



# Panorama Niseko Indulgence

PANORAMA  
NISEKO

Niseko Real Estate is proud to present Panorama Niseko, twelve luxury Villas adjacent to the Shiribetsu River.

Opening in December 2018, Panorama Niseko has been master-planned by Hokkaido architect Koichiro Ishiguro to include unparalleled vistas of Mt. Yotei and Grand Hirafu Resort.

Minutes from the ski slopes, the Villas are designed in modern Japanese style and adjoin a landscaped Art Park. Hot onsen water is piped to every Villa and all wiring is concealed underground. As well as full-time management and concierge service, Panorama Niseko has the added convenience of an on-site Clubhouse restaurant and café.

## Tell me more about the Villas

The Villas are available fully furnished, for completion in 2018 and 2019, and include:

- 4-6 ensuite bedrooms
- Stunning fittings, furnishings and Hokkaido art work
- Custom designed living areas and kitchens
- Theatre windows with breathtaking views
- Air-conditioning and floor heating
- Indoor and outdoor natural onsen hot spring baths
- Spacious drive-in garages and storage for year-round enjoyment

## Panorama Niseko owners enjoy

- Clubhouse with complete management package, front desk and concierge
- Shuttle Service to Niseko Grand Hirafu Lifts
- On-site restaurant, cafe and bar
- Expansive Art Park with barbecue area
- Underground wiring throughout
- Discounts to assorted local services (including lift tickets, rental equipment, and airport transfers)

## When does Panorama Niseko open?

The Clubhouse and first Villas will open December 2018.

## Is the title freehold?

Yes, Panorama Niseko provides Owners with freehold title for land and buildings.

## How far is Panorama from Hirafu Village?

Panorama is a quick three minute drive to Hirafu.

## Who is the property manager?

Panorama Niseko management is performed by Niseko Wow Co, Ltd. Operating since 2009, Niseko Wow is a registered travel agent and property management company with decades of combined experience in Niseko and the surrounding region. Niseko Wow offers bespoke property management services at the very highest level of luxury and comfort that Niseko has to offer.

The Property Management team take care of the all day-to-day duties of running and maintaining the Owner's property including snow clearing, rubbish collection, maintenance, bookkeeping, reservations and marketing, shuttle service, as well as managing the Management Association.



## When can i book my Villa? Are there any restrictions on owner usage?

There are no restrictions on Owner usage. Owners can book their Villa at any time and enjoy no fees for up to 14 days in winter and 28 days in summer. For stays longer than 14 days in winter and 28 days in summer, a 10% management fee applies.

## What type of cuisine will the Clubhouse restaurant offer?

Introducing a seasonal selection of the finest local Hokkaido food and produce, the Clubhouse restaurant will offer delectable breakfast, lunch and dinner menus.

## What shops/restaurants are close-by?

In addition to Panorama's own Clubhouse restaurant/cafe/bar, within minutes' walk there are various delicious choices including:

- L'oconda Wine & Dine
- Ichimura soba noodles
- Gokuro udon noodles
- Guzu Guzu bread shop
- My Ecolodge Green Bentoss Cafe & Dining
- 7-11 convenience store

## Are the Panorama shuttles free of charge?

Yes, the shuttles are free of charge for Panorama Owners and Guests, and may be reserved for use anytime up to 9pm. Panorama's private shuttles provide easy immediate access to the lifts, as well as to Kutchan Town for shopping trips.

## I am interested. How do i purchase a Villa?

Villas are available for purchase via Niseko Real Estate.

At time of contracting a 20% Deposit is required to secure the property. A Mid-Term payment of 10% follows in July 2018, with the remaining 70% Balance due upon building handover in November 2018.

All Deposits and Mid-Term payments are fully insured by the Japan Deposit Guarantee System.

## What does the deposit guarantee system entail?

A Deposit Guarantee System is in place to ensure that Buyers' deposit monies are protected in the event of failure of the Developer and/or the construction company. Upon payment of the 20% purchase deposit and 10% Mid-term payments, Buyers will be issued with a Deposit Guarantee Certificate (DGC) from North Pacific Bank Ltd., a Japanese government licensed deposit guarantee specialist. North Pacific Bank Ltd. holds a credit rating of A (Stable) from JCR and A- (Stable) from R&I. Costs for the Deposit Guarantee Certificate are paid in full by the Developer.

## Are there any agent commissions payable by buyerS?

No, there are no agent commissions payable for Panorama Niseko Villa purchases.

Contact Niseko Real Estate today to make a purchase enquiry [info@nisekorealestate.com](mailto:info@nisekorealestate.com)