



155-448, 155-511 Aza Yamada, Kutchan, Abuta gun, 0440081

Unique Lower Niseko Hirafu Village Escarpment/Bluff site with unparalleled views of Mt Yotei, Shiribeshi River and possible views of Niseko Grande Hirafu Ski Resort.

Comprising several parcels of land (total of 2,621sqm or 787 tsubo or 28,212 sqft) on the edge of Lower Niseko Hirafu Escarpment and lower Bluff, this property is truly unique with unobstructed views across the Shiribeshi River Gorge to Mt Yotei. With an easterly aspect, a future trophy home or condominium designed to fit this site and topography, would undoubtedly result in endless enjoyment of views of Niseko's nature, magnificent sun rises over Mt Yotei, and the season flows of the mighty Shiribeshi river. Your own private sanctuary on the edge of the hussle and bussle of Niseko Hirafu Village. Multiple entrances to the property means flexible on design and access to a future development. Local sewage and water connection possible. **KEY FEATURES** Price: ¥1,500,000,000 Freehold Land: 787 Tsubo / 2,621 sqm / 28,212 sqft Suitable for combination of Hotel, Apartments and Luxury Villas or 1 Mega Home Drive-in access from Lower Village (top) and Escarpment Estate (bottom) Views of the Shiribetsu river and Mt. Yotei Combination of flat and sloping land with the bluff location provide forever protected views Designated construction footprint area of 50% Buildable Floor Space Ratio of 200% i.e. 1,574 tsubo / 5,242 sqm / 56,424 sqft Designated Height Restriction of 13m (4 storey building) Underground power and utilities available Town water and sewage available Located in Hirafu which is the epicentre of Niseko and destination of choice for 65% of visitors to Niseko Land is sub-divisible Proximity to restaurants and ski slopes yet quiet and tranquil Contact Niseko Realty Sales at telephone 0136-23-2221 or email us at info@nisekorealty.com or call Ross Carty directly on 090-7514-1691 for further information now. Real Estate Licence: Hokkaido Governor Shiribeshi (3) No.314.

LAND INFORMATION:

| | |
|-------------|----------------------------|
| Subdivision | : Yes. Lower Niseko Hirafu |
| Land | : Freehold |
| Holding | Type |
| Square | : 2621 |
| Metre | |
| Lot Size | : 2621 |

CONVENIENCE:

MORE INFORMATION

Property area details

Property Area (Tsubo) : 787.00

Other features information

Terrain : Sloping with steep sections Land Aspect : Easterly direction

Facts

Lot : 1857.00

Construction

Building Coverage Allowance : max. 50% Maximum Height(m) : max 13m Floor Area Percentage Allowance : max. 200%

Licence

Real Estate Licence : Hokkaido Governor Shiribeshi (3) No.314



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| Address | 20-6 Aza Yamada, Kutchan, Abuta gun, Hokkaido 044-0081 Real Estate Licence: Hokkaido Governor Shiribeshi(3) No.314, Niseko, Hokkaido |
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