



THE PAVILIONS NISEKO HOTEL & RESORT VILLAS



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At the centre of the twenty-hectare Ginto Hirafu estate lies The Pavilions Niseko Hotel & Resort, which completes in summer 2020. The hotel is designed with a refined, understated elegance, reflecting contemporary sukiya-style adorned with warm Japanese influenced mid-century modern Scandinavian furnishings. The luxurious facilities, which include indoor and outdoor onsen, spa, fitness and yoga centre, library bar and indoor swimming pool, promises to elevate both guest's and Owner's Niseko experience.

This all seasons villa resort comprises of nineteen three ensuite bedroom beautifully appointed villas, boasting perfect Yotei views nestled amidst the Ginto woodlands. The Pavilions Niseko will offer Owner's a fine balance of an ideal holiday home and perfectly managed investment.

LOCATION

Set in the tranquil pinewoods of Ginto Hirafu, The Pavilions Niseko is an intimate sanctuary moments away from Hirafu's premier ski lifts and powder slopes. It is a pristine base for a retreat into the beauty of Niseko and the Hokkaido region while enjoying all the conveniences of Hirafu and Ginto Village.

Owner's choose from an abundance of restaurants, shops, small grocery store in Ginto Village (complete late 2021) or the hotel's Signature Bar and Restaurant, luxurious wellness facilities and five kilometers of undulating hiking trails.





Ideal
HOLIDAY HOME AND *expertly*
MANAGED INVESTMENT

THE PAVILIONS NISEKO RESORT VILLAS

The Resort Villas are set in a loop next to the hotel facilities to create a warm sense of community, yet offer complete privacy. Each Resort Villa has its own unique view of either Mt. Yotei, the Ginto woodlands or the Ginto Estate.

The Pavilions Niseko Resort Villas are designed for dual-key living to maximize rental potential. Set on freehold land up to eight hundred square metres, the Resort Villas' three ensuite bedroom layout, spans two hundred and eighteen square metres, and can easily sleep up to eight persons. Both ground floor and first floor have plush dining, kitchen, living areas; adults will entertain upstairs by the wood burning fireplace while children will watch movies or play games in the entertainment room downstairs. The private garden allows Owners to make the most of their additional fifty square metres of covered balcony space plus a spacious dual car garage.



Artist's renderings, photos, prices, specifications and planned amenities continue to evolve and are based on current proposed development plans that are subject to change without notice. Use of certain recreational amenities or participation in certain activities may be subject to additional fees and availability.

THE PAVILIONS NISEKO RESORT VILLAS

Nineteen beautifully curated fully furnished turn key villas ready to move in December 2020. The first phase of resort villas all boast stunning Yotei Views with varying plots sizes stated below. Refer to price list for details.

Villa No.	English Name	Japanese Name	Japanese	Land Plot Size (m ²)	Villa Layout & Net saleable Area
A	Light Snow	<i>Awayuki</i>	淡雪	661	Three ensuite bedrooms plus upstairs wash closet & two living rooms with dining and kitchenette 218m ²
B	Icicle	<i>Tsurara</i>	氷柱	734	
C	Powder Snow	<i>Konayuki</i>	粉雪	719	
D	Light Snow	<i>Sasame Yuki</i>	細雪	845	
E	Evening Glow	<i>Yuubae</i>	夕映え	772	
F	Spring Breeze	<i>Harukaze</i>	春風	772	
G	Trees	<i>Kodachi</i>	木立	674	
H	Flowers and the moon	<i>Kagetsu</i>	花月	593	
I	Hills and Waters	<i>Sansui</i>	山水	542	
J	Layer of snow	<i>Yuki Geshou</i>	雪化粧	585	
K	Morning Glow	<i>Asayake</i>	朝焼け	568	
L	White Birch	<i>Shirakaba</i>	白樺	534	
M	Valley Lily	<i>Suzuran</i>	鈴蘭	522	
N	Summer Grass	<i>Natsukusa</i>	夏草	573	
O	Hazy Moon	<i>Oboro-zuki</i>	朧月	597	
P	Wild Cherry Blossoms	<i>Yamazakura</i>	山桜	631	
Q	Hydrangea	<i>Ajisai</i>	紫陽花	598	
R	Moon Night	<i>Tsukiyo</i>	月夜	589	
S	Azalea	<i>Tsutsuji</i>	ツツジ	688	

THE PAVILIONS NISEKO RESORT VILLAS - FLOOR PLANS



Ground Floor Indicative Plan

- A - Garage
- B - Ski Room / Laundry
- C - Ensuite 1
- D - Walk-in Closet 1
- E - Bedroom 1
- F - GF Media Room (with dining & kitchenette)
- G - Genkan
- H - External Owner Storage



First Floor Indicative Plan

- I - FF Landing
- J - Dining
- K - Kitchen
- L - WC
- M - Ensuite 2
- N - Bedroom 2
- O - Bedroom 3
- P - Ensuite 3
- Q - Owner Storage
- R - Living Area
- S - Balcony



PERFECT TURN-KEY LIFESTYLE INVESTMENT

The Pavilions Niseko Resort Villas offers a fine balance of ideal holiday home and perfectly managed asset. The Resort Villas come fully furnished with plush mid-century modern furniture and iconic finishings by both Scandinavian and Japanese designers such as Muuto, Sori Yanagi and Isamu Noguchi. Everything needed to enjoy your holiday comfortably in style awaits.





MUUTO

Muuto is rooted in the Scandinavian design tradition characterized by enduring aesthetics, functionality, craftsmanship and an honest expression.

SORI YANAGI

Iconic Japanese industrial designer Sori Yanagi (柳宗理) was born in 1915 in Tokyo, Japan and known for his unique forms, which brought simplicity and unexpected practicality into everyday homes such as the butterfly stool.



ISAMU NOGUCHI

Iconic artist known for his mid-century modern pieces such as the legendary 1947 cocktail table produced by Herman Miller, and in 1951 the Akari light sculptures, a modern take on traditional Japanese paper lanterns.



MATHIEU MATEGOT

Mathieu Matégot is most known for his groundbreaking materials and technique, which he named Rigitulle, where metal tubing is combined with perforated metal sheet. Like fabric, Rigitulle can be bent, folded or shaped to give the furniture transparency, weightlessness and everlasting modernity.

1. Outline Sofa 3-seater designed by Anderson & Voll for Muuto 2. Coffee Table designed by Isamu Noguchi for VITRA 3. Akari UF3-Q Floor Lamp designed by Isamu Noguchi 4. Butterfly Stool designed by Sori Yanagi for Vitra 5. Demon Metal Rack (5 shelves) designed by Mathieu Matégot for Gubi

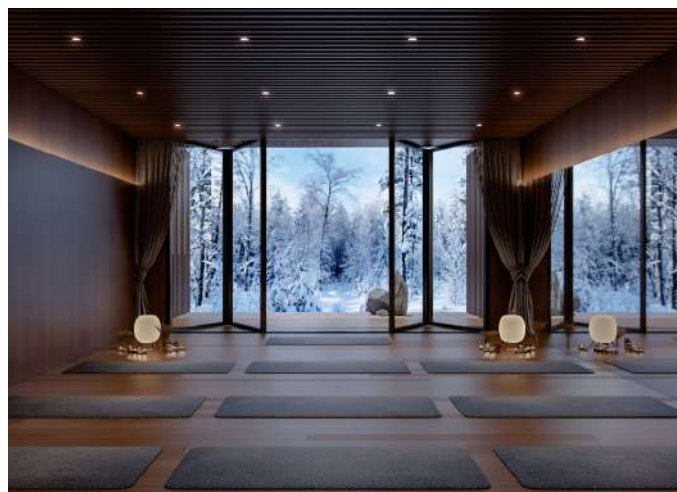
OWNER LIFESTYLE BENEFITS

As an owner of a Pavilions Residence, you join a select group of discerning individuals as part of the Privilege Club. As a member you have rights to the highest levels of personalised service with access to all the inspired amenities of The Pavilions Hotels & Resorts worldwide as well as REVĪVŌ Resorts.

BE READY TO EXPAND YOUR EXPECTATIONS

- Owner's concierge service
- Luxury rental & property management services through designated partners
- Priority reservations at The Pavilions Niseko Signature Restaurant & Ginto Village restaurants
- Seasonal complimentary shuttle to Grand Hirafu ski lifts & Hirafu-zaka
- Discount in outlets (F&B, Spa and Special Events)
- 20% off the best available rate at The Pavilions Niseko Hotel & Resorts
- Ginto Village Owner's Club Membership
- Complimentary Chef's dinner for two in your birthday month (food only)
- Complimentary access to our indoor/outdoor natural onsen
- Complimentary access to our gym and yoga studio





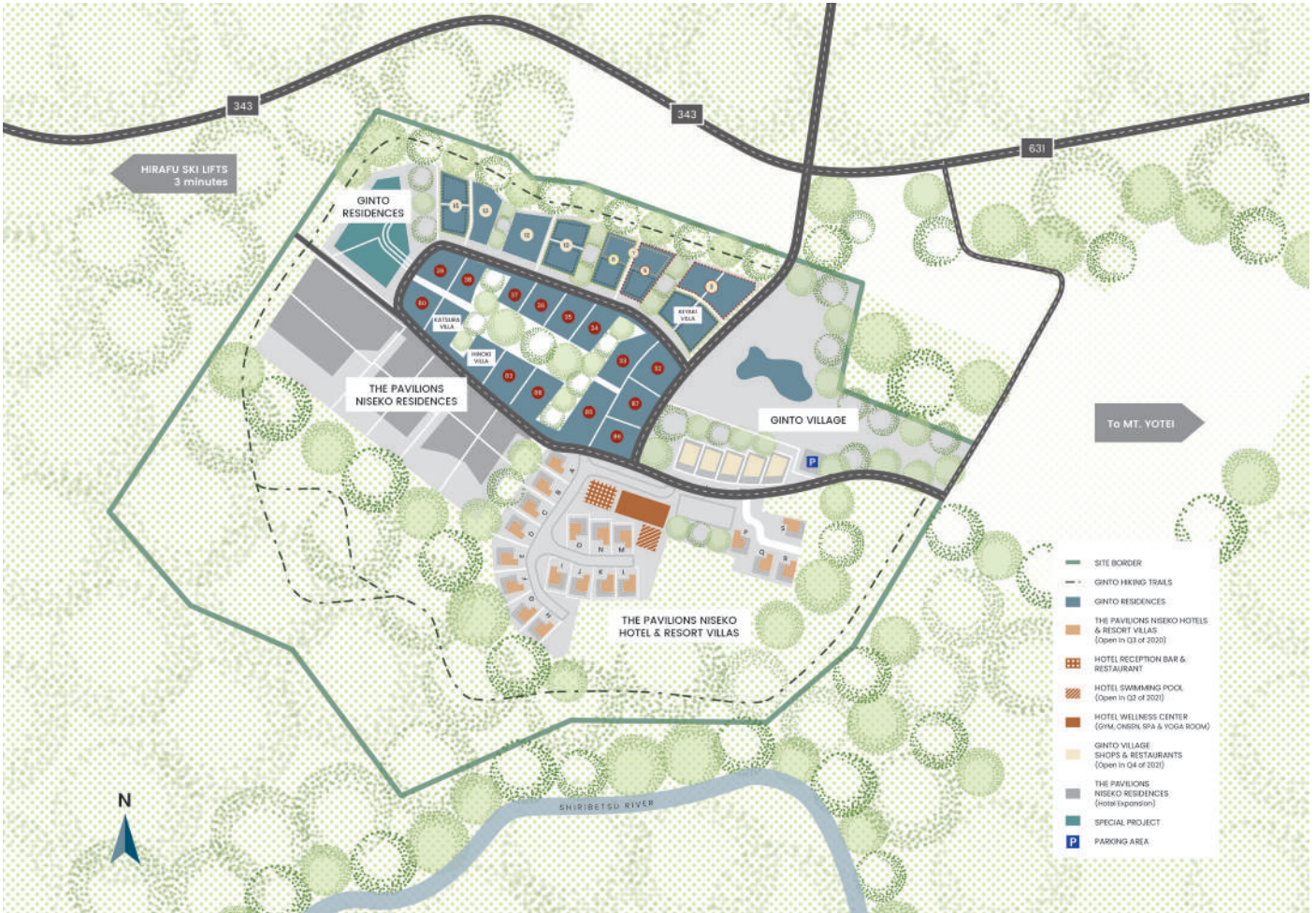
GLOBAL HOTEL BENEFITS

- 10% discount at The Pavilions Hotels & Resorts & REVĪVŌ Resorts restaurants
- 10% off the best promotional rate at the time at The Pavilions Hotels & Resorts & REVĪVŌ Resorts
- 10% discount at The Pavilions Hotels & Resorts & REVĪVŌ Resorts spas group wide
- VIP status at all The Pavilions Hotels & Resorts & REVĪVŌ Resorts group wide



MANAGEMENT PROGRAM

All Pavilions Niseko Resort Villas will operate as hotel branded residences operated by The Pavilions Hotels & Resorts. All villas will be part of the hotel rental pool with owner stays totaling fourteen nights in winter and fourteen nights in summer. For more details refer to inside pocket which contains Income & Expense Projections and FAQ Sheet.







Through our love for romance, adventure, culture and the arts, we at The Pavilions Hotels and Resorts live to create beautiful memories for our esteemed guests.

With our luxurious all-villa resorts at The Pavilions Phuket, The Pavilions Bali and The Pavilions Himalayas, as well as stunning boutique hotels in Amsterdam, Rome, Madrid and Lisbon (2020), we have perfected the art of providing best-in-class hospitality for our guests.

For more information:



LEFT PAGE:

1. The Pavilions Bali 2. The Pavilions Phuket 3. The Pavilions Lisbon 4. The Pavilions Madrid 5. The Pavilions Himalayas The Lake View 6. The Pavilions Amsterdam The Torren 7. The Pavilions Roma The First Arte 8. The Pavilions Roma The First Dolce 9. The Pavilions Mongolia 10. The Pavilions Niseko 11. The Pavilions Himalayas The Farm



THE PAVILIONS HOTELS & RESORTS

Corporate Office:
Room 1601, Floor 16, Wilson House,
19-27 Wyndham Street, Central, Hong Kong

residences@pavilionshotels.com | pavilionsresidences.com/niseko
M: +852 6285 9283 | T: +852 3702 6574

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C	Powder Snow	<i>Konayuki</i>	粉雪	719		1,499,000
D	Light Snow	<i>Sasame Yuki</i>	細雪	845		SOLD
E	Evening Glow	<i>Yuubae</i>	夕映え	772		SOLD
F	Spring Breeze	<i>Harukaze</i>	春風	772		SOLD
G	Trees	<i>Kodachi</i>	木立	674		1,499,000
H	Flowers and the moon	<i>Kagetsu</i>	花月	593		1,499,000
I	Hills and Waters	<i>Sansui</i>	山水	542		--
J	Layer of snow	<i>Yuki Geshou</i>	雪化粧	585		--
K	Morning Glow	<i>Asayake</i>	朝焼け	568		--
L	White Birch	<i>Shirakaba</i>	白樺	534		--
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Terms & Conditions

1. All prices include furniture (full list available upon request); 2. The Pavilions Niseko KK reserves the right to modify the terms and prices listed above without prior notice; 3. Net Saleable Area includes covered internal space. Please refer to individual unit floorplans for details; 4. Total gross area is 296.4m²: Garage 26.5m², Covered Porch 23.4m², External Deck 25m², Upstairs Balcony 3.5m² 5. Plot sizes may be slightly adjusted upon completion of final plot survey; 6. All prices are shown in US Dollars; and 7. Target property handover is last quarter of 2020.

Terms of Payment for Land & Villa Packages: Settle Land First

Total Purchase Price		%	USD
Reservation Agreement (refundable)	To be paid upon signing of the reservation agreement – refundable subject to Development Approval*	10,000	USD
Deposit (non-refundable) – Development Approval Issued	To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement)	10% Less 10,000 reservation sum	USD
First Installment	Kutchan Construction Department issues Building Approval	20%	USD
Second Installment	Building Inspection One: Foundations completed	30%	USD
Third Installment	Building Inspection Two: Build structure including roof completed	25%	USD
Fourth Installment	Building Inspection Three: Start of internal finishing and furnishings	10%	USD
Final Payment of Balance – within six weeks	Balance to be paid at time of settlement	5%	USD

Consumption Tax (CT): *The Pavilions Niseko KK are not tax professionals, we urge all prospective buyers to seek professional tax advice.*

- Japanese CT will be fixed using the exchange rate on the date of settlement.
- Japanese CT is tax paid by buyer to seller not the government. Seller is responsible to collect CT and calculate payable amount to the government and pay to the government.
- Buyer may claim refund if the property is used for business purpose and record CT taxable revenue.
- See the site for CT system in Japan: <https://home.kpmg/jp/en/home/insights/2018/11/taxation-in-japan-201811.html>

Purchase Related Fees: These purchase related fees are estimates only and are subject to change.

- Lawyer Fees (includes registration fees & ownership transfer fee): ¥ 300,000
- Registration License: ¥ 400,000
- Property Acquisition Tax (levied at 3% Land and 4% of Building): ¥ 900,000
- Fixed Asset Tax – Building (invoiced by government May 2021): ¥ 1.4%
- Fixed Asset Tax – Land (estimated to be processed early 2020): ¥ TBD