

AYA NISEKO 617

SKI-IN SKI-OUT APARTMENTS IN UPPER HIRAFU



SOPHISTICATED 1.5-BEDROOM SKI-IN, SKI-OUT CONDO IN THE HEART OF UPPER HIRAFU!

¥138,000,000

Per Sqm: ¥2,029,411

- ▶ Aya Niseko 617 is a sophisticated 68 sqm residence in ski-in, ski-out Aya Niseko, with immediate access to the Grand Hirafu slopes.
- ▶ A rare balance within the village: high-energy ski-in ski-out convenience paired with the serene, private backdrop of a protected forest.
- ▶ Positioned to face the village, the apartment is bathed in natural light, with expansive windows overlooking the nearby forest and Mt Yotei visible from the village view.
- ▶ Optimized 1.5-bedroom layout with one full bathroom and contemporary finishes, plus a pull-down Murphy bed in the living room to accommodate 4 guests.
- ▶ Designed for both owner-use and high-yield rental performance, with locking storage and a sophisticated yet wear-resistant fit-out.
- ▶ Full access to the private natural onsen, designer gym and concierge services within Aya Niseko.
- ▶ Located in the heart of Upper Hirafu, with the region's best dining and nightlife a short walk away.
- ▶ Strong investment profile: 4%+ net yield, proven occupancy rates and professional onsite management.



📍 195-1, Niseko Hirafu 1-Jo 4-Chome,
Kutchan, Abuta-gun, Hokkaido
🏠 Building Size: 68m² (20.57 tsubo)
🛏 1.5 🚿 1 🔥 Yes 🛷 Ski-in Ski-out

Get in touch

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🏠 nisekorealestate.com