



## 1-40... Hiraoka, Kimobetsu, Abuta gun, Hokkaido, 044-0213

The property is already sub-divided into several large parcels of land ready to be developed and sold onwards.

**Investment Potential in Niseko Region** Whether you're an experienced developer or a visionary entrepreneur, Mt Yotei Forest land presents an opportunity to capitalize on the ever-growing demand for modern living and dynamic commercial spaces. The location's potential, coupled with the escalating demand for large development sites in the Niseko area, ensures that your investment will yield substantial returns.

**Customization and Creativity Opportunity** Imagine the possibilities as you sculpt this blank canvas into a living masterpiece. Mt Yotei Forest offers the freedom to design and create in alignment with your vision. With ample space and zoning flexibility, you have the power to craft a community that meets the unique needs and desires of your target market. Whether it's eco-friendly residences, mixed-use developments, recreational havens, or innovative workspaces – the possibilities are as vast as your imagination. A **Sustainable Future** We understand the importance of sustainability in today's world. Mt Yotei Forest embraces environmentally conscious development practices, allowing you to incorporate green spaces, energy-efficient technologies, and sustainable design into your project. By creating a harmonious blend of modernity and nature, you'll be contributing to a greener, more livable future. Expert Support and Consulting services Embarking on a venture of this magnitude requires a partner who understands the intricacies of land development. With over 35 years experience in the Niseko area, our team of seasoned professionals are here to guide you every step of the way – from introductions to professionals whom can provide feasibility studies and permits applications to design and project management. With our expertise, your journey from concept to completion will be streamlined and successful. Grasp the Opportunity now. Mt Yotei Forest is not just a piece of land; it's your chance to shape the landscape and leave an indelible mark on Kimobetsu and the Niseko region. Join the ranks of visionaries who have turned humble beginnings into iconic destinations. Don't miss your chance to own a piece of the future. Contact us today to explore Mt Yotei Forest, and unlock the gateway to unlimited possibilities. Contact Ross at Niseko Realty Sales +81.136.23.2221 [info@nisekorealty.com](mailto:info@nisekorealty.com) for further information and to arrange an onsite inspection of this property. Invest in Mt Yotei Forest. Invest in your legacy.

### MORE INFORMATION

#### Property area details

Road Frontage : 128m Property Area (Tsubo) : 28,957.12 tsubo

#### Other features information

Terrain : Slight slope Land Aspect : Easterly

#### Facts

Lot : 95726.00

#### Construction

Building Coverage Allowance : Unspecified Maximum Height(m) : Unspecified Floor Area Percentage

Allowance : Unspecified Floor Area (Tsubo) : 28957.12

#### Other info

Floor size : 95726.00

### LAND INFORMATION:

Subdivision : Yes.

Land : Freehold

Holding

Type

Frontpage : 128m

Depth : approx. 570m

Square : 95726

Metre

Lot Size : 95726

### CONVENIENCE:

**Community Amenities:** Well Water necessary, Public road access, No sewage connection available. Septic system required, Electricity connection available,

**Landscape Amenities:** Property terrain predominantly sloping 0-10 degrees., Mt Yotei Views, Forestry Preservation Area, Farmlands located close to property,

### NEIGHBOURHOOD:

Rusutsu Ski : 15 minutes by Car

Resort

Niseko Grande : 25 minutes by Car

Hirafu Ski

Resort

Hiking Trails : 15 minutes by Walk

Super market : 12 minutes by Car

Nearest : 10 minutes by Car

Convenience

Store

Ski Lifts : 0 minutes by

Coffee shop : 10 minutes by Car

Airport : 70 minutes by Car

Train station : 25 minutes by Car

Town center : 10 minutes by Car

**Licence**

Real Estate Licence : Hokkaido Shiribeshi (4) 314



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