



**YASURAGI BY ODIN**  
NISEKO HOKKAIDO JAPAN



ODIN IS A SIMPLE CONCEPT. IT IS BORN OUT OF THE IDEA THAT WEALTH IS NOT ABOUT EARTHLY POSSESSIONS. REAL WEALTH IS ABOUT TIME. TIME TO BREATHE. TIME TO THINK. TIME TO FEEL. TIME TO LIVE. WHILE ODIN IS EXCEPTIONALLY LUXURIOUS, IT IS LUXURY WITH CHARACTER. A WORLD WHERE SIMPLICITY MEETS EMOTION. WHERE QUALITY DRIVES FEELINGS. LIKE A BAREFOOT WALK ACROSS A WOODEN FLOOR. OR A VIEW OF THE CLOUDS DRIFTING OVER THE MAJESTIC SNOWY PEAKS OF MOUNT YOTEI. ODIN MARRIES UNCOMPROMISING ARCHITECTURAL FLAIR WITH AN UNRELENTING ATTENTION TO QUALITY AND DETAIL. WALK WITH US.

INSPIRED. SPECTACULAR. UNCOMPROMISING.

YASURAGI BY ODIN ARE FIVE LUXURY APARTMENTS SET IN HOKKAIDO'S NISEKO HIRAFU, ONE OF NORTHERN JAPAN'S MOST PRISTINE ALPINE PLAYGROUNDS.

YASURAGI やすらぎ – 'PEACE AND RELAXATION' IN JAPANESE – IS SET TO BECOME ONE OF NISEKO'S MOST EXCLUSIVE ADDRESSES. OFFERING EXPANSIVE LOFT-STYLE LIVING, BREATHTAKING VIEWS AND THE VERY BEST OF JAPANESE SPA-BATH LIFESTYLE, YASURAGI REDEFINES LUXURY.

YASURAGI IS A NEW RELEASE AND THE FOURTH PREMIUM BOUTIQUE PROJECT IN NISEKO BEARING THE SIGNATURE OF ODIN.

やすらぎ - PEACE AND RELAXATION.

AT THE VERY HEART OF EACH YASURAGI LOFT IS A SPECTACULAR PERSONAL SPA CONCEPT – A BREATHTAKING SANCTUARY OF INNER PEACE AND A HAVEN FOR BODY AND SOUL.

BUILT AS A SPACE OF SCREENED PRIVACY USING NATURAL MATERIALS AND MAKING THE BEST OF THE DRAMATIC, SURROUNDING VIEWS, THE YASURAGI PERSONAL SPA CAPTURES THE BEST OF TRADITIONAL JAPANESE ONSEN CULTURE WITHIN THE INTIMACY OF YOUR OWN ALPINE RESIDENCE.

RETREATING SLIDING GLASS WALLS TURN THE ICONIC TUB INTO AN EXTERIOR RETREAT SHELTERED FROM OUTSIDE SIGHT BY STRIKING SCREENS. A FREE-FALLING WATER STREAM MASSAGE AND FULL HEIGHT RAIN-CANOPY SHOWER COMPLETE THE FULL MEANING OF 'YASURAGI'.



Interior views, furnishings and materials are all subject to final specification, and may change from renderings shown.

THE BUILDING ITSELF IS FORMED AS 'BUTTERFLY' DESIGN HOUSING STUNNING TWO AND THREE BEDROOM APARTMENTS AND A THREE-BEDROOM PENTHOUSE UNDER TWO DRAMATIC 'FLOATING' ROOFS. THE LIVING AREAS FRAME THE MOST INSPIRING VIEWS OF MOUNT YOTEI, HOKKAIDO'S OWN 'MOUNT FUJI' THROUGH EXPANSIVE FLOOR-TO-CEILING BAY WINDOWS.



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**YASURAGI BY ODIN.  
MAKING TIME.**

**CONCEPT**

Yasuragi continues the uncompromising architectural tradition set by Odin in a number of other projects around Niseko. Quality design, workmanship, brands and technology are the backbones of Yasuragi.

A stunning, dramatic building with expansive floating roofs configured in a "butterfly" shape. Yasuragi provides each owner total privacy, with the elevator, common areas, and staircases creating an "island of peace" separating the two halves of the structure.

But above all, Yasuragi is a haven of tranquility, luxury and...time.

**ECO SPIRIT**

We are only the tenants of Mother Earth. Niseko's pristine natural environment has always impacted Odin's design and planning philosophy throughout all projects undertaken. Yasuragi is no exception as we set out to deploy the best practices and technologies in the area of sustainability and environment.

These include the use of sustainable, renewable or recycled materials, LED lighting, high performance thermal insulation and double glazing windows.

**ARCHITECTURE**

Hailed as one of the most innovative architectural firms in Hokkaido and amongst the top in Japan, Atelier BNK's biggest claim to fame may be the design and realization of the massive Sapporo Dome. While that project has put BNK firmly amidst the who's who of architecture in Japan, their real craft lies in a developed sensitivity to materials, an almost obsessive attention to details and a passion for low impact sustainable developments.



**NISEKO 'WHISTLER OF ASIA' GROWING UP**

Often referred to as the 'Whistler of Asia', in 2007/2008 alone Niseko made the headlines of Time magazine, Fortune and Forbes. Not content to be one of the snowiest places on the planet, it is also Japan's fastest appreciating real estate market.

The area attracts more and more affluent visitors and the demand for top-tier accommodation is rising fast. While prices are still only a fraction of comparable international destinations, the mass products of the past are giving way to premium, luxury experiences with room for growth. Investors are becoming far more savvy and sophisticated, seeking well-designed properties in locations that ensure easy access to all resort amenities.

**SNOWIEST ON EARTH**

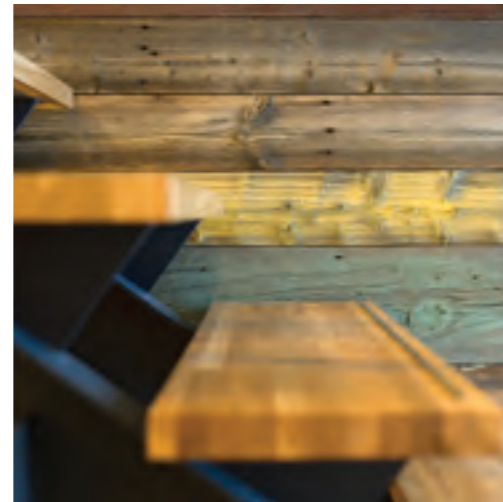
With 595 inches of snow per year, Niseko makes it to second place among the snowiest ski resorts in the world in a global search carried out by Forbes magazine (Dec 2007). "Blame Siberia," the article says. "Cold air from northern Russia builds big, wet clouds when it hits the Sea of Japan. These clouds dump metric tons of the white stuff on the interconnected ski resorts of the Niseko region, including Grand Hirafu, Higashiyama and Annupuri, which bask in the shadow of Mount Yotei, a perfect peak called the 'Mount Fuji of the North.'"

Niseko's snow is simply magical – always lighter, fluffier and drier than anywhere else. It is no wonder that the world's top skiers come to enjoy their fix of champagne powder.

**WINTER & SUMMER**

With 47 km of runs serviced by 38 lifts, Niseko is a snow haven treated every year with over 15 meters of "white gold". Hirafu, where Yasuragi by Odin is located, is often considered the "hardcore" skiers area with some of the best deep snow tree runs in the world.

Niseko is not just a world-class winter resort. Pristine trails running through some of Japan's most beautiful pine forests makes it equally rewarding in summer. Mountain biking tracks extend across the area while river rafting, fly fishing and ocean kayaking are merely 10 to 30 minutes away. There are several world class golf courses just a few minutes away, including the spectacular par 72 Niseko course designed by Arnold Palmer, the excellent Higashiyama course, or the Tokyu 'championship' course – as well as the Rusutsu course a little further away, designed by Curtis Strange.



FLOOR PLANS + SPECIFICATIONS





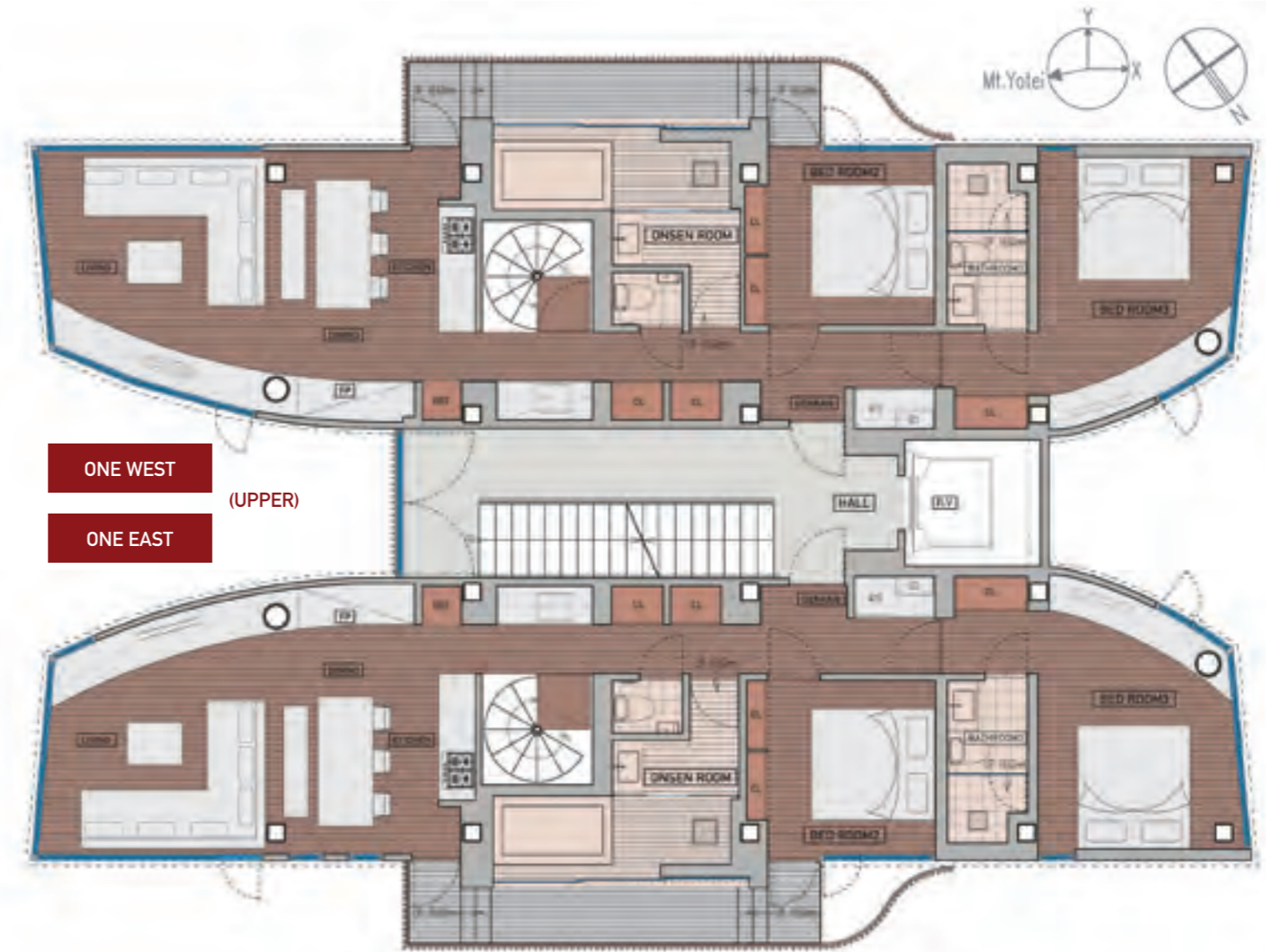
FEATURES

- Duplex. 3 bedrooms and 3 baths
- Spectacular living area with fireplace.
- Indoor/outdoor Onsen-style spa (Rotenburo)
- Natural dropping water massage
- Rain-canopy shower
- Fully equipped open kitchen
- Dinner table seating 6
- Natural timber flooring
- Private owner's storage
- Car park
- WIFI broadband internet connectivity
- Ready-to-move-in, all-inclusive furniture and appliance package

FLOOR AREAS m<sup>2</sup>

- Internal living space 114.95
- External deckings 17.24
- Private basement storage 1.21
- Shared basement lounge 21.44

All specifications including materials, sizes and brands are subject to change upon securing final building approvals.

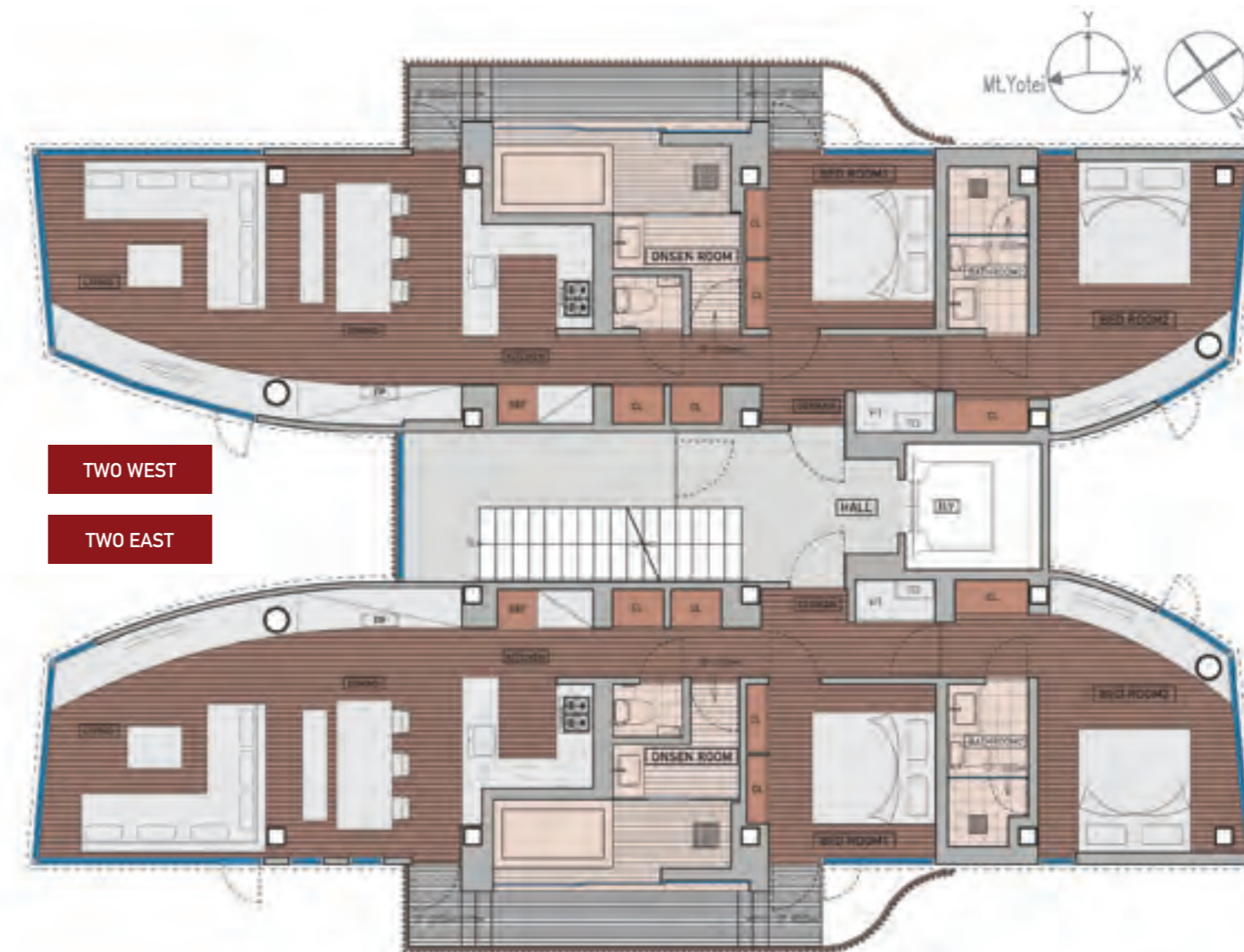


FEATURES

- 2 bedrooms and 2 baths
- Spectacular living area with Mount Yotei views
- Fireplace
- Indoor/outdoor Onsen-style spa (Rotenburo)
- Natural dropping water massage
- Rain-canopy shower
- Fully equipped open kitchen
- Dinner table seating 6
- Natural timber flooring
- Private owner's storage
- Car park
- WIFI broadband internet connectivity
- Ready-to-move-in, all-inclusive furniture and appliance package

FLOOR AREAS	m <sup>2</sup>
- Internal living space	86.19
- External deckings	6.94
- Private basement storage	1.21
- Shared basement lounge	21.44

All specifications including materials, sizes and brands are subject to change upon securing final building approvals.



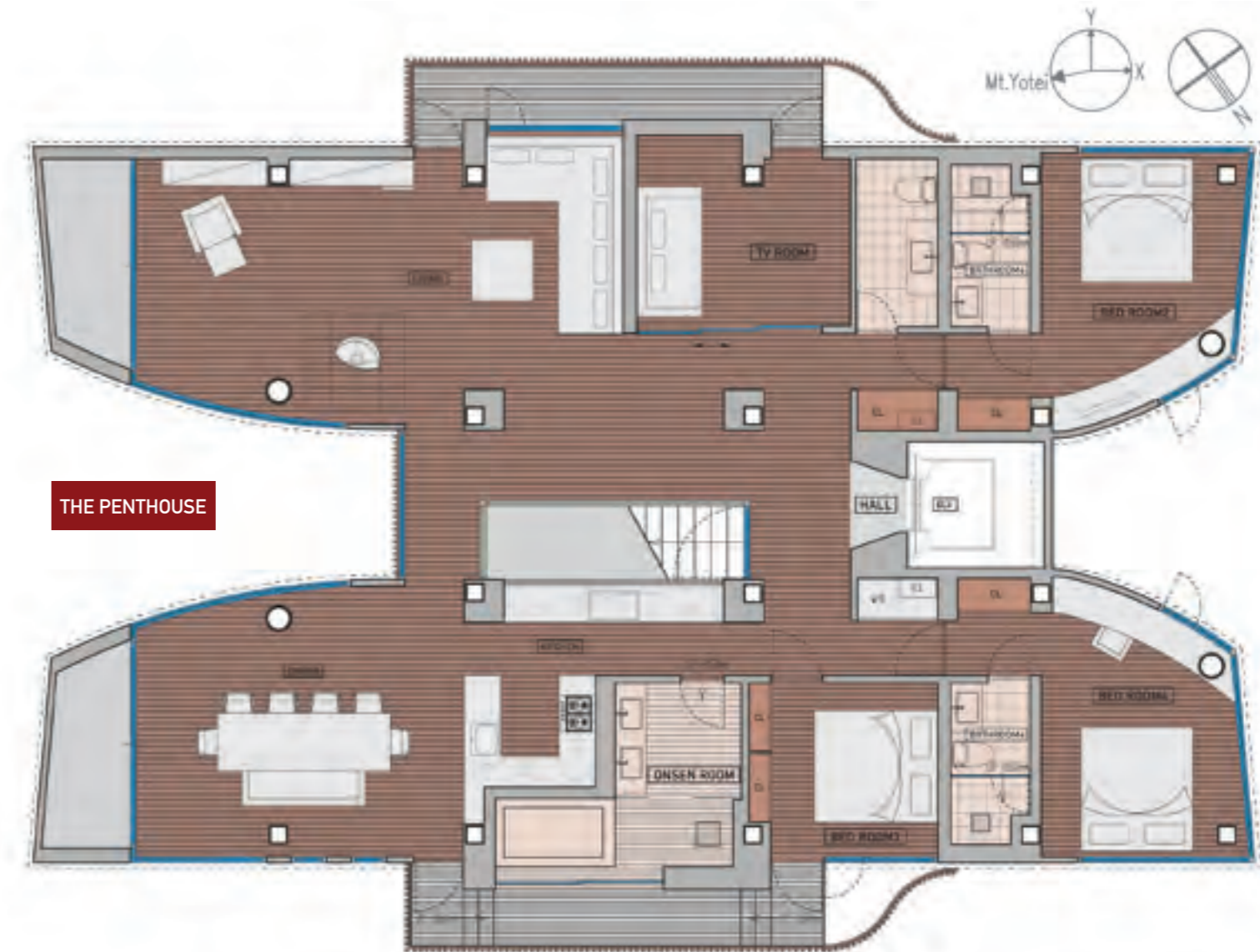
FEATURES

- One of Niseko's most exclusive penthouses
- 4 bedrooms and 4 baths
- Dramatic living area with Mount Yotei views
- Spectacular high ceilings
- Fireplace
- Yotei-facing balconies
- Indoor/outdoor Onsen-style spa (Rotenburo)
- Natural dropping water massage
- Rain-canopy shower
- Fully equipped open kitchen
- Dinner table seating 8 people
- Natural timber flooring
- Private owner's storage
- Assigned car park
- WIFI broadband internet connectivity
- Ready-to-move-in, all-inclusive furniture and appliance package

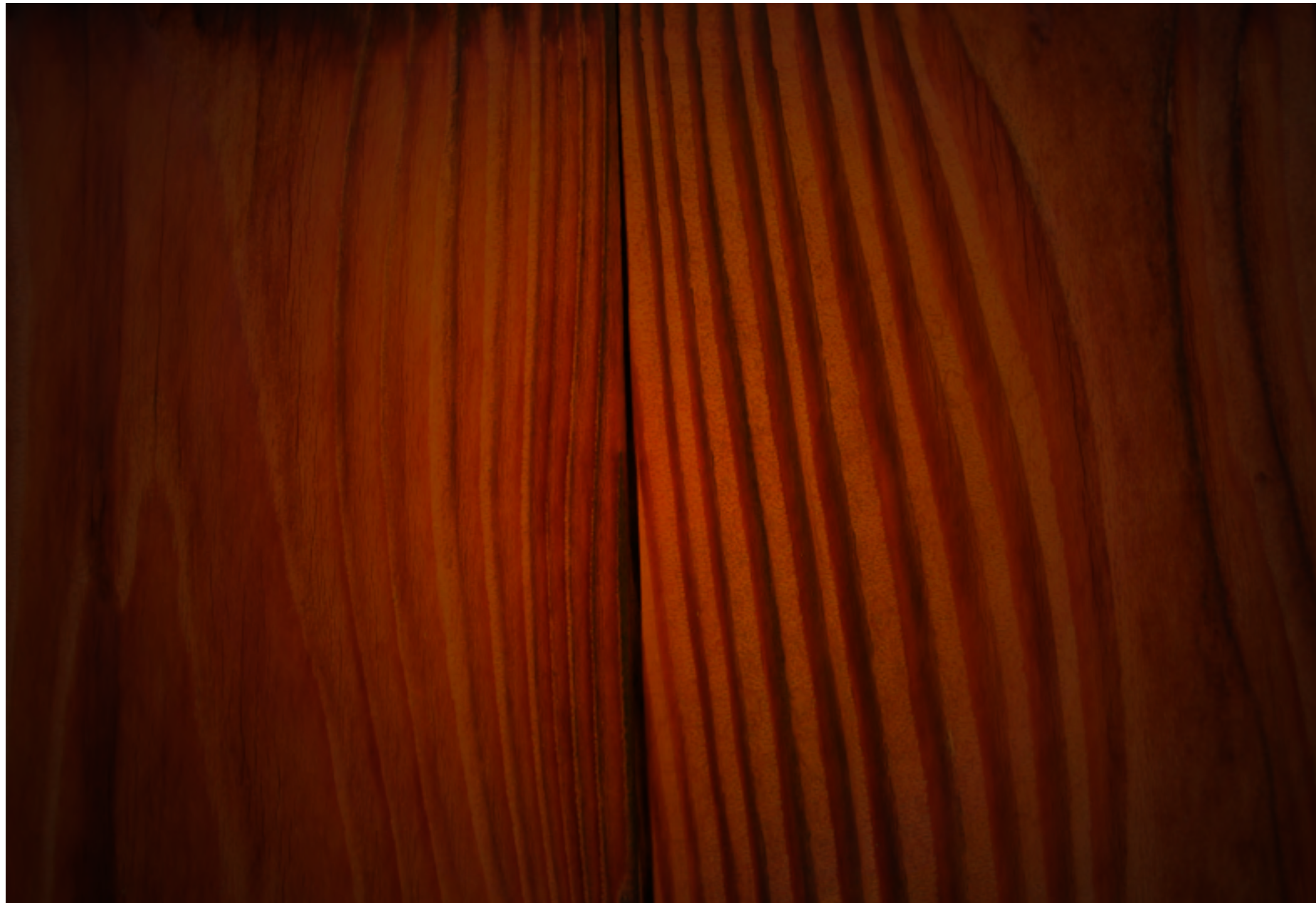
FLOOR AREAS m<sup>2</sup>

- Internal living space		195.29
- Front balconies	2 x	4.89
- External deckings	2 x	6.94
- Private basement storage		6.98
- Shared basement lounge		21.44

All specifications including materials, sizes and brands are subject to change upon securing final building approvals.



THE PENTHOUSE



**QUESTIONS?  
ANSWERS!**

**Q. WHY INVEST IN A NISEKO PROPERTY?**

A. It's a lifestyle investment: with over 15m of snow per year, Niseko is the 2nd snowiest ski resort on the planet (Forbes 2007). Often called the Whistler or Aspen of Asia, the area has experienced a strong increase in the number of visitors over the past 7 years.

With an exceptionally pristine and natural environment, Niseko is growing into a year-round holiday retreat with both winter (ski/snowboard) and summer (golf, hiking, rafting, fly fishing, ocean kayaking, mountain biking, tennis, paintball) activities. Its geographical location (a mere 2 hours' drive away from Sapporo's international airport), facilities and infrastructure make it an ideal destination for families with children and bachelors alike.

It's also a financial investment: Niseko has grown to become a prime international ski destination and the demand for high quality accommodation and facilities is strong,

especially in the luxury segment. With the recent downturn in the international financial markets, Asia offers one of the bright spots with relative shelter from the credit crunch affecting the US and Europe. Japan's stable financial and legal environment (freehold ownership) remains top rated among fund managers and institutional investors. Based on recent historical data, 30% capital gains upon completion are not uncommon for high quality projects in the area.

**Q. WHY INVEST IN AN ODIN PROPERTY?**

A. Prime land location with high-quality properties in Niseko-Hirafu is becoming scarce. Odin has built a reputation for identifying and securing great locations and developing them into iconic architectural buildings for an exclusive and selective clientele. All Odin properties are located in the Central Village of Niseko-Hirafu, within

walking distance of the upper village and the free Shuttle bus. And a total commitment to nature and advanced environmental solutions appeal to the discerning investor.

**Q. HOW WILL MY PROPERTY BE MANAGED?**

A. Odin provides year-round management services for properties to maximize the investment return potential through letting management, and to protect your property during off-season to ensure the long term integrity of your asset.

Yasuragi by Odin comes with full, year round management services. With full bi-lingual support, the team helps owners with rental, on-the-ground management (cleaning, snow clearing, laundry, etc) and maintenance, as well as value-added guest services. Odin is focussed on making guest stays comfortable and on maximizing the investment value for owners.



Project Name	Yasuragi by Odin
Location	Niseko - Hirafu Village
Developer	Great North Pacific Ltd
Architecture / Engineering	Atelier BNK, Sapporo, Japan
Completion Date	Q1-2011

#### SITE

Site Area	410.93 m <sup>2</sup> 125 tsubo (1 tsubo = 3.3 m <sup>2</sup> )
Building Coverage	48.65% (Plot Ratio 190.33%)
Building Area	199.90 m <sup>2</sup>
Location	Abuta-gun, Kutchan Cho, Aza Yamada

#### BUILDING

Bottom floors	199.64 m <sup>2</sup>
Level 1 floors	196.52 m <sup>2</sup>
Level 2 floors	198.05 m <sup>2</sup>
Level 3 floors	187.90 m <sup>2</sup>
Total Floor Area	782.11 m <sup>2</sup>

#### NISEKO (ニセコ) RESORT FACTS

Location	Abuta District, Shiribeshi, Hokkaido, Japan
Airport access	100 km from Sapporo, Chitose International Airport
Train access	6 km (10 min by road) from Japan Rail station in Kutchan town
Ski runs	57 runs over 47 km of groomed runs. Longest run: 5.6 km
Ski lift system	38 lifts and gondolas. Open 8:30 am - 9:00pm
Ski terrain	Groomed. Tree runs. Back-country. Beginner to advanced.
Ski run features	Half-pipes, quarter pipes, table tops, moguls
Night skiing	Artificial lighting (incl. in trees runs) open daily during season
Ski access	Free shuttle bus 9am - 9pm accessible directly from Odin

#### MATERIALS AND CONSTRUCTION SPECIFICATIONS

Main Structure	Steel load bearing frame on in situ cast concrete base
Roof structure	Structure: steel framework.
Glazing System	Low-emissivity double-glazing system (Argon gas-filled void)
Window System	Aluminum framed window system
Walls (external)	Fair-faced concrete wrapped with timber cladding
Ceilings	External: Open slatted timber (oil treated) + exterior grade paint Penthouse: Open slatted timber (oil treated)
Floorings	Internal: locally produced 'sen' engineered oak wood floor Balconies: slat deckings
Doors	Main entrance: 'kurosawa' steel. Internal: oak + steel
Elevator	4-6 persons, serving every floor
Kitchen	Under-mounted double stainless steel sink Lever + sink mixer: tall swivel outlet and shower Extraction hood: wall mounted unit* Fridge + Freezer: hairline stainless steel Gas hob + Oven: hairline stainless steel Microwave + dishwasher: hairline stainless steel Appliances from 'Miele'
Bathrooms	Sanitary fittings: 'Hansgrohe' + 'ToTo' Toilets: Toto
Onsen-style spa	Tub: large tub in/tiles stone + Japanese hinoki rim Floors and trimmings: native Japanese oak

Yasuragi by Odin apartments are delivered to owners fully furnished and fitted out to the highest specifications. Each apartment features state-of-the-art kitchens and electrical appliances, contemporary furniture and audio-visual equipment.



#### DEVELOPER

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Great North Pacific (GNP) is the creator of the Odin boutique luxury developments in Niseko, Japan. GNP is recognized for their focus on exceptional architectural design and luxury real estate projects. Yasuragi by Odin is their fourth premium boutique project in Niseko.

#### ARCHITECTURE + ENGINEERING

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Atelier BNK is one of Japan's most renowned architectural firms, creating landmarks such as the Sapporo Dome. Since 1975, they have designed and delivered a wide array of well-known commercial and residential buildings.

DISCLAIMER This document is not a prospectus or offer for sale. The Odin Project is a set of five properties that are pending formal building approvals. Therefore, changes to existing concepts and plans may be required to comply with government laws and regulations or otherwise, to take into account local structural and construction considerations. All photographs, architectural images and interiors depicted in this book are indicative of the overall look and feel intended to be achieved for Yasuragi by Odin and remain subject to changes in materials and brands based upon availability, cost and aesthetic considerations.



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