



ODIN HILLS
HANAZONO NISEKO



AN EXCLUSIVE HILLSIDE SOCIETY IN HANAZONO NISEKO

Odin Hills is a 16-hectare private residential luxury village designed for a sophisticated and discerning mountain community.

Set in a pristine natural environment with sweeping views of Mount Yotei and surrounded by protected and unspoiled forest,

Odin Hills is within touching distance of the Hanazono ski resort and its surrounding five-star luxury hotels and just minutes away from the future bullet train station in Kutchan. Odin Hills marks the arrival of a rare pearl, a beautiful Japanese-European style mountain village defined by privacy, alpine luxe and active, responsible living.

Join our hillside community.



HANAZONO – NISEKO’S NEW CENTER OF GRAVITY

Hanazono is one of the most strategic areas in Niseko. The Shinkansen, Japan’s fabled bullet train, started construction in Hokkaido in 2005 and will connect Niseko to the rest of Japan by 2030. The local station in Kutchan is a mere 5-minute drive from Odin Hills and the town is already teeming with new restaurant and shopping options driven by the explosive growth of the area.

An even shorter 1-minute drive away from Odin Hills lies the newly-built Park Hyatt at the foot of the Niseko United ski domain. This includes over 50km of ski runs serviced by 38 lifts and ski grounds that are continuously expanding with upgrades to new modern equipment, new ski lifts and slopes. The Weiss resort is set to be connected to Hanazono, forming the largest ski domain within Niseko’s four resorts. And a further 2 minutes away, golf lovers will find the Hanazono Golf Club with an 18-hole, 7,003 yard championship course.





A VIBRANT ALPINE LUXE VILLAGE

Conceived by the team behind the iconic Odin Place, Odin House and The Barn by Odin, Odin Hills is an exciting new development. Taking inspiration from the best-loved villages in the European Alps - St Moritz, Gstaad, Courchevel, Verbier - luxurious chalets and estates thoughtfully weave together for the perfect mix of active leisure family living with equal measures of natural quiet and tranquility.

The two hearts of the master-planned project are formed by an alpine lifestyle hotel concept marking the entrance

of the village, and one of the most tasteful and private clubhouses in Japan. Guests are provided with a library-lounge and bar, health and fitness facilities, supported by F&B offerings and spaces to host exclusive private events.

Wellness and wellbeing have been carefully designed into the project with village sidewalks for walking and biking, dedicated yoga serenity pods, as well as trails for hiking and running. The site itself sits immediately below 30 hectares of protected forest giving access to spectacular native woodland and meadows rife with wildlife and fauna.

Disclaimer: Artist's impression for illustrative purpose only.



AN EXCLUSIVE VILLAGE COMMUNITY

Our Vision

1. Odin Hills entrance

Just a 5-minute drive from the Japan Rail (JR) train station in Kutchan and the future Shinkansen stop, and only a 1-minute drive from the Hanazono ski lifts.

2. Luxury alpine hotel

A proposed contemporary alpine lifestyle hotel with a mix of hospitality, F&B and wellness services provides the ultimate gateway to Odin Hills.

3. Onsen

Connected to the hotel, a proposed modern take on the famed Japanese Onsen experience with a comprehensive health and wellness program.

4. The Odin trail

A secluded network of natural, groomed trails runs through the beautiful, forested sections of Odin Hills with built features complementing your outdoor life.

5. The O Lodge

Our proposed exclusive clubhouse sits at the heart of the village and provides a comprehensive suite of modern communal spaces, services and amenities.

6. Residential village

The traditional villages of the European mountains have inspired the Odin Hills vision and masterplan with their quiet charm and timber-framed chalets.

7. Protected forest land

Our location provides unrestricted views not only towards Mount Yotei but also vistas and backcountry access to the mountain with 30 hectares of natural forest protected by Hokkaido's Forestry Act.

Disclaimer: This artistic illustration represents our vision for Odin Hills and is for reference and inspiration only. It does not provide an exact representation of the final masterplan or of the built environment.





HIGH ECOLOGICAL QUOTIENT

Niseko's breathtaking natural environment has always been at the forefront of Odin's planning and design. We have gone to great lengths to deploy practices and technologies to protect and preserve the environment, while enhancing the experience and enjoyment of nature itself.

An on-site water retention pond has been conceived to improve water quality using natural passive processes that are energy efficient. This feature also acts as melt-water management and flood control systems all the while creating new habitats. The use of permeable paving materials for roads will help reduce stormwater run-off, allowing water to infiltrate the soil and replenish ground water rather than dissipate into surface water.

Odin Hills' landscaping principles maximise enjoyment of forest land and embrace the conservation and protection of native plants and wildflower meadows allowing for the minimal creation of artificial lawns.

Design specifications for architects and builders encourage the use of sustainable technologies, for example:

- Energy-efficient LED lighting
- High-performance thermal insulation
- Double-glazed low-emissivity argon-filled windows
- Geothermal heat pumps for energy reduction
- Sustainably harvested wood and composite wood products for decking and timber boardwalks





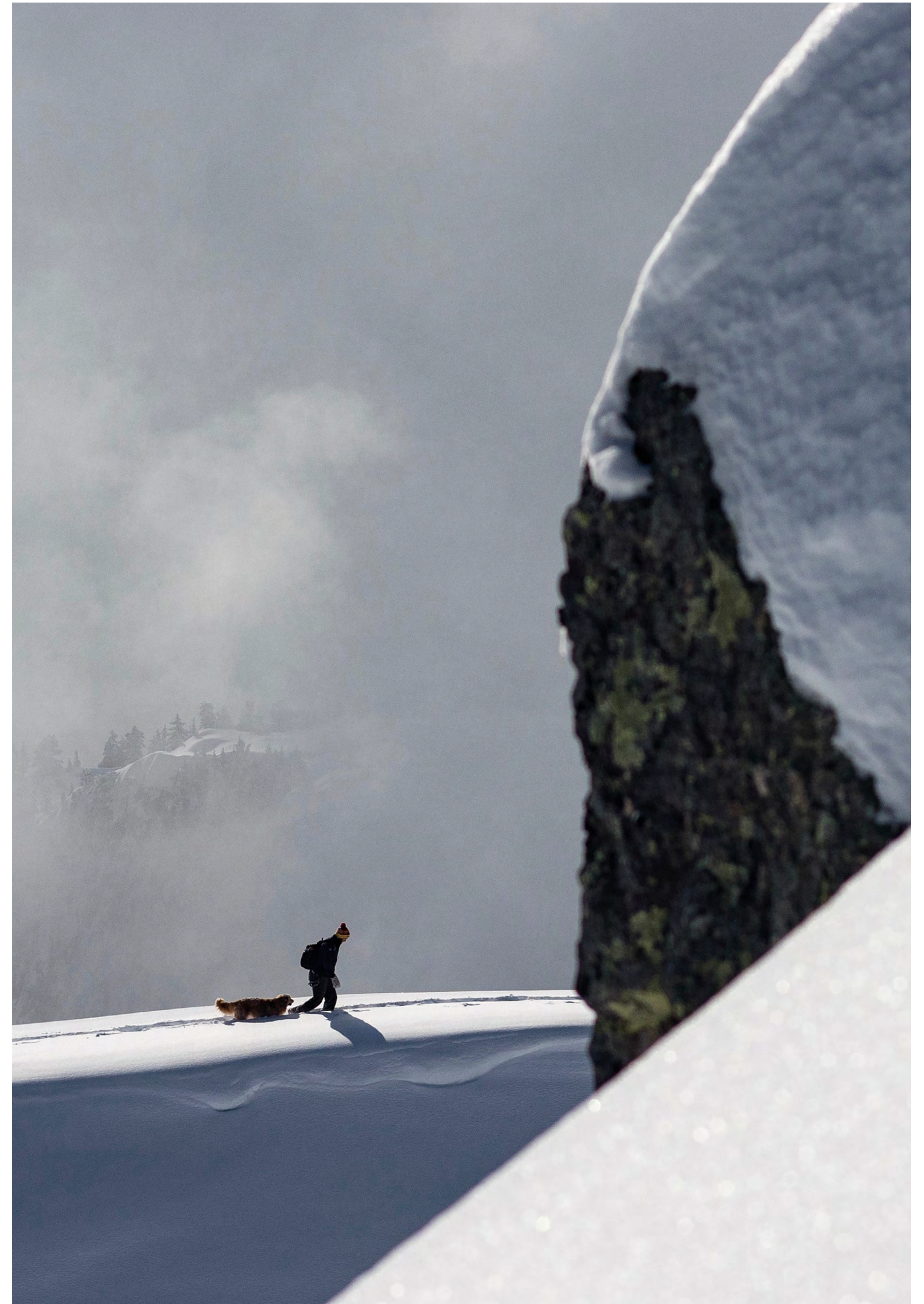
RESPONSIBLE ACTIVE LIVING

The 'intelligent luxury' ethos of Odin extends into mobility, circulation and the promotion of a healthy and responsible active lifestyle within the Odin Hills community.

Inspired by Zermatt's ban on the use of fuel-engines and traditional automobiles in their town, our network of trails has been designed to stimulate circulation by foot, skis, snowshoes and bicycles depending on the season. We are also exploring eco-friendly options of transport such as the use of electric snowmobiles in the village.

Mountains are a magical environment to pursue outdoor activities, both the adrenaline-pumping type: ski, snowboard, snowmobile and others, and the more contemplative sort such as hiking, yoga and snowshoeing.

We have a responsibility to preserve and protect our mountains and to combine our active lifestyles with a respect for the environment. The advancement of technology and new, light and clean electric engines fitted into snowmobiles and motorbikes open up whole new worlds of performance, trail exploration and free riding in the back country with zero emission.

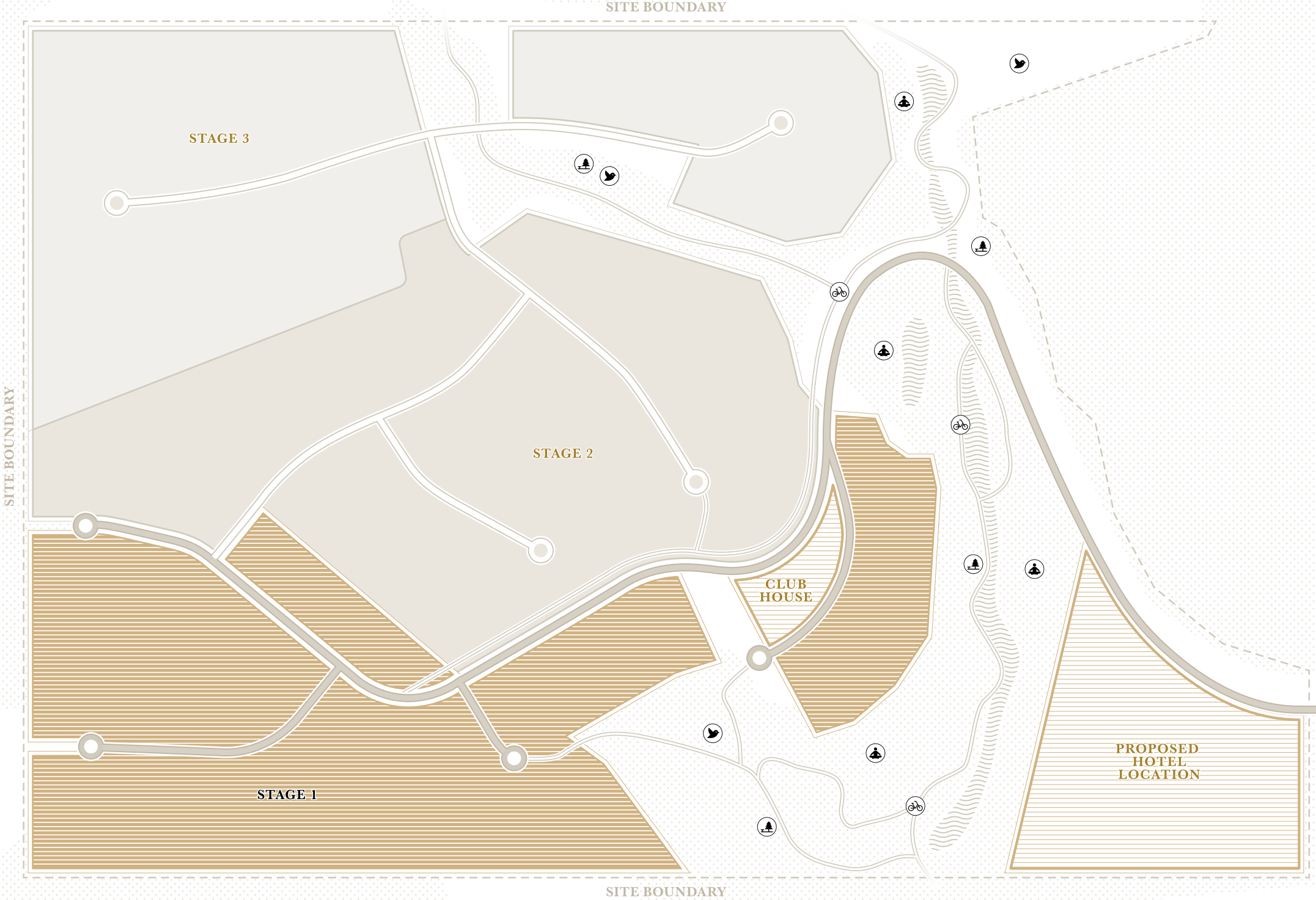


THE ODIN HILLS MASTERPLAN

With optimised panoramic views of Mount Yotei to the front and of protected forest and the Hanazono ski fields to the back, the masterplan draws from the tranquility and raw beauty of its environment to include accessibility to big nature, both within and outside of Odin Hills.

The design is reflective and respectful of the natural topography and provides a wonderful canvas for your family home to nestle within an environmentally responsible development.

The four-season design celebrates nature and curates a series of interconnected participatory adventure zones for non-motorised activities such as cross country skiing, snowshoeing, sledding, jogging, hiking or mountain biking.



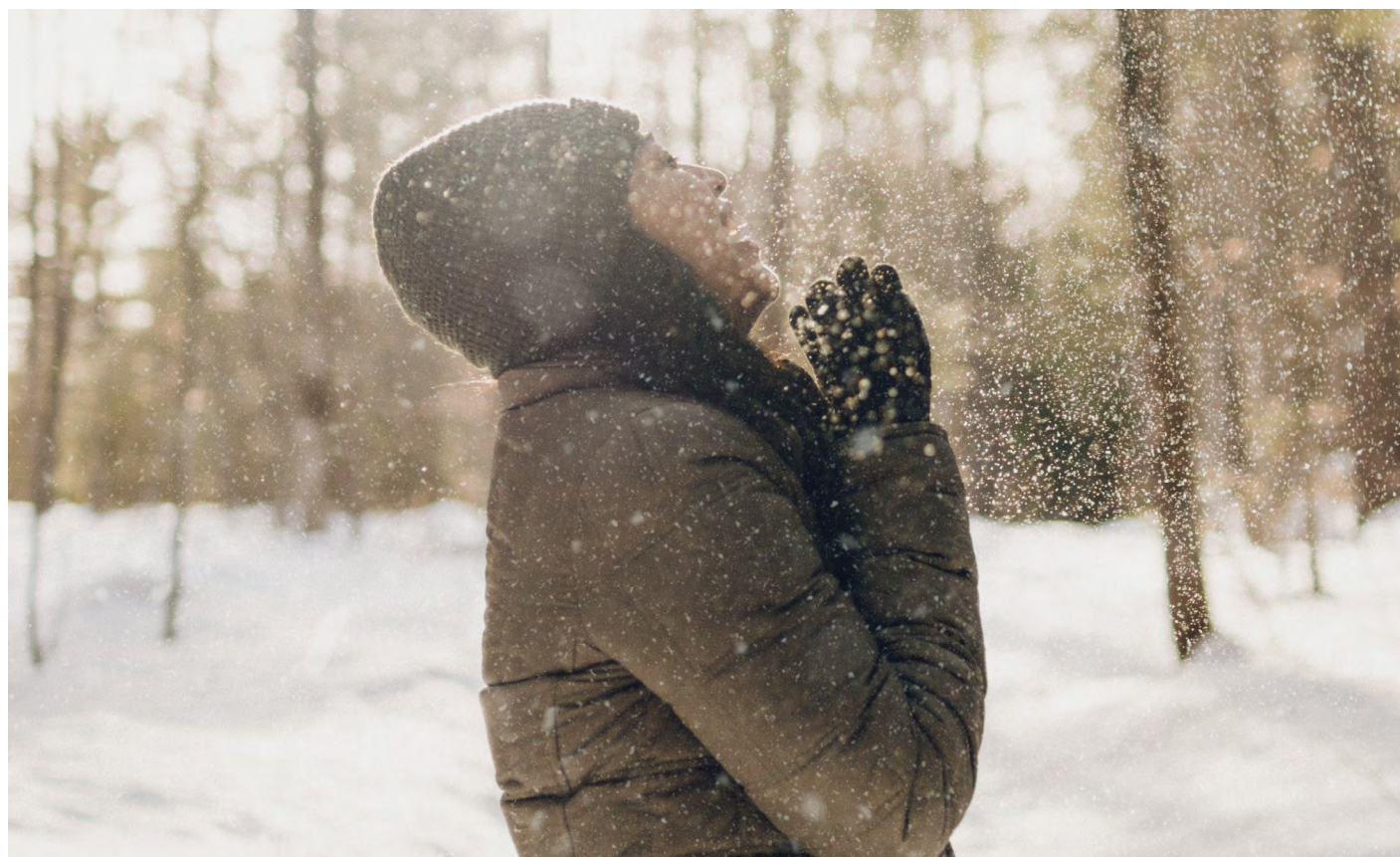
Legend

- Main roads
- Network of trails
- Bike and hike routes
- Natural viewing stations
- Yoga and meditation stations
- Rest and picnic stations



WHERE A SELECT FEW COME TO CREATE THEIR DREAM SANCTUARY

Few remain unmoved by the magic of Niseko's winter wonderland.
Or its fall and summer fairyland.



Create Your Dream Home

Odin Hills provides a canvas for land owners to create the homes of their dreams. Whether a personal private retreat away from the daily stresses of work, an adventure seeker's playful den of outdoor toys, or a warm gathering place for extended families, this is a rare opportunity to create a home for generations to enjoy in a place of inspiring beauty.

Ownership Options

Land owners have two options. They can work with their own architects and interior designers to design a fully customised home following Odin Hills' design guidelines. Or they can choose a pre-designed home from a program of four contemporary chalets developed by Odin Hills together with Pritzker-prize winning architect Shigeru Ban. Consult our dedicated house brochure for more details.







ODIN HILLS OWNERS CLUB

As an owner at Odin Hills, you become a member of an exclusive club. The Odin Hills Owners Club provides a comprehensive program of owner services and benefits, giving you complete peace of mind for the management of your property as well as privileged access to superior services, facilities and amenities.

Management Team

Acting as a one-point-contact, our member services team is at the ready to help with all your needs: from individual property management to dedicated concierge services such as transportation planning, ski passes, dining recommendations and bookings.

Property Management

The Club provides hassle-free, year-round management and maintenance of your property.

Holiday Rental Management (optional)

Enjoy your time in your villa while we market it for you the rest of the year, generating a return on your investment.

Clubhouse

With a wide range of facilities, enjoy exclusive year-round access to a welcoming and modern clubhouse. Beyond its wonderful recreational and social spaces, the clubhouse also provides essential services and amenities to owners and their families.

Member Activities

Special programs such as access to the hotel Onsen, first-track skiing with ski guides, snowshoeing, childcare and privileged access to surrounding golf clubs in the summer.

Environment

Odin Hills provides infrastructure and facilities of the highest standards with privacy and safety. The Odin Hills Owners Club manages the conservation and maintenance of the roads and sidewalks, the private trails network and the ponds, efficient snow clearing in the winter, and common ground landscaping in the summer.



Disclaimer: rendering developed based on our vision for the building and the services. Final Clubhouse and program of services may look different.

The Odin Clubhouse

A wonderful destination to experience in its own right, our private clubhouse is the focal point of the Odin Hills community and your homebase for an entire suite of services, recreational activities and programs to enjoy with family and friends.

With an open spatial approach connecting each functional area, plenty of natural light and a warm and welcoming design theme based on natural materials that will age in their own beautiful ways, the clubhouse is designed to serve as a recreational and social extension of your own home.



YOUR FAMILY-FOCUSED, YEAR-ROUND PRIVATE CLUBHOUSE

The perfect place to refuel after a round of golf. To recharge after a day on the slopes. To grab a bite, coffee or evening drinks. To meet like-minded residents and make new friends. To participate in a range of recreational activities. Or just simply to relax in the spa and enjoy the amazing views of Yotei.



Indoors

Reception and guest services: multilingual concierge to handle all your needs, from lift tickets and restaurant bookings to property management and housekeeping.

All-day dining lounge and bar: the perfect spot for breakfast, lunch or dinner. Or for those apéritifs and post-dinner drinks.

Fitness and Spa: facilities, equipment and programs to help you keep up with your health, wellness and wellbeing.

Flexible, multi-purpose use of space: children's playroom, yoga, dance, private events.



Outdoors

The Odin Clubhouse is also your homebase for a whole range of outdoor activities ranging from nordic skiing, snowshoeing and snow sledding in the winter to hiking, cycling, fishing and more in the summer.

With a packed program of seasonal activities inside and outside of Odin Hills, it is sure to keep the children and the entire family entertained and active.



THE RELENTLESS RISE OF THE ‘ASPEN OF ASIA’

With over 14 metres of snow per year, Niseko makes it to second place among the snowiest resorts on the planet. Often referred to as the ‘Aspen of Asia’, the area has grown into the region’s top grade-A ski destination.

The Niseko resorts have experienced tremendous growth over the past 10 to 15 years with millions of visitors every year. With the opening of the Park Hyatt and the pending arrival of luxury hospitality brands such as Ritz-Carlton, Aman, W and Edition, Niseko continues to morph into a world-class, multi-season destination. In July 2018, Nikkei Asian Review noted that prime land prices in Niseko have

risen consistently over the past years, making it the top real estate market in Japan.

Increasing property values are just the beginning. With the influx of new hotels and foreign residential ownership, Niseko is turning into a fast-growing summer destination. Activities are plentiful including hiking, road and mountain biking, three golf courses within a 20 km radius, Japanese ‘Onsen’ hot springs, rafting, fly fishing etc. and events are on the rise with art and music festivals, marathons, bicycle racing and more.



RARITY DRIVES INVESTMENT VALUE

The unique geographical location of Niseko brings unparalleled snowfalls of world-renowned powder every year. In addition, an excellent English-language environment for retail and services, and easy access for visitors from markets such as Bangkok, Singapore, Hong Kong, Taiwan, Shanghai, Manila and Seoul ensure minimal need for tiring travel across time zones. Many consider Niseko the only international-class ski resort in Asia, and few other locations are able to match this rare mix. Within the Niseko area, Hanazono is the last area to take off, providing upside opportunities over the long term.

Given this context, the limited availability of well-located prime land in the area makes Odin Hills an investment opportunity that deserves attention from investors with a long-term interest in the Niseko market.







ENTER THE EXCLUSIVE WORLD OF ODIN

Odin Properties pioneered the luxury real estate market in Niseko, Japan. Since 2007, the brand has grown from a first luxury residence that set record prices for Hokkaido, to a portfolio of residential projects, retail (attracting brands such as Moncler and Burton), hotel, and a number of dining and entertainment venues.



Odin House kicked off a wave of design-led luxury properties in Niseko, and has been featured exclusively in global design books and magazines.

The Odin Chair won the New Zealand Design Awards in 2013, and has since been launched onto the global stage.



Odin Place, our alpine emporium concept in the heart of Niseko-Hirafu has set the standard as a vibrant destination, with an eclectic mix of high-end retail, all-day dining and après-ski entertainment.





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.

Master Planner
FRANTZ SLATER DESIGN COLLECTIVE

Frantz Slater Design Collective is an award-winning studio with offices in London, Sapporo and Madrid, with significant expertise in masterplanning, resort design and landscape architecture.

Branding & Design
EIGHT PARTNERSHIP

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.

Civil Engineering
ESU KAIHATSU SEKKEI

Esu Kaihatsu Sekkei is a civil engineering design company specialising in obtaining licenses for development projects. A professional company in business since 2006, Esu Kaihatsu Sekkei is experienced in golf resort developments, large-scale commercial facility developments as well as residential land developments with a focus on the Hokkaido region.

Project Management
NISADE

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



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