



PANORAMA
NISEKO

Introducing Panorama Niseko

Niseko Real Estate is proud to introduce Panorama Niseko, an exclusive collection of twelve Villas and Clubhouse positioned adjacent to Hirafu's Shiribetsu River. This unique river-side setting provides the ultimate in Niseko year-round indulgence - immediate ski resort access combined with unparalleled vistas of Mt. Yotei and the Grand Hirafu Resort.

Master-planned by acclaimed Hokkaido architect Koichiro Ishiguro, the Villa designs exemplify the beauty of modern Japanese architecture, perfectly balanced around a landscaped Art Park.

Encompassing the allure of both winter and summer seasons, Ishiguro is meticulous in every detail. All Panorama Niseko wiring is concealed underground, and every Villa enjoys majestic views and flowing natural hot spring onsen water.

The first six Villas and Clubhouse are open now and available for viewing, with the remaining six Villas completing in December 2019. Panorama's Clubhouse houses fantastic Japanese-French fusion restaurant "Tatsumi" along with full-time Villa management, concierge and private shuttle services provided by Niseko Wow.

Tell me more about the development

Panorama Niseko is a complete land and turn-key building investment opportunity. There are four types of Villas available, each of which include:

- 4-6 en-suite bedrooms, plus additional kids/maid room options
- Spacious living and entertaining areas
- Theatre windows with breathtaking views
- Designer kitchens by Madre
- Bespoke fittings, furnishings and Hokkaido artwork
- Indoor and outdoor natural onsen hot spring baths
- Air-conditioning and floor heating
- Spacious drive-in garages and storage for year-round enjoyment

Panorama Niseko Owners enjoy

- Complete management package, with front desk and concierge service
- 3 minutes' easy access to the ski lifts via private shuttle
- Discounts to assorted local services (including lift tickets, rental equipment, and airport transfers)
- Clubhouse restaurant, cafe and bar
- Expansive Art Park area
- Underground wiring throughout

When does Panorama Niseko open?

The Clubhouse and first six Villas (Types 2 and 3) opened December 2018 and are now available for viewing. Villa Types 1 and 5 will open December 2019.

Is the Ownership title freehold?

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

How far is Panorama from Hirafu Village?

Panorama Niseko is three minutes' drive to Hirafu.

How extensive is the free Panorama shuttle service?

Panorama Niseko's chauffeured fleet of vans is on-call to ensure the utmost convenience to Owners and guests. The shuttle service is complimentary and will take Owners and guests to and from the four Niseko base areas including Hirafu, Niseko Village, Hanazono and Annupuri. All trips to Niseko and Kutchan restaurants are door to door, offering unparalleled convenience for Panorama Owners and guests. No need to wait for crowded buses in the village.



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The shuttle service is available from 8am to 8pm, with bookings recommended in advance. Shuttles to resorts, shops or restaurants further afield can also be arranged for a nominal fee for the more adventurous guests.

For the full-service management package, Owners and guests can enjoy a dedicated driver for the duration of their stay.

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 Panorama Niseko management team take care of 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.

Are there any restrictions on owner usage?

There are no restrictions on Owner usage. Owners have the choice of including their Villa in the letting pool or using privately. All Owners are required to contract with Niseko Wow for property management and to enter into the Panorama Niseko management association.

Within the letting agreement, 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% letting fee applies.

Tell me more about the Clubhouse Restaurant

Following on from his success in Hanadai Kutchan, Tomita-san's Tatsumi Restaurant will be open year-round, presenting the best in Hokkaido's delicious seafood, meats and fresh seasonal vegetables.

From that morning coffee to get your ski legs moving, or perhaps an apres-ski cocktail or local sake, the Clubhouse Restaurant offers a perfect locale to relax and enjoy Panorama Niseko.

What shops/restaurants are close-by?

Within minutes' walk there are various delicious choices including:

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

I am interested. How do I purchase a Villa?

Villas are available for purchase via Niseko Real Estate. For Type 2 and 3 Villas, please contact Niseko Real Estate for details. For Type 1 and 5 Villas, a 20% deposit is required to secure the property. A mid-term payment of 20% follows in May 2019, with the remaining 60% balance due upon building handover in November 2019.

Upon payment of the 20% deposit, and 20% mid-term payments, Buyers' deposit monies are protected in the event of failure of the Developer and/or the construction company.

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