annupuri ski resort with two access points, one up past The Kamui and one down to Route 66. Several large custom luxury homes have been developed around Annupuri recently and land values are expected to increase with new projects planned in Moiwa and the immediate area. This is an excellent opportunity to build one, or even two houses, surrounded by lush woods while the value of your investment increases in the next few years.

¥108,000,000
\$720,000

FEATURES

*USD conversion at ¥150 for reference only.

- Beautiful forest site for 1-2 custom luxury homes
- Two access points to Annupuri and Route 66
- Excellent investment potential

LAND

2,024M²



NISEKO ANNUPURI RESIDENCES ANNUPURI

Arguably the best master-planned estate in Annupuri for developing a custom luxury home. Conveniently located along Route 66 between the entrance to Annupuri ski resort and the popular Yugokorotei Onsen with easy access to new developments in Moiwa. The generous plots enjoy panoramic views of the Konbu mountain range, underground utilities, and ski-back access. Many of the best properties in Annupuri are here and this is attracting savvy investors looking for a long-term position to build their dream home while enjoying land value growth.

**¥180,000,000
\$1,200,000**

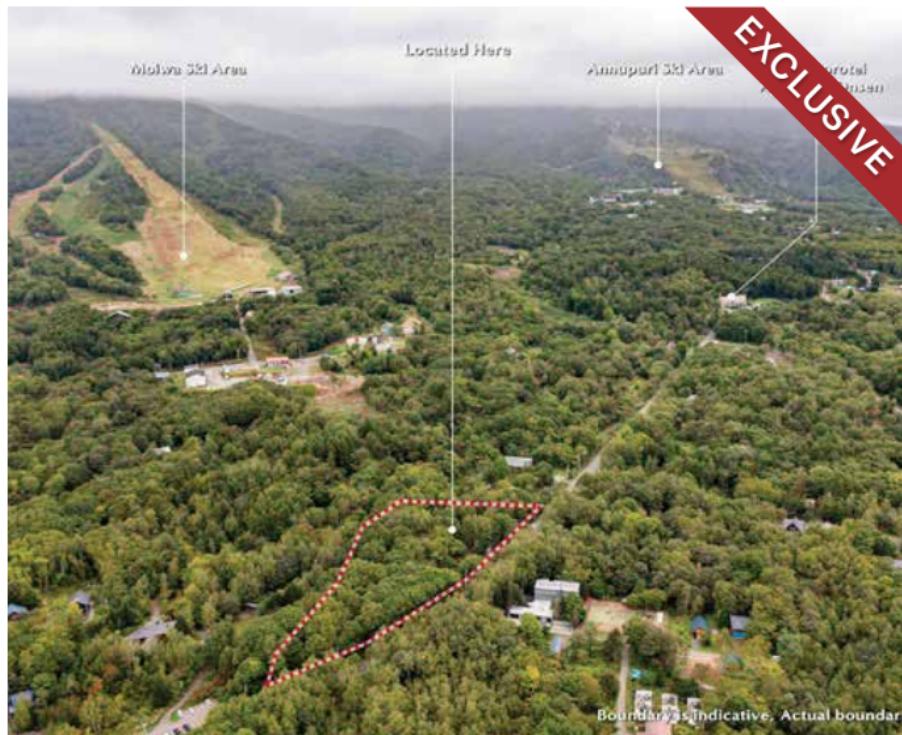
FEATURES

*USD conversion at ¥150 for reference only.

- ✓ Master-planned estate for custom luxury homes
- ✓ Gently sloping topography offer Konbu mountain range views
- ✓ Ready-to-build developed land with underground utilities



LAND



NISEKO MOIWA SKI RESORT LAND MOIWA

Forest land with 186m of road frontage along Route 66 and strategically located between Annupuri and Moiwa makes this site ideally suited for a commercial business requiring high visibility. Walking distance to popular public onsens at the Niseko Grand Hotel, Kanro-no-Mori Hotel, and Yugokorotei. Land prices are trending upward in Moiwa in anticipation of the Aman Resort and new lift infrastructure in the future so we expect strong demand from international investors to continue seeking out land like this.

**¥318,000,000
\$2,120,000**

FEATURES

- ✓ 186m of road frontage along Route 66
- ✓ Walking distance to several public onsen
- ✓ Excellent land banking opportunity for several houses

LAND

7,086M²



LAND



EXCLUSIVE



ROYAL TOWN TRIPLE PLOT

MOIWA

Located along the main road through Royal Town, this strategic commercial site is the ideal canvas for building three small houses or a boutique apartment. Power, water, and onsen connection are already available making development easy. Great access to several public onsen, ski lifts, and several local restaurants via Route 66. With the new Aman Resort under construction, ongoing infrastructure improvements and strong demand for high-end accommodations, this land represents a promising investment.

¥78,000,000

\$520,000

FEATURES

- ✓ Easy access to Annupuri and Moiwa from Route 66
- ✓ Royal Town has all utilities and onsen connection
- ✓ Can build up to 3 small houses with good road frontage

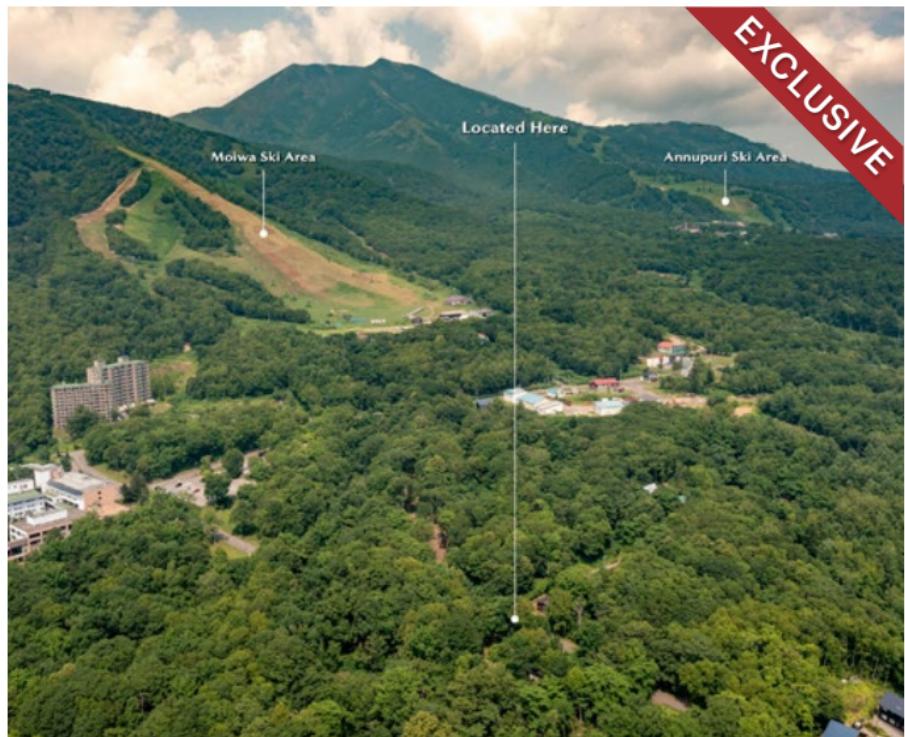
*USD conversion at ¥150 for reference only.

LAND

795M²



LAND



NISEKO MOIWA VILLA LAND MOIWA

This prime land in Niseko Moiwa, located just steps from Moiwa Ski Resort, is ideal for building one or two private homes. Surrounded by natural beauty, the property offers easy access to ski-resort activities, year-round outdoor adventures, and is within walking distance of some of the best onsens in Niseko. With Moiwa's growing popularity, this site presents strong potential as a peaceful retreat or investment opportunity, perfect for those seeking privacy near resort amenities.

¥65,000,000
\$433,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Walking distance to hotel facilities at Kanro-no-Mori
- ✓ Easy access to Moiwa ski resort and public onsens
- ✓ Ideal for 1-2 private homes surrounded by forest

LAND

660M²



LAND



Boundary is indicative. Actual boundary may vary.



ROYAL TOWN 162 TSUBO LAND MOIWA

Discover a prime investment in Royal Town, just 5 minutes from Annupuri and Moiwa Ski Resorts. With natural hot spring water running along the road frontage, you can enjoy the luxury of real onsen in your home. Surrounded by breathtaking nature, this rapidly growing area offers excellent potential for a private retreat, vacation home, or rental property. With strong investment prospects, this property is a rare opportunity to own in one of Japan's most sought-after destinations.

**¥55,000,000
\$366,666**

FEATURES

- ✓ Onsen water runs along the property's frontage
- ✓ Prime location with strong investment potential
- ✓ Easy access to Annupuri and Moiwa ski resort

*USD conversion at ¥150 for reference only.

LAND

533M²



KUTCHAN ROUTE 5 COMMERCIAL LAND

KUTCHAN TOWN

Unlock the potential of this 468.58m² dual-frontage site on Route 5, Kutchan's main artery linking Otaru, Niseko, and Hakodate. Positioned between major retailers and across from Sapporo Drug Store, it offers prime exposure to both locals and tourists. With rear residential access, versatile zoning, and just minutes to JR Kutchan Station and Niseko resorts, it's a rare opportunity for mixed-use development.

¥68,000,000

\$453,333

*USD conversion at ¥150 for reference only.

FEATURES

- ✓ Route 5 frontage with rear access
- ✓ 468.58m² flat rectangular lot
- ✓ Near JR train station, shops, and resorts



LAND



EXCLUSIVE



KONDO NISEKO DEVELOPMENT LAND KONDO

Perfect canvas for your dream development on the outskirts of Niseko Town!

¥177,000,000

FEATURES

- ✓ Quick access to Niseko, Rusutsu, and nearby towns
- ✓ Even terrain, ideal for multiple homes
- ✓ Outside city planning, allowing creative freedom

*USD conversion at ¥150 for reference only.

\$1,180,000

LAND

14,831M²



LAND



RUSUTSU TOWN DEVELOPMENT LAND

RUSUTSU

This expansive land offers serenity and accessibility, surrounded by rolling hills, farmland, and stunning ski hill views. Conveniently located minutes from Rusutsu Ski Resort and the highway, it's midway between the famous Niseko Ski Resorts and Lake Toya, perfect for year-round adventure and relaxation. Whether you're looking to build a vacation home or investment property, this plot's size and prime location make it an exceptional opportunity.

¥148,000,000

\$986,666

FEATURES

- ✓ Large 2,402m² plot in picturesque Rusutsu Town
- ✓ Minutes from Rusutsu Ski Resort and nearby attractions
- ✓ Perfect for a vacation home or investment property

LAND

2,402.24M²

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SOLD



AKI NISEKO LOT N
UPPER HIRAFU VILLAGE
SOLD: JUNE 2025



KOA VILLA 6
HIGASHIYAMA
SOLD: JUNE 2025



KUNNE
SOGA
SOLD: JUNE 2025



CHALET LUMA
KABAYAMA
SOLD: JULY 2025



SETSU 353/355
UPPER HIRAFU VILLAGE
SOLD: JULY 2025



LAKE TOYA HOUSE
LAKE TOYA
SOLD: JULY 2025



SOLD



BIRCH GROVE

KUTCHAN

SOLD: JULY 2025



KUTCHAN RIVERSIDE LAND

KUTCHAN

SOLD: AUGUST 2025



V RESIDENCE

LOWER HIRAFU VILLAGE

SOLD: OCTOBER 2025



CLASSY TOWER SHINJUKU

SHINJUKU TOKYO

SOLD: OCTOBER 2025



IWAOBETSU LODGE

IWAOBETSU KUTCHAN

SOLD: NOVEMBER 2025



HANACREEK LOT 12

HANAZONO

SOLD: DECEMBER 2025

Frequently Asked Questions

Purchasing Costs

WHAT PURCHASE-RELATED COSTS DO I HAVE TO PAY?

Upon purchase, you will have to pay real estate agent's commission, judicial scrivener (solicitor) fees, registration and license tax, property acquisition tax, fixed asset tax, consumption tax, as well as postage and bank charges. As a general rule of thumb, budget around 5% on top of the final Sales Price to cover acquisition costs.

EXAMPLE PURCHASE COST

Sales Price	¥118,000,000
Real Estate Commission	¥3,960,000
Solicitor Fees	¥300,000
Registration and License Tax	¥350,000
Property Acquisition Tax	¥400,000
Fixed Asset Tax	¥75,000
Postage and Bank Charges	¥50,000
Total Cost	¥123,135,000

WHEN AND HOW DO I PAY THESE ON-COSTS?

Real estate commission, solicitor fees, registration tax, fixed asset tax, consumption tax, postage and bank charges are paid at final settlement. Property acquisition tax is billed separately by the prefectural government and is typically payable within six months of settlement.

HOW ARE SOLICITORS FEES CALCULATED AND WHAT SERVICES DO THEY COVER?

Solicitor fees cover the due diligence and legal procedures required to verify the contents of the real estate register, confirm that the property is free of encumbrances, and register the ownership transfer.

Fees vary by property price and complexity but the following can be used as a guideline:

Sale Price	Solicitor Fee
Up to ¥50,000,000	¥200,000
¥50,000,000 – ¥100,000,000	¥250,000
¥100,000,000 – ¥150,000,000	¥300,000

HOW MUCH ARE STAMP DUTIES?

Contract Stamp Duty is calculated on the Sales Price of the property. However, electronic contracts or contracts executed out of Japan are not subject to Stamp Duty.

Sale Price	Contract Stamp duty
¥10,000,000 – ¥50,000,000	¥10,000
¥50,000,000 – ¥100,000,000	¥30,000
¥100,000,000 – ¥500,000,000	¥60,000

WHAT IS THE REGISTRATION AND LICENSE TAX?

The Registration and License Tax is a national tax payable when registering changes to real estate ownership or mortgages. For property purchases, it applies when transferring ownership from the seller to the buyer.

The tax amount is calculated using the government-assessed value rather than the sales price, and the standard tax rates are 1.5% for land transfers and 2.0% for building transfers.

HOW MUCH IS THE PROPERTY ACQUISITION TAX?

Property Acquisition Tax is levied by the prefectural government on the property's government-assessed value at a standard rate of 3%. You will receive a payment notice within approximately six months of settlement.

H2 Christie's International Real Estate can assist buyers in handling this payment.

HOW MUCH IS THE FIXED ASSET TAX?

Fixed Asset Tax is an annual tax levied on both land and buildings at the rate of 1.4% of their assessed value.

At settlement, the tax is pro-rated according to the closing date, with the buyer reimbursing the seller for their share of the current year.

Please do not hesitate to get in touch with the H2 Christie's International Real Estate team if you have any questions about purchasing, costs, or real estate in Japan.



CHRISTIE'S

INTERNATIONAL REAL ESTATE



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