

the   
setsu  
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10 inspiring boutique apartments  
located in Asia's pinnacle ski destination Niseko Japan,  
mecca of the best powder in the world

[thesetsumon.com](http://thesetsumon.com)

### welcome to the setsumon

Located right in the heart of the charming resort village of Hirafu, The Setsumon exemplifies the magical alpine lifestyle. Enjoy the adjoining local cafés, restaurants, and après-ski as you step out in style from Niseko's premium boutique apartments.

With the ski run and ski lift a stone throw away and astounding mountain views, The Setsumon is Niseko's pinnacle alpine address.

### location

The Setsumon is located in Asia's number one ski destination, in the heart of the village Hirafu, at the centre of the Niseko region of Hokkaido, Japan. Its location is right in the main resort hub of the four ski resorts that service the area.

The village of Hirafu is an amazing match of quaint Japanese stores, apartments, restaurants and village amenities. You will find a unique blend of cosy cafés and restaurants, après bars and nightspots, onsens, ski schools, kids clubs and shopping all at your fingertips. Wherever you choose to spend your time, The Setsumon is just a stroll away.

### features

- Limited to only ten exclusive luxury ski apartments
- Ultimate central location; Hirafu's cafés, shops, and restaurants right at the doorstep with nearby onsens (Japanese natural bath houses) only minutes away
- Ski run and ski lift a mere short stroll away
- Double storey apartment design maximising views over the alpine vista
- Southern aspect allowing full winter sunshine
- Fitout and appointment professionally finished to premium boutique levels
- Distinguishing interior designs capturing the alpine atmosphere
- Designed to captivate both winter and summer markets

### your views

Each apartment captures the alpine essence of Hirafu Village featuring a choice of viewpoints with unsurpassed views over Mount Youtei, mountain resort, alpine valleys and a view corridor down to the ski run.

The Setsumon is superbly positioned to capture the spectacular panoramas of night skiing and neighbouring townships. Overlooking the main street of Hirafu, The Setsumon is at the heart of the best of everything.

### design

- Dual key entry system for maximised rental returns
- New style of Niseko apartment design featuring a choice of:
  - Double storey three bedrooms
  - Double storey two bedrooms
  - Large studios
- Louvered balcony system for privacy and weather controls
- View & sunlight capturing orientation and design
- Detailed timber finishes to create chalet warmth
- Detailed stone finishes to create uniqueness in alpine design
- Japanese style wet bathrooms delivering the distinctive Japanese bathing experience
- Environmental focus in materials, air flow and aspect
- Separate owner entrance
- Owner storage
- Elevator
- Car parking
- Sustainable and environmental practice used where achievable

### interiors

- Designer interiors by Nerida Bawtree Design
- A choice of two interior collections
- A complementing mix of contemporary design and alluring atmosphere aimed at creating the ultimate modern mountain retreat
- Durable material mix for longevity of investment
- Full home automation including internet and satellite television
- Common areas attune to ergonomic and modern lines
- Touches of Feng Shui to compliment the home-away-from-home ambience
- Definitive Japanese experience blended with the best in chic western living

### niseko; your playground

The region boasts world class golf courses, numerous other ski resorts, rafting, trekking, fishing (both river & ocean) and a host of other activities. The Setsumon is positioned for you to capture the fabulous year round Niseko lifestyle.

### winter

Niseko is a powder haven. No other world ski resort features a combination of:

- 15 metres annual snowfall
- Ultra dry snowflakes with extraordinary low water content
- Some of the worlds longest resort opening times
- Vast night skiing / boarding area
- Trailing Siberian storms making some of the most consistent powder snow on the planet
- Four interconnected resorts with access to over 2000 acres of skiing area on one lift ticket
- Fantastic local village atmosphere

### summer

The summer market potential is a major benefit for investors. As the tourism increases in winter the market for the alpine summer opens up. The mild dry temperate allows for a burgeoning summer lifestyle including;

- Golf on the many world class golf courses in the region
- Rafting amongst the amazing summer greenery
- Mountain bike riding the alpine trails
- Fly fishing the natural rivers or ocean fishing in the Sea of Japan
- Or simply relaxing in the numerous onsens

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### pricing

No other investment in Niseko offers such option in investment as The Setsumon. With the dual key system The Setsumon takes it one step further with plans allowing for strata separation of the apartments should owners wish to part sell part of their investment in the future. For pricing and returns please see the Niseko Alpine Developments [NISADE] team in Hirafu Village (opposite Seicomart) or at the Australian office.

available 2007/08 ski season ■ sales on now ■ register your interest at [info@nisade.com](mailto:info@nisade.com)

contact us at our Sydney office or better still if you are in Hirafu visit NISADE's office opposite Seicomart for detailed information on purchasing in The Setsumon



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