



EVERY GLACIER BEGAN AS A SNOWFLAKE

Founded by chartered surveyor,
architect and professional investors,
Kouzan is your key to premium
resort property investment.



Scan to See Our Video

Property Location



Kouzan Woods

A

Grand Hirafu

B

Hilton Niseko Village

C

Annupuri Ski Slope

D

Niseko Hanazono

E

Kutchan JR &

Future Bullet Train Station



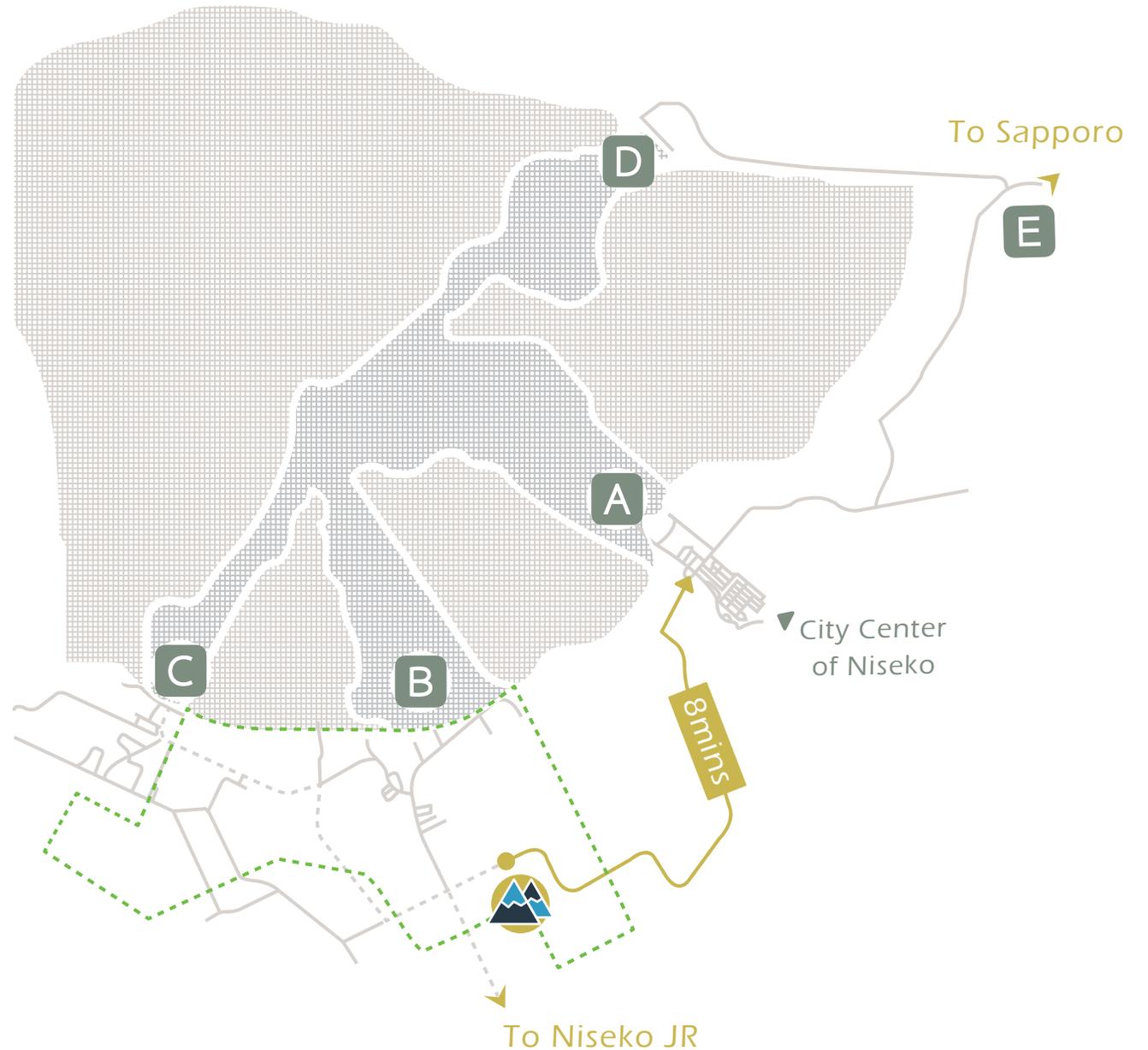
Niseko Town Scenic Area



Niseko United Ski Resorts



Mt. Niseko-Annupuri



Destination of Smart Money : Niseko



2018 : Invested JPY1.63B in Hotel Park Hyatt Niseko Hanazono - a 5-star hotel with 100 rooms

Richard Li



2012 : Built and commenced operation of Hotel Chalet Ivy Hirafu

Sau Ping Ivy Kwok,
Wife of Gordon Wu Ying-Sheung



Korean conglomerate plans to develop a 7-story, 100-unit condominium

Hanwha Group



2021 : Aims to build a 20-hectare luxury resort

Suncity Group



Ritz Carlton

Newly opened in 2020



W Hotel

Set to open in 2021



Aman

Opening in 2023

Numerous luxury hotel brands are setting foot in **Niseko.**



Unparalleled Prospect

Ski Resort Ranking
No. 9 in the World
No. 1 in Asia



- 1
Whistler
Blackcomb
- 2
Courchevel
- 3
Zermatt
- 4
Vail
Mountain
Resort
- 5
Aspen
Snowmass
- 6
Val
d'Isere
- 7
Cortina
D'Ampezzo
- 8
Telluride
- Niseko
9

Price of Niseko's ski properties ranks 34th in world, merely one-third of that of Courchevel 1850, France.

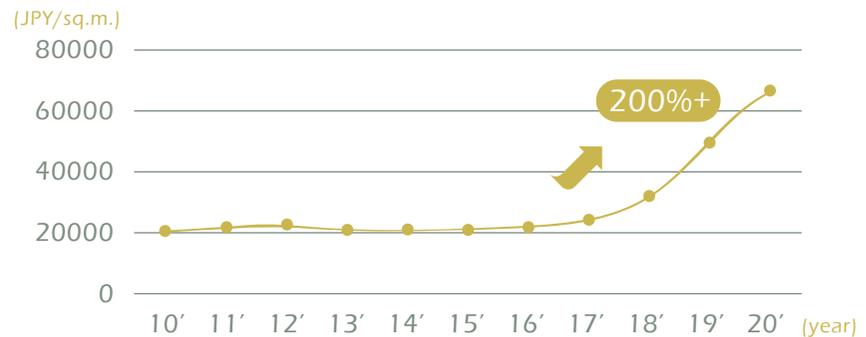
	(Per sq.m.)
01 Courchevel 1850	€ 25,300
02 Aspen	€ 22,100
03 Val d'Isère	€ 20,700
04 Verbier	€ 19,500
05 Gstaad	€ 18,800

⋮

34 Niseko
€ 7,900



Outperforming all other Japanese areas in the last 5 years with a cumulative growth of 200%, Niseko land price rose 31% in 2020 even amidst the COVID pandemic.



Increasingly Accessible From **Every Route**

 **New direct flights** between four mainland China cities (Qingdao, Wuxi, Chengdu, and Fuzhou) and Sapporo are commencing in 2020-2021

 **Hokkaido Shinkansen**
(expected completion in 2030)

- Tokyo \longleftrightarrow Kutchan 4 hours 30 minutes
- Sapporo \longleftrightarrow Kutchan 25 minutes

 **Hokkaido Crossing Expressway**
(expected completion in 2025)

- Sapporo \longleftrightarrow Kutchan 1 hours 45 minutes



Luxury Living

In Precious

Nature

Freehold ownership
and Individual title for
Land and Property.



Provide long term
redevelopment
opportunity.



Located in Niseko
Town Scenic Area with
view of Mount Yotei.

Full control on
maintenance and
operation cost.

Minutes away from
world-class ski resorts.



Close to Hirafu Village,
the center of activities
in Niseko.



Exceptional Rental Value

1 Increasing Demand

Surging number of visitors from China and Southeast Asia are received in Niseko year-round.

1

2 Shortage of Accommodation

Waiting lines are long and rooms are routinely sold out months in advance.

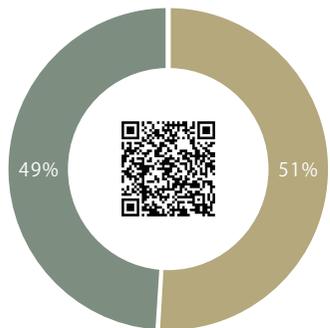
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3 High Room Rates

Typical 4-star hotel family rooms are priced at USD800/night, and premium villas at USD1,500 to USD3,500/night.

3

■ Summer ■ Winter Visitors



Winter Season Source Markets	Growth	Summer Season Source Markets	Growth
1. Mainland China	22%	1. Mainland China	40%
2. U.S.A	28%	2. Thailand	48%
3. Thailand	7%	3. Malaysia	24%
4. Malaysia	8%	4. U.K.	119%
5. Indonesia	3%	5. Indonesia	72%



Project Information

Number of Houses : 4

Land Size per House : 496 sqm

Building Area per House : 145 sqm

Construction Area per House : 166 sqm

Type : 3LDK + 1 Tatami room

Ownership : Freehold Individual Title

Developer : Kouzan Asset Holdings GK

Address : 756-60 Aza Soga, Niseko-cho,
Abuta-gun, Hokkaido,
Japan

Construction Commencement : Apr 2021

Estimated Completion : Dec 2021

Site Plan

Annupuri Ski Slope

Grand Hirafu

Mount Yotei

KOUZAN
PHASE
ONE
WOODS



N





*artist's impression only





FRONT DOOR

*artist's impression only





LIVING

*artist's impression only



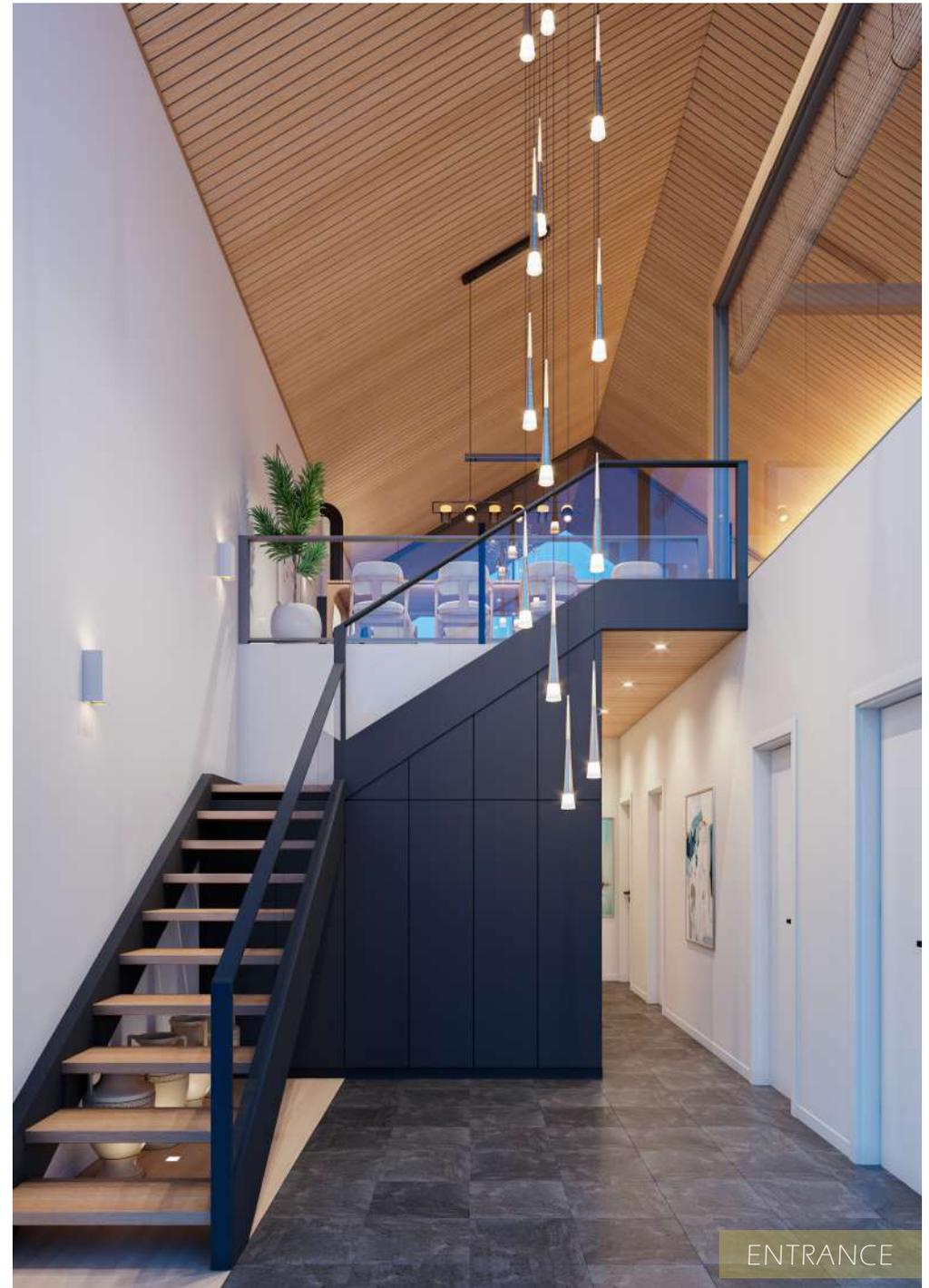
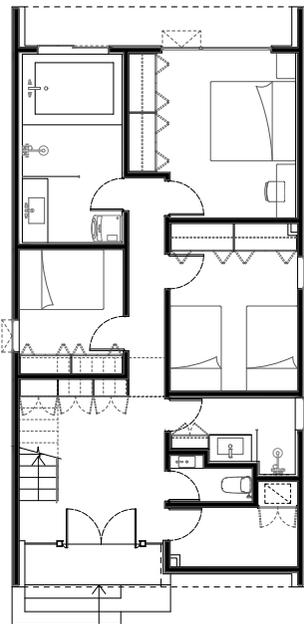
Your 2nd Home

at Asia's No. 1 Ski Resort

Situated in the Niseko Town Scenic Area, Kouzan Woods is purposely designed with a low-density approach.

With well-thought-out features and touches of details inside and out, it is aimed to deliver the ultimate resort experience to its residents.

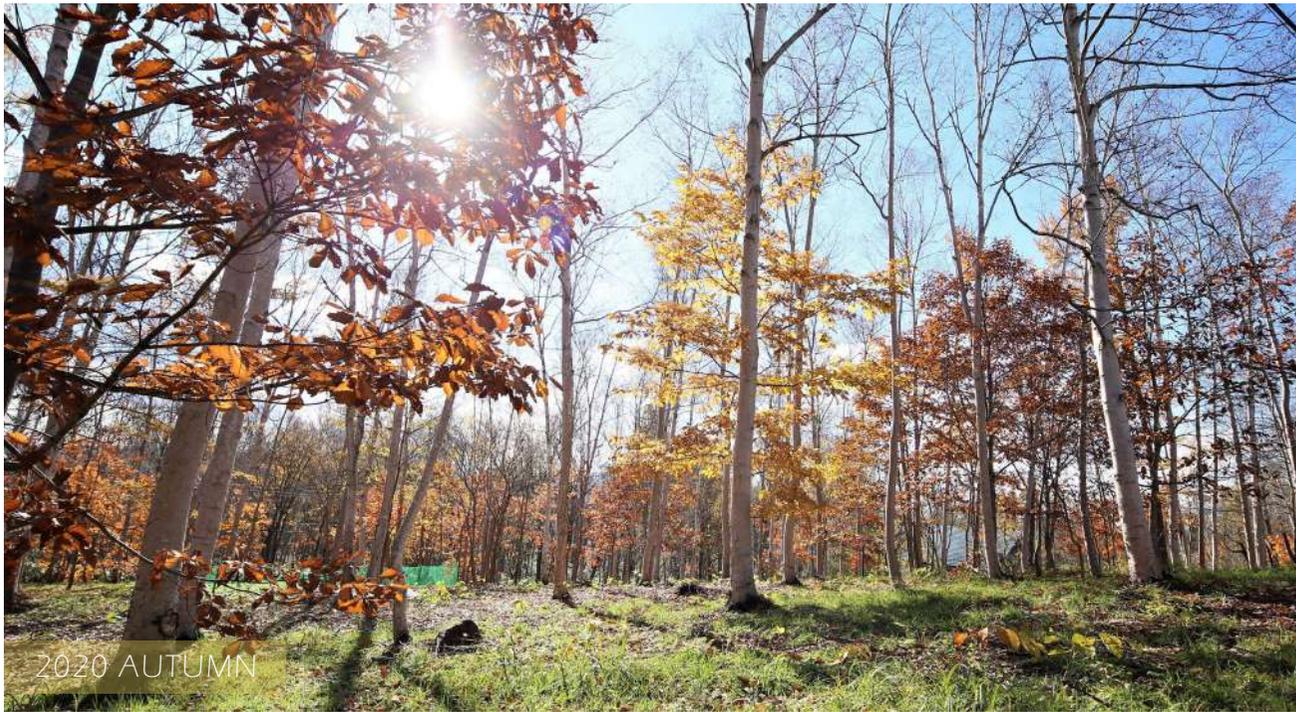
- Welcoming Two-Story Foyer
- 4.8m Floor-to-Ceiling Glass Walls
- Radiant Floor Heating System
- Onsen Style Bathroom
- Tatami Room with Scenic View
- Modern Fireplace
- Front Yard and Back Garden



ENTRANCE

*artist's impression only





2020 AUTUMN



2021 WINTER

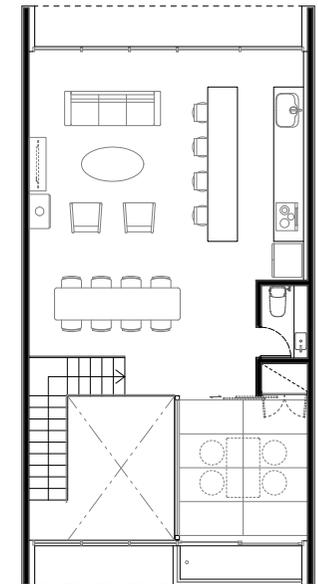
*artist's impression only

The Sublime

Niseko

Kouzán Woods respects the beauty of its native environment and captures it subtly through the choice of material : wood.

Taking advantage of its noise-absorbing and energy-efficient properties, the design has the least impact on the environment, and most importantly, connects the indoor modern comfort and outdoor rural idyll with the same element they share.





DINNING

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ONSEN

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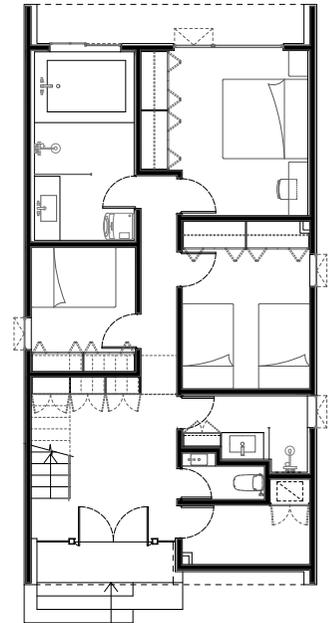
Indulge More, Worry Less

Kouzan Woods is a perfect place for you to wind down and enjoy the beautiful aspects of life.

Bathe your body and relax your mind in the modern onsen style bathroom, or savor a cup of tea and immerse yourself in the unobstructed forest view in the Tatami room. You can rest assured that you are in good hands.

Kouzan Asset Provides:

- Essential furnitures and appliances
- Insurance against fire for first 10 years
- Insurance against earthquake for first 5 years
- Builder's warranty with defects liability period of 2 years
- Free tickets to Hokkaido at handover
- Hospitality management through partnered company (an option for buyers)





TATAMI

*artist's impression only



MASTER BEDROOM

*artist's impression only

Hurdle-Free Management

Kouzan Woods is supported by a Niseko based company, 'HK-Niseko Property Management'.

The group well-versed in hotel management will speak your language and tend to every detail from daily maintenance to making rental listings for your property.

A discounted management fee of 25% is currently offered to Kouzan Woods owners.

Owners can also make their own choices to select their own property manager and operation packages from other providers.

For your considerations :

- Holiday Niseko
- Vacation Niseko
- Niseko Owners





AERIAL PHOTOS

*artist's impression only



KOUZAN PHASE ONE WOODS |



*artist's impression only



