



## Lot B 170 Aza Yamada, Kutchan, Abuta gun, 0440081

Second lot of 3 on sale with phase 1. Conveniently located within Niseko Hirafu Ski Resort Village only several minutes walk to ski Lifts, Shops and Restaurants.

Phase 1, Lots A, B and C on sale NOW. Hirafu Estate lies in the heart of the charming village of Hirafu, enjoying a tranquil setting by a tributary of the Shiribetsu river. With 5 generous sized lots available, released over 2 phases, this is your chance to build a luxury detached home and enjoy everything Hirafu Estate has to offer. Share so many of life's pleasures with like-minded residents in a community designed to impress.

Contact Ross at Niseko Realty Sales for further information. Tel:0136-23-2221 or E:info@nisekorealtysales.com www.nisekorealtysales.com

### MORE INFORMATION

#### Property area details

Road Frontage : 18.2m Property Area (Tsubo) : 160 tsubo

#### Other features information

Shuttle Bus Route : Yes Terrain : Sloping Land Aspect : North-east

#### Construction

Building Coverage Allowance : 40-50% Maximum Height(m) : 13m(22m) Floor Area Percentage Allowance : 200-300%

#### Licence

Real Estate Licence : Hokkaido Governor Shiribeshi No4 (314)

### LAND INFORMATION:

Square : 527  
Metre  
Lot Size : 527

### CONVENIENCE:

**Community Amenities:** Town water connection available, Town sewage connection available, Creek/Stream Easement bordering property,  
**Landscape Amenities:** Space to manage snow on block, Mt Yotei Views,



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|---------|---|
| Name    | <b>Ross Carty</b>   |
| Address | 20-6 Aza Yamada, Kutchan, Abuta gun, Hokkaido 044-0081 Real Estate<br>Licence: Hokkaido Governor Shiribeshi(3) No.314, Niseko, Hokkaido |
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