



The Panorama development is set to become the premier address in the Niseko Resort Area on the island of Hokkaido, Japan.

The Niseko Resort Area has rapidly become the best winter sports destination in Asia. Its proximity to an international airport, resort infrastructure, abundance of natural snowfall, and the warm and genuine welcome from the local Japanese population has made it Japan's premier international winter sports destination.

The Niseko Resort Area is a 4-season destination with a variety of outdoor recreation options – skiing & snowboarding, snowshoeing, snowmobiling, horseback riding, golf, river & sea fishing, cycling, white water rafting, & hiking – and cultural and sporting events such as the Kutchan Jazz Festival, Sapporo Ice Festival, Sapporo Summer Festival, Otaru Ushio Festival, Pacific Music Festival (orchestral and classical), Furano Bellybutton Festival, Rising Sun Rock Festival, the Toyohira River Fireworks Festival, the Tour de Hokkaido, and the Miyanomori Summer Ski Jumping Competition.

Panorama has been created with the specific objectives of providing the perfect holiday experience and a strong property investment that attracts positive rental yields and capital growth.

The apartments are being sold off the plan and a small refundable deposit of ¥ 2 million (approx. US\$ 20,000) will secure your apartment now before the development is heavily marketed prior to and during the 2008/09 ski season.

Panorama stands out amongst the Niseko Resort Area real estate options.

Its commanding ski-in, ski-out position, unparalleled luxury and capital growth potential make it an investment not to be missed.

PANORAMA



LUXURY ALPINE PENTHOUSES - NISEKO, JAPAN

12 Reasons to Invest in Panorama

1. Situated in a prime ski-in ski-out location less than 200m from the Grand Hirafu Gondola base station
2. Stunning uninterrupted Mt. Yotei views
3. Superb materials and finishes
4. Ski Valet Service to take your skis and boots, for storage, drying, and service if required
5. 24-hr Concierge Staff at reception to assist with ski lessons & rental, child minding, and restaurant reservations
6. 25 metre indoor heated pool and fully equipped gymnasium for owners and residents only use
7. Day Spa to sooth tired skiing muscles and pamper you on your days off
8. Premium on-site restaurants providing a superior dining experience and room service. Owners and residents will have a preferred reservation status.
9. On-site convenience store and patisserie
10. 50% finance available in Australia and Hong Kong
11. Capital growth has been strong in Niseko, particularly for ski-in ski-out properties
12. A minimal holding deposit will secure your apartment



Services & Facilities

Panorama will be a residential 4-season resort development providing owners & guests with the opportunity to relax in a luxurious atmosphere and stunning common areas with signature style restaurants and spa treatments.

The appropriately named Panorama development is situated at the very top of Upper Hirafu Village in the Niseko Resort Area. Breathtaking views across the valley to the dormant volcano Mt Yotei will dominate your vista, whilst in the foreground you will have an eagle's eye view of the village.

The development of the Ace Family Chair area will see increased numbers taxing the low speed fixed double chair throughout the day. Factor in the ride, the glide down to the Ace Quad # 2 chair lift and subsequent chairlift ride and it could be 30 minutes before you get to mid-mountain.

The Panorama developer has secured access across a neighbouring property to allow unhindered skiing to the Grand Hirafu Gondola base station and a simple glide from the slopes to the slopeside Ski Valet Service.

As an owner or guest you will find facilities and services such as:

[The Ski Valet Service](#) is there to help you and your family organise your day.

Start a perfect powder day, as a Ski Valet hands you freshly waxed skis and perfectly warmed boots. At day's end the Ski Valet will take your skis and boots for drying, storage, and service if required. Exchange your boots for house slippers and head straight to the bar if you wish!

[Owners' locker](#) for storage of all your equipment during the off season – this locker is separate from the Ski Valet Service.

[The Concierge](#) will assist you in arranging ski lessons & rental, child minding, day tours, and restaurant reservations. Panorama is the only full service apartment building in the Niseko Resort Area.

For those seeking advancement & adventure, the development will provide unparalleled opportunity to receive quality coaching and training from our on site [Snowsports School](#) staff.

[4 restaurants](#) offering a varied dining experience from patisserie & coffee shop to an a la carte Wagyu beef restaurant.

[Medical centre, physiotherapy and pharmacy.](#) English speaking medical staff will be on site to assist you.

[Private BBQ or function area](#) for Penthouse level owners use only.



The Views from every level of Panorama will be sublime, the land on the lower side of the road facing Panorama is owned by a long time resident of Niseko and the owner of Hakuunso Hotel. The land is used for access to the hotel so it unlikely to be built upon. Nevertheless if it were, the height of the land relative to the height of Panorama means it would have little impact on views.

National Park land is situated to the south east of the Panorama Apartments site and will never be built upon. When the snow melts it becomes an attractive public park.

Stylish Residences

Panorama offers a variety of apartment styles with differing aspects.

Choose Mt Yotei views to the front or illuminated Grand Hirafu Ski Area views to the rear.

Every detail, from the glass mosaic tiles in the pool to the silk artwork in the apartments has been chosen to covet you in luxury. And how could you watch Sumo on anything but a 50" High Def LCD television *

If English language news and sport is more your thing, Panorama will have on-demand streamed video content from around the world to entertain you as well.

Panorama is designed by Niseko's most experienced architect Cottee Parker in conjunction with the Japanese firm HNS.

Premium Fittings

All fittings and finishes within Panorama have been sourced from the finest suppliers worldwide to enhance the super-luxury status of the development.

We are committed to providing only the highest possible quality materials and products, many sourced from boutique Italian supplier POLIFORM.

This company is renowned for its attention to detail and superb architectural finish in high profile luxury residential developments across Europe, the USA and Asia.

* Please see fit out details for TV sizes and specs

How to Reserve an Apartment

Panorama deposits are the lowest in the Niseko Resort Area.

Reserve an apartment today and benefit from the capital growth achieved from a leveraged investment.

1. ¥ 2,000,000 on Expression of Interest – Please contact Niseko Property for further details
2. A further ¥ 3,000,000 on signing of the contract. (so a total of ¥ 5,000,000 non refundable which will amount to approx. 3.5% deposit on average)
3. A further 5%* progress payment by 14 March 2009 paid into a Trust Account
4. Construction commences in April 2009
5. A further 5%* progress payment on 14 March 2010
6. Balance on completion in August 2010.

*5% figures will be calculated in Yen and advised by Niseko Property