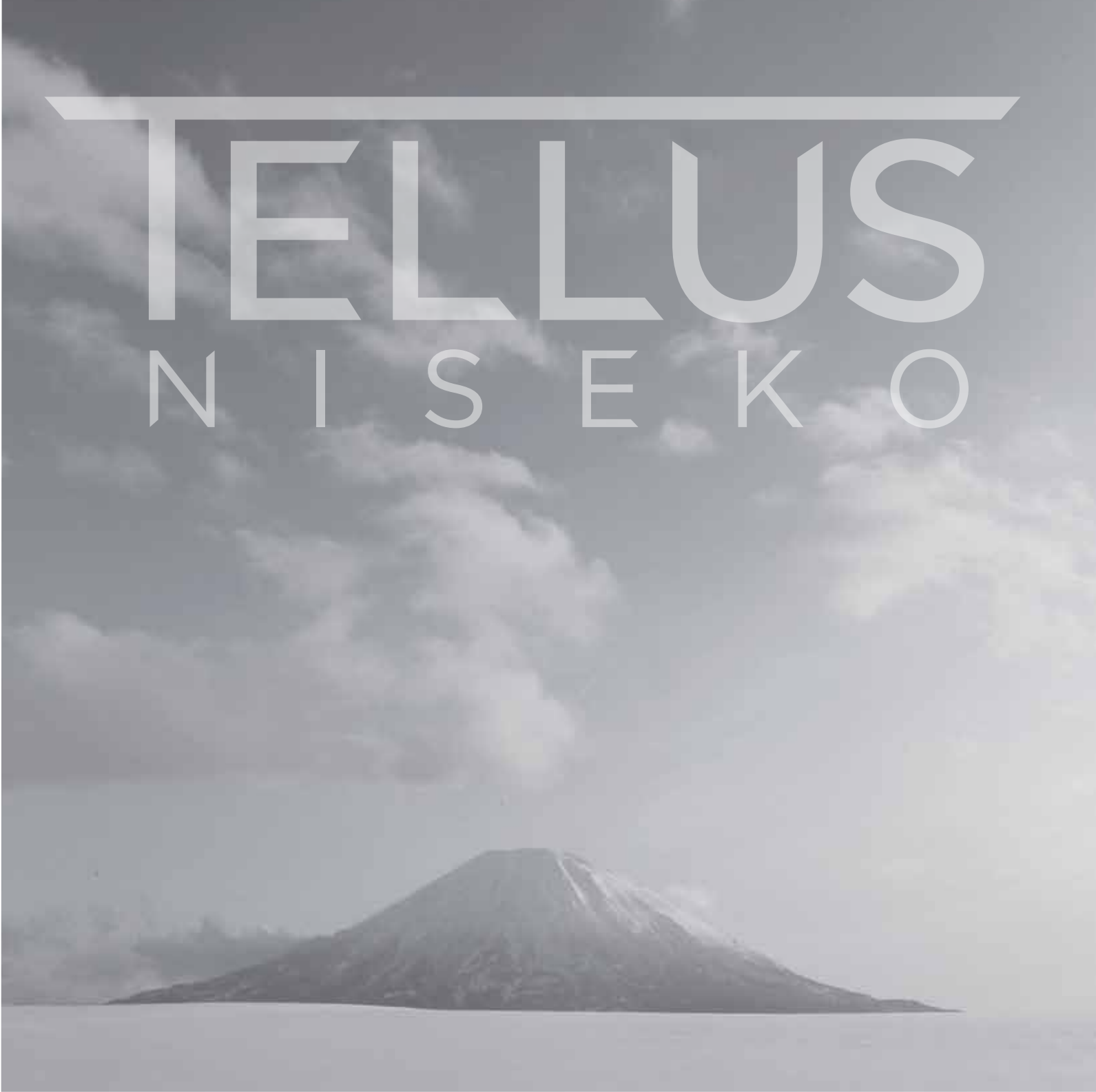


TELLUS NISEKO



YOUR SLICE OF HEAVEN ON EARTH.
WWW.TELLUSNISEKO.COM



**PRIVATE ONSEN
IN EVERY UNIT**

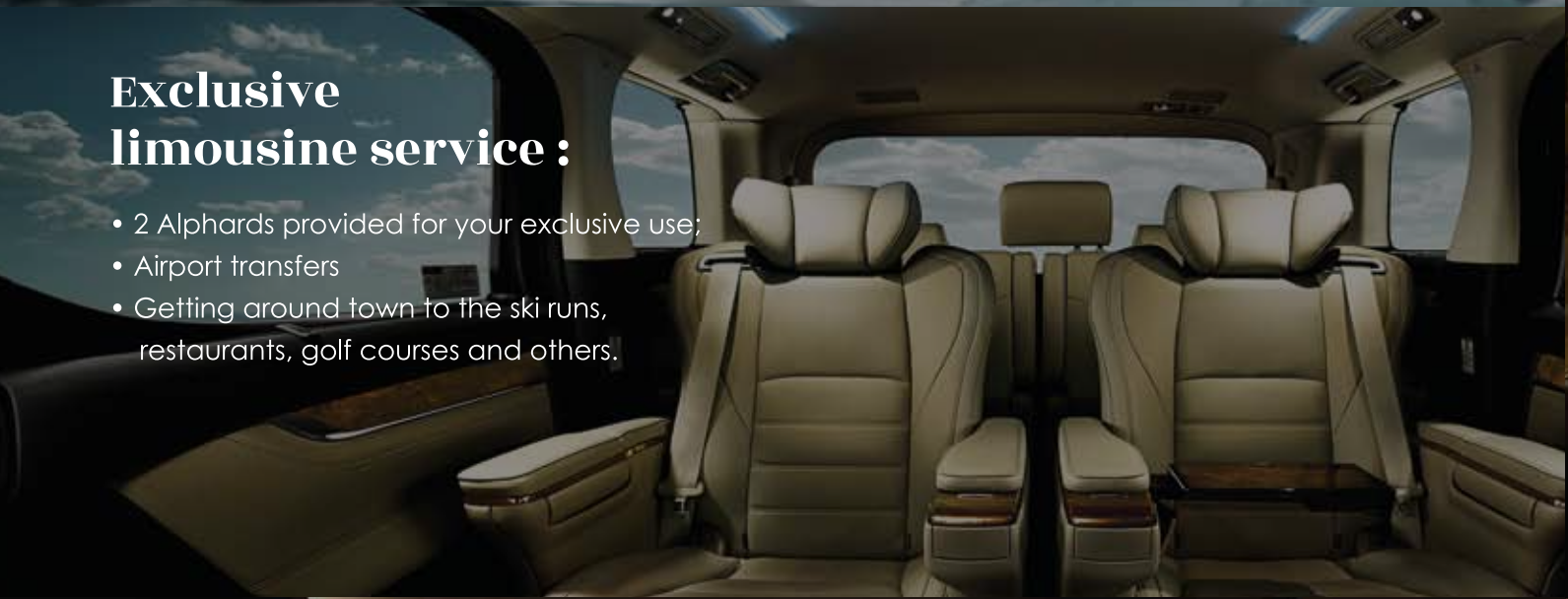
**PRIVATE OWNERS'
WINE CELLAR
IN THE BASEMENT**





**Exclusive
limousine service :**

- 2 Alphards provided for your exclusive use;
- Airport transfers
- Getting around town to the ski runs, restaurants, golf courses and others.



**6% net rental yield
guarantee
for 3 years.**

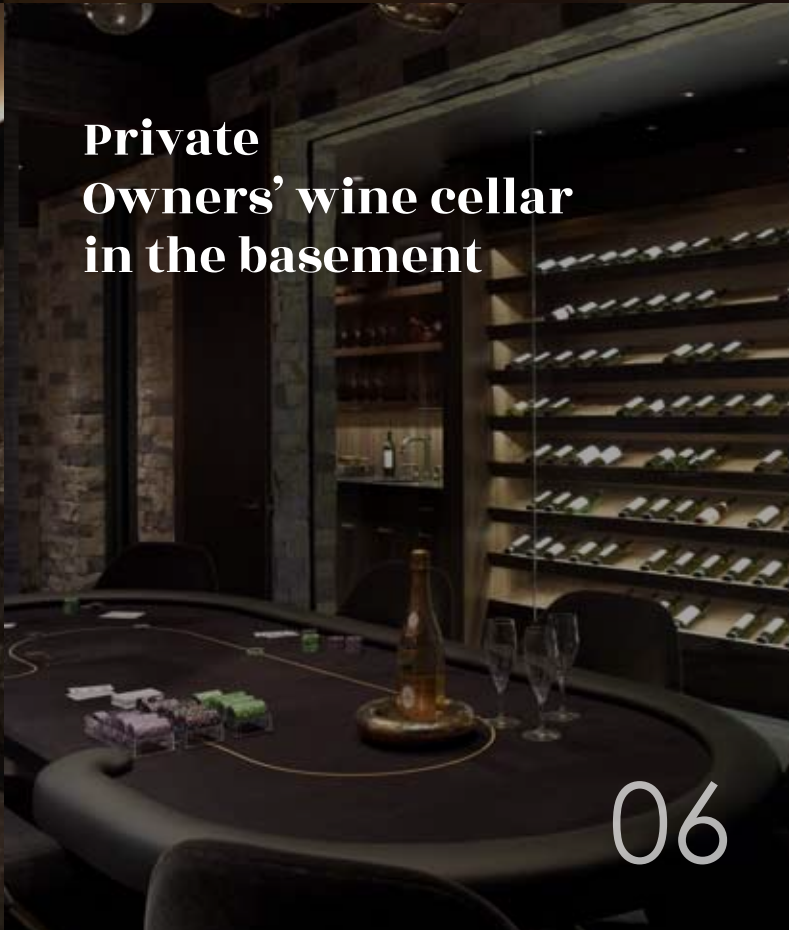




**Michelin One-Star
chef in high-end
restaurant**



**24/7 concierge
service
all year round**



**Private
Owners' wine cellar
in the basement**

TELLUS NISEKO

is a convergence of luxury design and the exquisite beauty of nature in Japan's unique alpine environment. It is a pact with the elements of Hokkaido from which emerges warmth and inspiration. Tellus Niseko is the timeless embodiment of nature's charm and mystique nestled in the stunning landscape of Niseko.

A large window with a view of a mountain peak. The window is framed in dark wood and is set against a light-colored wall. The view outside shows a snow-capped mountain peak under a clear sky. The foreground is dark, suggesting an interior space.

The building's

architectural form and character is drawn from the color and texture of Niseko's MOUNTAIN PARADISE, and designed and built to ensure both sustainability and longevity. Protecting the precious and magical environment that is the Niseko-Annupuri Mountain and providing a home that will hold its allure and value for both the initial owners and their future generations is key to Tellus Niseko.

NISEKO

is not only a hot spot for tourism, but also for its highly sought after lifestyle. It is a location where outdoor sports, the culinary arts, local traditions and seasonal activities meet to create an unparalleled experience. WORLD-CLASS SKI FACILITIES including the World's most extensive night skiing, the finest locally grown natural produce, and a warm, welcoming community await travelers and new homeowners at this remarkable and very special place.

SUMMER

is a season of abundant choices of cultural and recreational activities, with every passing year adding more options to the cornucopia of possibilities. These include colorful local food and cultural festivals, village farmer's markets, road and mountain biking, whitewater rafting, MICHELIN-RATED culinary choices, the finest hot-springs in Japan, tennis, fishing, hiking, ballooning and of course golf at many world-class courses.

SNOW

at Niseko is world famous for its depth and dryness, regularly falling in excess of 15 metres each season. Ranked number 2 in the world by Forbes Magazine, Niseko's 15 metres dwarfs Whistler's annual average of 10 metres, Chamonix at 9.6 metres and Aspen with 7.6 metres. This makes for a longer and more reliable season, but more importantly is the quality of the snow. Powder skiing Nirvana is achieved with the lightest and driest of snow, termed CHAMPAGNE POWDER. While most other destinations with heavy snowfall have maritime climates making their snow wetter and heavier, Niseko's winter climate is influenced by continental airflows, creating the light fluffy flakes that powder-hounds dream of. In addition, Niseko, unusually for Japan, permits off-piste skiing through a controlled gate system providing access to hundreds of acres of pure powder joy.



Direct flights from China, Kuala Lumpur, Singapore, Hong Kong, Bangkok, Taiwan, and South Korea. Local flights from all major Japanese cities



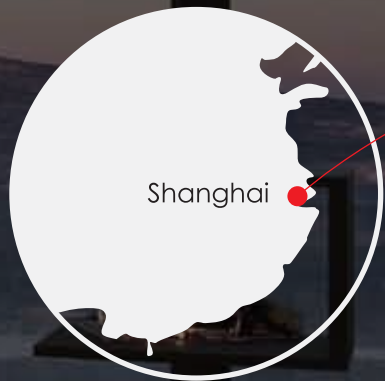
1.5 to 2 hours from New Chitose International Airport



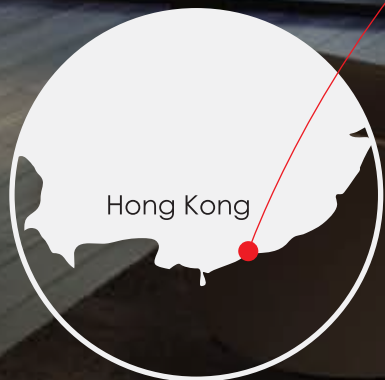
30 minutes from New Chitose Airport



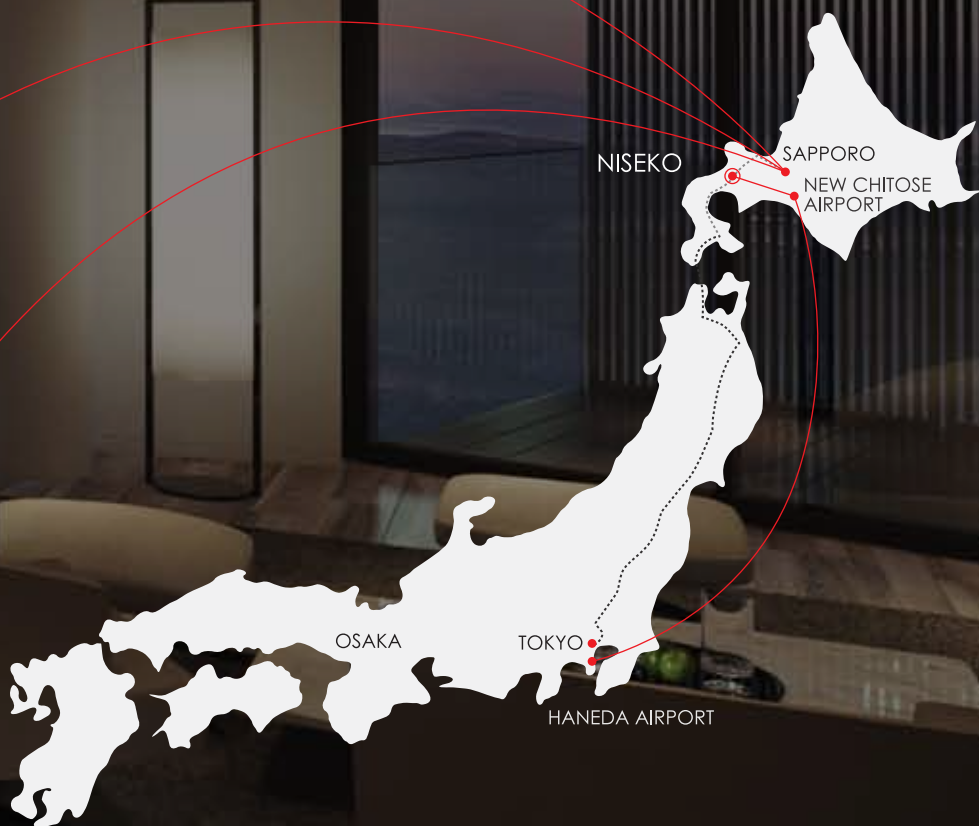
Beijing



Shanghai



Hong Kong



The advantages of buying properties in Japan:

- Freehold ownership.
- Unlike other Asian countries, Japan has no restrictions on foreigners purchasing properties in the country.
- The housing prices are low, but rentals are high in Hokkaido, Japan.
- Japanese Yen is at a historical low, with a great upside potential trend.
- The real estate prices in Hokkaido have risen steadily at an average rate of 1.4% annually.
- The relaxation on the issuance of the visa leads to increase in the number of the tourists.
- Japanese highspeed railway Hokkaido Shinkansen commenced in 2016, tourist numbers have increased, and property prices have soared by 20%.
- Tohoku Shinkansen connects Tokyo and Shin Aomori station.
- Tokyo will be hosting the Olympics in 2020.
- Sapporo, Hokkaido has a leading bid in Winter Games for the year 2026.
- The number of Chinese investors in Japanese real estate has risen by 20% and apartments are the hot pick for investors.

Flight Info



Hong Kong

- Hong Kong Airlines
- Cathay Pacific Airways
- ANA Airways
- Japan Airlines



Shanghai

- China Eastern Airlines
- Shanghai Juneyao Airlines
- Spring Airlines
- Japan Airlines



Beijing

- Air China
- ANA Airways

HK to CTS: 4 hrs 10 min, CTS to HK: 5 hrs

SH to CTS: 3 hrs 35 min, CTS to SH: 4 hrs 15 min

BJ to CTS: 3 hrs 50 min, CTS to BJ: 4 hrs 40 min



Sapporo



EXTERIOR
SOUTH



EXTERIOR
NORTH

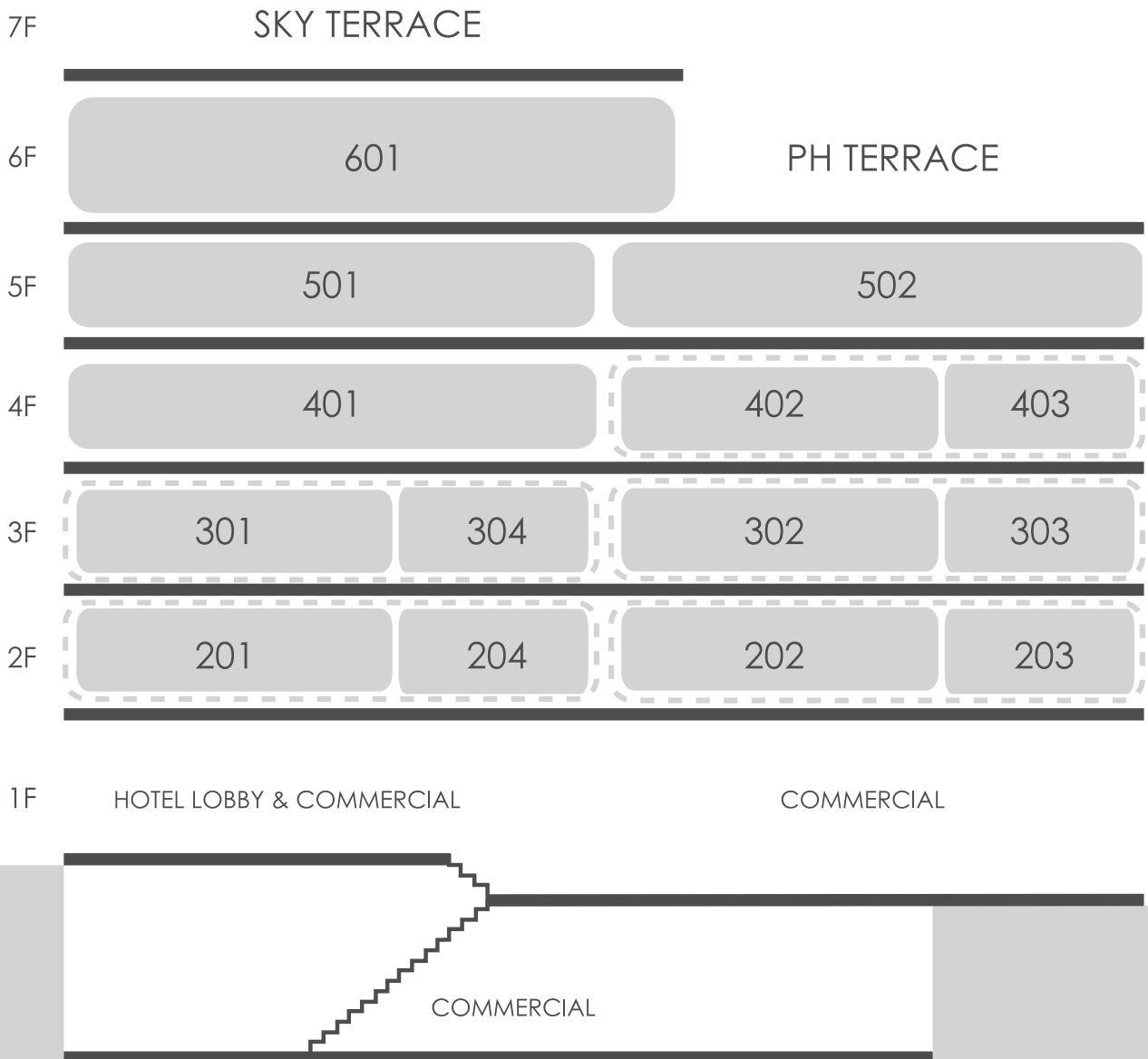


EXTERIOR
PENTHOUSE TERRACE
AND SKY TERRACE

BLOCK SECTION
RESIDENTIAL UNITS AND
COMMERCIAL SPACES

SKI
MOUNTAIN

MOUNT
YOTEI



2F South

2-KEY: 202+203



2F North

2-KEY: 201+204

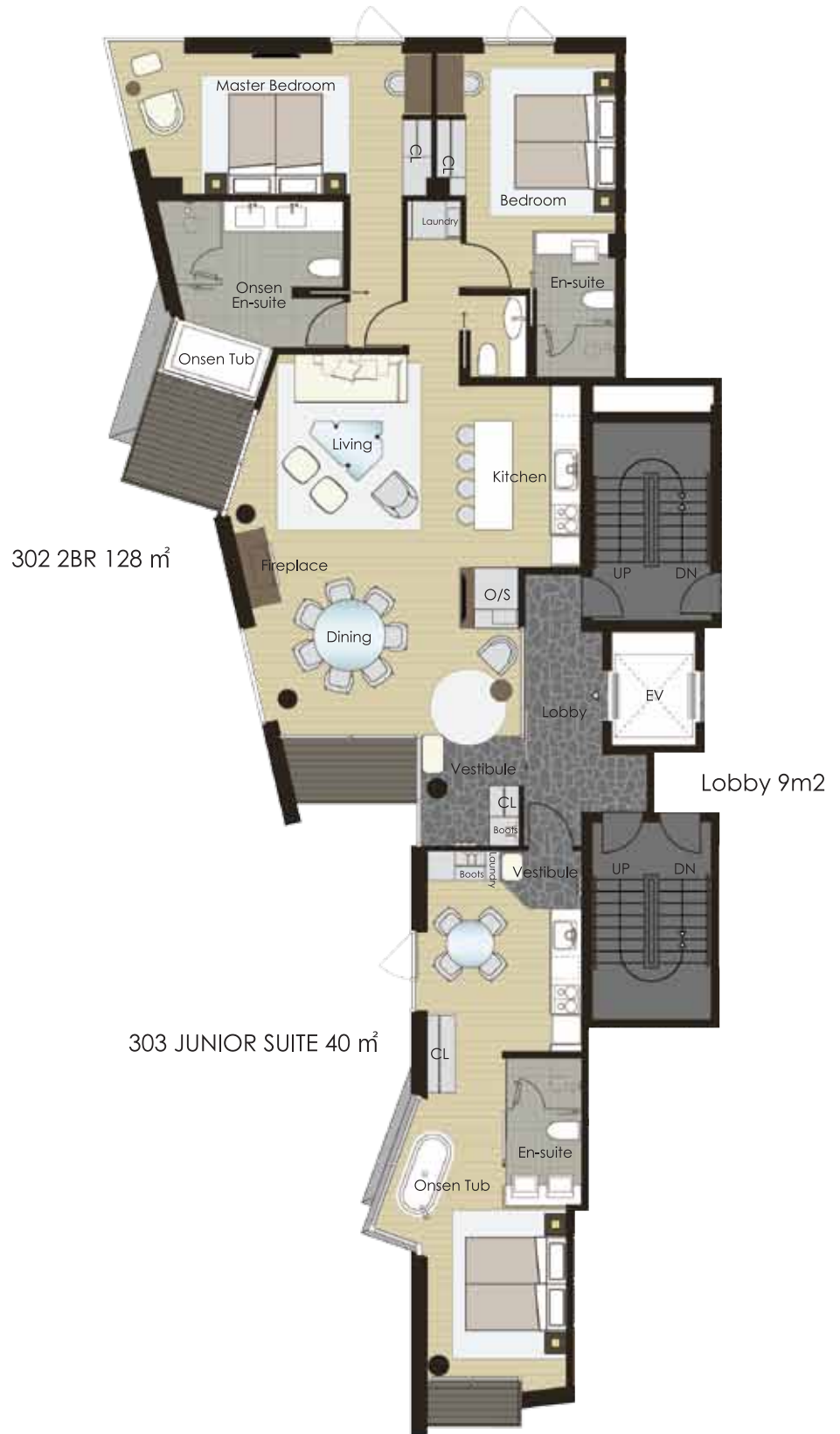


Mt. YOTEI



3F South

2-KEY: 302+303



3F North

2-KEY: 301+304



4F South

2-KEY: 402+403

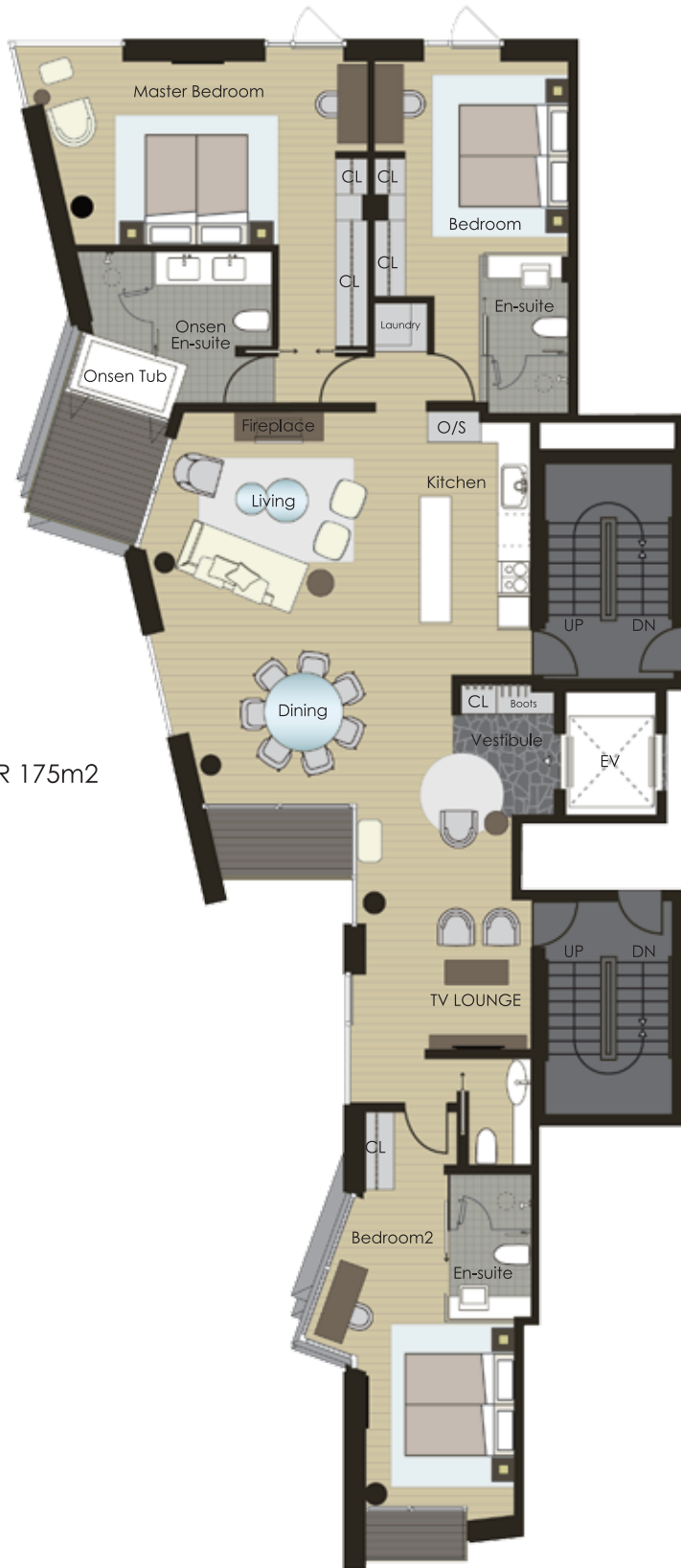


4F North



5F South

502 3BR 175m²



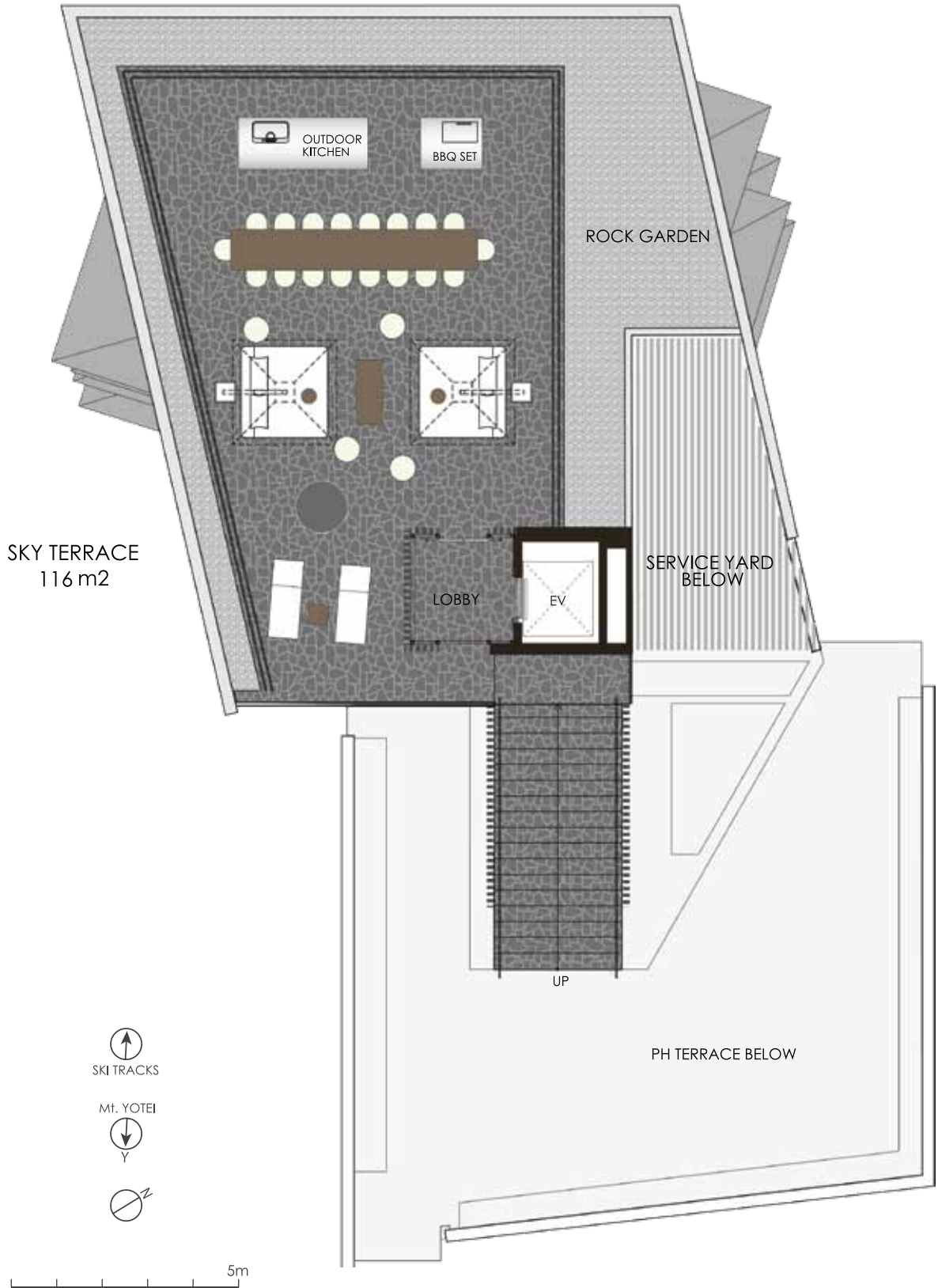
5F North



6F Penthouse



7F Sky terrace



PROJECT OVERVIEW

Project Name: TELLUS NISEKO
 Location: Niseko, Hirafu Upper Village
 Developer: Infinity Capital Group Limited
 Architecture: Riccardo Tossani Architecture
 Engineering: Zo Sekkei, Hashigotaka Sekkei
 Completion Date: 2019 summer

SITE

Site Area: 991.33m2 300.40 tsubo (1 tsubo=3.3m2)
 Coverage / Plot Ratio Entitlements: 40% / 300%
 Coverage Area: 396.0m2
 Location: Abuta-gun, Kutchan Cho, Aza Yamada 185-4, 189-11

RESIDENCE

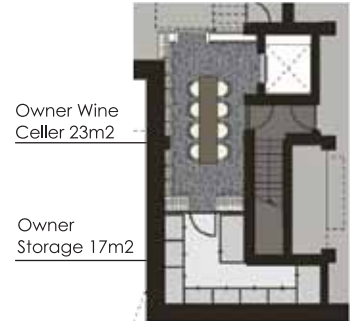
(numbers in brackets indicate Saleable area including Balcony)
 2-KEY:201+204: 170 m2 (175m2)
 2-KEY:202+203: 172 m2 (177m2)
 2-KEY:301+304: 170 m2 (175m2)
 2-KEY:302+303: 172 m2 (177m2)
 401: 170 m2 (175m2)
 2-KEY:402+403: 172 m2 (177m2)
 501: 172 m2 (177m2)
 502: 170 m2 (175m2)
 601: 164 m2 (400m2)

Skier Amenities: Ski Valet, private lockers, heated boot storage
 Lockable Owner Wine Storage: Approx. 50 bottles/unit
 Lockable Owner Storage: Ave. 1 m2/unit

Parking: Dedicated heated parking bay (Total 8-10 bays)
 Building Type: Condominium with Hotel License

NISEKO RESORT FEATURES

Location: Hirafu area, Kutchan-cho, Abuta District, Hokkaido, Japan
 Airport Access: Approx. 100km from 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; Quarter-pipes; Terrain parks; Moguls
 Night Skiing: Artificial lighting open daily during season
 Ski Access: Exclusive Limousine service



MATERIALS AND CONSTRUCTION SPECIFICATIONS

Main Structure:	Steel construction
Roof Structure:	Pre-stressed concrete board, flat roof
Heating / Cooling:	Electric floor heating / Air Conditioning
Onsen:	Natural hot spring, heated and circulated to each residence
Fireplace:	Bio-ethanol / Gas / Log
Glazing System:	Low-emissivity double glazing system
Window System:	Insulated aluminum window system (north and south elevations only)
External Walls:	Architectural ceramic tiles, natural stone, Galvalume metal sheets, composite wood louvers
Paving:	Washed pebble (driveway & parking), flagstone (walkway)
Soffit:	Metal panels
Internal Walls:	Painted plasterboard, wood cladding, high-grade wallcoverings, stone, ceramic tiles
Ceiling:	Painted plasterboard, wood cladding
Flooring:	Wood flooring, stone, ceramic tiles, rugs Composite decking on balconies Flagstone on terraces
Skirting:	Hardwood skirting
Front Doors:	Wood finish steel door
Kitchen:	Under-counter stainless-steel sink Kitchen faucets by Hansgrohe Stainless-steel range hood Built-in refrigerator by AEG IH / Gas (optional) Cook top by Rinnai Microwave oven by Panasonic Gas oven by Viking (optional) Built-in dishwasher by Miele
Bathrooms:	Sanitary fixtures: Hansgrohe, Duravit, T-form, Kawajun etc. Toilet: Water closet and Washlet by TOTO Tub: Custom tubs by Ustech, freestanding tubs by Aquatica USA Flooring and trimming: Ceramic tiles
Laundry:	Electric Washer-Dryer by Panasonic, Built-in Washer-Dryer by AEG

GENERAL INFORMATION

Infrastructure:	Public water service, Hokkaido Power, Town Sewer
Frontage Road Width:	6m
Seller:	Infinity Capital Group Limited
Architect:	Riccardo Tossani Architecture Inc.
Interior Design:	Riccardo Tossani Architecture Inc.
Engineers:	Zo Sekkei (MEP), Hashigotaka Sekkei (Structure)
Land / Building Ownership:	Freehold Strata Title
Information Center:	TBC

DEVELOPER



**Infinity Capital
Group Limited**

ARCHITECT

riccardotossani
a r c h i t e c t u r e