


INTUITION 

exclusive onsen estate in the center of hirafu

BY ZEKKEI



At times you have to leave the city of your comfort
and go into the wilderness of your intuition.
What you'll discover will be wonderful.
What you'll discover is yourself.

-Alan Alda



Intuition is the first exclusive onsen estate in the center of Hirafu Village.

Nestled in a tranquil forest overlooking the magnificent Mount Yotei, the 15,000 square-meter development will comprise 10 standalone villas and a six-story building of residences, dining, onsen and concierge facilities.

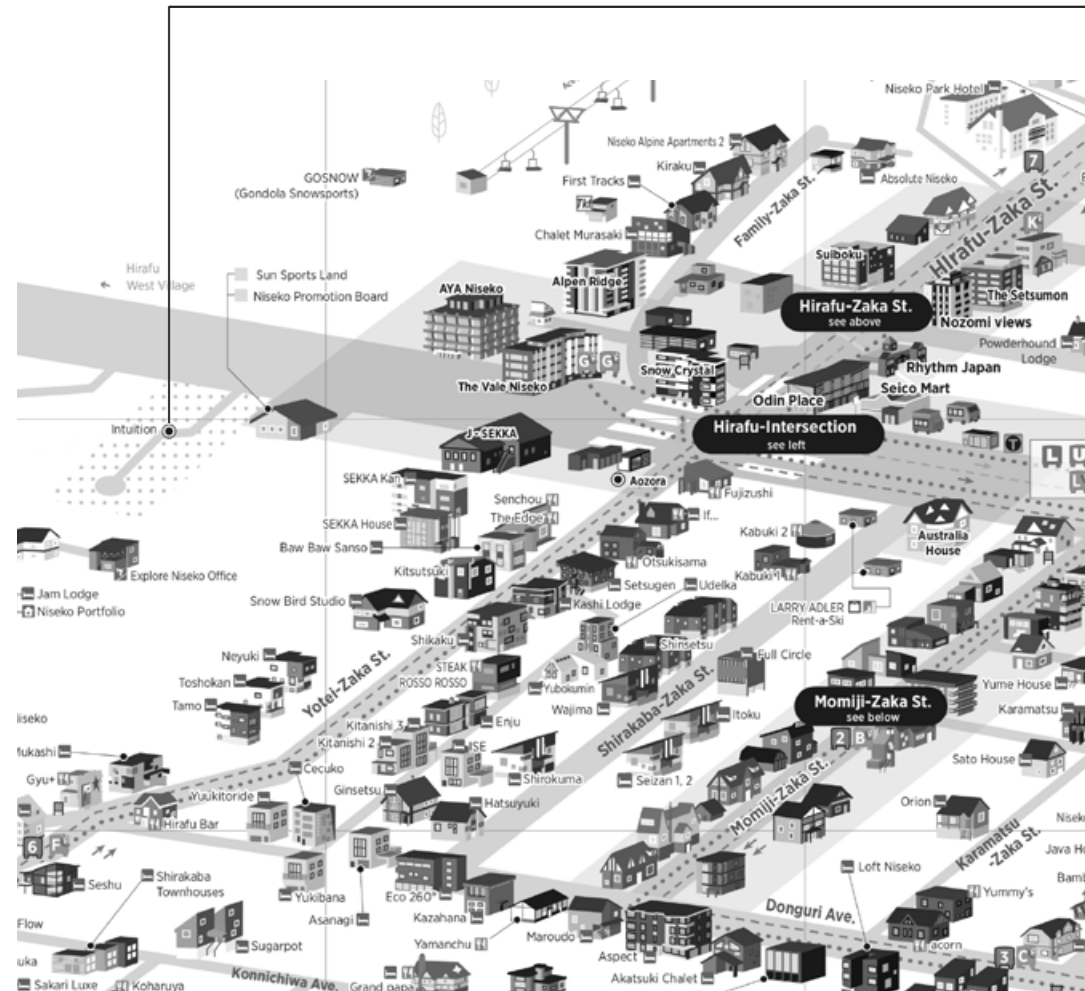
The estate combines spectacular natural vistas with convenient access to ski lifts and the center of the Hirafu village.

Designed by Tokyo-based architect firm ALA INC, Intuition is a sister project of Elevation, a gated estate in Upper Hirafu that is widely recognized as the most luxurious and exclusive neighborhood in Niseko.

The same high-quality infrastructure has been installed at Intuition. Eight-meter wide private road and sidewalks, naturalistic landscaping, and underground utility services combine to protect the beauty of this serene location. Natural, mineral-rich onsen water drawn from within the estate is supplied throughout the development for the private onsen in each villa and penthouse.



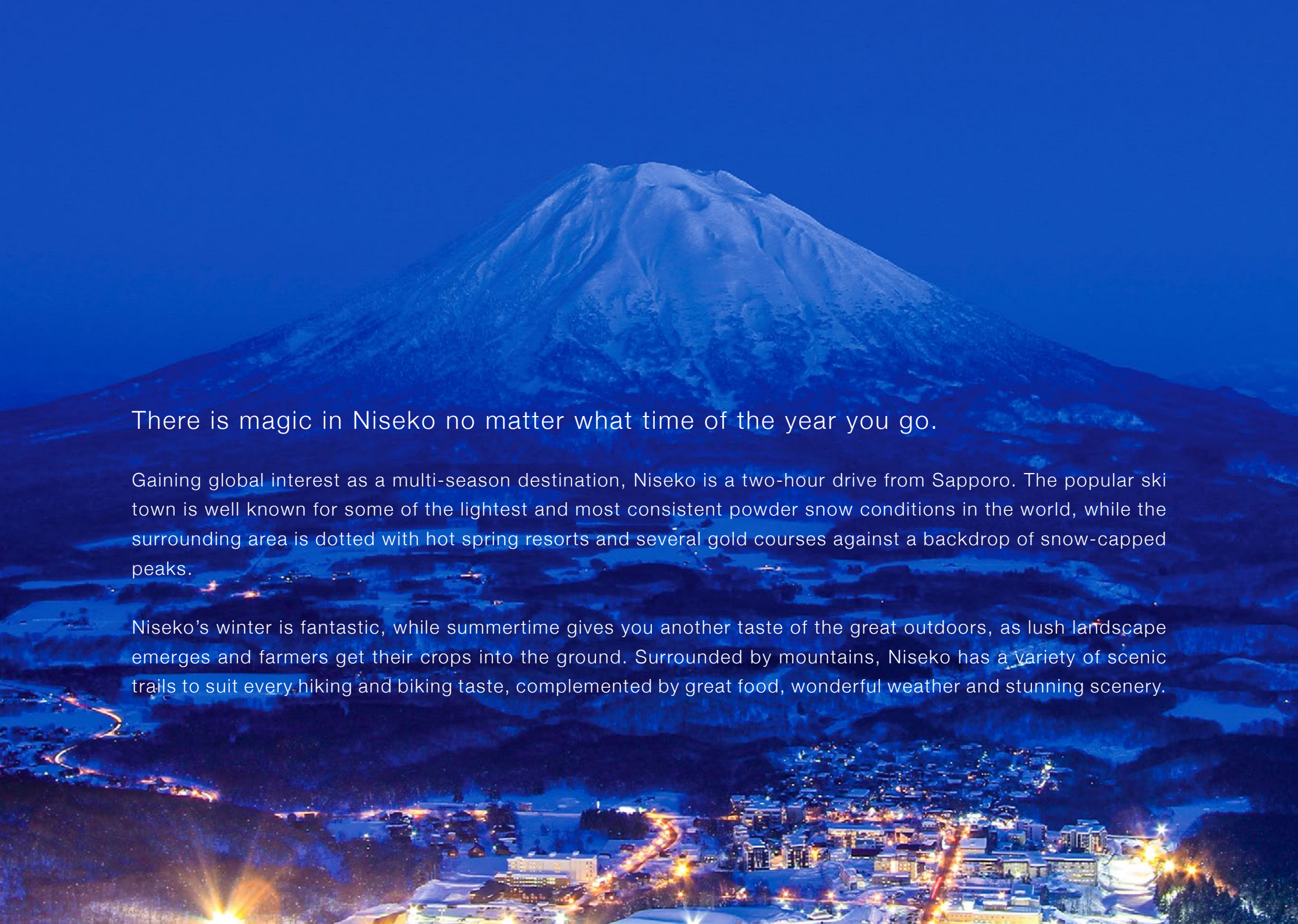
LOCATION



Intuition has an exceptional location adjacent to the village center, just steps away from ski lift, dining and shopping.

The estate is located diagonally opposite AYA Niseko and Ace Family Quad Lift. Hira-fu's popular restaurants, bars, shops and supermarkets are all within a few minutes' walk.





There is magic in Niseko no matter what time of the year you go.

Gaining global interest as a multi-season destination, Niseko is a two-hour drive from Sapporo. The popular ski town is well known for some of the lightest and most consistent powder snow conditions in the world, while the surrounding area is dotted with hot spring resorts and several gold courses against a backdrop of snow-capped peaks.

Niseko’s winter is fantastic, while summertime gives you another taste of the great outdoors, as lush landscape emerges and farmers get their crops into the ground. Surrounded by mountains, Niseko has a variety of scenic trails to suit every hiking and biking taste, complemented by great food, wonderful weather and stunning scenery.

One of the four connected ski resorts that make up the Niseko United area, the Hirafu village is the most happening neighborhood, with a great choice of restaurants, boutique shops, and a bustling nightlife.

The village is flanked by the scenic Mount Yotei, known as the Mount Fuji of Hokkaido. Hirafu is billed as a haven for foodies. From cozy izakaya and stone grilled pizza to Michelin-starred restaurants, there is something for every taste.

WALKING DISTANCE TO POINTS OF INTEREST FROM INTUITION

Ace Family Quad Lift 2 minutes	AYA Niseko / Ginger 2 minutes
Vale Bar & Grill 3 minutes	Niseko Pizza 3 minutes
Seicomart 4 minutes	Odin Place 4 minutes
Rhythm Niseko 4 minutes	Abucha 2 5 minutes



ARCHITECTURE

While close to all the village amenities, Intuition is uniquely nestled in a natural forest setting. The development master plan has tight restrictions on tree logging at each private villa site to preserve the serene nature of the exclusive location.

Designed with a mesh louvre, the condominium façade creates a soft vertical impression and abstract representation of the surrounding birch forest.



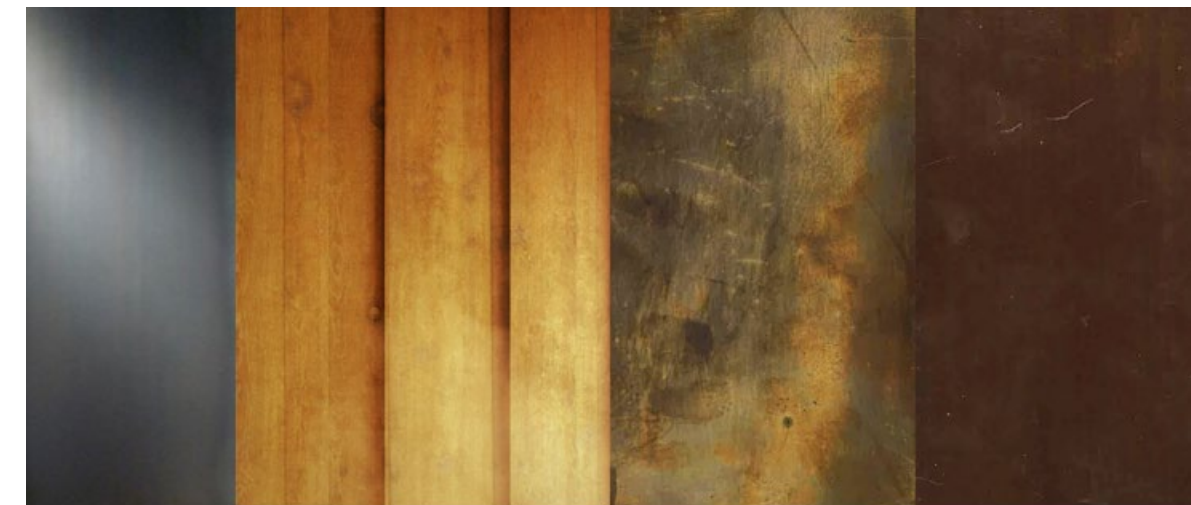


Indicative image of Penthouse Floor

INTERIOR

To curate an environment of elegance, comfort and understated luxury, rich-textured and high-quality materials are deployed throughout the interior space.

The layout of each apartment unit has been carefully modeled to achieve optimal flow, space and comfort, based on the development team's years of experience in building luxury residences across the region.





Indicative image of Penthouse Floor



Indicative image of Penthouse Floor

LAYOUT

Ground Floor	Lobby		
	Restaurant		
Floor 2 - 6	Male and female onsen		
	Ski lockers and dry room		
	Concierge office		
	Unit 01 / 02	2 bed / 2 key	village view
	Unit 03	3 bed	Yotei and village view
Floor 7	Unit 05	3 bed	Yotei and forest view
	Unit 06	studio	forest view
	Unit 07	1 bed	forest view
	Unit 08 / 09	2 bed / 2 key	ski hill and forest view
	Unit 10	2 bed	ski hill view
	Unit 11 / 12	3 bed / 2 key	ski hill and village view
	Penthouses		
	Floor plans available upon request		

Direction
toward
ski hill



Direction
toward
Mt. Yotei

All information, including floor plans, gross areas and design are subject to adjustment.

FLOOR PLAN
2 - 6 F

Direction
toward
ski hill



2BR - A (DUAL KEYS)
APARTMENT UNIT 01/02
FLOORS 2 - 6
AREA 88.2 SQM



Direction
toward
Mt. Yotei

All information, including floor plans, gross areas and design are subject to adjustment.



Indicative image of 01 Living Room

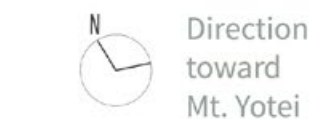


Indicative image of 03 Living Room



3BR - A (YOTEI VIEW)
APARTMENT UNIT 03
FLOORS 2 - 6
AREA 148.0 SQM

UNIT 03 ➡

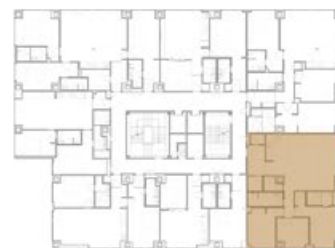


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3BR - B (YOTEI VIEW)
APARTMENT UNIT 05
FLOORS 2 - 5
AREA 138.7 SQM

UNIT 05



All information, including floor plans, gross areas and design are subject to adjustment.



Indicative image of 05 Master Bathroom

Direction
toward
ski hill



STUDIO
APARTMENT UNIT 06
FLOORS 2 - 6
AREA 31.6 SQM



Direction
toward
Mt. Yotei

All information, including floor plans, gross areas and design are subject to adjustment.



Indicative image of Standard Bedroom

Direction
toward
ski hill



1BR
APARTMENT UNIT 07
FLOORS 2 - 6
AREA 49.2SQM



All information, including floor plans, gross areas and design are subject to adjustment.

Direction
toward
Mt. Yotei



Direction
toward
ski hill



2BR - B (DUAL KEYS)
APARTMENT UNIT 08/09
FLOORS 2 - 6
AREA 99.2SQM



All information, including floor plans, gross areas and design are subject to adjustment.

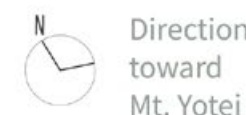
Direction
toward
Mt. Yotei





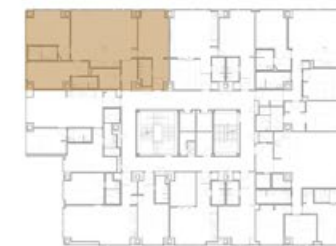
2BR - C
APARTMENT UNIT 10
FLOORS 2 - 6
AREA 93.6SQM

All information, including floor plans, gross areas and design are subject to adjustment.



3BR - C (DUAL KEYS)
APARTMENT UNIT 11/12
FLOORS 2 - 5
AREA 146.7 SQM

All information, including floor plans, gross areas and design are subject to adjustment.





Indicative image of Penthouse Floor



Indicative image of Penthouse Floor



TEAM

DEVELOPER

Zekkei Properties is an international developer specializing in luxury ski and beach holiday residences. The company has over 14 years' experience in Hokkaido. Recent projects include Fenix, a ski-in ski-out condominium in Furano, and Elevation, a luxurious estate in Niseko master-planned by renowned architect Kengo Kuma.

Zekkei Collection is a well-established specialist in premium vacation rentals, offering an exceptional handpicked property collection and "in-the-know" recommendations across Asia.

ARCHITECT

ALA Inc is a Tokyo-based first class certified architect firm founded by Ryuya Umezawa. Prior to ALA, Umezawa-san spent 10 years at Kengo Kuma & Associates as Chief Project Manager.

His recent projects include:
Chateau-la-Coste Komorebi Observatory
Shibuya Station Redevelopment
Tokyo Tower Udo Pavilion
Fujifu Retail Kyoto
Community Market Yusuhara Hotel
Elevation Hirafu Houses B, K and I
Elevation Hirafu Master Plan

PROJECT PARTNERS

Hokkaido Tracks Development was established in 2003. Having built 15 apartment buildings and over 80 homes to date, it has been part of the growth story for foreign investment in Hokkaido.

Taiga Projects has offered a comprehensive service in project management, luxury accommodation management and development consulting since 2008.

Alt-254's integrated service model utilizes an in-house team of designers, project managers, and client managers, working in synergy to optimize project outcomes.



DISCLAIMER

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Total Apartments

32 units, 45 keys

Total Construction Area

5,000 square meters

Ownership

Freehold condominium

Contact your local real estate agent for availability, price and viewing.

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DEVELOPER

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