



Listing #190251219



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46-263+ Aza Yamada, Kutchan, Abuta gun, 0440081

Large parcel of land ready for development approval less than 3 minutes drive from the centre of Niseko Hiraifu Ski Village for sale.

This property is only 3.5km from the centre of Niseko Hiraifu Ski Village with an existing Hot Spa well "Onsen" and water well already constructed ready for a future development. Located among the forest at the base of Niseko Annupuri in the Futogoyama area with views of Mt Yotei and Kutchan Valley. Future development plans have been produced and are ready to be submitted to local authorities allowing a future buyer to understand the full potential of this site. Contact Ross at Niseko Realty Sales for further information. Call 0136-23-2221 or email Ross at ross@nisekorealty.com

MORE INFORMATION

Property area details

Road Frontage : approx 53.09m Property Area (Tsubo) : approx. 6,260

Other features information

Terrain : Varied terrain, sloping, flat. Land Aspect : Generally easterly direction

Facts

Lot : 20691.00

Construction

Building Coverage Allowance : max. 40% Maximum Height(m) : max. 13m Floor Area Percentage Allowance : max. 200%

Licence

Real Estate Licence : Hokkaido Governor Shiribeshi(4)No.314

LAND INFORMATION:

Subdivision	: Yes
Land	: Freehold
Holding	
Type	
Frontpage	: 2 frontages apprx. total
	53.09m
Square	: 20691
Metre	
Lot Size	: 20691

CONVENIENCE:

General Amenities: Includes Water Well,
Community Amenities: Includes Onsen
"Hot Spa" Well,
Landscape Amenities: Space to manage
snow on block, Mt Yotei Views,

NEIGHBOURHOOD:

Super market	: 5 minutes by Car
Kutchan Town	: 5 minutes by Car
Nearest	: 2 minutes by Car
Convenience	
Store	
Ski Lifts	: 5 minutes by Car
Coffee shop	: 2 minutes by Car
Airport	: 0 minutes by
Free Shuttle	: 15 minutes by Walk
Bus Stop	
Train station	: 5 minutes by Car
Golf	: 10 minutes by Car
Course/Club	
House	
Hanazono Ski	: 10 minutes by Car
Lifts	
Town center	: 5 minutes by Car
Shopping	: 5 minutes by Car
center	



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