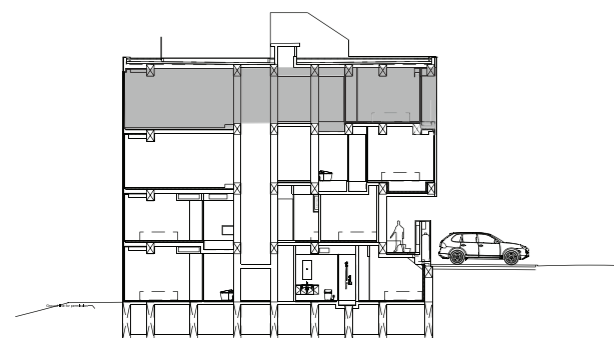
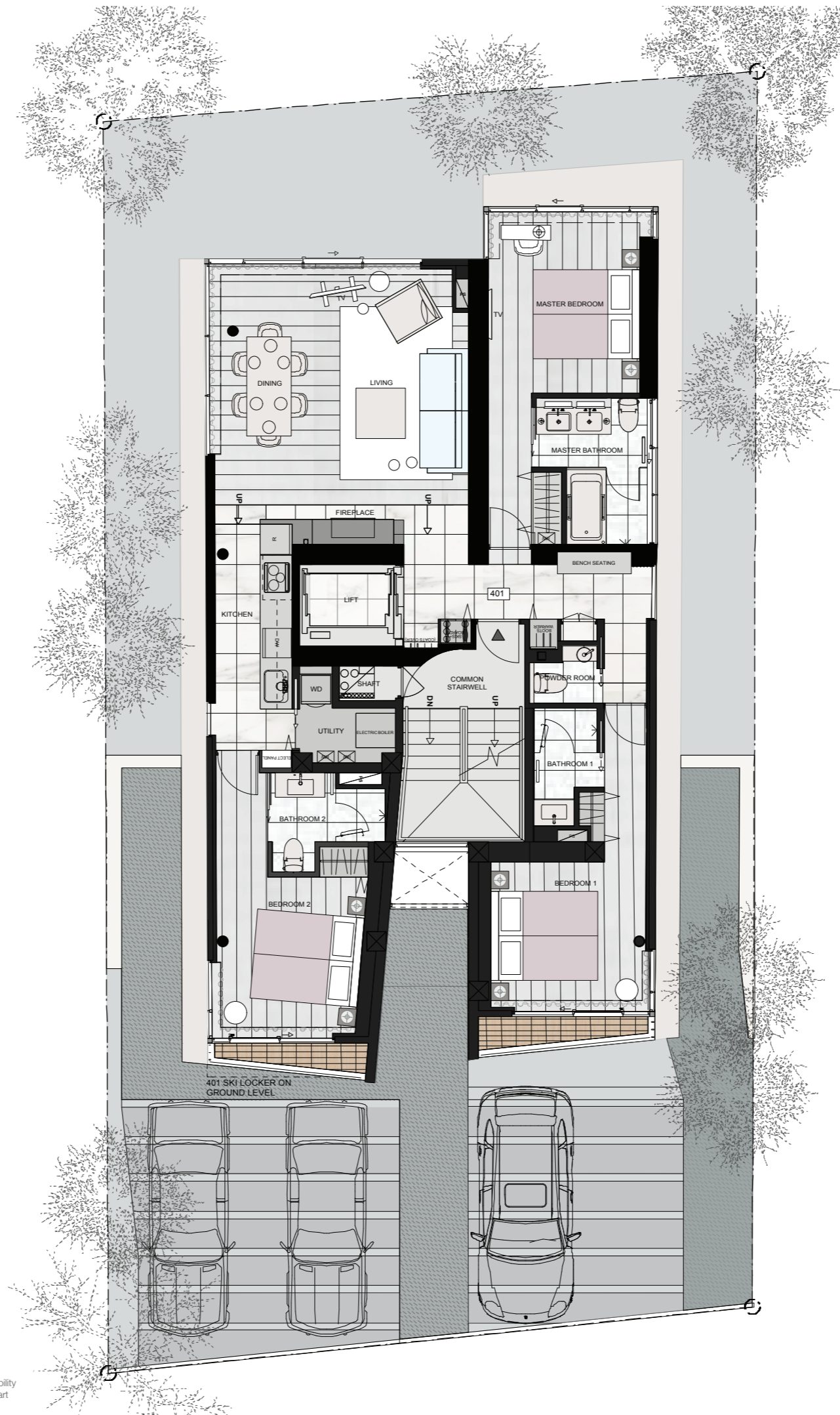


Apartment 401 3BR  
Level 4  
119 sqm  
4.2 sqm (Balcony)



# LEVEL 1-4 APARTMENT 101, 201, 301, 401 | 3BR

## PROJECT OVERVIEW

Project name	Loft Niseko by Apex Property KK
Location	Niseko-Hirafu, Middle Village
Land / building ownership	Freehold strata title
Completion date	January 2014**
Lobby area	Approx. 17.0m <sup>2</sup> Concierge guest service desk and onsite 7 seater transport service

## SITE

Site area	329.04m <sup>2</sup> ; 99.71 tsubo (1 tsubo = 3.3m <sup>2</sup> )
Building Coverage / Plot Ratio	50% / 200%
Location	Abuta-gun, Kutchan Cho, Aza Yamada plot no.169-27
Land use category	Residential Area

## RESIDENCE

Parking space	May be reserved; subject to availability
Building type	Condominium with hotel license
Layout	3 bedrooms / 3 bathrooms
Views	Mt Yotei (Protected views), ski field

## NISEKO RESORT FEATURES

Location	Hirafu area, Kutchan-cho, Abuta District, Hokkaido, Japan
Airport access	Approx. 100km from Sapporo, New Chitose International Airport
Train access	Approx. 10 minutes by car from Kutchan Station
Ski runs	57 runs over 47km of groomed runs; longest run: 5.6km
Ski lift system	38 lifts and gondolas; open 8:00am - 9:00pm
Ski terrain	Groomed, tree runs, back-country; beginner to advanced
Ski run features	Half-pipes, terrain parks, mogul runs
Night skiing	Artificial lighting nightly during season

\* All specifications are subject to change pending product availability and architect's final certification.  
\*\* Estimated target completion

## MATERIALS AND CONSTRUCTION SPECIFICATIONS\*

Main structure	In situ reinforced concrete
Roof structure	Cast concrete
Heating /cooling	Concealed perimeter radiators / air conditioning
Skirting	Wood skirting
Glazing system	Low-emissivity double-glazing system
Window system	Steel & aluminium window systems
Walls	External: stone, wood-grained concrete, aluminium panel, hard-wood panel Internal: wall paper on plasterboard, hardwood panel, exposed concrete
Paving	Heated paving
Ceilings	External: wood-grained concrete, wood, paint Internal: hardwood panel, plasterboard, paint
Flooring	Internal: hardwood flooring, tile, stone Balconies, Terraces: decking
Doors	Main entrance: steel door
Kitchen	Under-mounted double stainless steel sink Kitchen faucet: Grohe Extraction hood: stainless hairline by Ariaфина Fridge + freezer: Panasonic IH cook top: Gaggenau Oven + microwave: Panasonic Dish washer: Miele Washing machine: Miele Clothes dryer: Miele
Bathrooms	Sanitary fittings: Kawajun, TOTO Toilet: TOTO Tub: TOTO, cedar bath option Bathroom faucets: Hansgrohe
Fireplace	Ethanol
Services specifications	Public water service, Hokkaido Power, town sewer
Road width	5.7m

## PROJECT TEAM

Developer	Apex Property KK
Architect	Riccardo Tossani Architecture Inc.
Interior design	yoo Studio a Starck/Hitchcox company
Engineering	Arup Japan
Landscape design	Riccardo Tossani Architecture Inc.