

HIRAFU ~ EAST

Niseko, Hokkaido

Development Site

Site Summary

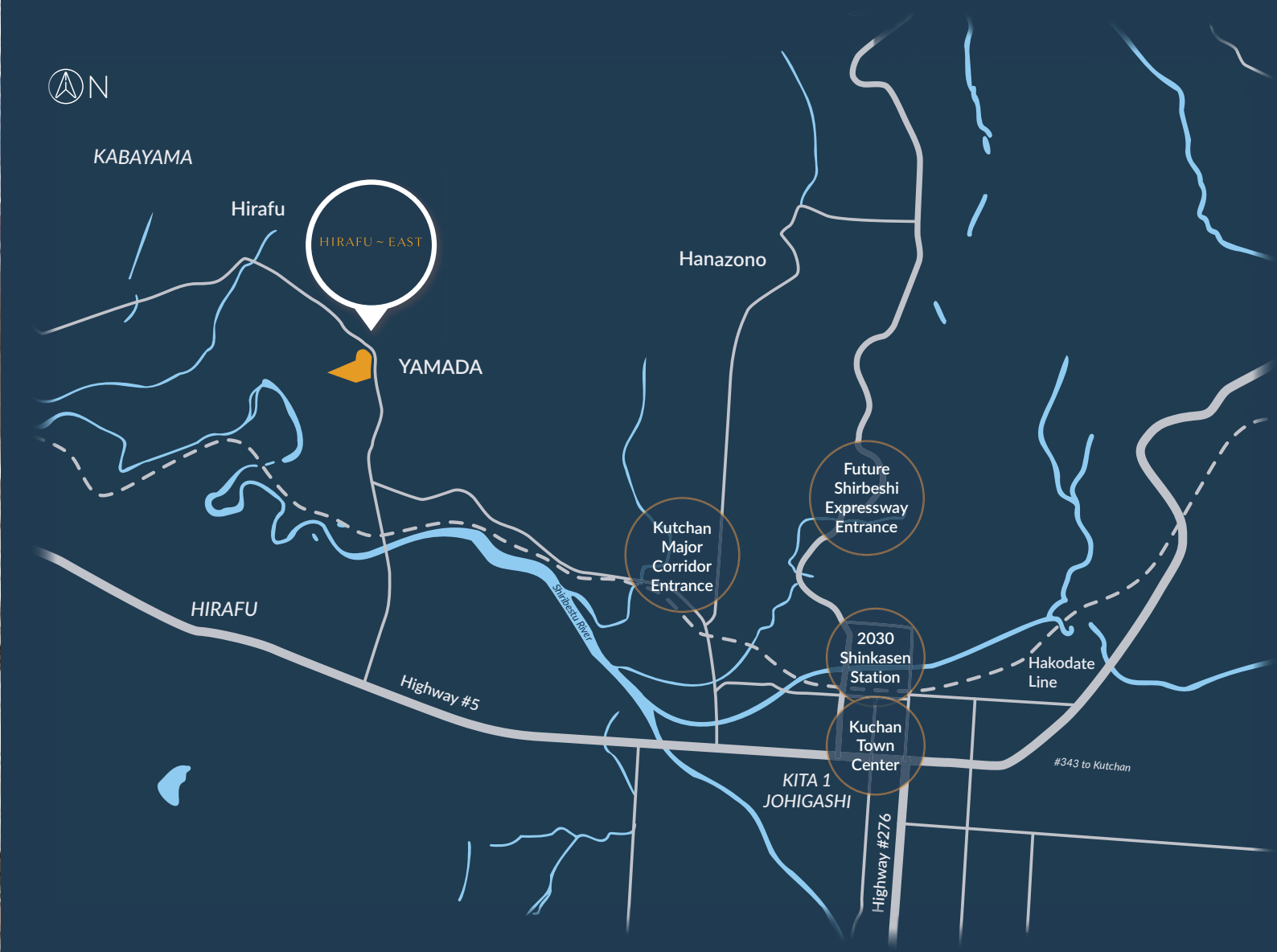
Location:	Niseko Hirafu 4 jo 3 chome-127-1, Kutchan, Hokkaido	Utilities:	
		Water:	Kutchan at lot line
		Sewer:	Kutchan at lot line
		Power:	Hokkaido Electric at lot line
Size:	69,235m ² (20,943.8 TSB)	Acquisition Options:	Enbloc or Subdivided Parcel
Land Classification:	Forest		
Zoning:	Niseko Hirafu Roadside Niseko Hirafu District B		
Site Coverage:	40%		
FAR:	200%		
Height:	13m		



Project Highlight

- One of the final large landholdings in the prestigious Hirafu #343 corridor
- Favorable zoning flexibility accommodating landmark developments such as a flagship luxury hotel
- Exceptional en-bloc development potential for a world-class hotel paired with branded luxury residences
- Elegant natural contour, with a gentle slope cascading towards the pristine Shiribetsu River
- Commanding, unobstructed views of Mount Yotei from the majority of the property
- Fully primed for development, with major utilities at the lot boundary

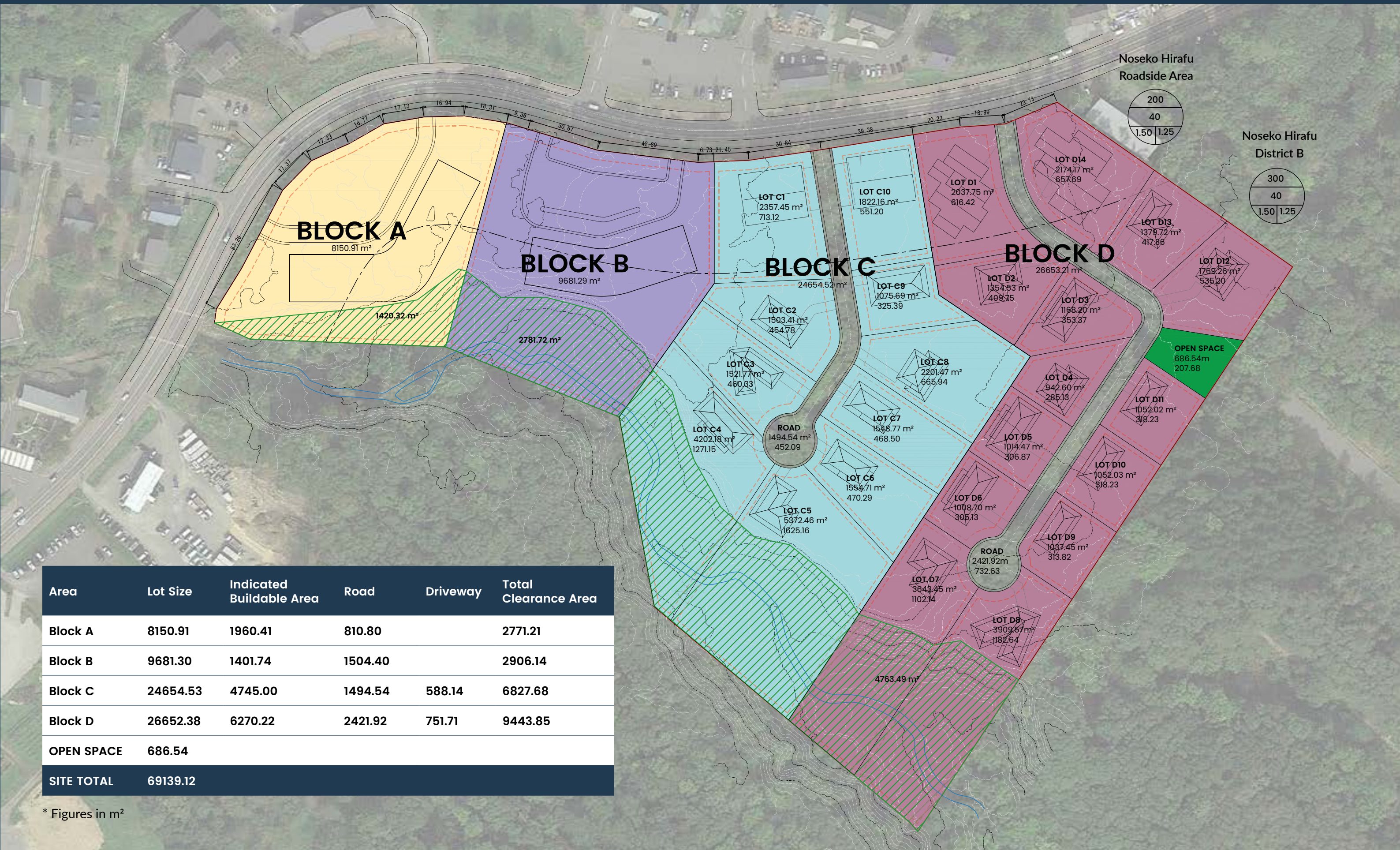
Location Map



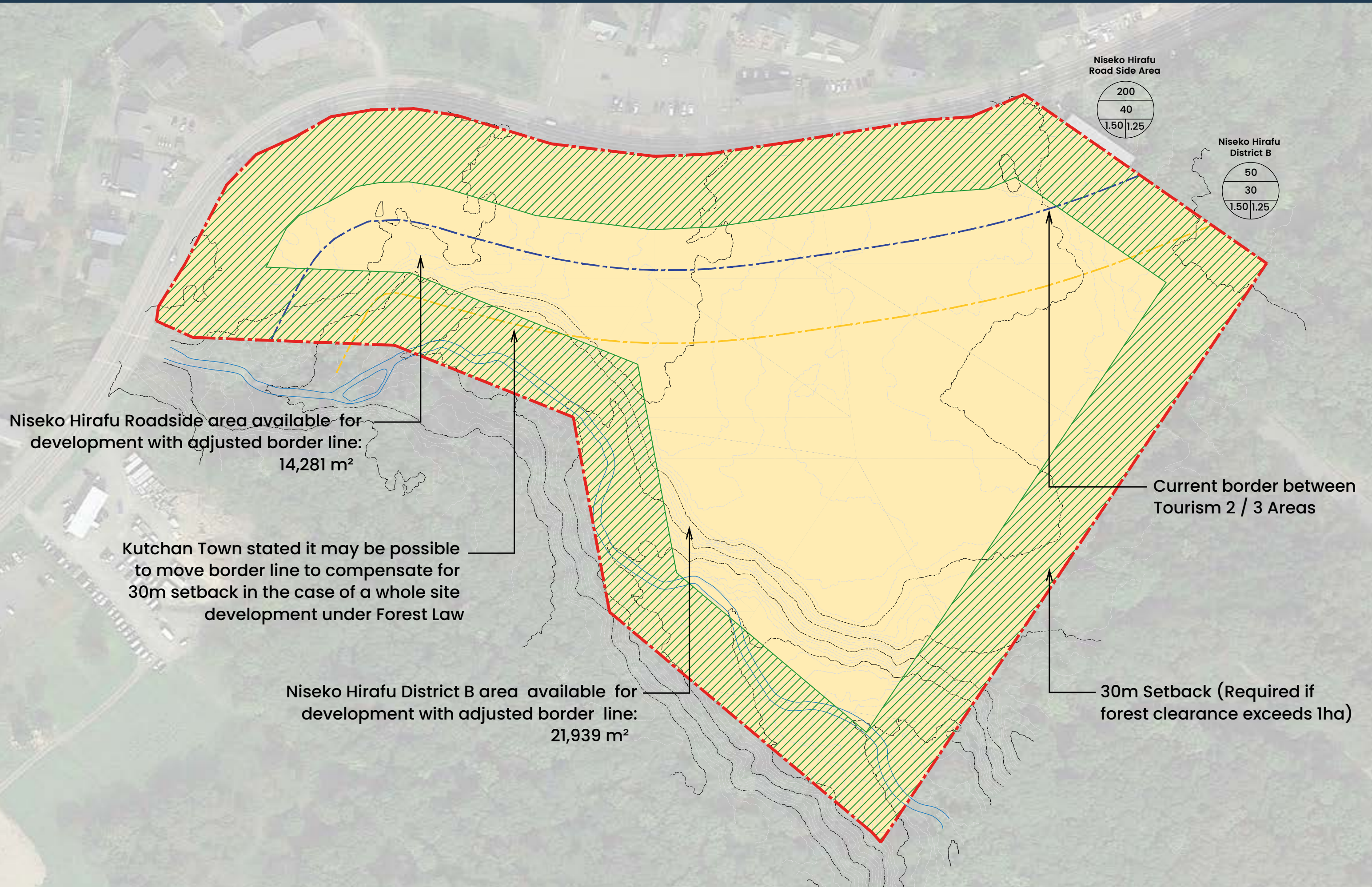
Project Map



Conceptual Land Use - 4 Lot Subdivision



Conceptual Land Use - Enbloc Development

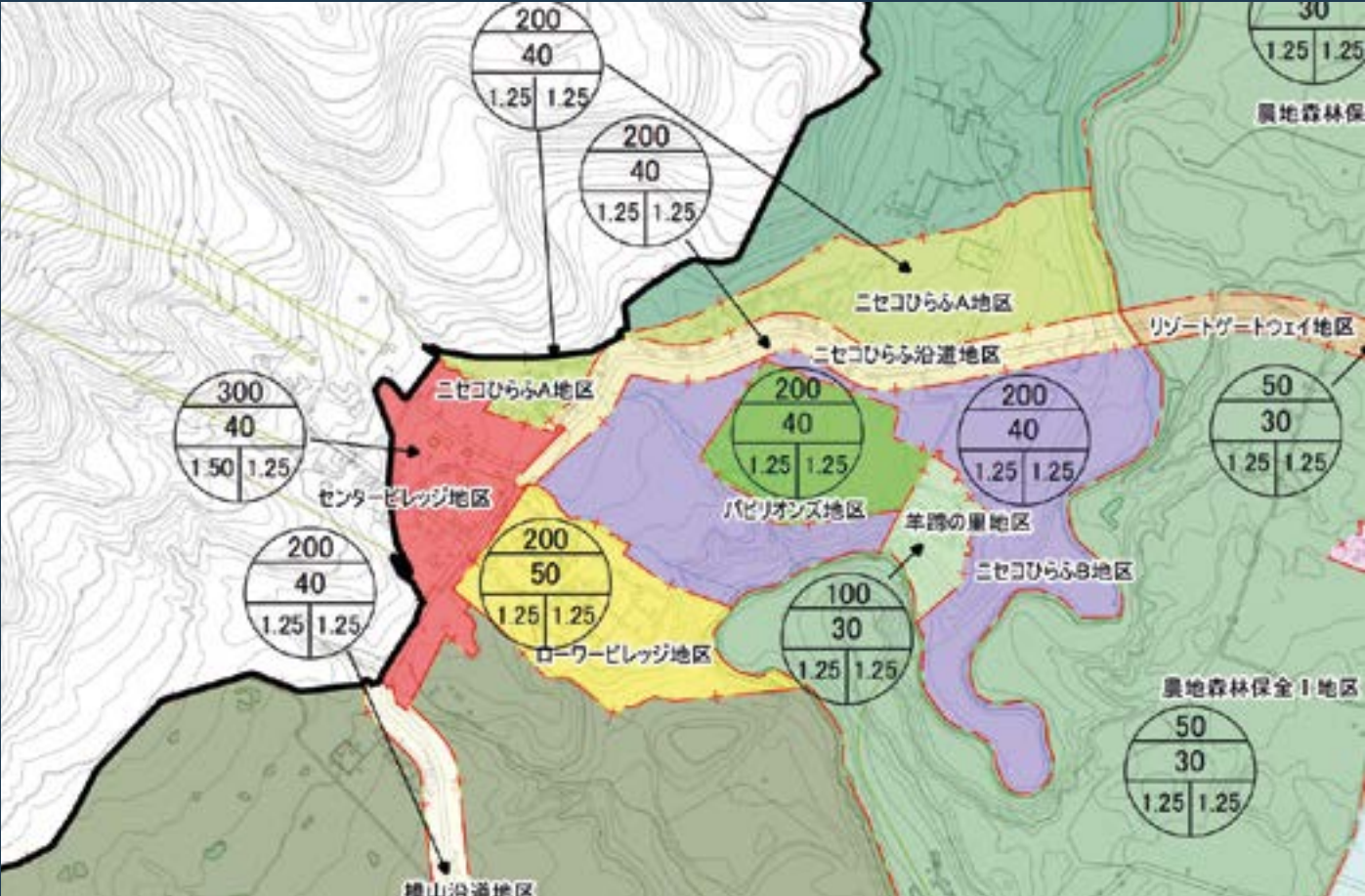


Zoning Details

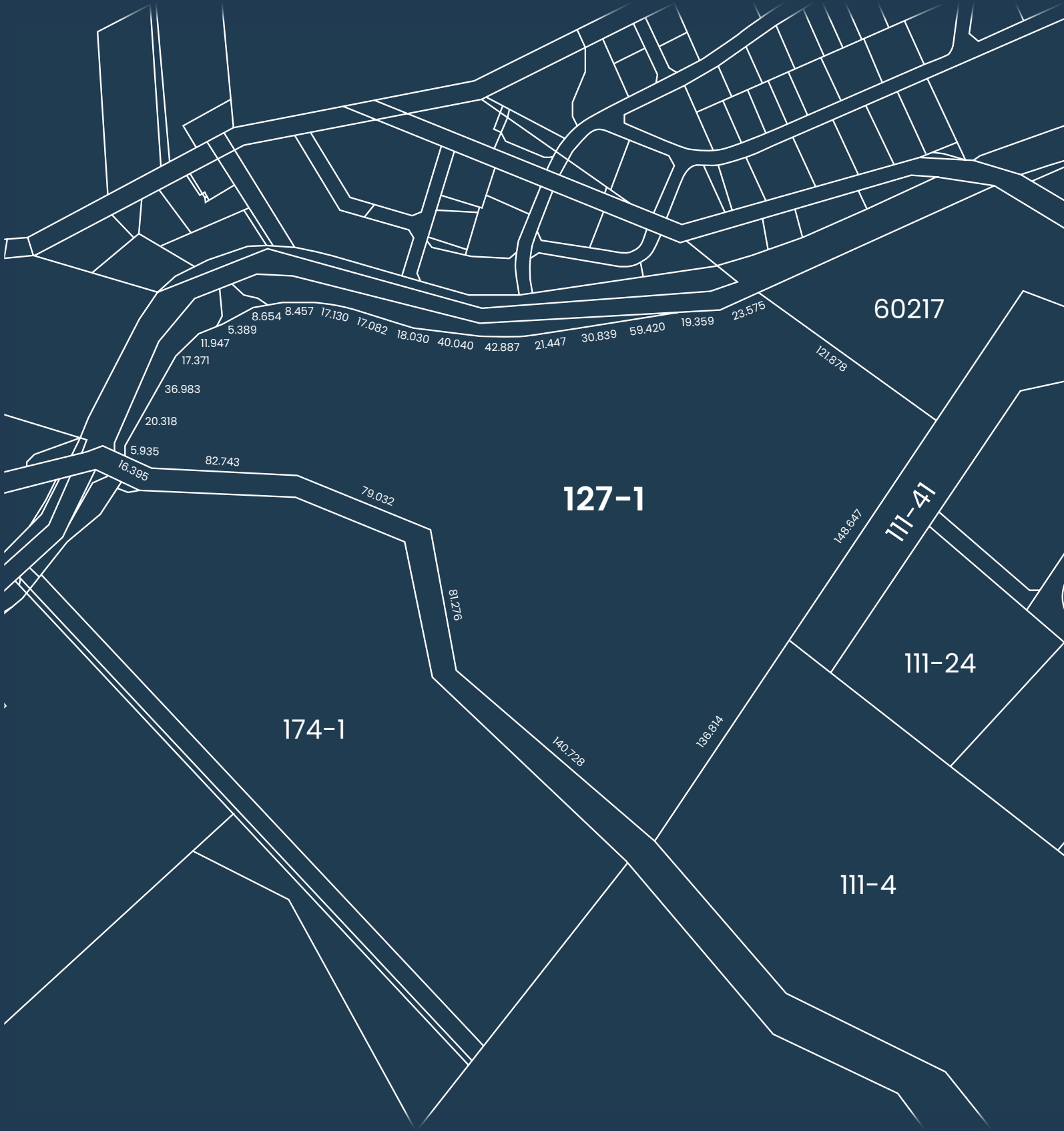
Niseko Hirafu Roadside Area	
Building Coverage Ratio	40%
Floor Area Ratio	200%
Building Height Restriction	≤ 13 m
Minimum Site Area	330 m ²

Niseko Hirafu Distinct B	
Building Coverage Ratio	40%
Floor Area Ratio	200%
Building Height Restriction	≤ 13 m
Minimum Site Area	500 m ²

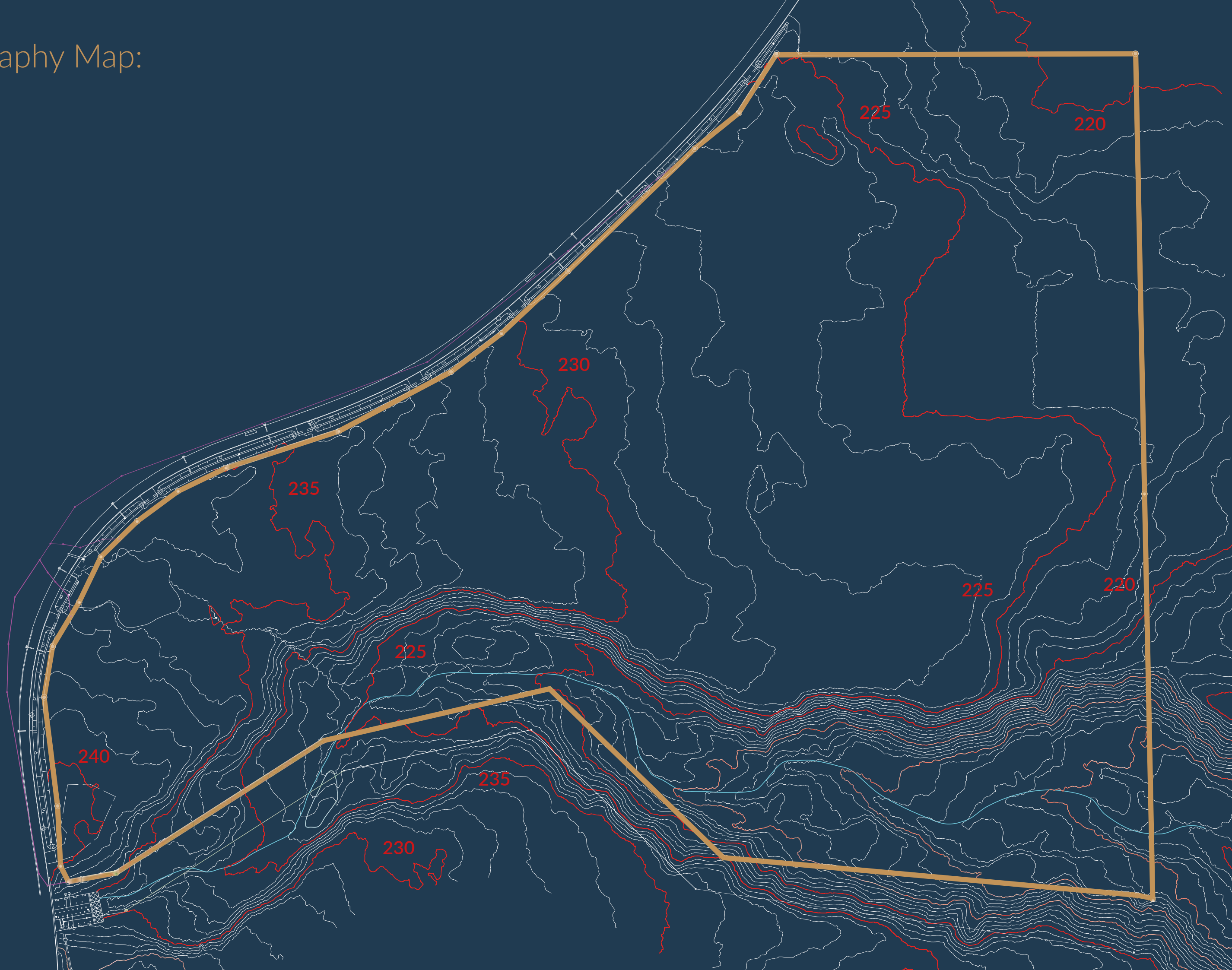
Zoning Map



Block Map:



Topography Map:



Site Renderings:



Site Images:



Site Images:



HIRAFU ~ EAST

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