



MUWA

NISEKO





STEP INTO THE
EXCEPTIONAL





INTRODUCING MUWA

A uniquely luxurious development with ski-in, ski-out access to the powder snow of Niseko Grand Hirafu Resort. Celebrate the four-season beauty of Hokkaido with MUWA.

LOCATION

Positioned at the foot of the Grand Hirafu ski resort with direct ski-in, ski-out access to a gondola and two ski lifts, MUWA brings the world-famous powder snow of Niseko directly to your doorstep.

RELAXATION

MUWA features four seventh-floor infinity onsen baths with breathtaking views towards Mt. Yotei. These views are framed by the simple yet distinct gable known as Tsumairi – a patent of traditional Japanese architecture.

DESIGN

MUWA pays homage to Japanese home construction by combining the core concepts of local architecture and using these as the very foundation for the building design. The architecture and interior design seeks to provide guests with an authentic escape from regular life.

ALL-IN-ONE

On-site facilities include high-end retail ski shop, ski valet, restaurants, spa and onsen facilities. Everything you need to enjoy the resort during the day and unwind in the evening is conveniently located on-site.

OWNER BENEFITS

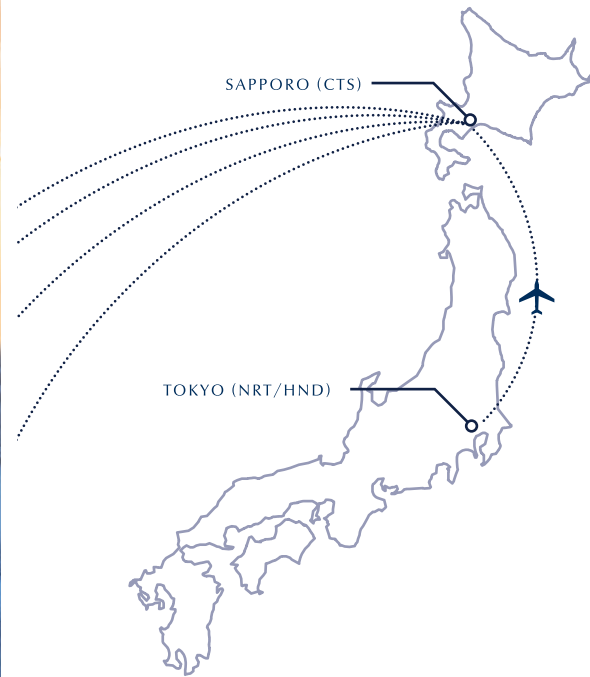
Owners of MUWA condominiums have access to personal secure year-round storage and a VIP lounge offering a refined escape. Select condominiums are also eligible for private on-site parking.

LOCATION

Optimally positioned at the highest vantage of Hirafu's Upper Village, MUWA offers guests a luxurious escape with direct ski-in, ski-out access to Niseko Grand Hirafu Resort.

With unparalleled views of Mt. Yotei and the surrounding area, and access to the Hirafu Gondola, this prime location redefines what it means to have Niseko's world-famous powder snow on your doorstep.



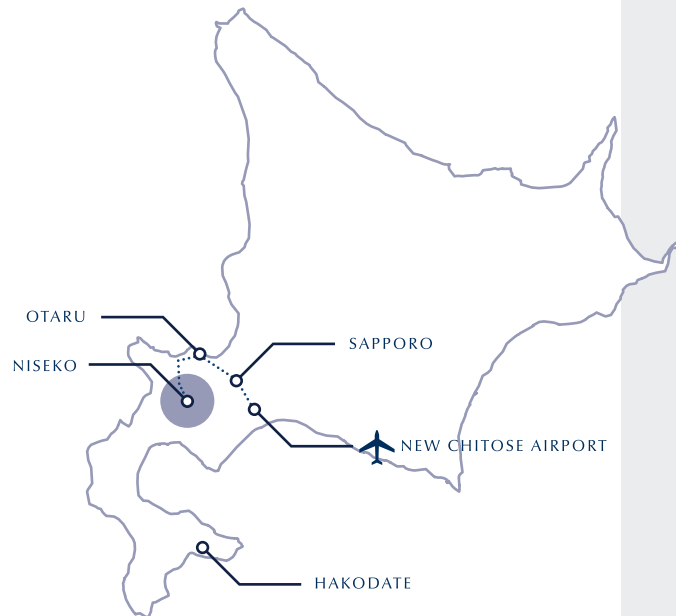


International flight options to reach Hokkaido have expanded over recent years, with the addition of direct flights from Helsinki and Sydney to New Chitose Airport. South Korea, China, Taiwan, Hong Kong, Philippines, Thailand, and Malaysia also enjoy direct flights to Hokkaido.

A flight from Japan’s Narita International Airport takes less than two hours to reach Hokkaido.

TIME TO CTS AIRPORT

| | |
|---------------------|-------|
| TOKYO | 1HR50 |
| HONG KONG | 5HR50 |
| SEOUL | 3HR20 |
| BEIJING | 4HR30 |
| SHANGHAI | 4HR20 |
| TAIPEI | 4HR40 |
| BANGKOK | 7HR |
| SINGAPORE (VIA NRT) | 9HR30 |
| MANILA | 5HR40 |
| <hr/> | |
| NEW FROM 2019 | |
| HELSINKI | 9HR40 |
| SYDNEY | 11HR |



Niseko is located just 120 minutes by road or train from the international hub of New Chitose Airport. Nearby city and regional capital, Sapporo is a popular destination for travellers in search of luxury goods and lauded culinary delicacies. The historical port town of Otaru offers a rich sightseeing opportunity for those interested in experiencing more than the famous powder snow.

AVERAGE TIME FROM NISEKO (ROAD)

| | |
|---------------------|-------|
| OTARU | 1HR20 |
| SAPPORO | 2HR |
| NEW CHITOSE AIRPORT | 2HR20 |

High-speed Shinkansen rail is currently available from TOKYO to HAKODATE. By 2030, the route is planned to extend to SAPPORO – stopping in the NISEKO region along the way.

BRAND STORY

“Step Into the Exceptional”

Muwa Homes: Exceed all expectations.
To reminisce in timeless memories and indulge in nostalgia.
A space to make living exquisite.

A world to call your own, a home that reflects you.
To fill with your philosophy, tastes and collections.
Make it a home that resembles you.

Muwa: Created with imagination,
built with the highest standards.
Superb location, architecture with no equal,
sensuous design and exclusive amenities.
Where extraordinary luxury meets unparalleled value.

Discover the boundless potentials of Muwa.
Available as a private villa, a second home,
a vacation destination or a serviced residence.
Redefine the concept of home that fits you perfectly.

Muwa reimagines the use of space
and how it can be enjoyed.
Private serenity and nature serve as the stunning
backdrop to the perfect modern sanctuary.

EXTRAORDINARY
MUWA

SOPHISTICATED COMFORT

In a location like no other with a myriad of activities to appreciate,
Escape to experience the ultimate relaxation, with on-demand
hospitality that are the hallmarks of luxury from MUWA.

EXCLUSIVE EXPERIENCE

Luxuriate in life-affirming experiences – from effortless,
private access to the world’s finest powder snow,
to exquisite Japanese onsen relaxations and après-ski gourmet dining.
MUWA’s exceptional collection of curated amenities
evoking a sense of quality and sophistication is the source of its pride.

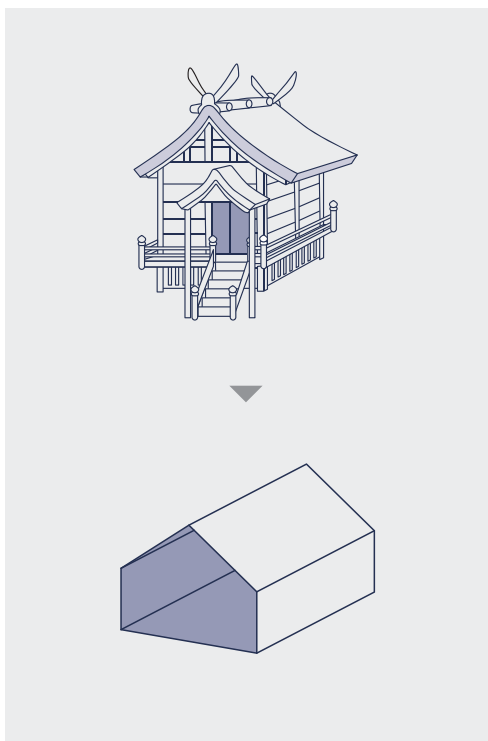
TIMELESS VALUE

Where precious time is enjoyed with those you treasure.
Share the moments now and forever.
Find it, and make it yours, for life.
At MUWA, value isn’t measured, it’s timeless luxury to experience.

DESIGN CONCEPT

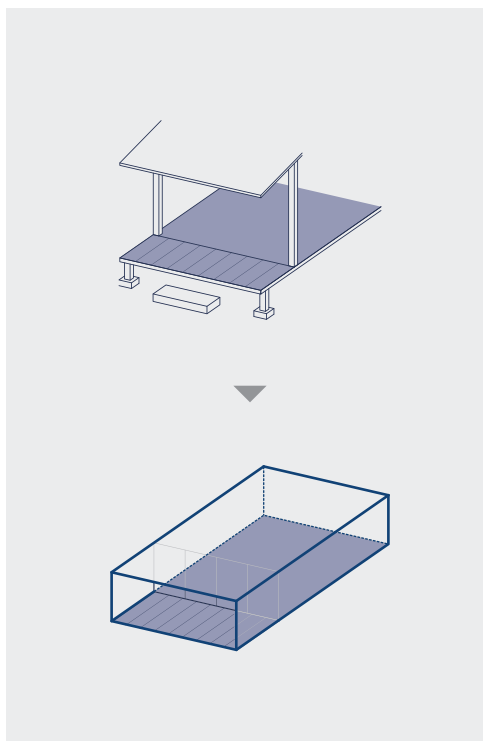
TSUMAIRI

The classic Japanese gable is a recognisable staple of traditional architecture. Tsumairi is when the main entrance is located on the same side as the gable giving the home a classic triangular silhouette.



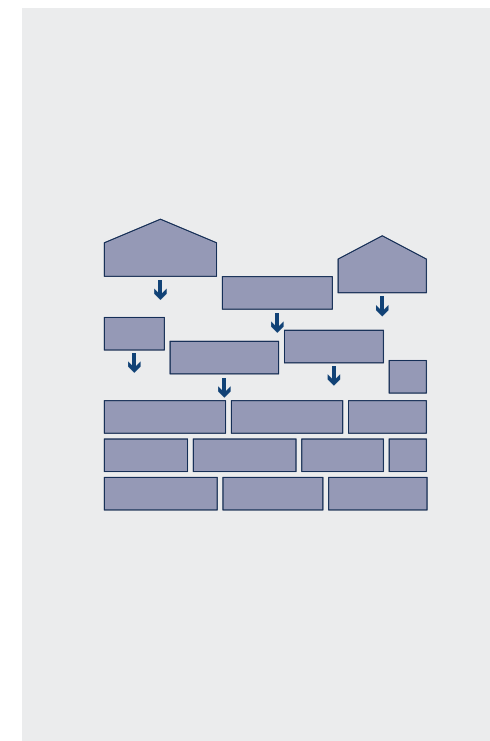
ENGAWA

Traditionally, the Engawa resembles a porch and creates a buffer space between an indoor tatami area behind shoji screens, and the outdoors. Guest rooms feature an Engawa area to create a soft transition space between the privacy of the room, and the sweeping natural surrounds of Niseko.



TRADITIONAL VALUES

MUWA pays homage to traditional Japanese home construction by combining the core concepts of local architecture and using them as the very foundation for the building design.



FLOOR LAYOUT

BELOW GROUND LEVELS B1F & B2F

Amenities located on the lower levels include underground parking, restaurants, shopping, and more.

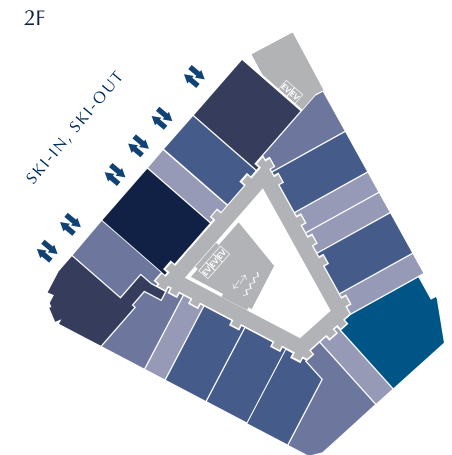
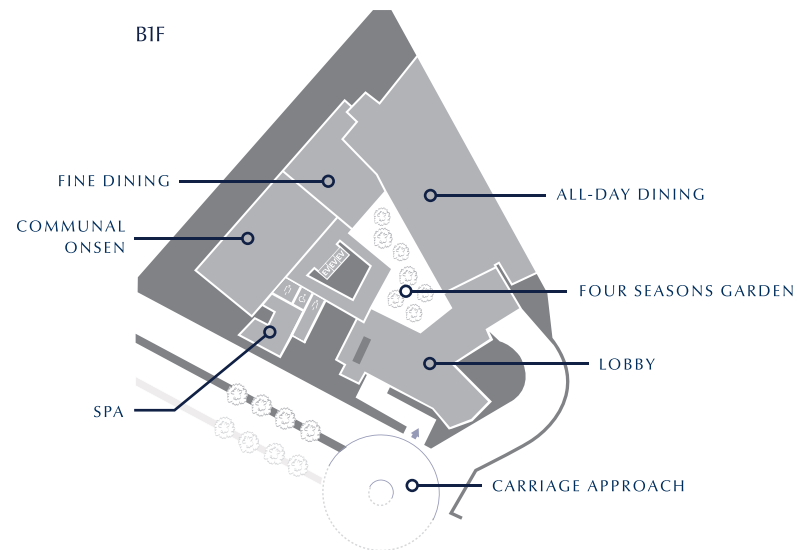
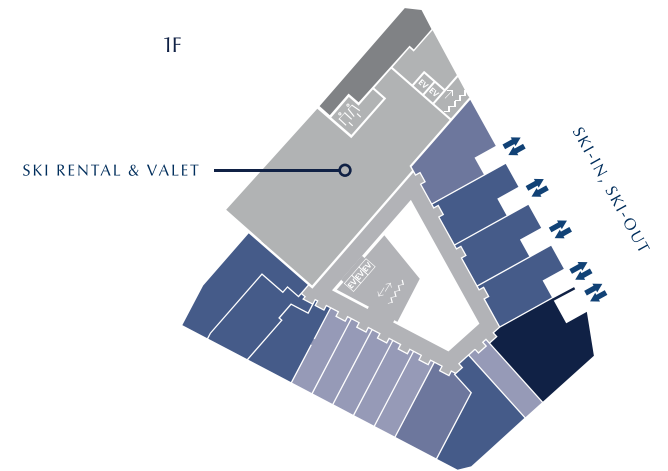
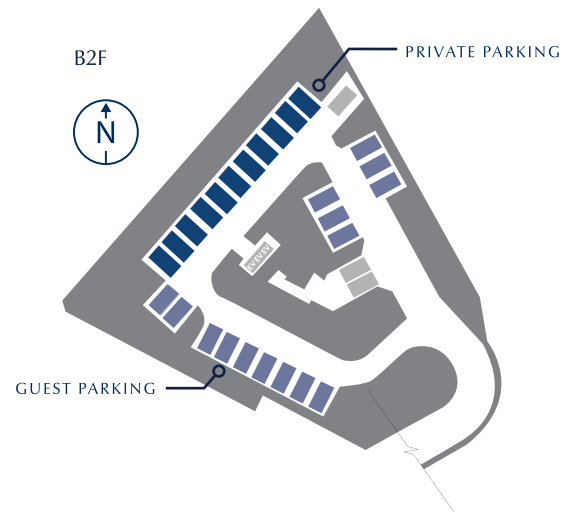
STANDARD CONDOMINIUMS 1-7F

The main floors include a wide variety of apartments ranging in size from studio to four-bedroom. The 1st and 2nd floors also include 11 direct ski-in, ski-out apartments.

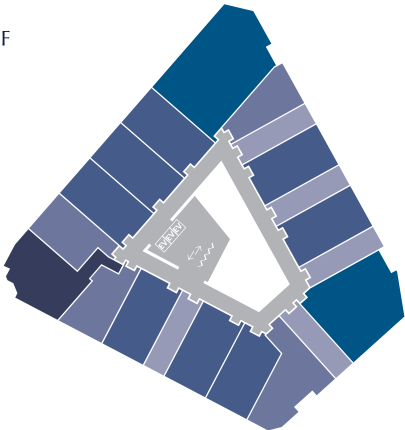
PENTHOUSE & INFINITY ONSEN 7F & 8F

The breathtaking infinity onsen baths can be found on the 7th floor. Top floor on level 8 features four and five-bedroom penthouse suites with stunning views of the surrounding resort.

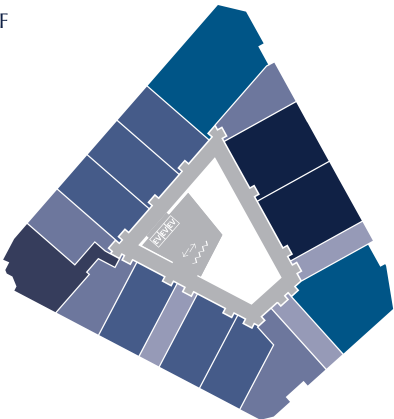
- PUBLIC AREA
- STUDIO
- 1.5BR
- 2BR
- 2.5BR
- 3BR
- 4BR
- 4BR PENTHOUSE
- 5BR PENTHOUSE



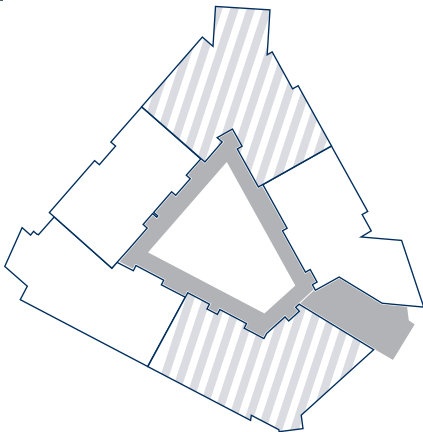
3F



6F



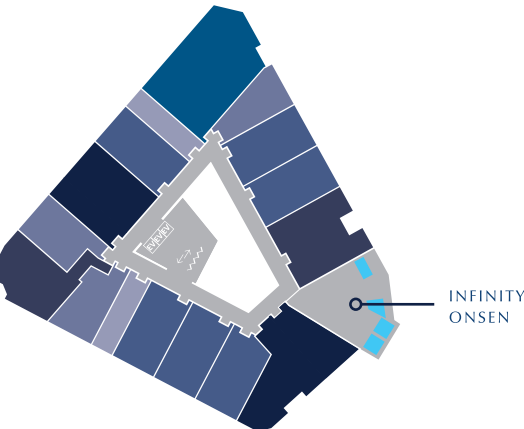
8F



5F



7F



MUWA CONDOMINIUMS

MODERN CONVENIENCE WITH TRADITIONAL INFLUENCE

MUWA condominiums are available in a range of layouts, from comfortable ski-in, ski-out studios to sprawling five-bedroom penthouses, featuring stunning floor-to-ceiling views, spacious outdoor terraces, private onsen, and sauna.

The Condominiums pay homage to classic Japanese home design and are well-appointed with premium contemporary furnishings.





THREE-BEDROOM CONDOMINIUM | LIVING AREA

PRIVATE SKI-IN, SKI-OUT CONDOMINIUMS

A NEW STANDARD IN SKI-IN, SKI-OUT CONVENIENCE FOR NISEKO

Select MUWA studio and two-bedroom condominiums located on level 1 and level 2 offer direct private access to Niseko Grand Hirafu Resort.

For those who can't get enough of the world-famous powder snow of Niseko, these condominiums offer unprecedented access to two ski lifts.



SKI-IN, SKI-OUT ACCESS



The terrace falls under 'common use area'. Terrace size and shape are subject to change in accordance with local government's directions and an alternative design may be implemented.



PENTHOUSE CONDOMINIUMS

FOUR-AND-FIVE BEDROOM PENTHOUSE CONDOMINIUMS OFFERING STUNNING FLOOR-TO-CEILING VIEWS

These living spaces offer unprecedented elegance for those seeking the finest that Niseko has to offer.

Perfect for large families and groups, these deluxe condominiums offer spacious living areas, private onsen and sweeping views of the resort.





FIVE-BEDROOM PENTHOUSE | LIVING AND DINING AREA

MUWA AMENITIES

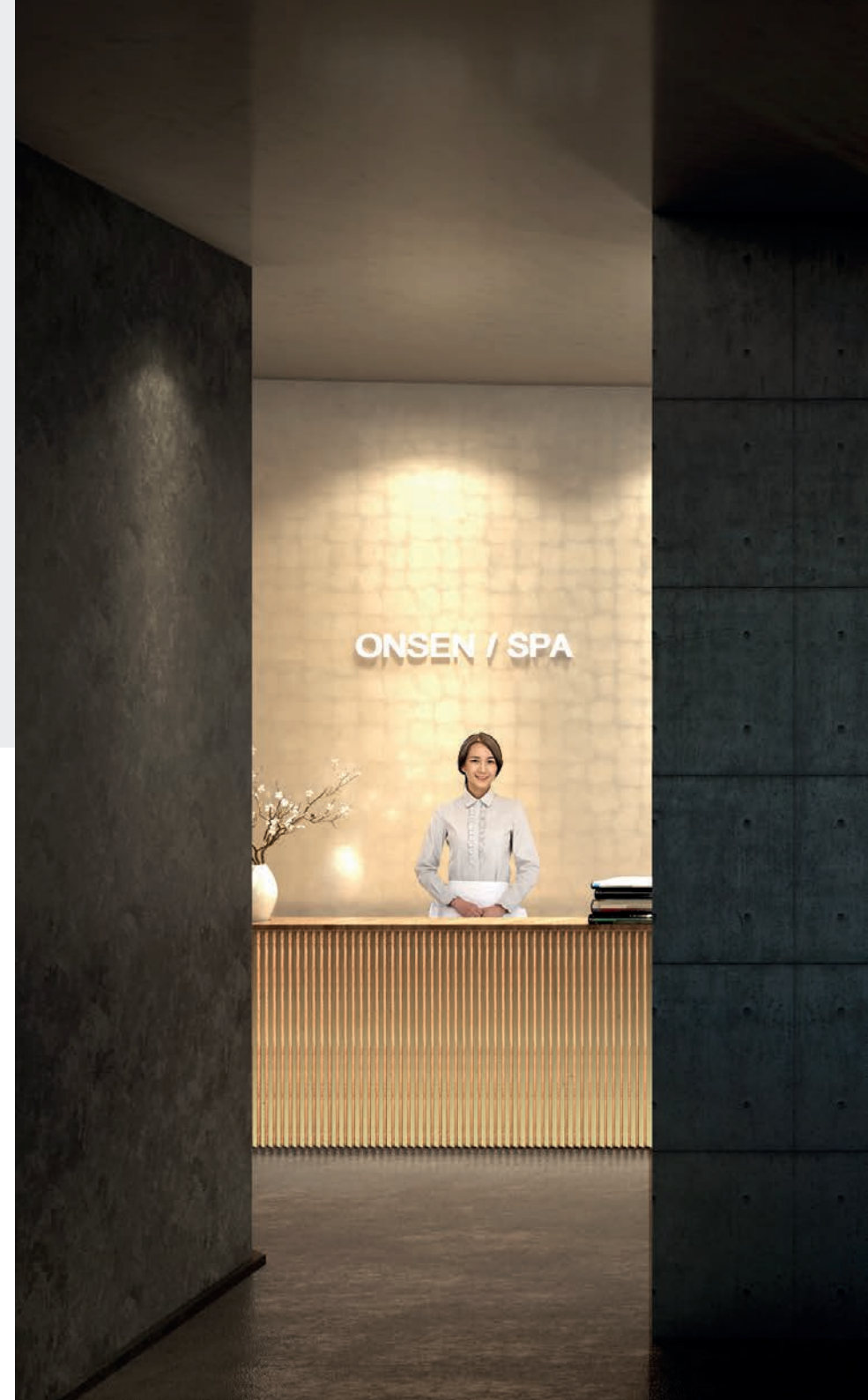
A NEW LEVEL OF STYLE AND CONVENIENCE

With one of the world's most desirable ski destinations on your doorstep, the comforts of high-end amenities are only moments away.

Seamlessly float from stunning powder snow to the warmth of home. Enjoy attentive ski valet service, sample offerings from in-house restaurants and bars, explore exclusive retail and relaxing spa options, or simply melt into a luxurious onsen bath after an exhilarating day on the mountain.

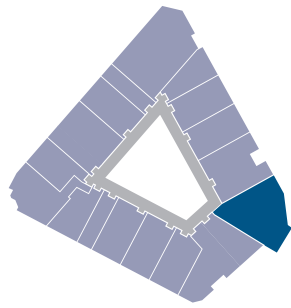
An experience without compromise; MUWA delivers the utmost in convenience by ensuring everything you need – both on and off the mountain – is readily at hand.

From the finest rooms, to the impeccably prepared food and drinks, to its stunning panoramic views; finding an excuse to venture from MUWA's welcoming environment may well be your only concern on your next Japan holiday.





7F



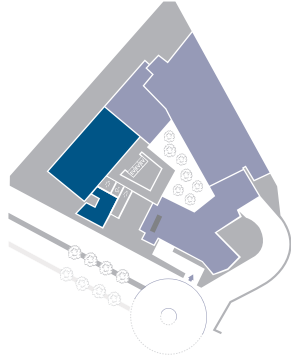
INFINITY ONSEN

ONE & ONLY PLACE WITH BREATHTAKING VIEWS

MUWA features four infinity onsen baths with views over Mt. Yotei on the seventh floor. Immerse yourself in an unrivaled relaxing onsen experience in Niseko.



B1F



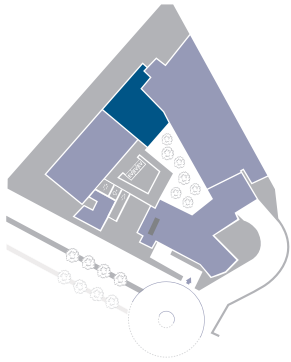
SPA & ONSEN

A TRUE REST IN BODY AND MIND

The ultimate in relaxation services is available on-site with comprehensive spa facilities. Indulge your body after an exciting day enjoying world-class powder snow with a relaxing soak in the traditional onsen baths before pampering yourself at the spa.



B1F



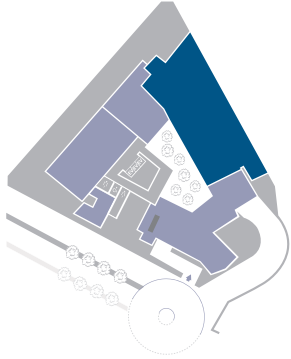
FINE DINING

TASTE THE FINEST SEASONAL INGREDIENTS IN HOKKAIDO

Enjoy authentic Japanese dining prepared by local chefs. Hokkaido's locally grown produce and fresh seafood enjoy a reputation within Japan as the very best and provide a culinary experience without a peer. The fine-dining restaurant offers a perfect après dining area to enjoy the region's freshest produce, seafood, and beef.



B1F



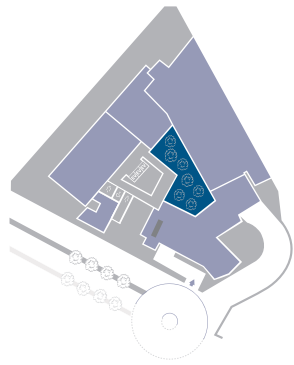
ALL-DAY DINING

NISEKO'S TOP APRÈS-SKI DINING DESTINATION

Extensive buffet breakfast, burgers and rolls over lunch, and wood fire-grilled steak and local seafood for dinner. This large dining space features a viewing area where grill-chefs can be observed in action. The on-location bar is a great spot to enjoy the company of fellow guests while treating oneself to an après drink.



B1F



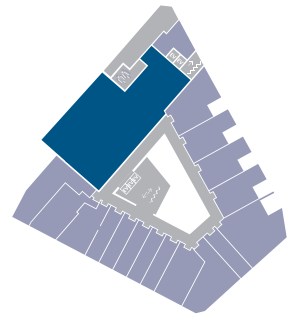
4 SEASONS GARDEN

A GLIMPSE OF NISEKO'S BEAUTIFUL FOUR SEASONS

Located on the lobby floor, this open-air beech garden continues the theme of building a bond between the guests and the nature of Hokkaido. A vibrant green space in the heart of MUWA Niseko transforms as the red and gold deciduous leaves fall to the ground and are replaced by a thick blanket of Niseko's famous powder snow during winter.



1F



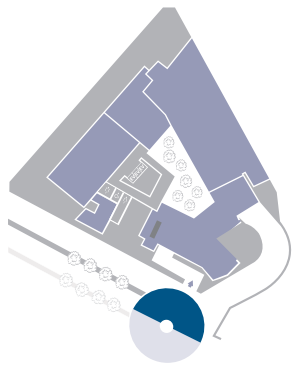
SKI RENTAL & VALET

WINTER CONVENIENCE AT ITS FINEST

The ski valet service provides a seamless transition to the resort. Simply collect your gear in the morning and drop it off when you have finished for the day. There is no need to worry about storing gear covered in snow inside your room.



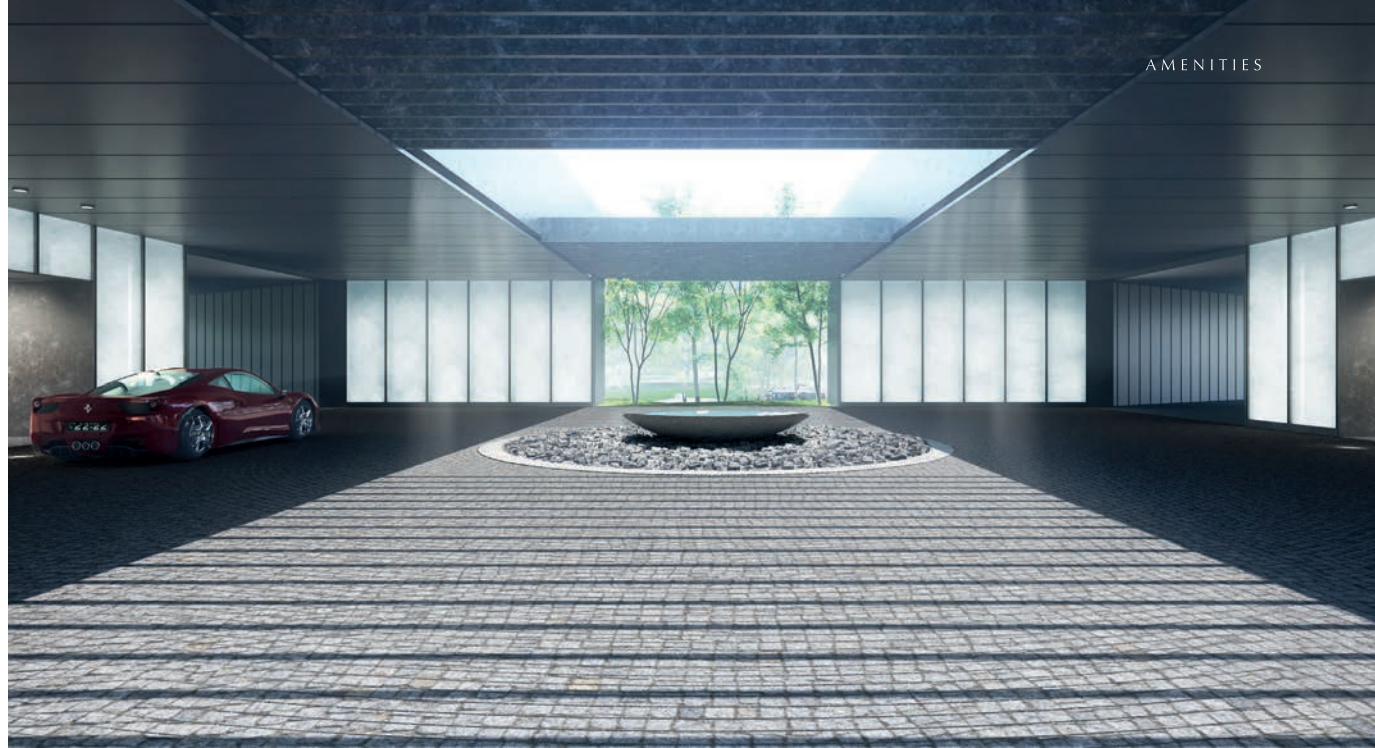
B1F



CARRIAGE APPROACH

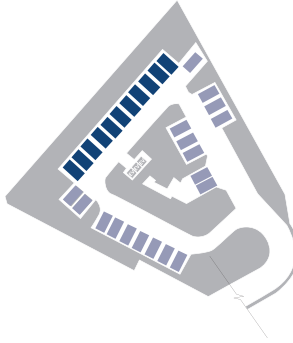
MUWA'S UNDERSTATED ELEGANCE BEGINS TO REVEAL ITSELF ON THE CARRIAGE APPROACH

The concentric drive-in area is reminiscent of a traditional Zen Garden and emphasizes simple Japanese aesthetics. A flame during winter and fountain during summer feature in the centre.



This carriage approach is subject to approval from local government authorities and alternative design may be implemented.

B2F



PRIVATE PARKING

SAFE AND SECURED PARKING SPACES

Select condominiums enjoy the convenience of an underground private parking space sheltered on the B2 level. Travel on your terms – with exclusive on-site access, and no snow to clear when you want to explore the area.



WELCOME TO NISEKO

JAPAN'S YEAR-ROUND DESTINATION

Amongst the rolling hills and mountains of the island of Hokkaido – Japan's largest prefecture – the winter wonderland of Niseko can be found. Located just two hours drive from Sapporo New Chitose Airport, Niseko comprises six separate resorts, each featuring an abundance of the world-famous powder snow, which has been attracting winter enthusiasts from around the globe for decades.

Mt. Yotei – referred to as Ezo Fuji for its striking resemblance to Japan's most iconic mountain – offers an impressive landmark for anyone visiting the region. The mountain's ancient volcanic past is deeply connected to the region's fertile farmlands, crystal-clear spring water, and wonderfully relaxing natural onsen baths. The towering peak of Mt. Yotei also acts to encourage low-level weather incoming from the west higher into the atmosphere, resulting in cooling and increased snowfall for the area.

While Niseko's place on the international stage is secured due to its lauded winters, the local appeal of the region is in its year-round offerings. Domestically, Niseko is one of Japan's most alluring travel destinations, thanks to its pleasant summer climate, captivating natural beauty, and wide selection of activities to offer. Year-round, Niseko maintains its appeal to families, retirees, and connoisseurs across the nation as a desirable holiday destination – and this four-season appeal is fast picking up momentum throughout Asia.



WINTER

Niseko's winter is world-renowned for good reason. As the sub-arctic Siberian wind travels across the sea of Japan, it creates the perfect recipe for dumping a jaw-dropping amount of perfectly light powder snow across Hokkaido. With a consistent record of delivering snow depths in excess of 10 metres per season, it's no wonder snow enthusiasts the world over travel to the region to experience the feeling of skiing in the most accessible, deep, and dry powder snow in Japan. Niseko is one of the rare places where powder is to be expected, rather than hoped for.



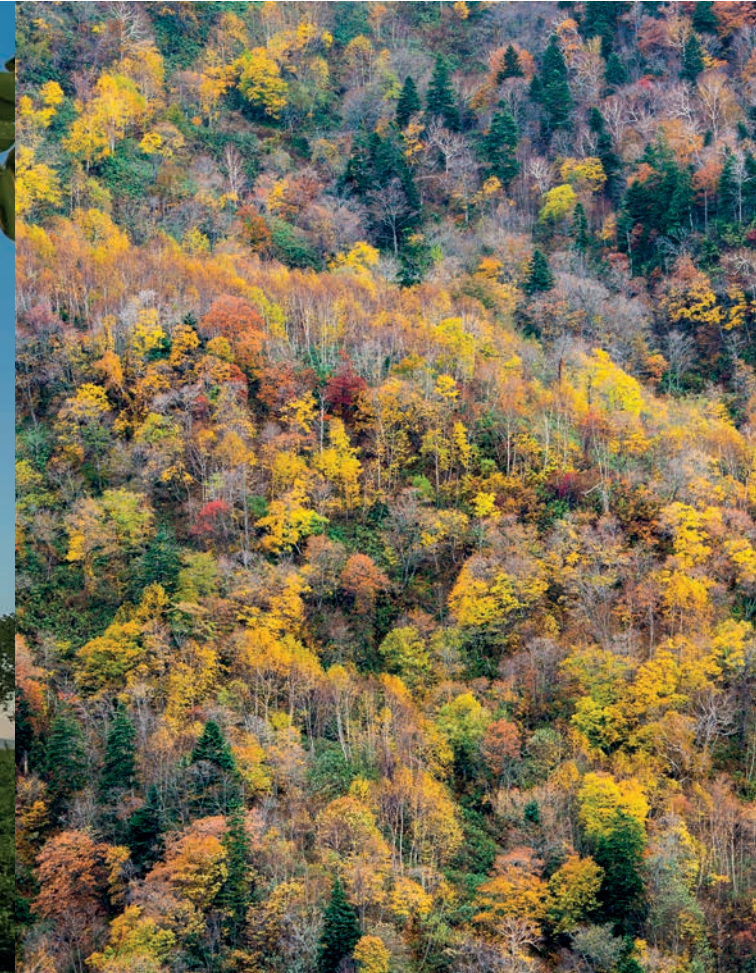
SPRING

Spring season in the Niseko region is a period where plenty of winter activities continue as the many metres of snow slowly recede. A popular time for thrill-seekers, the sunny blue skies and warmer days attract adventurous snow enthusiasts to enjoy the terrain park areas, as well as tour activities such as cat skiing, heli-skiing, snowmobiling, and snowshoeing under sunny blue skies.



SUMMER

Summer in Niseko – known colloquially as the ‘Green Season’ – often comes as a surprise to many who have only experienced the winter snow. The brilliant white winter landscape undergoes a swift transformation into a bright, green paradise as summer approaches. During this time Japanese travellers favour Hokkaido for its milder climate, and enjoy camping, hiking, and teeing-off at the many world-class golf courses in the region.



AUTUMN

Blink and you might miss it, but ask any Niseko local their favourite season and many will respond with “Autumn”. With the anticipation of winter just around the corner and the heat of Summer fading, autumn brings with it an explosion of colour as the deciduous birch, linden, and maple trees drop their leaves in preparation for winter. This season is a popular time to celebrate the fruits of the land and sea with local food festivals.



QUALITY POWDER

Well-established as one of the world's premiere ski destinations, Niseko's consistent performance in delivering record levels of ultra-light, fluffy snow has made it a top choice for winter travellers.

Niseko's unique attribute of being one of the snowiest powder resorts on the planet and long winter seasons attract many domestic and international travellers each year – all eager to experience its famed, high-quality snow for themselves.

LUXURY DESTINATION

While most Japanese resorts enjoy great terrain, they are often lacking in modern comforts, but in this regard Niseko stands out head and shoulders above the rest, offering all of the facilities of a world-class resort.

Increased demand – particularly from Asia – has seen a rise in high-end accommodations, fine-dining restaurants, and shops stocking luxury brands – all seeking to cater to discerning travellers to the region.

EASY ACCESS FOR ASIA

For neighbouring countries such as South Korea, Hong Kong, China, and Australia, Niseko offers an easy-to-reach escape which has it all; a new country and culture to explore, replete with an assortment of delicious cuisine, endless new sights, curious traditions, and outstanding ski resorts.

Japan's location and the region's eclectic offerings make the destination enticing and accessible enough for travellers to want to visit again and again.



CONSISTENT GROWTH

Niseko has been enjoying steady growth for the better part for three decades, and as the tales of the reliable winter powder snow continue to spread, sustainable growth continues.

Each year sees new additions to the town in the form of expanded infrastructure, impressive development projects, resort lift upgrades, and an array of dining and business options which help Niseko stand apart from other resorts in the country as a modern travel destination.

AMAZING CUISINE

In addition to offering Japan's finest dairy products, the island of Hokkaido is also known for delicious fresh seafood and farm-grown produce, which is well respected by local aficionados. As such, Niseko is a degustation destination not to be missed.

The Hirafu Village area has a plethora of amazing restaurants to choose from – all taking advantage of the locally farmed and fished produce. Whether you are looking for a traditional local ramen or a Michelin-star, French dining experience, Niseko never fails to deliver for the foodies.

FAMILY FRIENDLY

Niseko has long been catering to large groups and families. As well as offering plenty of kids ski programs, there are also daycare and other child-minding services on offer for when the adults want to enjoy the mountain in Winter or golf in the Summer.

Family-friendly activities include snowshoeing and snowmobiling, as well as hot-air balloon rides, canoeing, canyoning, and rafting in summer.





Hanwha Solutions is an affiliate of Hanwha Group, a multinational conglomerate based in South Korea, that provides sustainable and innovative solutions in various fields, from solar energy, advanced materials, to retail and real estate development.

We aim to create new values through an integrated value chain that combines development and management with finance.

The new Premium Lifestyle Business Unit in Insight Division, which integrates the core capabilities of Hanwha Group's service & leisure businesses including department stores, hotels and golf clubs, will launch a luxury home & hospitality business under the brand MUWA.

By offering comprehensive development solutions from land acquisition, planning, construction, and management of properties, we will create the ultimate lifestyle platform in various forms of residential and lifestyle facilities in order to maximize the customer experience and property values.

WWW.HANWHA.COM



Founded in 1900, Nikken Sekkei is one of the oldest comprehensive architectural design firms in Japan.

Nikken Sekkei takes an integrated approach to projects as a professional service firm. Across all in-house disciplines of architectural design: urban design, research, planning and consulting – their teams work collaboratively to deliver better solutions for clients. Since its establishment in 1900, NIKKEN has completed more than 25,000 projects, in over 250 cities, across 50 countries.

The expression "EXPERIENCE, INTEGRATED" shows the company's determination in breaking new ground in environmental design by meeting and furthering expectations.

NIKKEN designs solutions and environments that create truly meaningful experiences for people and communities around the world by integrating their accumulated expertise and knowledge with that of their clients.

WWW.NIKKEN.CO.JP



"Creating an environment where people can thrive."

Since its foundation in 1873, TAISEI has been involved in numerous projects that have accompanied social changes such as Japan's modernization, post-war reconstruction, economic growth and globalization.

TAISEI has also fulfilled its social responsibility as a construction company by building safe, secure and attractive urban developments and social infrastructure. The company prides itself on contributing to the recovery and reconstruction from large-scale natural disasters, as well as improving national resilience.

TAISEI continues to pursue the Group Philosophy of "creating an environment where people can thrive" in order to deliver ongoing value, satisfaction and excitement to their customers and stakeholders. The TEISEI vision seeks to create a society in harmony with nature, and full of dreams and hopes for the next generation.

WWW.TAISEI.CO.JP



Appointed as the Master Sales Agent for MUWA, Niseko Real Estate is a leading property sales agency in the region.

Established in 2002, Niseko Real Estate has nearly two decades of experience, specializing in guiding clients through its investment journey - from initial enquiry all the way to completion of settlement.

Niseko Real Estate is positioned at the forefront of the Niseko property market, where the popularity of luxury apartment hotels has seen record growth.

A proven track record of hundreds of satisfied investors and expansive client base assures Niseko Real Estate as an exceptional, integral partner with MUWA.



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PROJECT INFORMATION

DEVELOPER

H Properties

TOTAL FLOOR AREA

20,781.57m²

STRUCTURE

7 stories above ground, 2 below

TOTAL UNITS

113 rooms / 7 stores

OWNERSHIP

Co-ownership of the land and common area in accordance with the exclusively possessed area ratio, and strata title for exclusively possessed area of the building.

PLEASE NOTE

All renderings and floorplans contained in this document are for guide only and were prepared prior to completion of the development. Dedicated ski lift installation etc. is subject to approval from local government authorities, and an alternative system or design may be implemented.

Prospective purchasers should make their own enquiries.