

FROM THE MASTER'S HAND

# SHIGERU BAN

THE ODIN VILLA COLLECTION



ODIN HILLS

HANAZONO NISEKO



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# YOUR ALPINE FAMILY HAVEN

## Introducing the Odin Villa Collection

Four contemporary chalets designed by renowned Japanese architect Shigeru Ban in perfect harmony with the natural surroundings of Hanazono.

Specifically developed to adapt to the varied natural topography of Odin Hills, each design provides great flexibility and optionality for you to create the family retreat of your dreams.



For more information about Odin Hills,  
please ask for our master brochure or visit  
[www.odinhills.com](http://www.odinhills.com).



# SHIGERU BAN X ODIN

## **Nordic meets Japan**

Odin's luxury ethos is about meaning, depth and appreciation. The simple things. A crackling fireplace. A barefoot walk across a warm oak floor. Time spent with family and friends. Communion with nature.

Pritzker Prize-winning architect Shigeru Ban is the perfect partner to realise this vision. Celebrated for his pioneering use of materials and dedication to humanitarian efforts around the world, Ban has created many innovative and iconic designs over the years, from residential, to commercial, institutional and cultural.

For more information, visit  
[www.shigerubanarchitects.com](http://www.shigerubanarchitects.com)



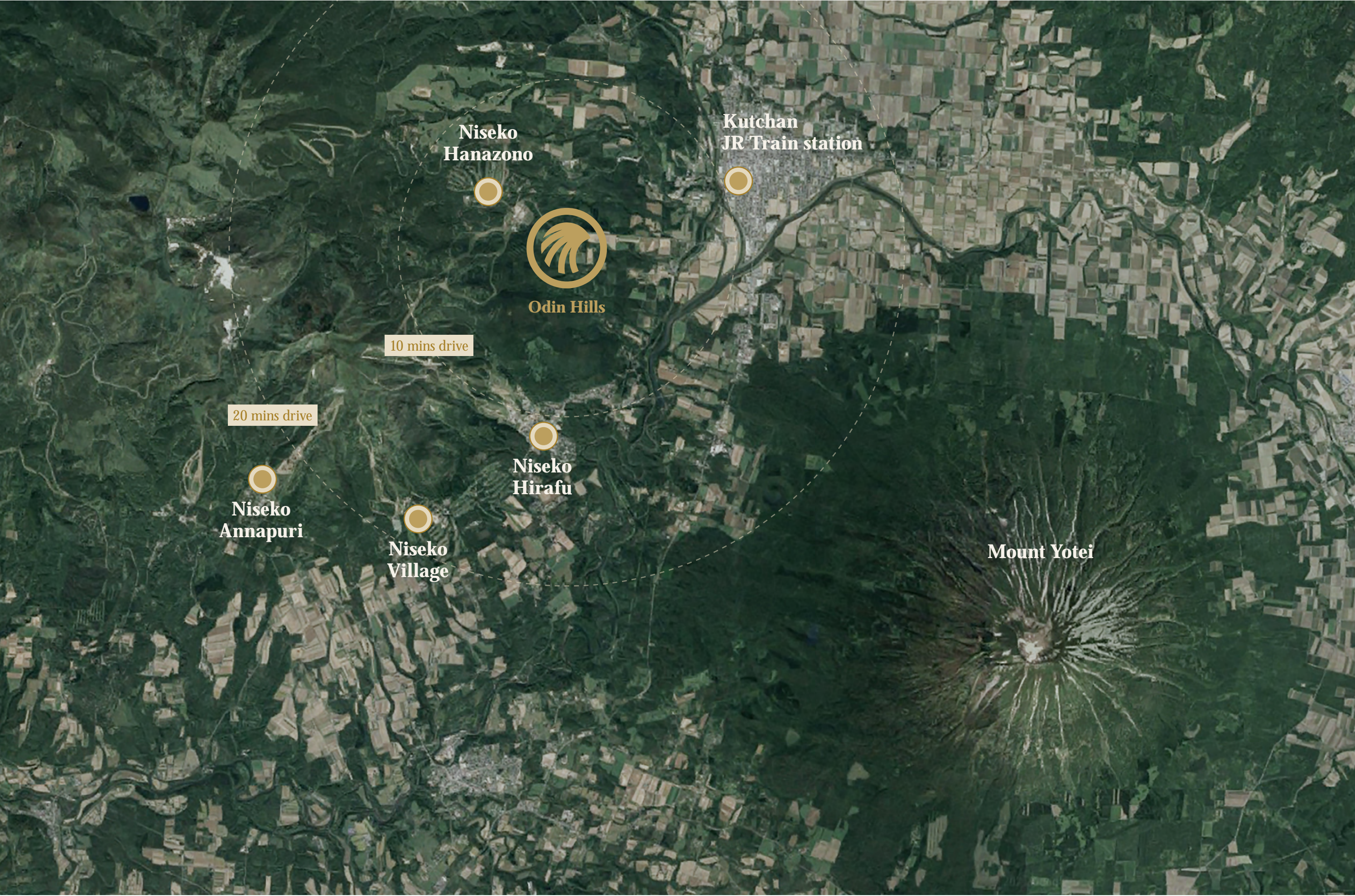
Aspen Art Museum designed by Shigeru Ban Architects



WHERE MOUNT YOTEI  
GREET'S YOU  
EVERY MORNING.







Niseko  
Hanazono

Kutchan  
JR Train station



Odin Hills

10 mins drive

20 mins drive

Niseko  
Annapuri

Niseko  
Hirafu

Niseko  
Village

Mount Yotei



# NATURAL LUXE

## Design in symbiosis with Mother Nature

Intelligent luxury is not about opulence. It is about harmony with nature, personal wellness and meaningful experiences with loved ones. It is about the spaces where such moments can unfold freely.

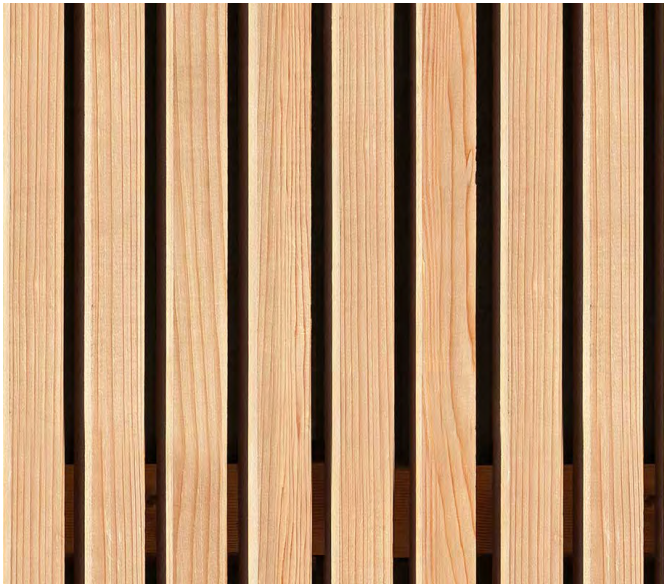
Shigeru Ban Architects channelled this philosophy to create wonderful family homes delivering a deep connection to nature with simplicity and elegance.



**At one with nature**  
Each house is designed to blend with nature and adapt to the topography. With plentiful glass and expansive decks for indoor-outdoor connection.



**Majestic views**  
Views towards Mt Yotei are optimised with large windows and sliding glass walls, embracing the landscape and filling the homes with natural light.



**Natural materials**  
Nothing like the warm appeal of timber or the rugged beauty of natural stone. Our materials are natural, warm and tactile. And locally sourced.



**Multifunctional interiors**  
Our interiors are designed to be adaptable, flexible and multifunctional. Meeting a myriad of needs. For moments to unfold freely with family and friends.



**Seamless technology**  
The tech is well-planned, fully integrated, simple and really intuitive. No need to call IT support to turn on the lights.



**Wellness**  
Each villa features an onsen-style Japanese bath destination. Wonderful wellness havens with soaking tubs made of hinoki wood.



# THE VILLA COLLECTION

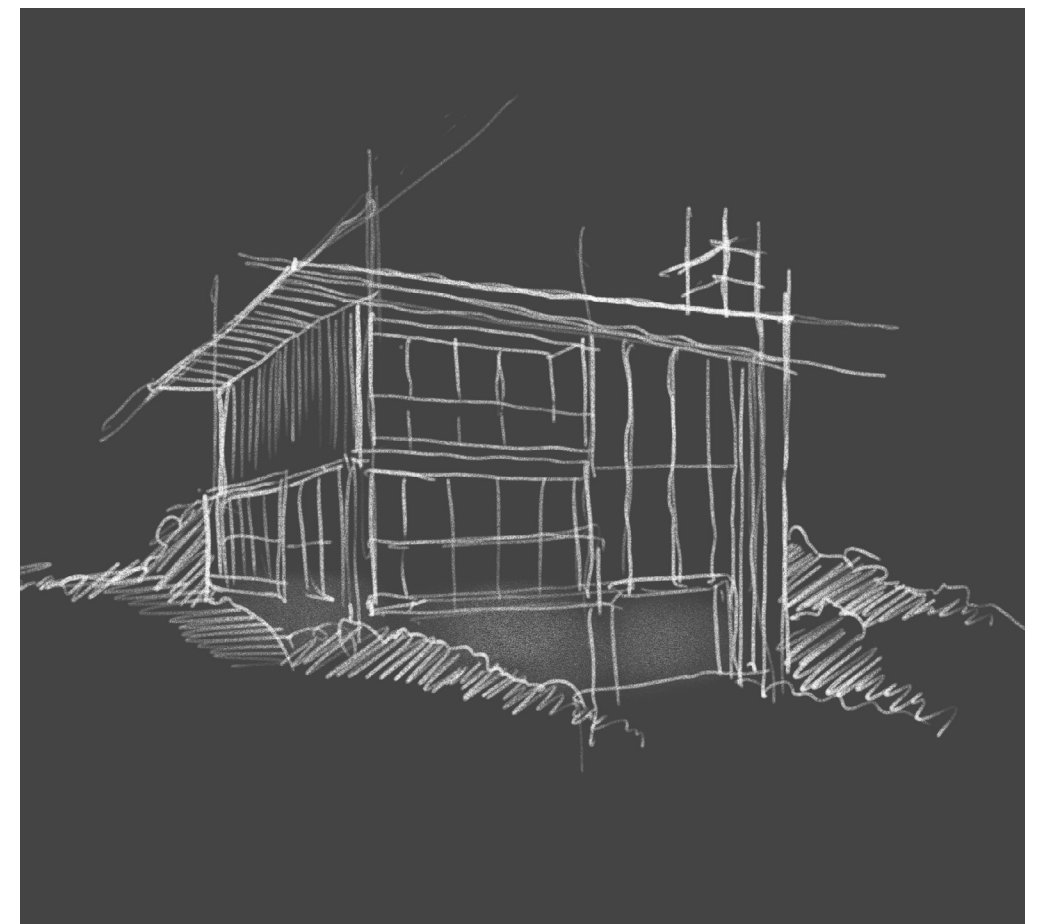
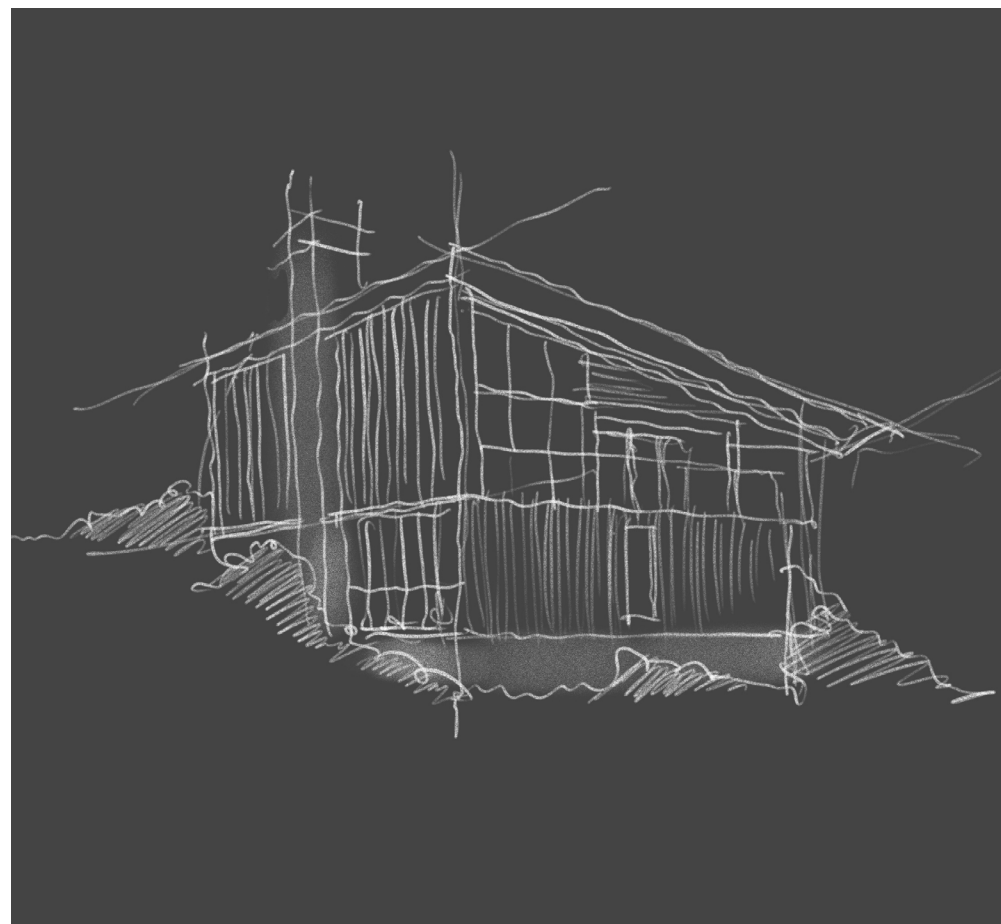
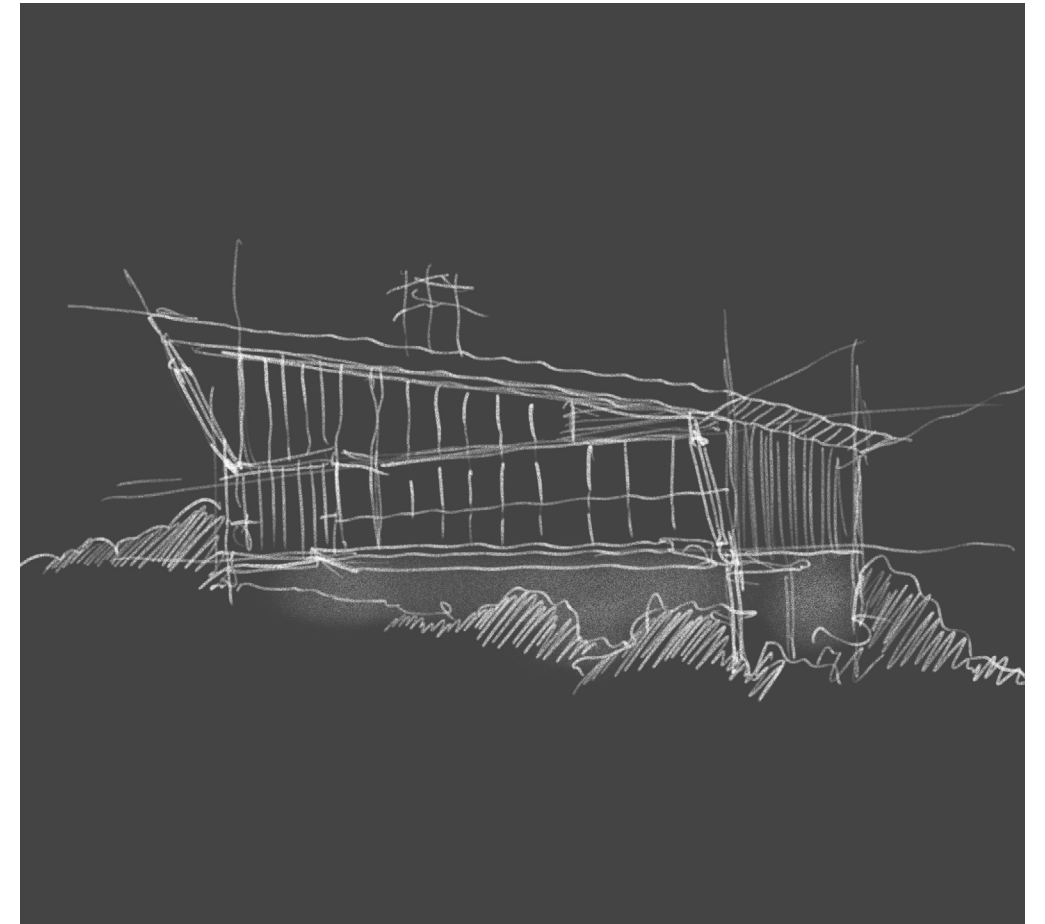
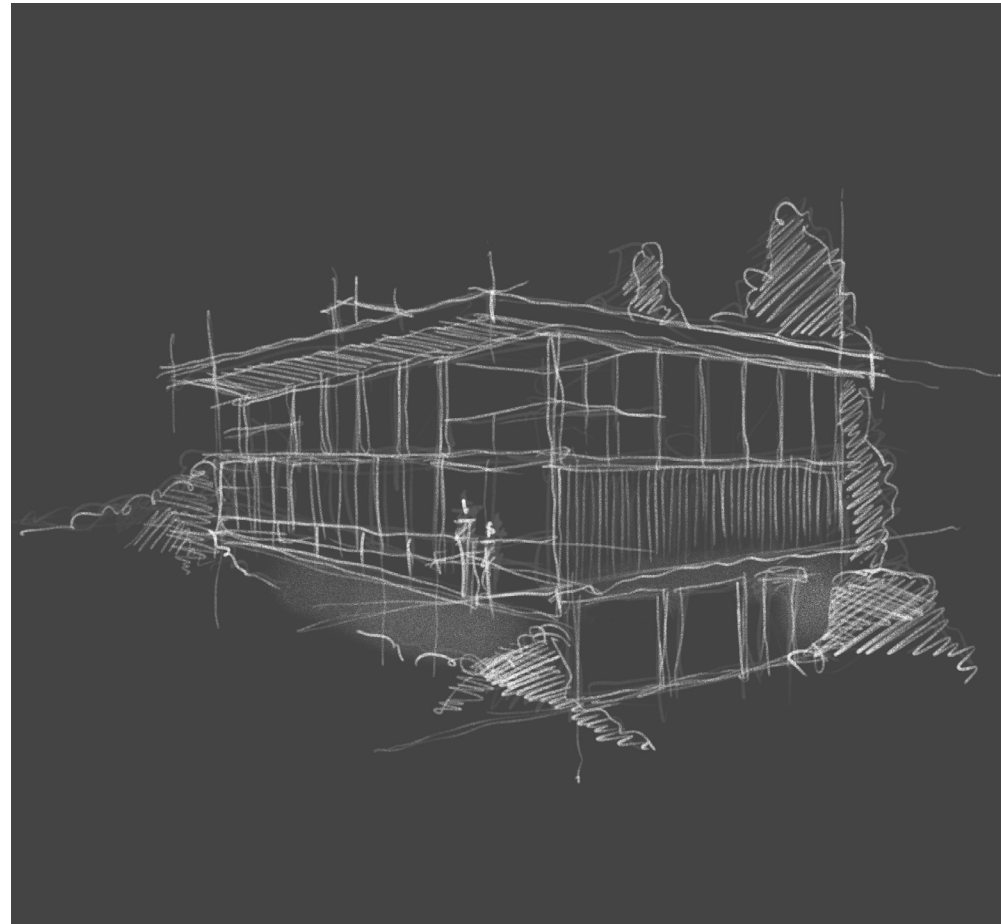
## Four designs. Endless possibilities.

Four base configurations for a variety of locations. 295 sqm to 615 sqm internal space. 3 to 6 bedrooms. And more. Flexible interior layouts. Customisable floor plans. Finely curated selection of materials, features and amenities. High-end furniture packages.

We provide a complete platform for you to create the family retreat of your dreams.

## Standout features:

- Mt Yotei views
- All ensuite bedrooms
- Integrated garage (1 or 2 cars)
- Ski-room and dry room
- Owner storage
- Fireplace
- Timber & stone heated flooring
- Onsen-style family bath
- Fully equipped designer kitchen
- Staff quarters with ensuite
- Entertainment room
- Gym room
- Wine cellar











## VILLA 6000

**615 sqm** interior space

**74 sqm** exterior space

**3** levels

**6** bedrooms

**12-16** people





# FEATURES

## Mt Yotei and Hanazono ski hill views



2 x Parking



6 x BR



9 x WC



1 x Gym

- 2 car garage
- All ensuite bathrooms
- Onsen-style family bath
- Owner storage
- Staff quarters with ensuite
- Fully equipped kitchen
- Fireplace
- Wine cellar
- Entertainment room
- Gym
- Office / media room



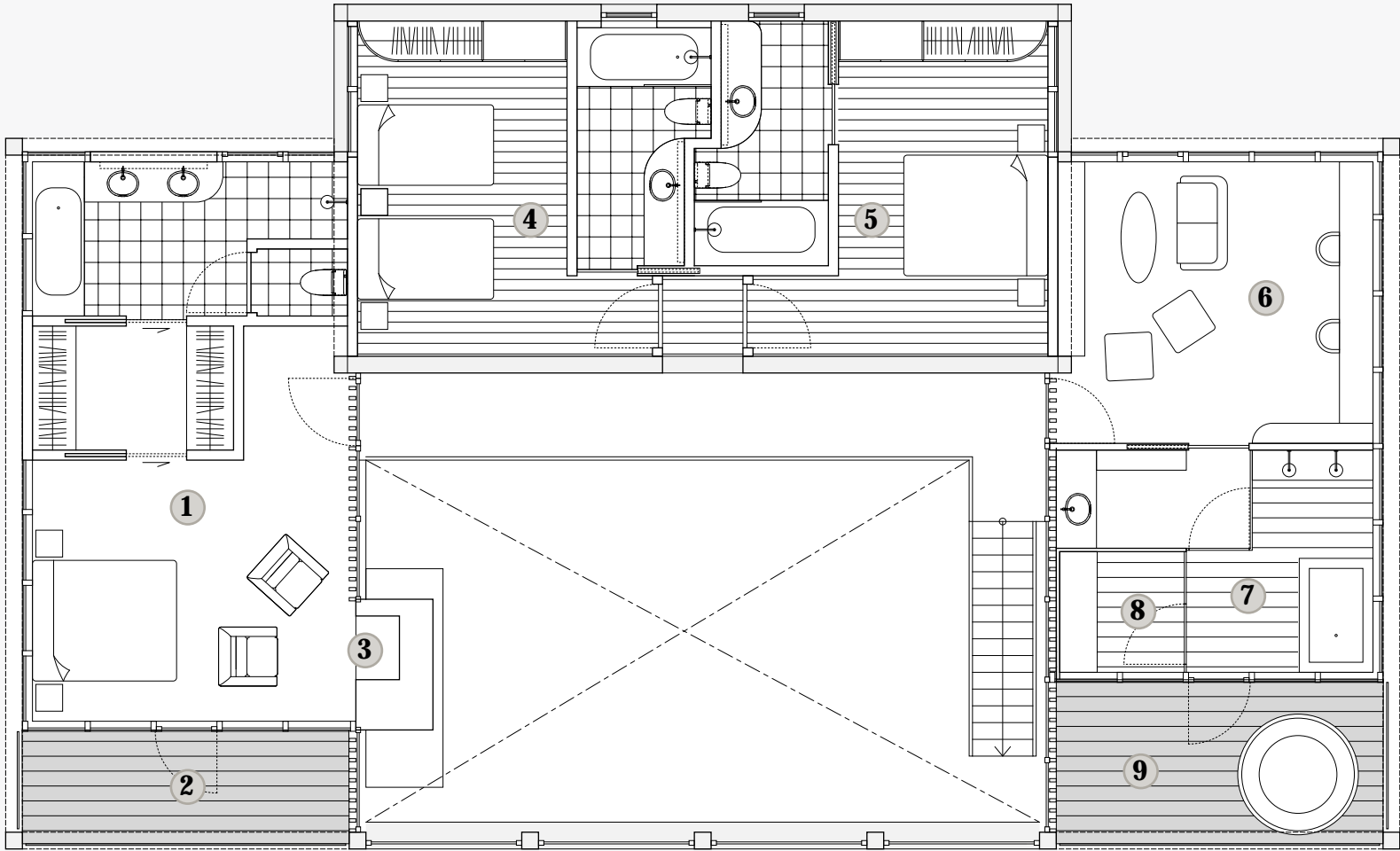




# VILLA 6000

## 2/F

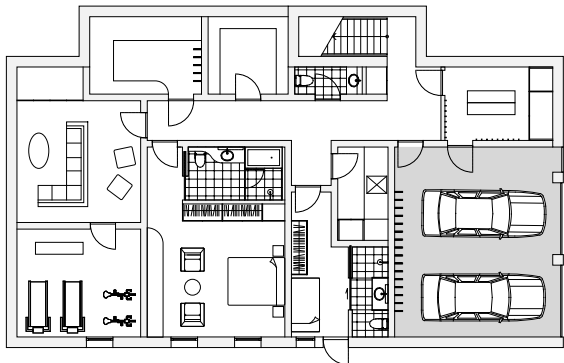
- 1 Master bedroom
- 2 Balcony
- 3 Fireplace
- 4 Guest bedroom
- 5 Guest bedroom
- 6 Office / media room
- 7 Onsen-style family bath
- 8 Infrared sauna
- 9 Balcony with wood hot tub



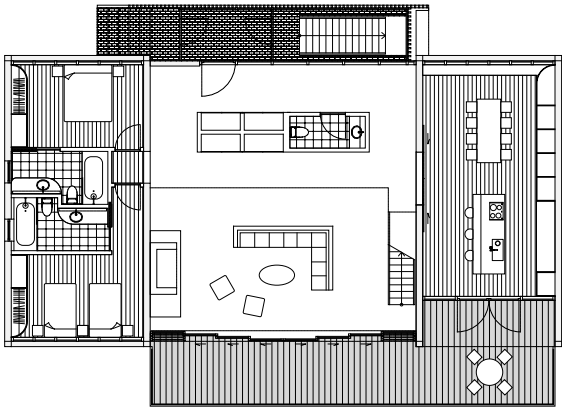
154 sqm Interior space  
21 sqm Exterior space

←  
2/F

Basement



1/F



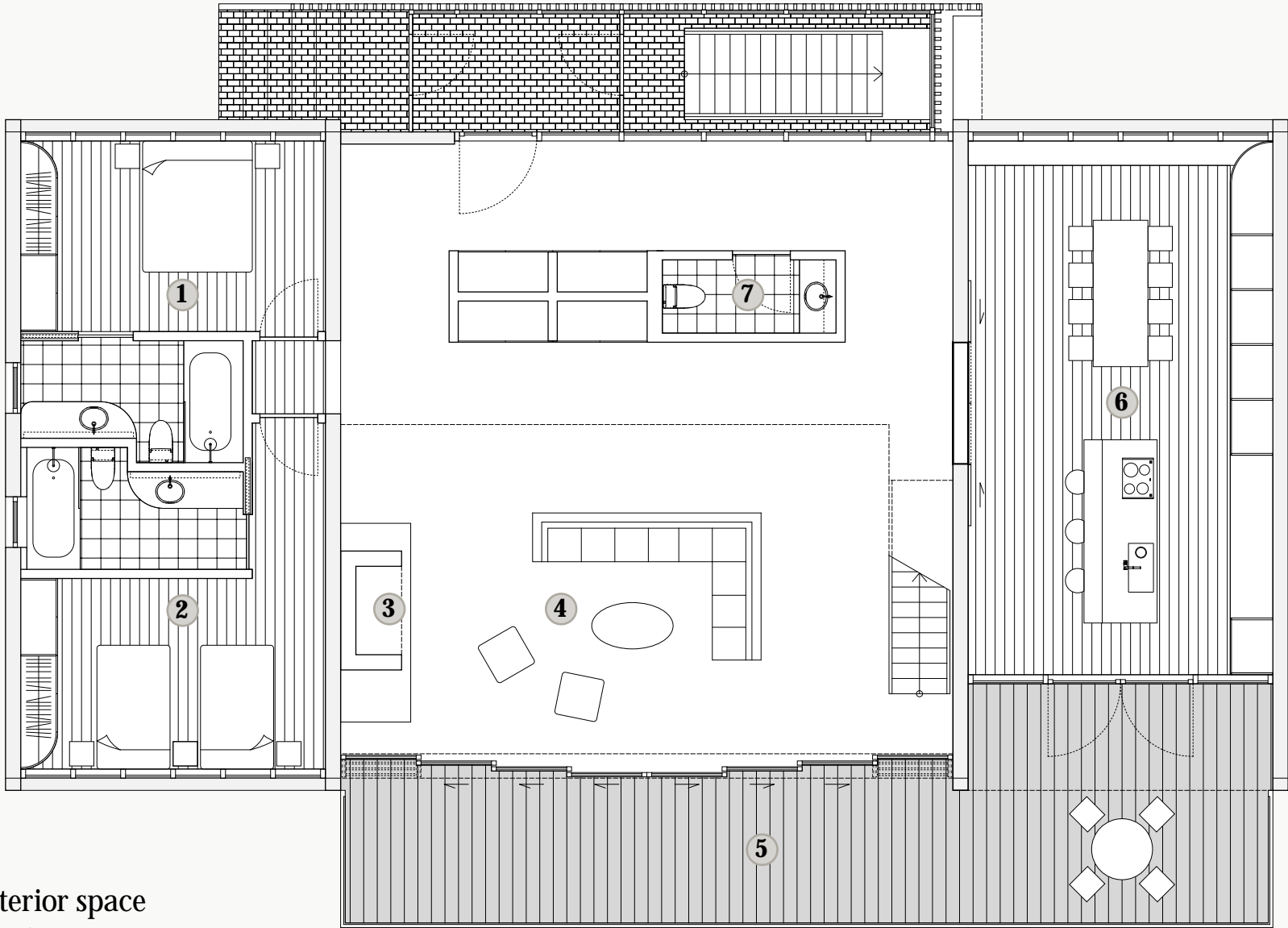


# VILLA 6000

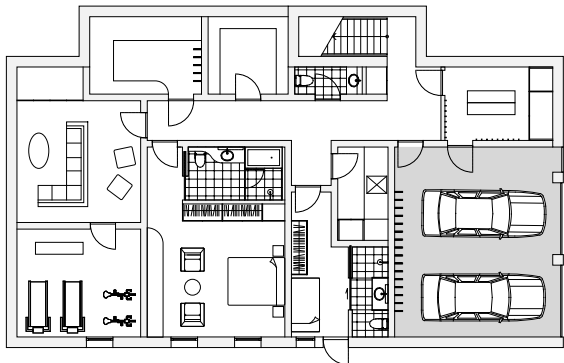
## 1/F

- 1 Guest bedroom
- 2 Guest bedroom
- 3 Fireplace
- 4 Living room
- 5 Balcony
- 6 Dining room with kitchen
- 7 Guest washroom

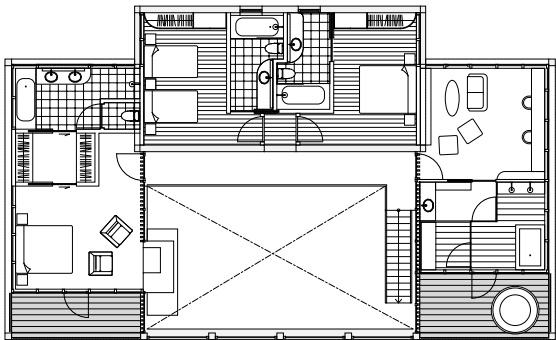
225 sqm Interior space  
53 sqm Exterior space



Basement



2/F

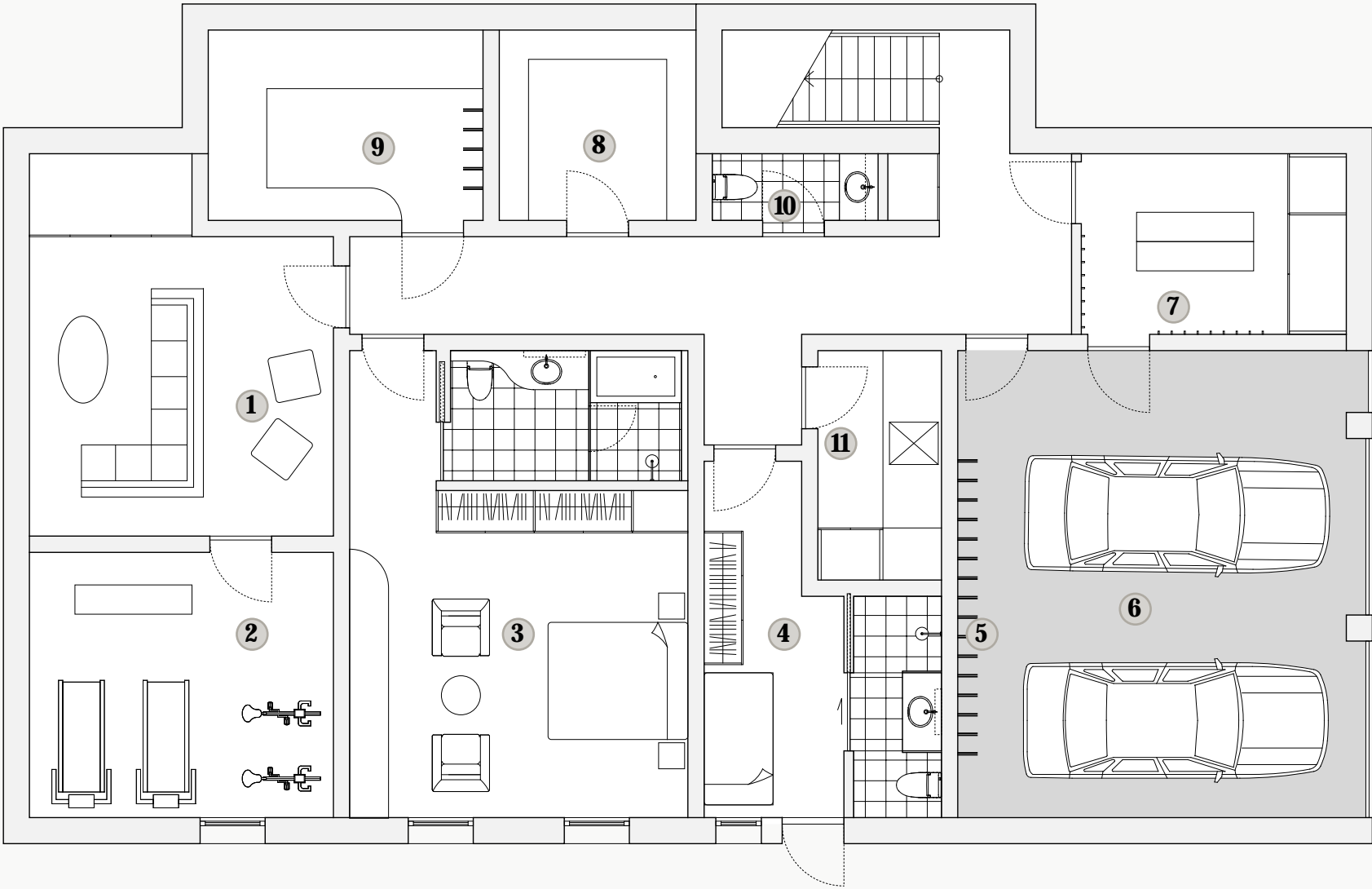




# VILLA 6000

## Basement

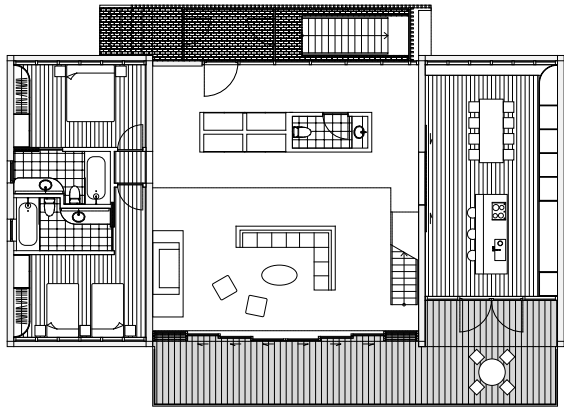
- 1 Entertainment room
- 2 Gym
- 3 Guest bedroom
- 4 Staff quarters
- 5 Ski rack
- 6 Garage
- 7 Dry room
- 8 Wine cellar
- 9 Owner storage
- 10 Guest washroom
- 11 Laundry room



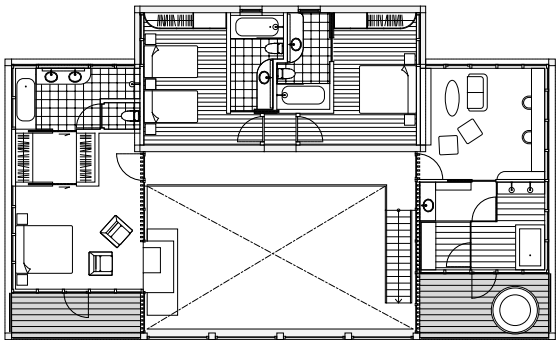
236 sqm Interior space  
N/A Exterior space

Basement  
←

1/F



2/F







## VILLA 5000

---

**429 sqm** interior space

**41 sqm** exterior space

**3** levels

**5** bedrooms

**10-14** people





# FEATURES

## Mt Yotei and Hanazono ski hill views



2 x Parking



5 x BR



7 x WC



1 x Gym

- 2 car garage
- All ensuite bathrooms
- Onsen-style family bath
- Owner storage
- Staff quarters with ensuite
- Fully equipped kitchen
- Fireplace
- Wine cellar
- Entertainment / gym room



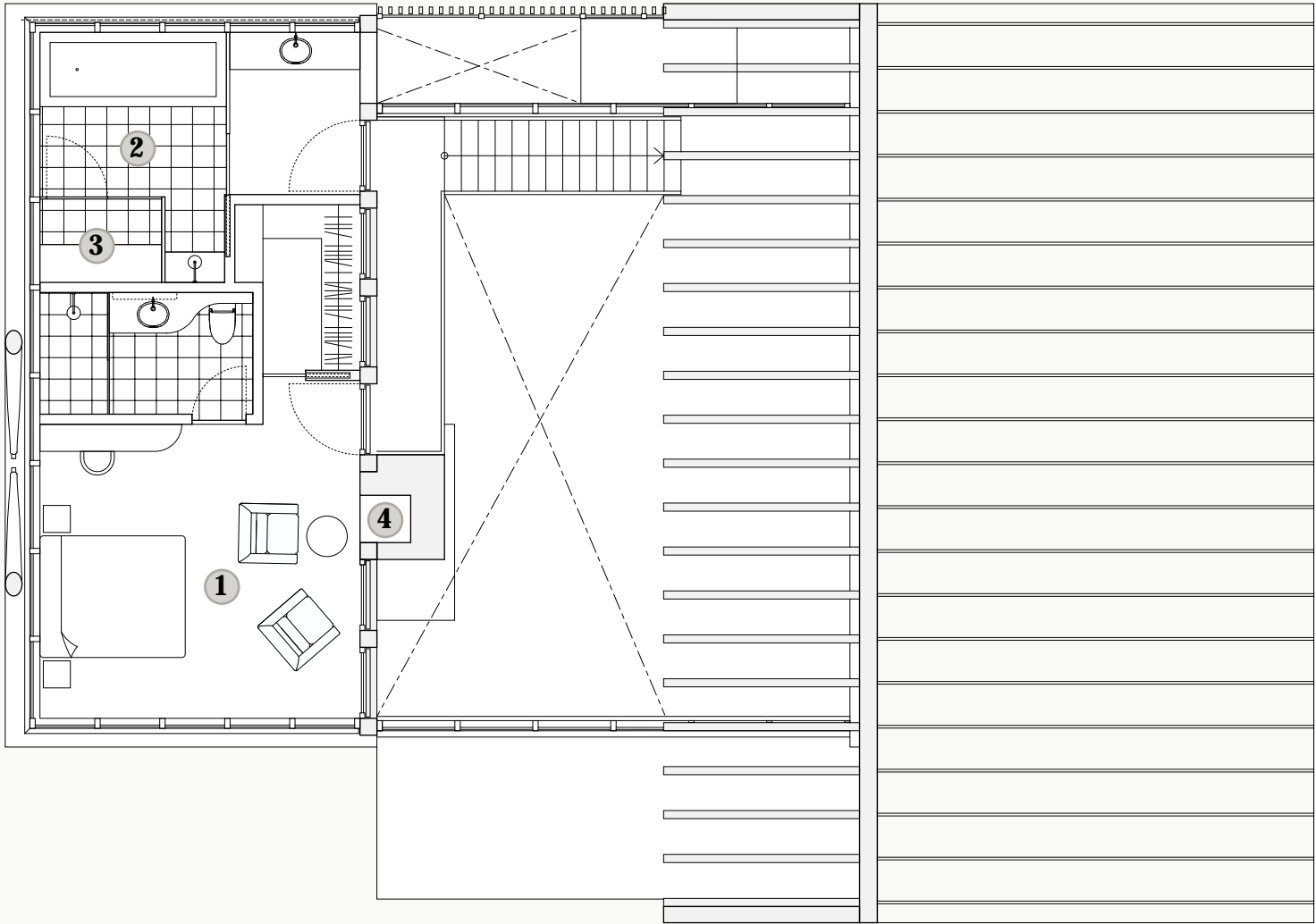




# VILLA 5000

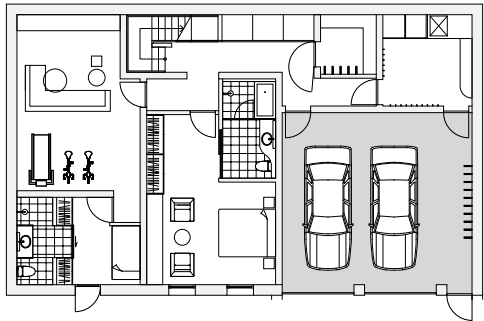
## 2/F

- 1 Master bedroom
- 2 Onsen-style family bath
- 3 Infrared sauna
- 4 Fireplace

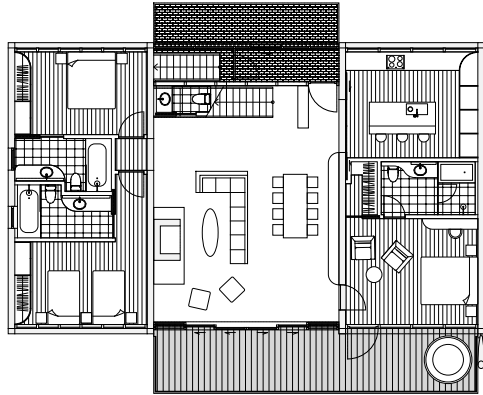


58 sqm Interior space  
N/A Exterior space

Basement



1/F





# VILLA 5000

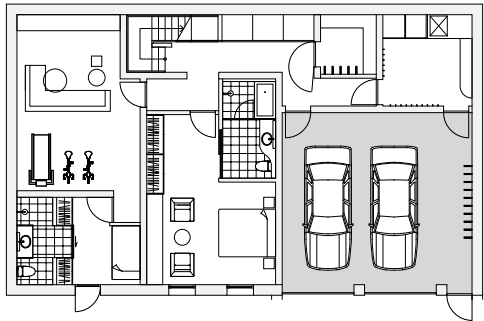
## 1/F

- 1 Guest bedroom
- 2 Guest bedroom
- 3 Fireplace
- 4 Living room
- 5 Balcony with wood hot tub
- 6 Guest bedroom
- 7 Dining room with kitchen
- 8 Guest washroom

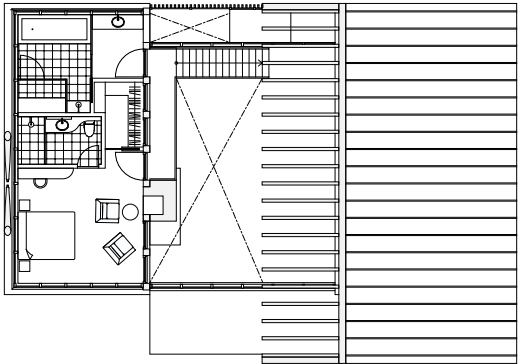


186 sqm Interior space  
41 sqm Exterior space

Basement



2/F

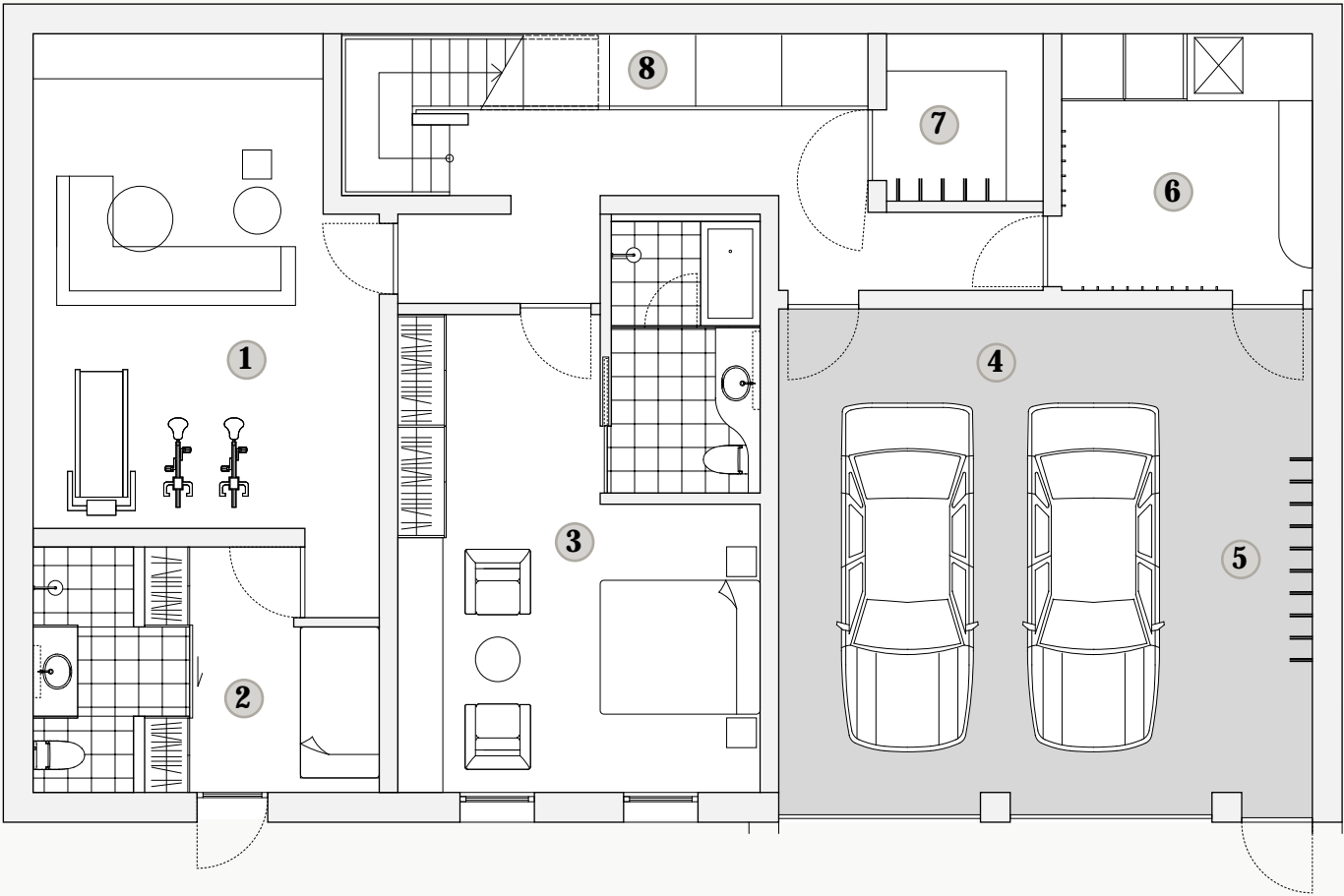




# VILLA 5000

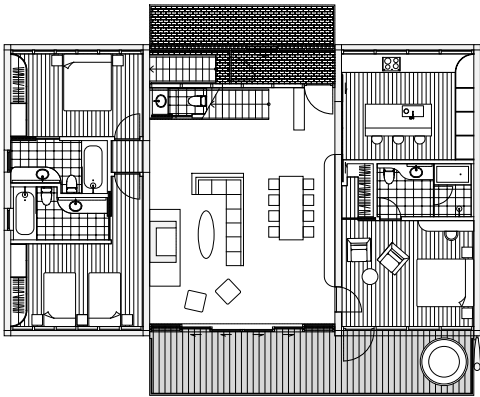
## Basement

- 1 Entertainment room / gym
- 2 Staff quarters
- 3 Guest bedroom
- 4 Garage
- 5 Ski rack
- 6 Dry / laundry room
- 7 Owner storage
- 8 Wine cellar

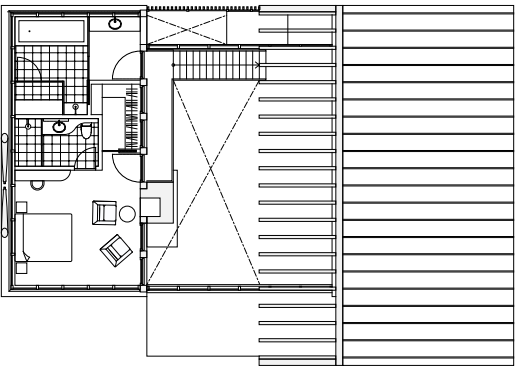


185 sqm Interior space  
N/A Exterior space

1/F



2/F



Basement  
←





## VILLA 4000

**320 sqm** interior space

**21 sqm** exterior space

**3** levels

**3** bedrooms

**6-10** people





# FEATURES

## Mt Yotei and Hanazono ski hill views



1 x Parking



3 x BR



4 x WC



1 x Gym

- 1 car garage
- All ensuite bathrooms
- Onsen-style family bath
- Owner storage
- Fully equipped kitchen
- Fireplace
- Entertainment / gym room



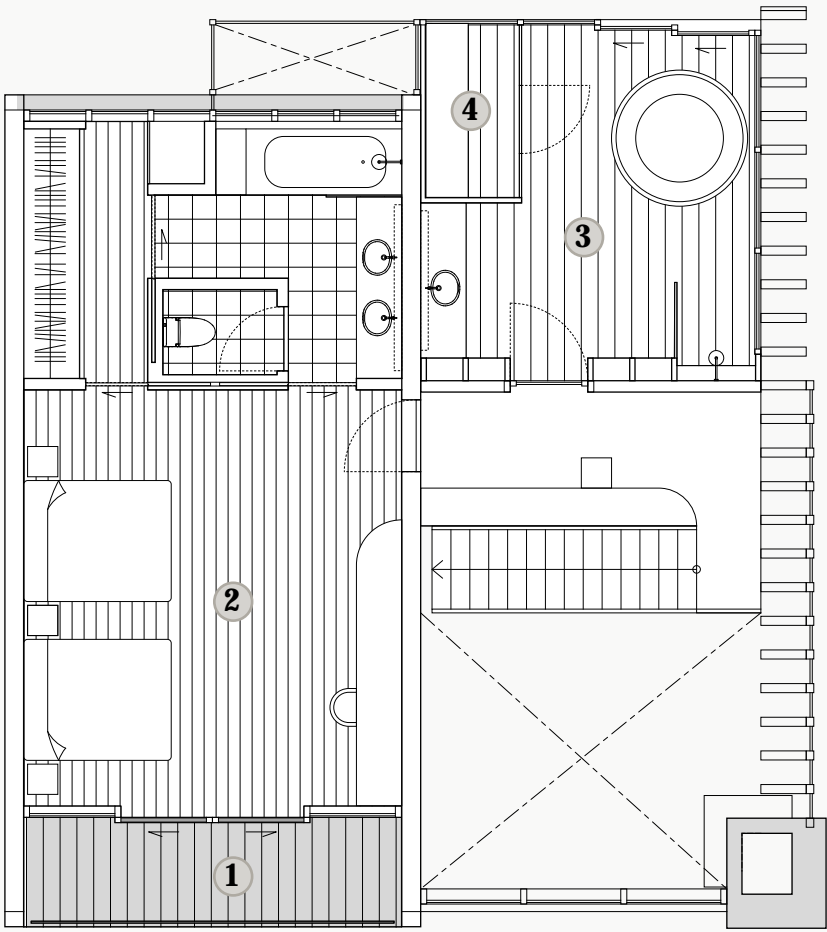




# VILLA 4000

## 2/F

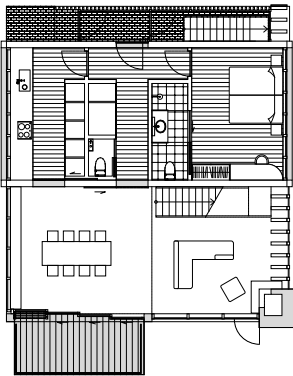
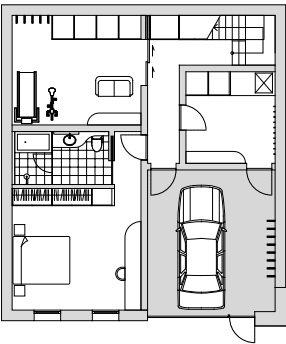
- 1 Balcony
- 2 Master bedroom
- 3 Onsen-style family bath
- 4 Infrared sauna



84 sqm Interior space  
8 sqm Exterior space

Basement

1/F

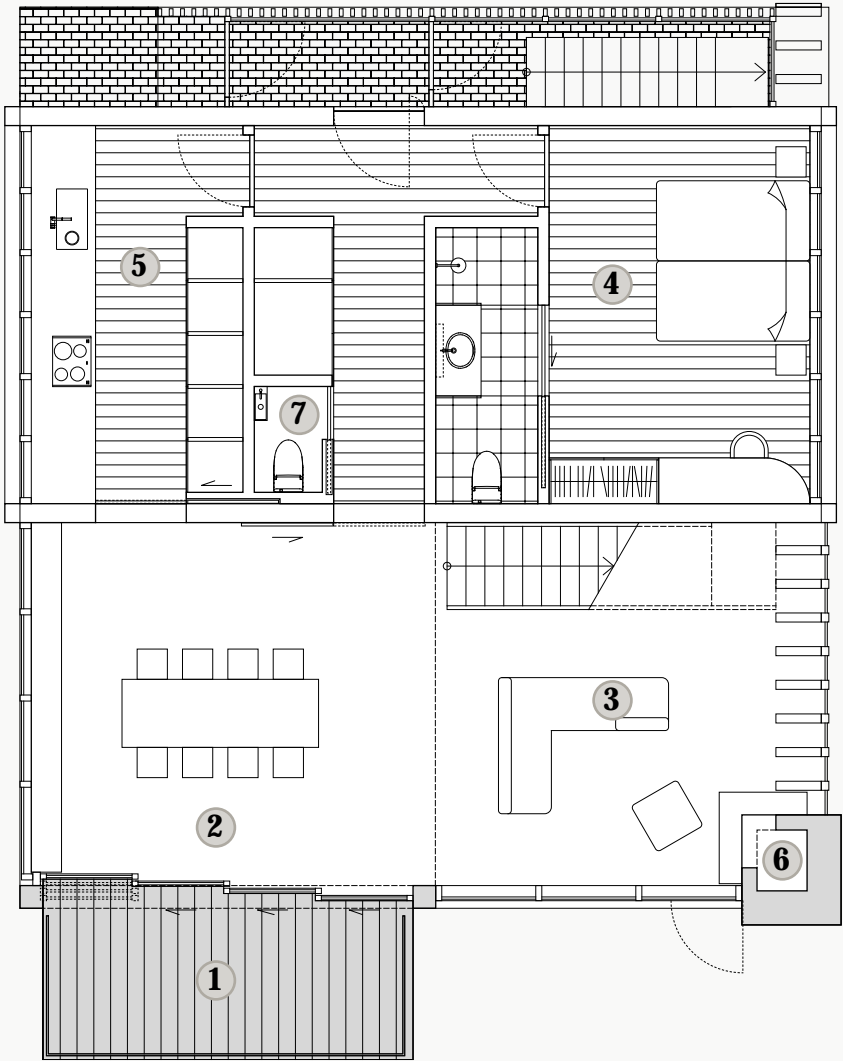




# VILLA 4000

## 1/F

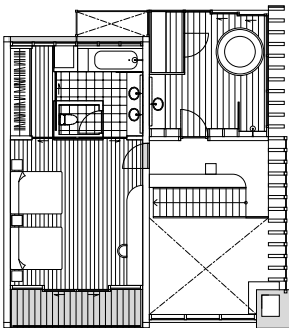
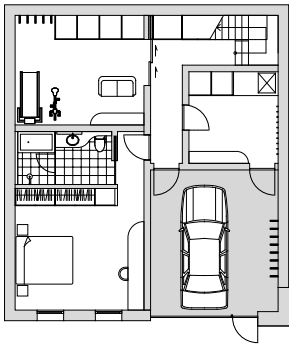
- 1 Balcony
- 2 Dining room
- 3 Living room
- 4 Guest bedroom
- 5 Kitchen
- 6 Fireplace
- 7 Guest washroom



117 sqm Interior space  
13 sqm Exterior space

## Basement

## 2/F

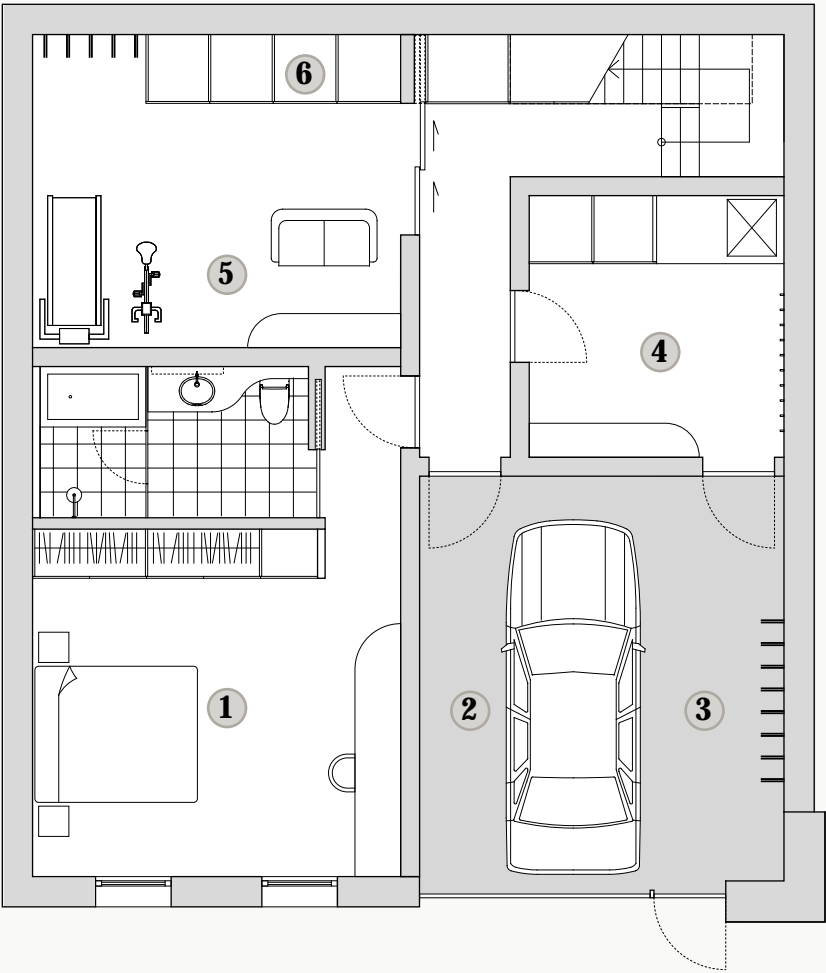




# VILLA 4000

## Basement

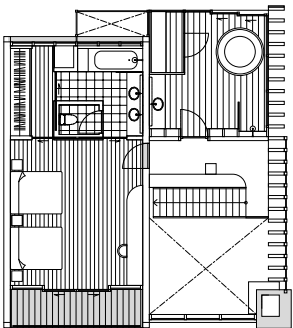
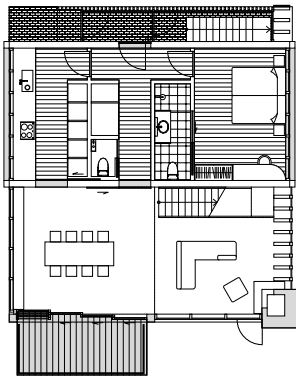
- 1 Guest bedroom
- 2 Garage
- 3 Ski rack
- 4 Dry / laundry room
- 5 Entertainment / gym room
- 6 Owner storage



119 sqm Interior space  
N/A Exterior space

1/F

2/F



Basement







## VILLA 3000

**295 sqm** interior space  
**54 sqm** exterior space  
**2** levels  
**3** bedrooms  
**6-10** people





# FEATURES

## Mt Yotei and Hanazono ski hill views



1 x Parking



3 x BR



5 x WC



1 x Gym

- 1 car garage
- All ensuite bathrooms
- Onsen-style family bath
- Owner storage
- Staff quarters with ensuite
- Fully equipped kitchen
- Fireplace
- Entertainment / gym room





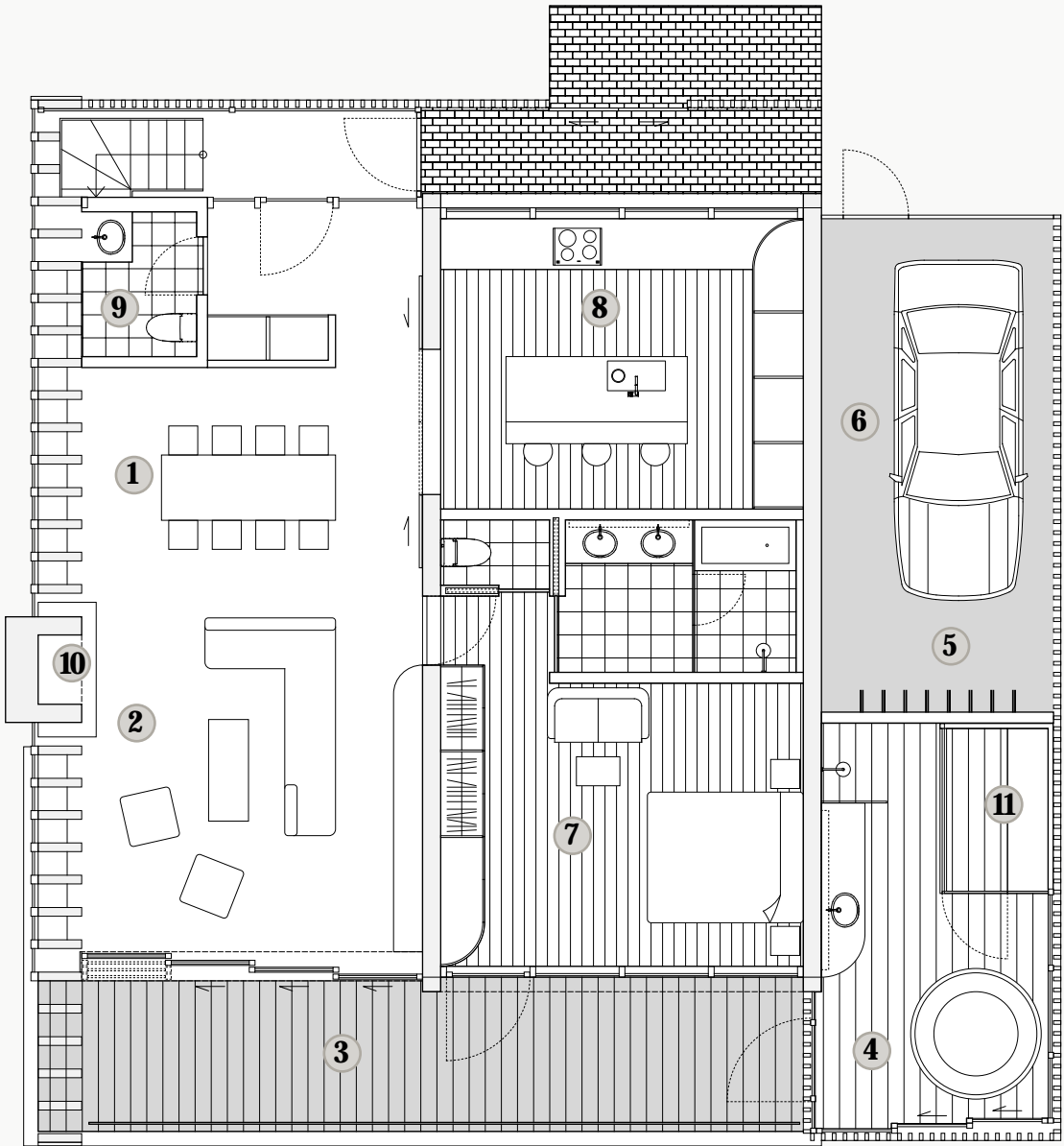


# VILLA 3000

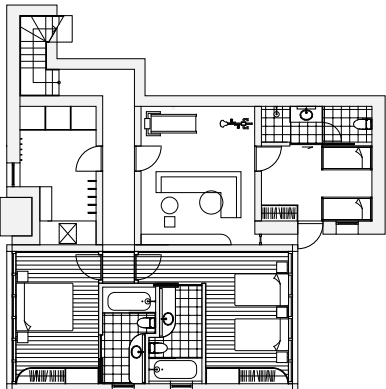
## 2/F

- 1 Dining room
- 2 Living room
- 3 Balcony
- 4 Onsen-style family bath
- 5 Ski rack
- 6 Garage
- 7 Master bedroom
- 8 Kitchen
- 9 Washroom
- 10 Fireplace
- 11 Infrared sauna

159 sqm Interior space  
54 sqm Exterior space



## 1/F



## 2/F



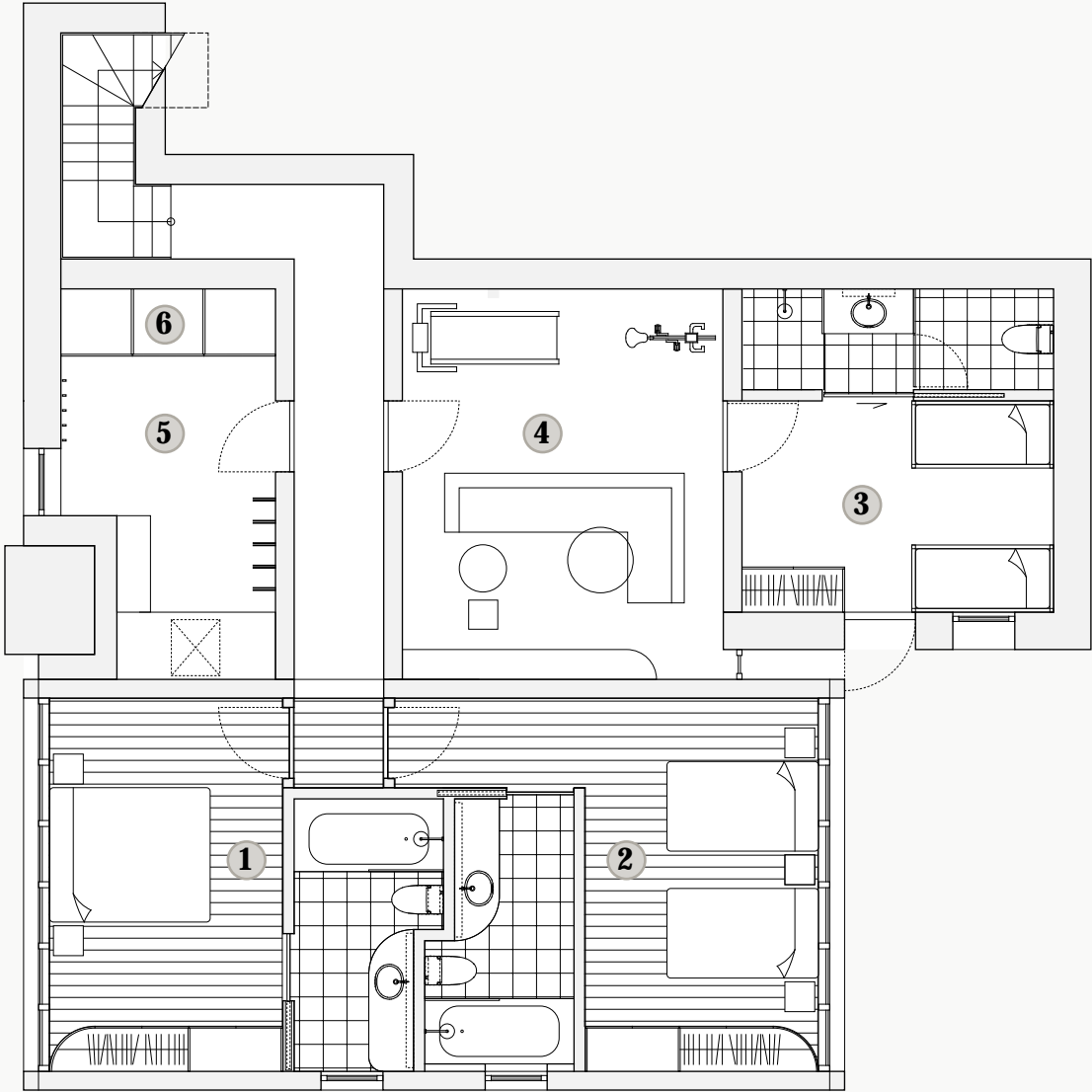


# VILLA 3000

## 1/F

- 1 Guest bedroom
- 2 Guest bedroom
- 3 Staff quarters
- 4 Entertainment room / gym
- 5 Dry / laundry room
- 6 Owner storage

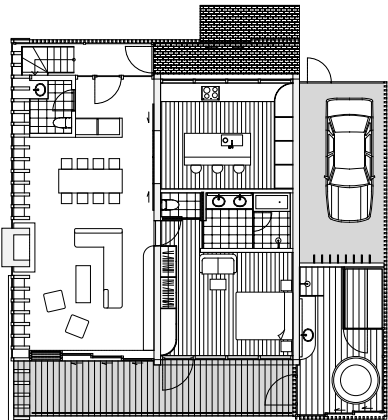
136 sqm Interior space  
N/A Exterior space



1/F



## 2/F









# JUST BRING YOUR TOOTHBRUSH.

## Our furniture packages

We know what it takes to design, build and furnish a home. It's a lot of fun. And a lot of work.

We are here to help you realise your one-of-a-kind alpine home. From interior design to sourcing furniture and decoration. From procurement to shipping, logistics, installation and decoration.

Take delivery of a turnkey property furnished with exceptional attention to detail.

## Level 1: Ready-to-live

A selection of world-class design packages for you to pick from, with some opportunities to adapt features to your individual needs. Remove a bathroom here, add a bedroom there, substitute items, swap the standard table for a family table, etc.

## Level 2: Bespoke

A blank canvas for you to design and furnish a fully customised home with a designer of your choice. Or with one of our handpicked designers.





# A PROJECT POWERED BY SEASONED TALENT

Odin Hills is conceived by a world-class team of consultants: architects, planners, investment managers, branding specialists, with a track record of creating value through distinctive and premium quality real estate projects across the region.

## SHIGERU BAN ARCHITECTS ARCHITECTS

Shigeru Ban Architects (SBA) is a Pritzker-winning, multidisciplinary architectural design firm with offices in Tokyo, Paris, New York and Los Angeles. Founded as a small practice in 1985, the firm has grown to a global business with over 150 projects across 6 continents. Their holistic design methodology considers carefully tuned approaches to the environment, human comfort and building efficiency.

## EIGHT PARTNERSHIP BRANDING & DESIGN

Eight is ranked #1 Brand Consultancy and #1 Design Firm in Asia. Eight’s award-winning team has branded more than 900 million square feet of real estate in 21 countries, ranging from super-tall towers, grade-A offices and malls, to luxury residential, five-star hotels, airline lounges, alpine resorts and city districts.

## NISADE PROJECT MANAGEMENT

The multi-award-winning NISADE offers the full spectrum of services and deals across the board from high-end homes, condominiums, commercial property, town houses, large-scale development sites and raw land. Partnering with international firms such as Sotheby’s Tokyo, Property 4 East in Brussels and numerous agencies throughout Hong Kong and Singapore, NISADE has achieved more than USD 400 million in sales in the last three years.

Odin has been extensively covered in the global press





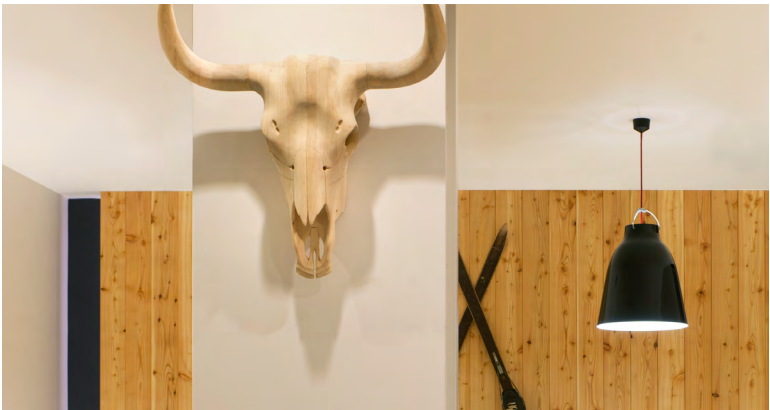
# ABOUT ODIN

Since 2007, Odin Property pioneers the luxury real estate market in Niseko, Japan. The brand has grown from a first luxury residence featured in global design books and magazines, to a portfolio of alpine lifestyle properties ranging from hotel to residential, resort, retail, dining and entertainment.

- Odin Property
- Odin Hills
- Kimamaya
- Yasuragi
- The Barn
- The Alpinist
- Musu
- Koko

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Version D1.0







**ODIN HILLS**

HANAZONO NISEKO

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