



THE PAVILIONS NISEKO VILLAS – PRICE LIST

THE PAVILIONS NISEKO RESORT VILLAS

Nineteen beautifully curated fully furnished turn key villas, with completion of Villas A-H in December 2020, Villas I-O December 2021, and P-S December 2022. The first phase of resort villas all boast stunning Yotei Views with varying plots sizes stated below. Refer to price list for details.

Villa No.	English Name	Japanese Name	Japanese	Land Plot Size (m ²)	View	Villa Layout & Net saleable Area	USD Price
A	Light Snow	<i>Awayuki</i>	淡雪	661	Full Yotei view	Three ensuite bedrooms plus upstairs wash closet & two living rooms with dining and kitchenette 218m ²	SOLD
B	Icicle	<i>Tsurara</i>	氷柱	734			USD 1,800,000
C	Powder Snow	<i>Konayuki</i>	粉雪	719			USD 1,800,000
D	Light Snow	<i>Sasame Yuki</i>	細雪	845			USD 1,800,000
E	Evening Glow	<i>Yuubae</i>	夕映え	772			SOLD
F	Spring Breeze	<i>Harukaze</i>	春風	772			USD 1,800,000
G	Trees	<i>Kodachi</i>	木立	674	Annurpuri views & partial Yotei view		USD 1,750,000
H	Flowers and the moon	<i>Kagetsu</i>	花月	593	Ginto estate views		USD 1,750,000
I	Hills and Waters	<i>Sansui</i>	山水	542			-
J	Layer of snow	<i>Yuki Geshou</i>	雪化粧	585	Ginto woodlands view		-
K	Morning Glow	<i>Asayake</i>	朝焼け	568			-
L	White Birch	<i>Shirakaba</i>	白樺	534	Corner Ginto woodland & sunset view		-
M	Valley Lily	<i>Suzuran</i>	鈴蘭	522	Ginto estate views		-
N	Summer Grass	<i>Natsukusa</i>	夏草	573			-
O	Hazy Moon	<i>Oboro-zuki</i>	朧月	597			-
P	Wild Cherry Blossoms	<i>Yamazakura</i>	山桜	631	Ginto woodland & sunset view		-
Q	Hydrangea	<i>Ajisai</i>	紫陽花	598			-
R	Moon Night	<i>Tsukiyo</i>	月夜	589	Yotei & Ginto woodland view plots		-
S	Azalea	<i>Tsutsuji</i>	ツツジ	688			-

Terms & Conditions

1. All prices include furniture (full list available upon request); 2. The Pavilions Niseko KK reserves the right to modify the terms and prices listed above without prior notice; 3. Net Saleable Area includes covered internal space. Please refer to individual unit floorplans for details; 4. Total gross area is 296.4m²: Garage 26.5m², Covered Porch 23.4m², External Deck 25m², Upstairs Balcony 3.5m² 5. Plot sizes may be slightly adjusted upon completion of final plot survey; 6. All prices are shown in US Dollars; and 7. Target property handover is last quarter of 2020.

Terms of Payment for Land & Villa Packages: Settle Land

Total Purchase		%	USD
Reservation Agreement	To be paid upon signing of the reservation agreement – refundable subject to Development Approval*	10,000	USD
Deposit – Development Approval Issued	To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement)	10% Less 10,000 reservation sum	USD
First Installment	Kutchan Construction Department issues Building Approval	20%	USD
Second Installment	Building Inspection One: Foundations completed	30%	USD
Third Installment	Building Inspection Two: Build structure including roof completed	25%	USD
Fourth Installment	Building Inspection Three: Start of internal finishing and furnishings	10%	USD
Final Payment of Balance - within six weeks	Balance to be paid at time of settlement	5%	USD

Consumption Tax (CT): *The Pavilions Niseko KK are not tax professionals, we urge all prospective buyers to seek professional tax advice.*

- Japanese CT will be fixed using the exchange rate on the date of settlement.
- Japanese CT is tax paid by buyer to seller not the government. Seller is responsible to collect CT and calculate payable amount to the government and pay to the government.
- Buyer may claim refund if the property is used for business purpose and record CT taxable revenue.
- See the site for CT system in Japan: <https://home.kpmg/jp/en/home/insights/2018/11/taxation-in-japan-201811.html>

Purchase Related Fees: These purchase related fees are estimates only and are subject to change.

- Lawyer Fees (includes registration fees & ownership transfer fee): ¥ 300,000
- Registration License: ¥ 400,000
- Property Acquisition Tax (levied at 3% Land and 4% of Building): ¥ 900,000
- Fixed Asset Tax – Building (invoiced by government May 2021): ¥ 1.4%