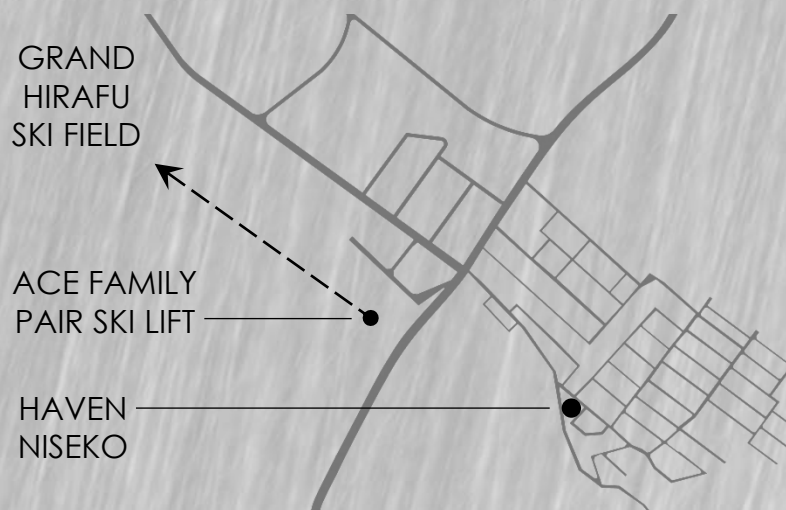


HAVEN
NISEKO



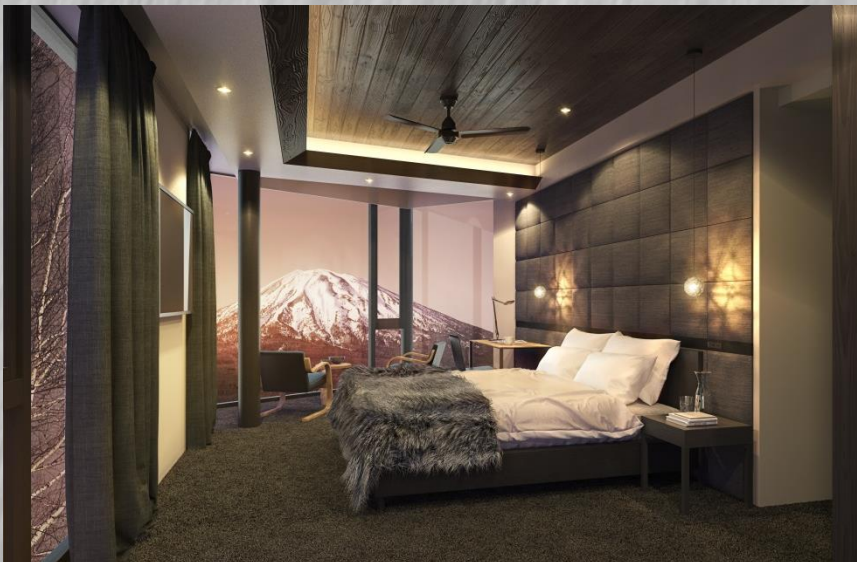
Thrusting off a creek-edge promontory in the Middle Village, Haven's spacious living and dining rooms enjoy floor-to-ceiling panoramic views of Mt. Yotei as well as Grand Hirafu ski runs. This unique edge-setting against a silver birch forest inspired Riccardo Tossani to create an architecture of expansive glassed-in rooms and solid, projecting volumes over protected, indented terraces, all recalling the crystalline alpine character of Niseko's mountain geology and climate.

Befitting the eclectic personality of the village, this reinforced concrete building is wrapped in a lustrous, patterned skin that changes colour and hue with the passage of sun and seasons.





Luxuriously appointed bathrooms and kitchens, cigar and wine rooms furnished with high-spec materials throughout, Haven is conceived as a boutique, luxury chalet-hotel with intimacy and privacy made possible by its large residences occupying entire floors of a four-story building nestled amongst old-growth trees in one of the last native forest areas of Hirafu.




The apartments are complemented by a spectacular Roof Terrace with Bio-ethanol fire pits, a Ski Locker Room with separate skier's entrance, and a Café/Restaurant on the ground floor. A ski shuttle stop is located nearby.

This unique building will be ready to use from the winter of 2016/17 .

HAVEN 501

¥340,000,000

 240.74 m²

 4 + MAID/BUNK

 1  4  5


- Unique penthouse located above birch forest overlooking a creek
- Floor to ceiling glass offering expansive views of Mt Yotei, ski slopes and surrounding village
- Whole floor penthouse
- 4 En Suite Bedrooms + Maid/Bunk room
- Common shower room
- Wine/Cigar room
- Owner storage
- Efficient & comfortable underfloor heating system




The 501 penthouse is the diamond in the crown in Hirafu's newest boutique apartment development. Boasting unparalleled panoramic views of Mt. Yotei, the ski slopes and the surrounding village, the apartment is a true treat for the eyes. The apartment is laid out over an expansive 240.74m² leaving space for hedonistic additions such as the Wine and Cigar room and Maid's quarters. Each of the 4 bedrooms has a comfortably arranged en suite with the Master Bedroom in particular sporting a large & relaxing freestanding tub. The features don't end there however, with an exterior deck space, suitcase storage facilities, uniquely designed electric underfloor heating providing the most efficient and comfortable form of convectional heating, and owner's storage complimenting the already beautifully appointed whole floor apartment.

HAVEN 201

¥280,000,000

 223.44 m²

 4 + MAID/BUNK

 2  2  4


- Versatile 3-key floor plan allowing a wide variety of use/leasing:
1 key: 4BR+M/B
2 key: 3BR+M/B, Luxury Studio
2 key: 2BR+M/B, 2BR (Studios)
3 key: 2BR+M/B, Lux. Studio, Studio
- Floor to ceiling glass offering expansive views of Mt Yotei, ski slopes and surrounding village
- 3 separate balconies
- Owner storage
- Efficient & comfortable underfloor heating system




This whole 2nd floor apartment is the ultimate combination of luxury boutique architecture and sound investment versatility. Haven 201 combines the spacious communal areas of a fully-featured 4 bedroom + Maid/Bunk apartment with the incredible versatility of a 3 key system designed to ensure the greatest potential flexibility and return on investment for a shrewd buyer. Orientated as a luxurious 4 bedroom residence with two Master Bedrooms each featuring a freestanding bath tub, the space can also be reconfigured into several combinations with two of the bedrooms capable of operating as self-contained studio apartments complete with Kitchenettes. With three separate balconies and beautifully positioned floor-to-ceiling windows providing views in all directions, the apartment also features a wonderfully appointed open-plan living and dining area.

HAVEN 101

¥120,000,000

 107.37 m²

 2

 1  1  2

- Floor to ceiling glass offering expansive views of silver birch forest overlooking a creek
- 2 En Suite Bedrooms
- Master En Suite includes spa-style double shower heads & luxurious bath tub
- Owner storage
- Efficient & comfortable underfloor heating system

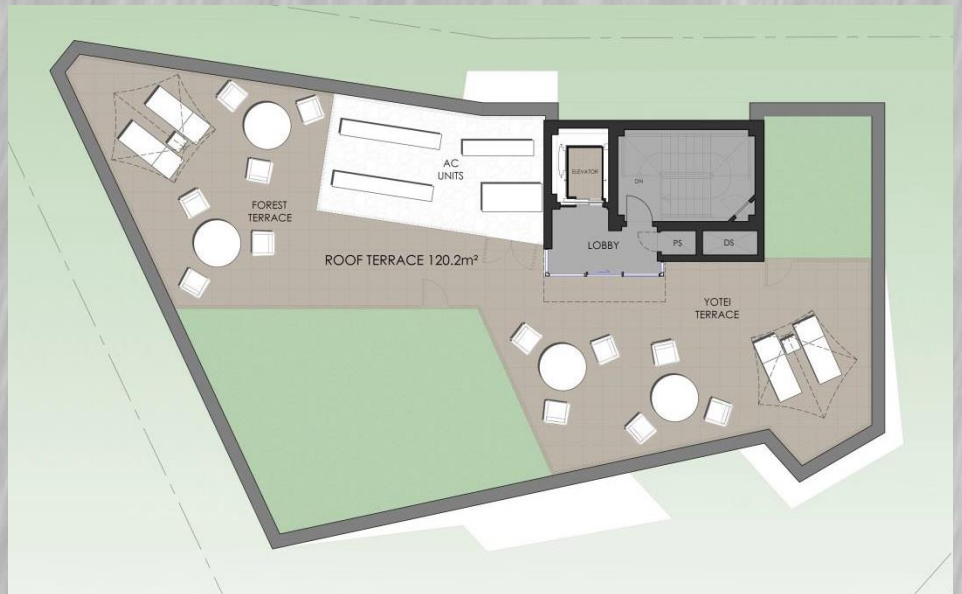


Haven's ground floor apartment with spacious Living and Dining rooms enjoys floor-to-ceiling views through a silver birch forest, and over a creek to the mountains beyond.

The stylish interiors are of the highest specification with 2 En Suite Bedrooms fully appointed with integrated wardrobes and desks, a galley style kitchen, private laundry facilities, Master En Suite featuring spa style double shower heads and tub and, importantly, uniquely designed electric under-floor heating providing the most efficient and comfortable form of convectional heating. The apartment is complemented by an Owner Storage space.

HAVEN ROOF TERRACE

- Spectacular views to Mt. Yotei, Mt. Niseko-Annupuri, and across the treetops of the silver birches to the pristine forests of west Hirafu and majestic mountains beyond
- 120 m² Roof Terrace is available for use by residence Owners and their guests
- Bio-ethanol fire-pits
- Elevator access & enclosed Lobby
- Underfloor snow-melt heating



riccardotossani
architecture



Established in Tokyo in 1997, Riccardo Tossani Architecture is an award-winning, globally renowned design firm and has master planned residences, resort condominiums and communities as well as resort hotels in Japan, Asia, Europe and the USA. The firm is led by design principals Riccardo Tossani and Atsuko Itoda. Riccardo Tossani is a graduate of Harvard University's renowned Graduate School of Design, with over three decades of professional experience on a variety of projects in Japan and around the world; and Atsuko Itoda, Principal Interior Architect with two decades of experience in Japan and overseas on acclaimed resorts, luxury condominiums, flagship retail stores (including Giorgio Armani in Roppongi) and Michelin-star restaurants.



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