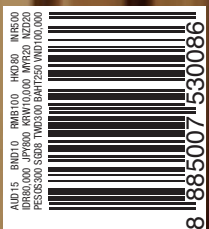


PALACE

ASIA'S ELITE PROPERTY SHOWCASE

01



MARINA BAY SUITES SINGAPORE

ST REGIS RESIDENCES, BANGKOK
EDEN ON THE RIVER, MELBOURNE
YOOPUNE, INDIA | SONG SAA, CAMBODIA

INSIDE HOLLYWOOD'S CELEBRITY HOMES

KOICHI TAKADA'S INSPIRED ARCHITECTURE
STYLISH BESPOKE FURNITURE | INTERIORS BY
MARCEL WANDERS | HONG KONG'S UPPER HOUSE

by Choo Kah Ying

SESERAGI RESIDENCES

ACTIVE TO TRANQUIL, SUN TO SNOW — A PLACE FOR ALL SEASONS

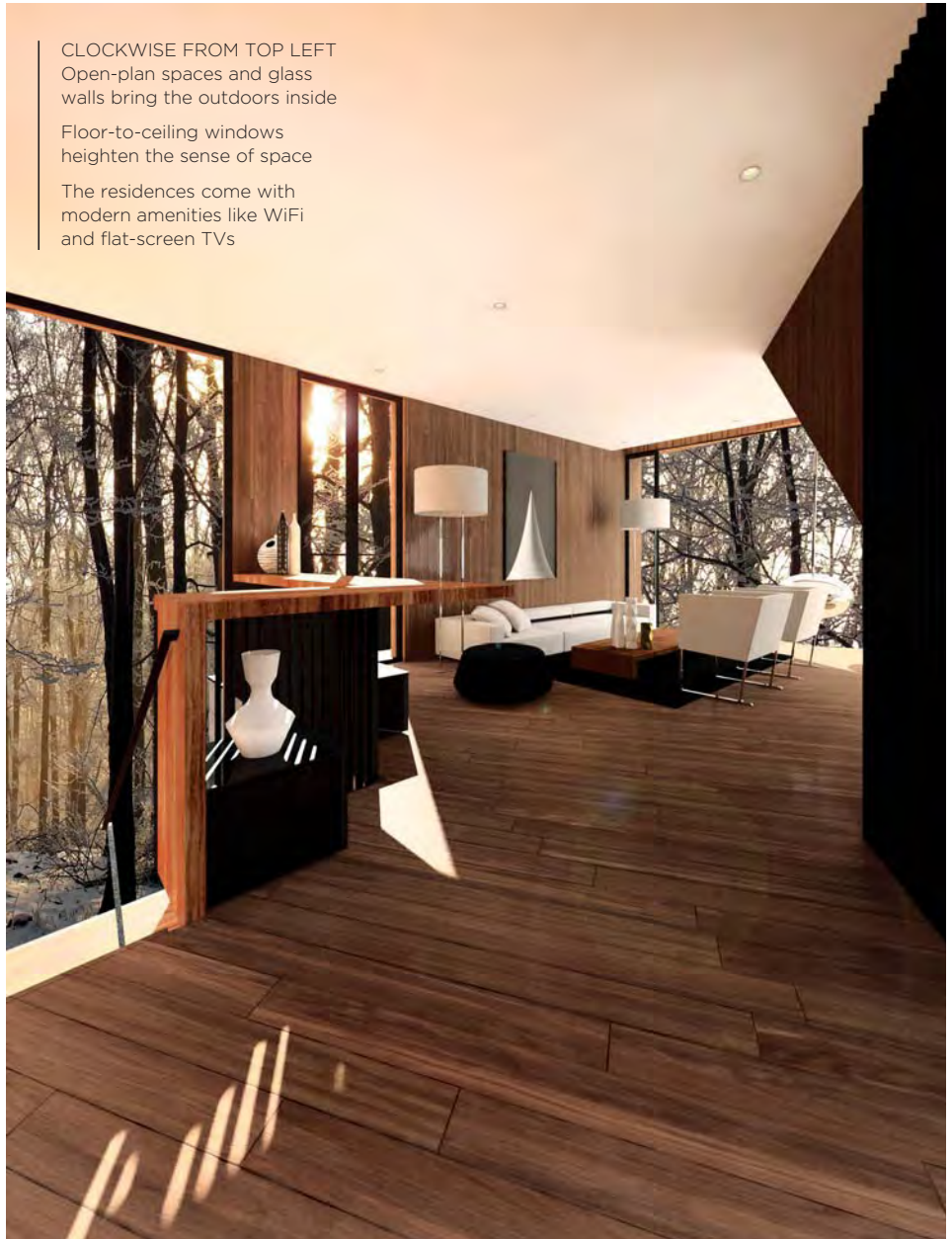
THE SESERAGI RESIDENCES, whose Japanese name evokes the whispering mountain streams of Hokkaidō, Japan, are for those who seek comfort in nature. The two residences are being built in the quiet, northeast corner of the upscale Middle Village in Niseko, a mountain resort town in Hokkaidō famed for its ‘Champagne powder snow’.

Situated on a cliff that rises above the Reisuigawa River, the two three-storey homes that will make up the property will boast unobstructed views of a silver birch forest and the Mount Yotei volcano. Chief Architect Riccardo Tossani, with 30 years of global experience, has designed these luxurious yet ecologically sound homes to conform to the natural contours of the landscape. Mirroring the dark shadows cast by trees upon snowy fields, Tossani and his design team will create stark contrasts between dark-stained natural hardwood interior finishings and light-coloured furnishings and fabrics.

The interior of each 2,177 sq ft (202 sq m) home will be characterised by spaciousness and abundant light pouring in through floor-to-ceiling windows. Open-plan living and dining

Perched on a cliff, the residences boast views of a silver birch forest and a volcano





CLOCKWISE FROM TOP LEFT
 Open-plan spaces and glass walls bring the outdoors inside
 Floor-to-ceiling windows heighten the sense of space
 The residences come with modern amenities like WiFi and flat-screen TVs

FACT SHEET

Name of property

Seseragi Residences

Developer Justin Ferrier

City / Country Niseko, Japan

Specific location Hirafu Middle Village

Total land area 500 sq m

Number of villas 2

Total floors 3 floors

Villa sizes 202.3 sq m

Price JPY130 million per villa
 (approx. USD8,000 per sq m)

Number of bedrooms 4

Number of bathrooms 4 (3 en suite)

Architect Riccardo Tossani

Interior designer Atsuko Itoda

Landscape designer Riccardo Tossani

Land term Freehold

Special features

Outdoor jacuzzi, forest and Mount Yotei views, private garden with outdoor lighting and landscaping, rooftop terrace, lock up garage, Wi-Fi broadband connectivity, full furniture and electronics package

Target completion 2012

Contact

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rooms will achieve a seamless flow. Each house will come with four bedrooms and four bathrooms, a 638 sq ft (59 sq m) rooftop terrace and a 186 sq ft (17.3 sq m) private landscaped garden, plus modern amenities like flat-screen TVs and WiFi. Owners can luxuriate in their private rooftop hot tub in the winter or throw a barbeque in their garden in the summer.

The Seseragi Residences will also be an ideal launching pad for a diverse range of outdoor activities all year round. In winter, one can ski at the Grand Hirafu area in Niseko. When not out on the slopes, residents and guests can enjoy the area's traditional Japanese hot springs as well as fantastic restaurants and bars. Niseko is also popular outside winter, when it becomes ideal for hiking, mountain biking, fly fishing, white water rafting, or ocean kayaking. Golfing aficionados can tee off at nearby top-quality golf courses.

Those who do not wish to live in Niseko throughout the entire year can let their home. Seseragi owners stand to benefit financially from their properties with a projected rental return of approximately JPY3,229,000 a year, or an estimated 2.5 per cent yield. The properties' architectural make-up will add to savings, with energy efficient heating equipment, thermal mass heat banks and double glazed windows for proper insulation.

There may be several resorts staking their claim on outstanding locations in Niseko, but tourists will be hard pressed to find elsewhere the Seseragi Residences' unique blend of natural luxury, privacy and proximity, available 365 days a year. 