

NISEKO ONSEN DEVELOPMENT OPPORTUNITY

LAND IN NISEKO TOWN



*All Details Approximate For Discussion Purposes Only.

RARE "BUILD-READY" ONSEN DEVELOPMENT OPPORTUNITY, WITH DEVELOPMENT APPROVAL IN PLACE AND PRIVATE ONSEN WELL COMPLETE, IN NISEKO SET ACROSS NEARLY 2 HECTARES OF LAND

¥700,000,000

Per Tsubo: ¥119,593

Situated in Niseko Town's quiet Toyosato district, this expansive estate covers nearly 2 hectares (approx. 19,350 sqm / 5,853 tsubo). It offers aspiring and established developers alike the opportunity to make their mark with a coveted onsen development. Unlike raw land that requires years of permitting, this site allows for a streamlined transition from acquisition to construction:

- ▶ **Onsen Drilled:** A natural onsen source is already drilled and secured.
- ▶ **DA Secured:** Development Approval (DA) is already in place, removing significant regulatory risk and years of potential delays.

Freedom of Design - Located outside the city planning area, this site offers a level of architectural freedom that is becoming increasingly rare in the Niseko region:

- ▶ **Relaxed Zoning Restrictions:** There are no specific restrictive zonings on height, coverage, or floor area ratios.
- ▶ **Building Coverage Ratio, Floor Area Ratio and Height Limit:** Unrestricted.

Subdivision Potential - Current approvals allow for excellent versatility depending on the developer's vision

- ▶ **3-Lot Subdivision:** Approvals are in place to divide the site into three distinct luxury lots.
- ▶ **Legacy Estate:** Alternatively, retain the entire parcel to create a singular, massive private estate that rivals the region's most exclusive properties.



- ▶ 238-1, 238-3, 238-8, 239-4 Toyosato, Niseko-cho, Abuta-gun, Hokkaido
- ▶ Land Size: 19,349.32m² (5,853.16 tsubo)
- ▶ 15 mins drive

Get in touch

✉ info@nisekorealestate.com

☎ +81 (0) 136 21 7722

🏠 nisekorealestate.com