

ROKA

MOUNTAIN RESIDENCES

HAKUBA

ENVISIONED BY **HAKUBA MIRAI** JAPAN COLLECTION

THE INTERNATIONAL DESIGN & MANAGEMENT EXCELLENCE TEAM

ARCHITECTURE

Handel Architects

Handel Architects is an award-winning architecture, interior design, and planning firm that began in New York City in 1994. It was founded on the principle that intelligently designed buildings can enrich the environment and promote sustainable and economic development. With more than 200 architects, interior designers, planners, and support staff, the firm is working on projects globally from offices in New York City, Boston, San Francisco, and Hong Kong.

Notable Projects: Four Seasons Private Residences (San Francisco & Miami) | Millen-nium Tower (Boston) | 9/11 Memorial Glade New York | Shangri-La at the Fort (Manila)

Awards:
2020 American Architecture Award, Monuments
2020 MultiFamily Executive Award, Best Unit Design
2020 Boutique Hotel of the Year, Under 100 Rooms
2020 California Regional Best Project
2020 Top 25 Best Architecture Firms in New York, NY
2019 ULI Global Awards for Excellence

INTERIOR DESIGN

Alt-254

ALT-254 is an award-winning Architecture, Interior Design, & Project Management company based in Hong Kong. Founded by Architects Vincent McIlduff & Saul Smeding, the company provides world-class design solutions paired with seamless delivery and construction management. Operating across Asia with projects in at least 15 countries, ALT-254 has created an in-house team specializing in delivering projects in Japan. Since the company's founding, Alt-254 has designed/delivered over 400m USD of project value in Japan thus far.

Notable Projects: Intuition (Niseko) | Ginto Residences (Niseko) | Fenix Furano (Furano) | Ovolo Hotel Southside (Hong Kong)

Awards:
2020 Best Architecture firm in Hong Kong (Top 5)" - Lux Life Magazine
2019 Winner Leading Designers Award for Excellence in Innovation, Lux Life Magazine
2018 Winner Gold Key Awards for Excellence in Hospitality Design, Gold Key Awards
2019 ULI Global Awards for Excellence

ARCHITECTURE

SAAD

Founded by Tomoyuki Sudo, Sudo Associates Architecture and Design is an innovative, young design office based in Tokyo with extensive experience in the ski regions of Hokkaido. Sudo's design philosophy and architectural aesthetics is grounded in, and informed by the local culture, materials, and respect for the site and the natural environment. SAAD's portfolio includes holiday homes, hotels, and commercial facilities for clients in from China, Hong Kong, Singapore, and Australia.

Notable Projects: Fenix Furano (Furano) | Cloud 9 (Niseko) | Kitadori House (Niseko) | Yukikage, Elevation (Niseko) | Chalet Foxwood Plot E (Niseko) | Puffin (Niseko)

Awards:
2020 Winner in Architecture category, World Architecture Community Award
2020 Winner in Interior category, World Architecture Community Award
2019 Platinum Winner in Outstanding Property Award London
2019 Second prize International Architecture Awards in The Architecture Community
2019 Long-listed in Dezeen awards
2018 Lighting Award from the Illuminating Engineering Institute of Japan

PROPERTY MANAGEMENT

Hakuba Hotel Group (HHG)

HHG is managed by an international team of professionals with extensive experience in luxury hospitality and property management. HHG's portfolio of owned and managed properties in premium locations include over 50 luxury chalets and apartments, 10 hotels, and 6 restaurants. HHG offers award winning worry-free management services from dealing with on-the-ground administration and maintenance to vacation rental with international sales and marketing and distribution for optimum returns.

HHG offers:
Large Distribution Network
Extensive Experience in Hakuba
International Quality & Hygiene Standards
Team of Professionals and Specialists
Access to HHG Infrastructure
Competitive Rates
Prime Partnerships with powerful brands
Proven Track Record and High Rental Yield
Owner Benefits in all HHG Properties

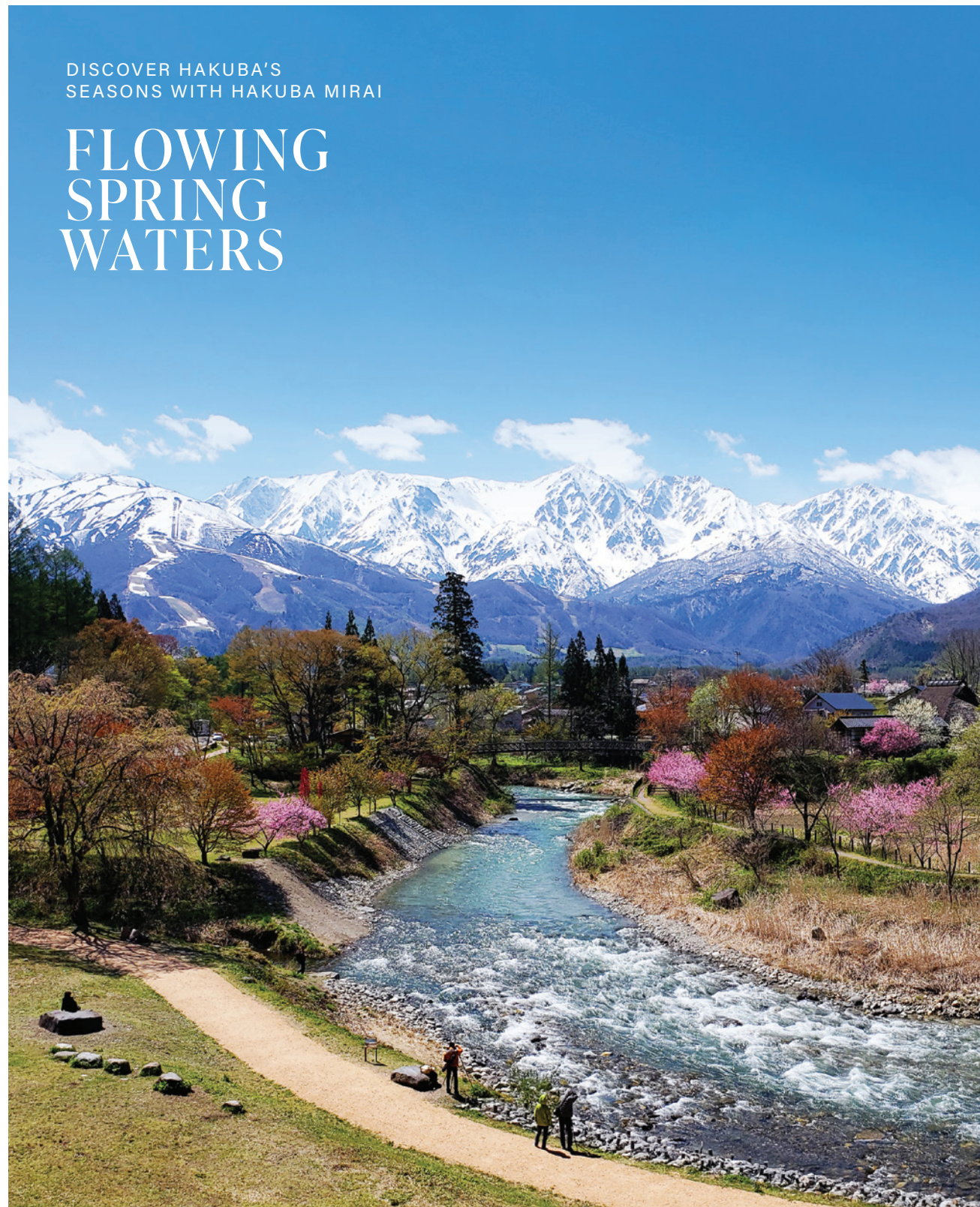


PIONEERING A NEW FUTURE FOR HAKUBA

Hakuba Mirai is a full-service property development agency that seeks out world-class acquisitions and unlocks value in prime positions in Hakuba, one of Japan’s most sought-after snow destinations. Through acquiring, financing, developing and marketing property investment assets, Hakuba Mirai creates oases of calm and living environments that attract discerning buyers. The company raises the benchmark for investment property that will grow in value over time and is committed to transform the landscape of this prestigious, up and coming ski destination. The properties combine luxurious accommodation with exceptional positioning with breathtaking mountain vistas, that is easily within reach of international flights and domestic trains to one of the premier alpine destinations in Japan.

DISCOVER HAKUBA'S
SEASONS WITH HAKUBA MIRAI

FLOWING SPRING WATERS



HAKUBA'S SENATIONAL SUMMER



PHENOMINAL FALL FOLIAGE



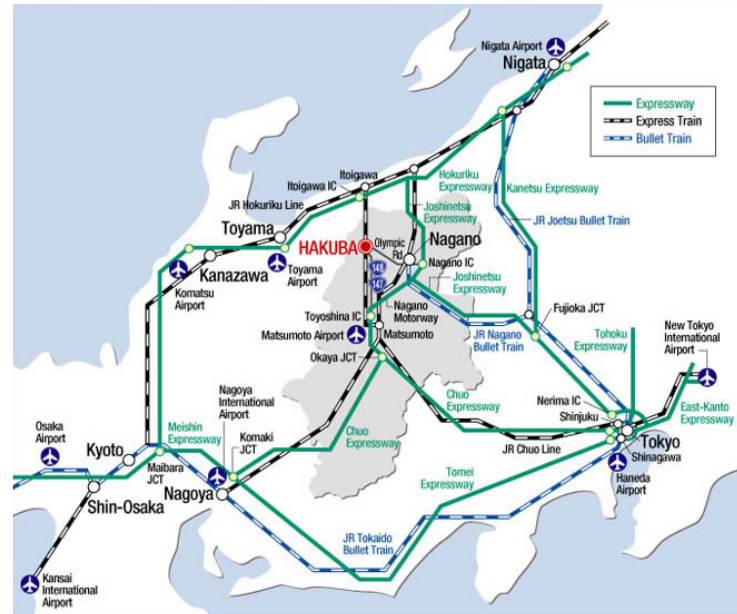
EXPLORE ALL 10 SKI RESORTS
OF HAKUBA VALLEY

EVERY SNOWWHITE WINTER



GETTING THERE AND AWAY


FOR MORE GUIDES ON HOW TO GET TO ROKA - MOUNTAIN RESIDENCES, FOLLOW THE LINK: WWW.HAKUBAMIRAI.COM




ROKA, THE SUMMIT OF HAKUBA




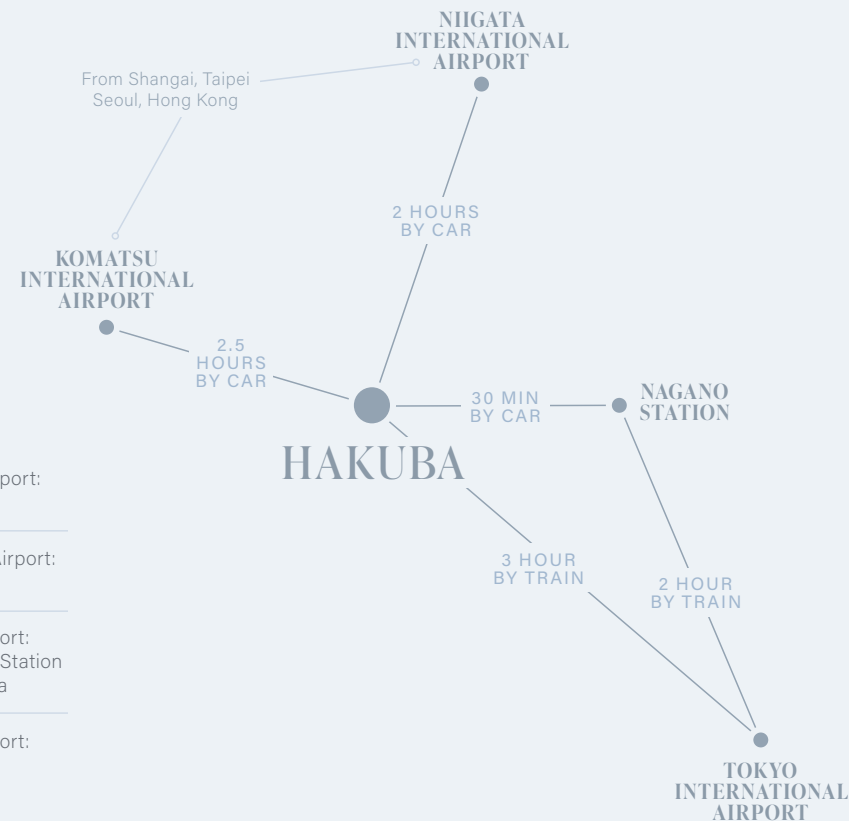
HOW TO: ACCESS HAKUBA

 From Niigata International Airport: **2 hour** car ride to Hakuba

 From Komatsu International Airport: **2.5 hour** car ride to Hakuba

 From Tokyo International Airport: **2 hour** bullet train to Nagano Station and **30 min** car ride to Hakuba

 From Tokyo International Airport: **3 hour** direct train to Hakuba





PRIME LOCATION IN THE HEART OF WADANO

THE SAKKA LIFTS OF HAPPO ONE

Hakuba conjures visions of immaculate white powder snow, less trodden slopes, clean mountain air, and exotic snow monkeys bathing in the natural hot springs. These majestic alps have established their pedigree as a destination of choice for skiers by being the home of the 1998 Winter Olympics.

Japan's leading luxury alpine ski destination is an off-piste gem. Nature takes control with an annual snowfall of 10m to 11m, giving you endless soft powder. Although the snowfall is dramatic, the weather is generally mild by alpine terms, and is fairly consistent.

Hakuba is in the northern Japan Alps, on Honshu. The village is bordered to the west by the 2,900m Tateyama Mountains, and much of it lies within the Chubu-Sangaku National Park, where there are 147 courses and 130 kilometres of trails in a ski area of 956 hectares.



STEPS FROM THE SLOPE

60 METRES FROM THE LIFT



COMMUNITY OF LIKE-MINDED PEOPLE

LIFE AROUND THE SAKKA LIFT



REDEFINING LUXURY IN HAKUBA

FACTSHEET

LAND AREA	964.91 sqm
BUILDING GFA	1513.27 sqm (1473.83 interior + 39.44 partial balcony)
NO. OF UNITS	8
UNIT TYPES	2 Bedrooms (x2) 3 Bedrooms (x5) 5 Bedroom Penthouse (x1)
FLOOR TO CEILING	2.7 m
AMENITIES	Ski Locker Owner’s Storage
PARKING	6 Outdoor Heated Spaces
SERVICES	Property Management Leasing Service Offsite Concierge
OWNERSHIP	Freehold Strata Title
MANAGEMENT	Hakuba Hotel Group (HHG)
DEVELOPER	Hakuba Mirai
ADDRESS	4785 Hojuko, Hakuba Mura, Kitaazumi-gun, Nagano Prefecture 399-9301
COMPLETION	December 2021 (TBD)



HAKUBA MIRAI

NESTLED BETWEEN THE MOUNTAINS & THE TREES



A collection of impeccably finished mountain residences is unveiled in the beguiling alpine playground of Hakuba, Japan. This new collection of light-filled apartments offers a rare opportunity to acquire a world-class property for long-term investment in one of the most up and coming snow destinations in Japan.



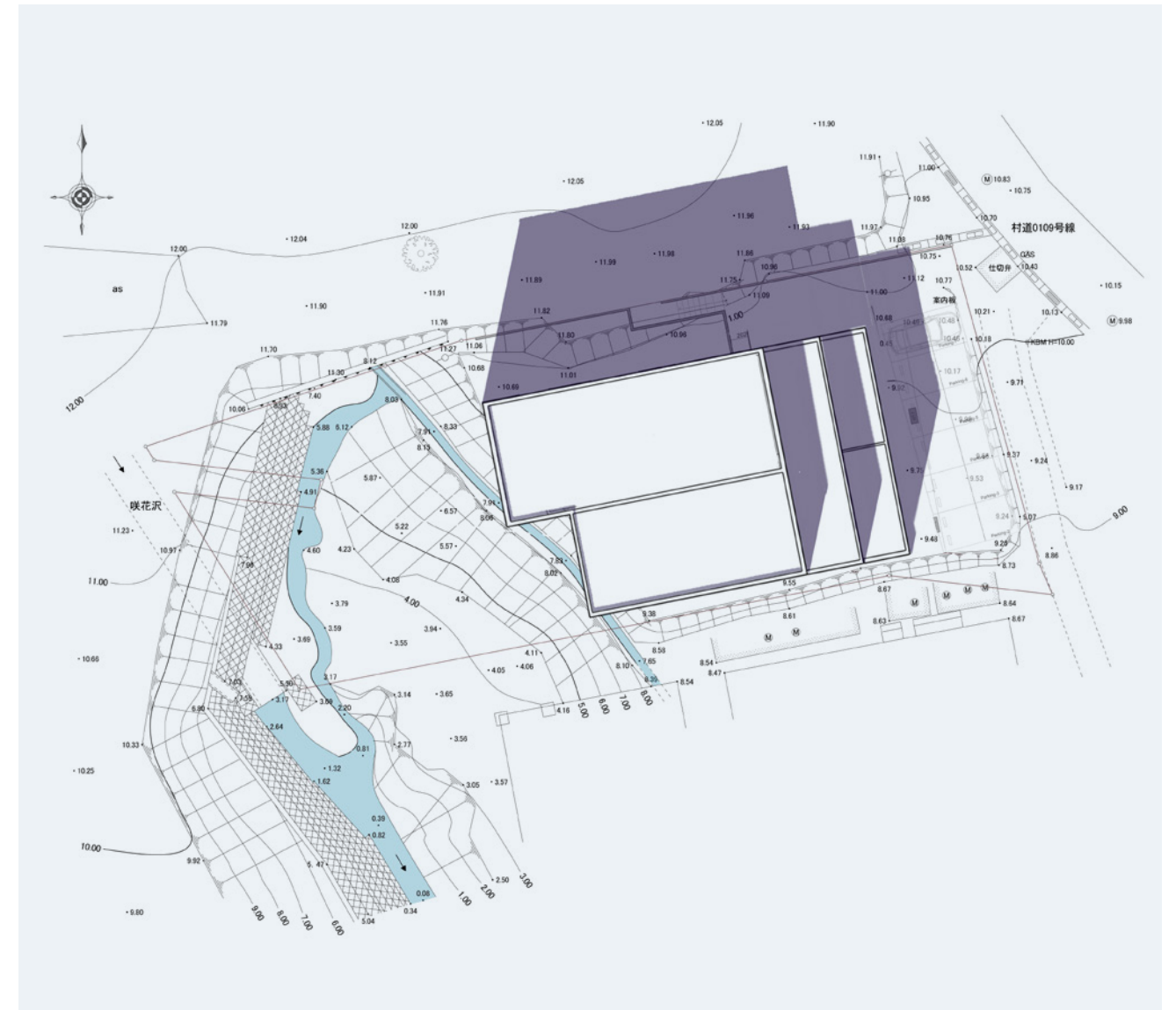
Cosmopolitan in style, unparalleled in positioning and executed with quality finishes, at Roka you and your family can live in harmony with nature in this discreet class of private residence living. Roka epitomizes the Hakuba Mirai Collection that is architecturally designed and crafted for a future where you can enjoy a life lived fully.



INTEGRATED WITH ITS SURROUNDINGS



ROKA SITE PLAN



STAY FOR A DAY, STAY FOR A SEASON

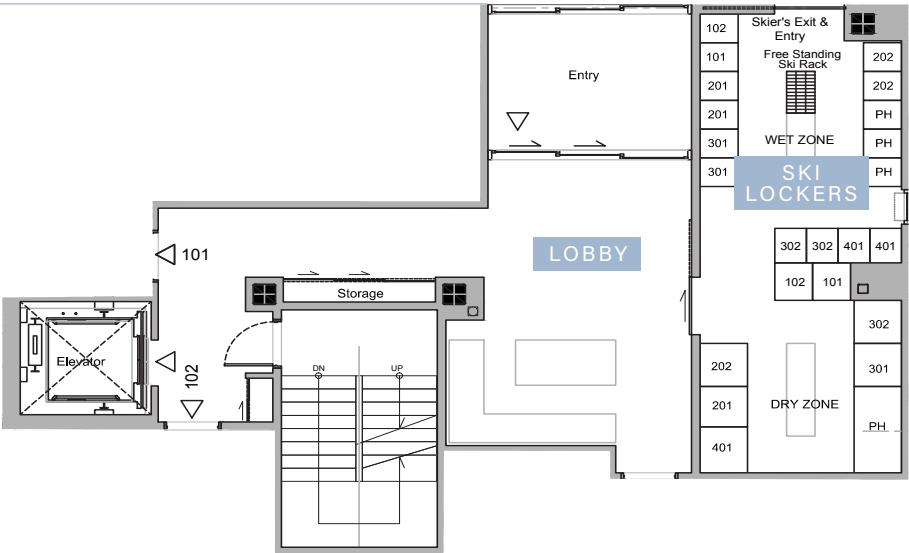
A tranquil mountain retreat, in a quintessential fusion of location, architecture and attention to detail. Natural textures such as stone and wood bring the outdoors in, to fully immerse you in nature. Situated 60m from the Sakka lift, these apartments give unrivalled ski-to-door opportunities.



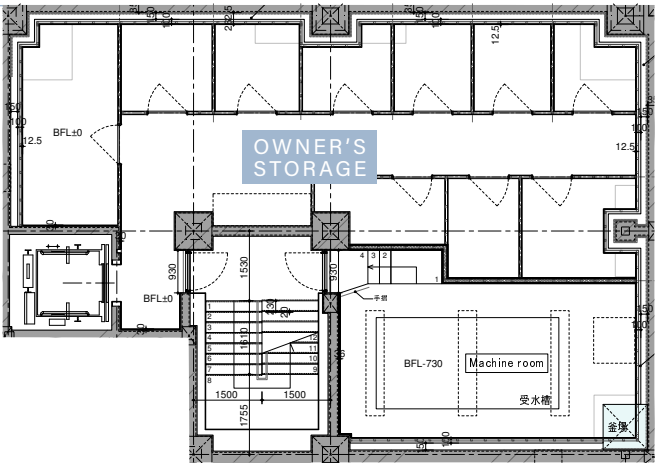
SPACE TO SPARE

Lobby and Ski Lockers

UNIT NO	SKI LOCKER	OWNER'S STORAGE
101	x2	3.01 SQM
102	x2	3.01 SQM
201	x2	3.22 SQM
202	x2	3.22 SQM
301	x2	3.16 SQM
302	x2	3.15 SQM
401	x2	3.15 SQM
PH	x4	4.59 SQM



Basement



GROUND FLOOR

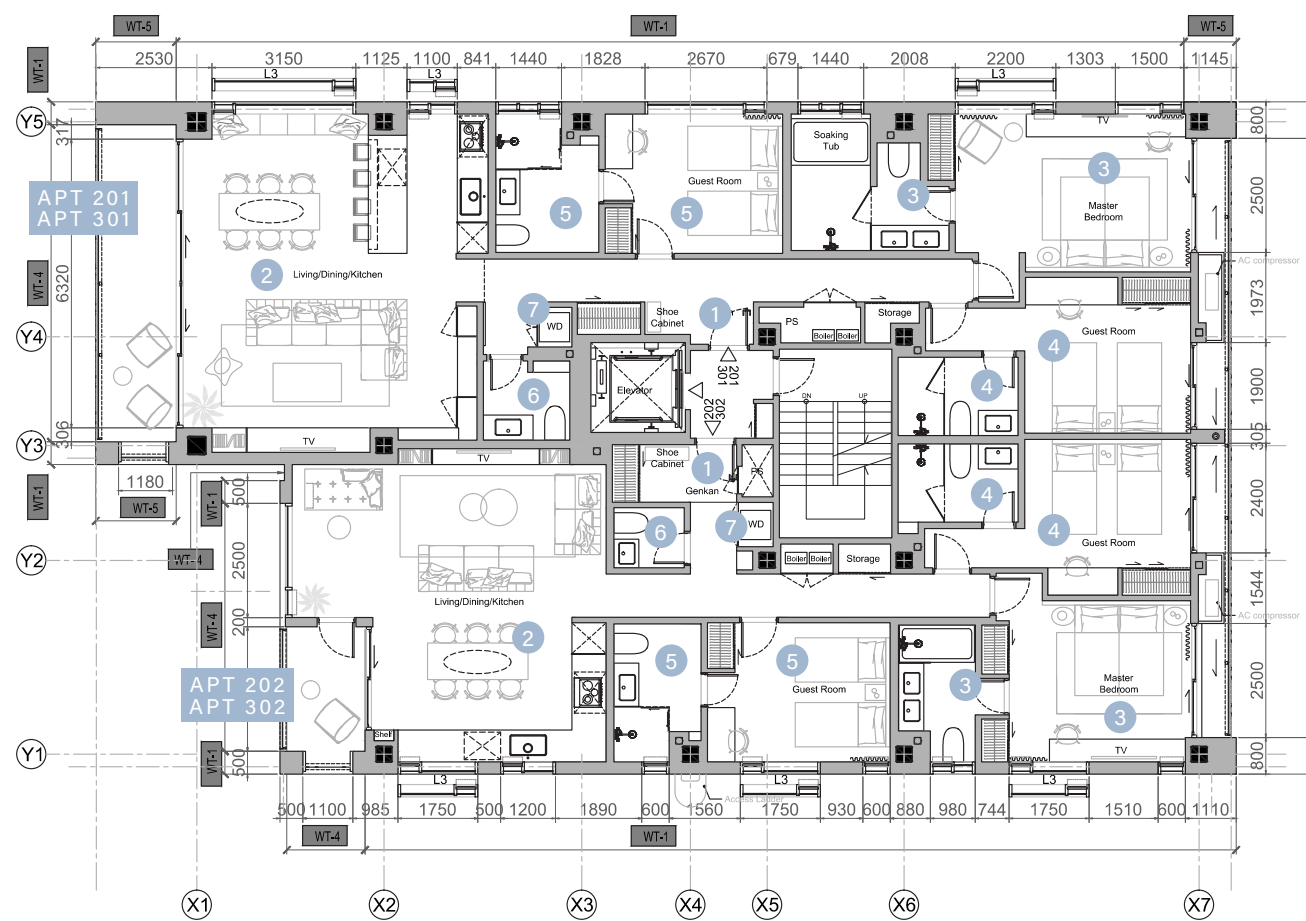
SCALE 1:100



101	DESCRIPTION	2 Bed 2 Bath	102	2 Bed 2 Bath	<div><div>1</div>ENTRANCE</div> <div><div>2</div>LDK</div> <div><div>3</div>MASTER BEDROOM 1 & ENSUITE</div> <div><div>4</div>GUEST ROOM 2</div> <div><div>5</div>SHARED BATHROOM</div> <div><div>6</div>LAUNDRY</div> <div>** Balconies & Terraces are not included in the Net Saleable Area</div> <div>** Owner's Storage on Level B1 is included in the Net Saleable Area</div>
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2ND & 3RD FLOOR

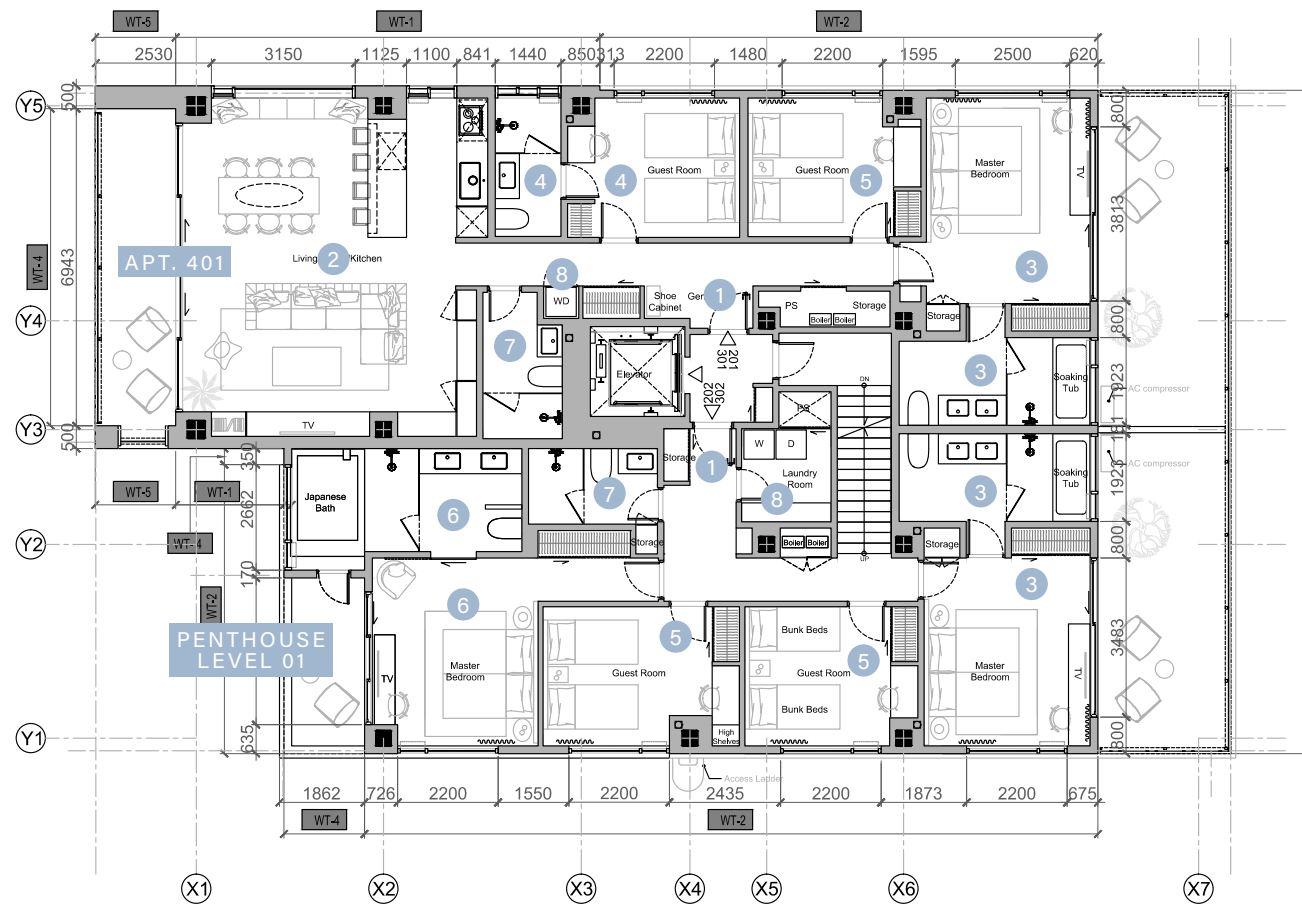
SCALE 1:100



201 301	DESCRIPTION	3 Bed 3.5 Bath	202 302	3 Bed 3.5 Bath	<div><div>1</div>ENTRANCE</div> <div><div>2</div>LDK</div> <div><div>3</div>MASTER BEDROOM 1 & ENSUITE</div> <div><div>4</div>GUEST ROOM 2 & ENSUITE</div> <div><div>5</div>GUEST ROOM 3 & ENSUITE</div> <div><div>6</div>POWDER ROOM</div> <div><div>7</div>LAUNDRY</div> <div>** Balconies & Terraces are not included in the Net Saleable Area</div> <div>** Owner's Storage on Level B1 is included in the Net Saleable Area</div>
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4TH
FLOOR

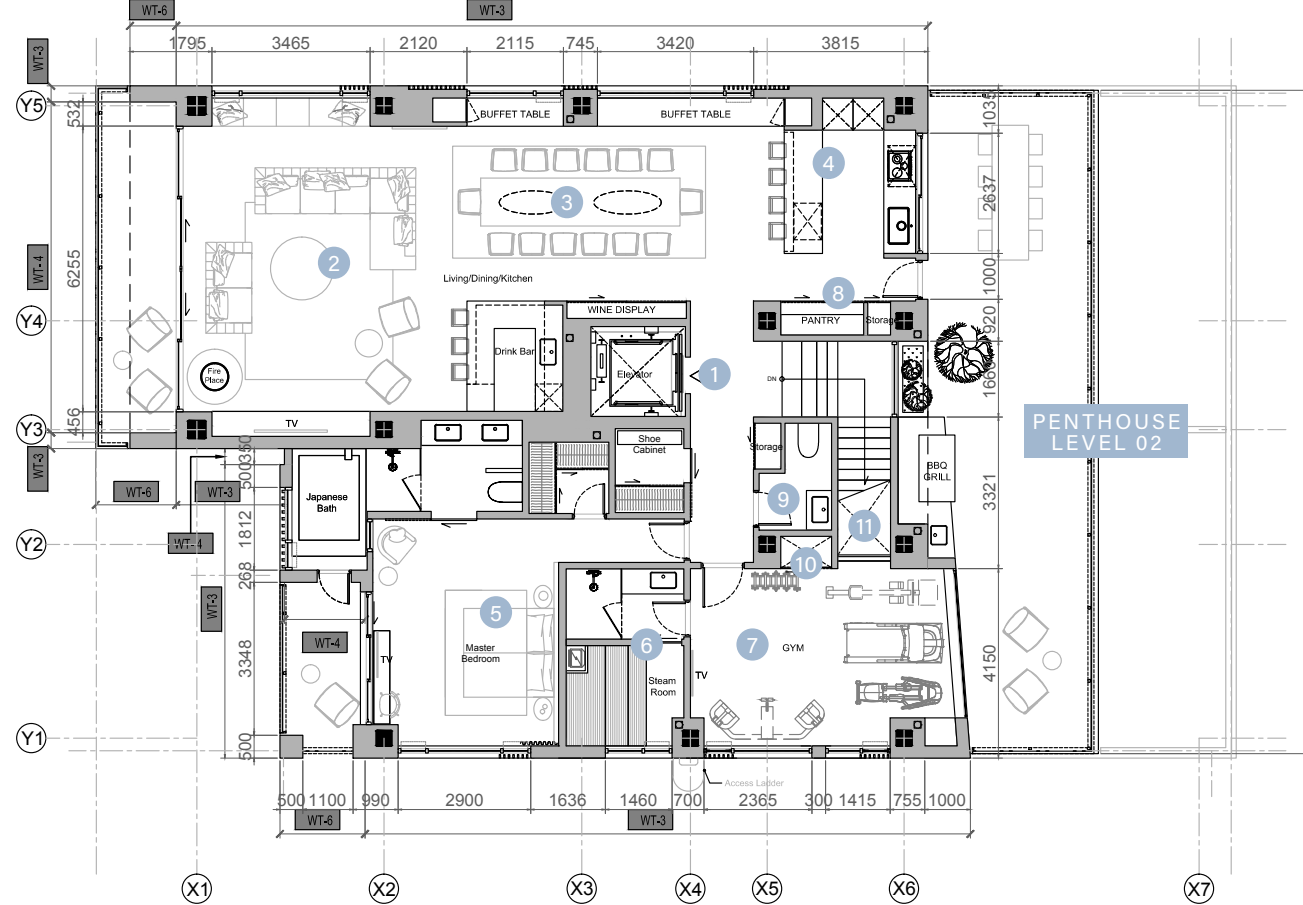
SCALE
1:100



401	DESCRIPTION	3 Bed 2.5 Bath	PH ₁	4 Bed 3 Bath
	NET SALEABLE AREA*	137.67 sqm		116.19 sqm
	WEST BALCONY	11.92 sqm		5.72 sqm
	EAST TERRACE	21.84 sqm		21.51 sqm
	OWNER'S STORAGE**	3.15 sqm		3.18 sqm
	PARKING	1 space per unit		1 space per unit
				1. ENTRANCE
				2. LDK
				3. MASTER BEDROOM 1 & ENSUITE
				4. GUEST ROOM 2 & ENSUITE
				5. GUEST ROOM 3 & 4
				6. MASTER BEDROOM 2 & ENSUITE
				7. SHARED BATHROOM
				8. LAUNDRY
				** Balconies & Terraces are not included in the Net Saleable Area
				** Owner's Storage on Level B1 is included in the Net Saleable Area

THE
PENTHOUSE

SCALE
1:100



PH ₂	DESCRIPTION	1 Bed 2.5 Bath		1. ENTRANCE
	NET SALEABLE AREA*	195.37 sqm		2. GREAT ROOM
	WEST BALCONY	21.65 sqm		3. DINING ROOM
	EAST TERRACE	56.90 sqm		4. KITCHEN
	OWNER'S STORAGE**	4.59 sqm		5. MASTER BEDROOM 1 + ENSUITE
	PARKING	1 space per unit		6. STEAM ROOM
				7. GYM
				8. PANTRY
				9. SHARED BATHROOM
				10. LAUNDRY
				11. SPIRAL STAIRCASE TO ROOFTOP
				** Balconies & Terraces are not included in the Net Saleable Area
				** Owner's Storage on Level B1 is included in the Net Saleable Area

LIVE IN LUXURY

CAREFULLY CURATED INTERIORS BRINGS
A NEW STANDARD OF LIVING TO HAKUBA.

LIVINGROOM
DININGROOM

201 | 301 | 401

Indicative images only

LIVINGROOM DININGROOM

102 | 202 | 302



Indicative images only

DINE AT HOME

CAREFULLY CURATED INTERIORS BRINGS
A NEW STANDARD OF LIVING TO HAKUBA.

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HAKUBA MIRAI

LIVINGROOM,
DININGROOM
& KITCHEN

201 | 301 | 401

Indicative images only

LIVINGROOM, DININGROOM & KITCHEN

102 | 202 | 302



Indicative images only

SLEEP IN COMFORT

MASTER BEDROOM 201 | 202 | 301 | 302

Wake up to gorgeous views every morning from your tranquil room. Graceful lines and a modern twist bring a contemporary comfort to this mountain hideaway. The engineered floor is finished with timber to echo the natural vistas of snow-covered forest.



Indicative images only



ENSUITE
401



ENSUITE
201 | 301

LIFE AT THE TOP

THE PENTHOUSE

The exclusive penthouse is the embodiment of global sophistication and residential charm making for a bold, contemporary home. Take a front seat to nature with glass vistas overlooking rugged mountain snowscapes and green forests. An inspiring location with ample entertaining areas that inspires wonder. Marvel at the snowcapped mountain views from the pinnacle of this property: The Powder Penthouse. Secluded, immersed in nature yet central to the best ski slopes in Japan.



THE NEXT LEVEL

THE PENTHOUSE





THE NEXT LEVEL
THE PENTHOUSE



THE PENTHOUSE KITCHEN

Custom designed fully integrated open-plan kitchen offers lacquered finishes, and stone worktops. Fixtures include a Foster or similar wine fridge, an AEG or similar three-burner stove and stainless steel kitchen ventilator, a compact AEG or similar stainless steel oven and a Panasonic or similar frosted steel gray double volume integrated refrigerator. A separate wine fridge and bar area form an integral part of the living and dining spaces, offering opportunities for entertainment after a day on the slopes.

SLEEP IN COMFORT

MASTER BEDROOM

An elegant space that captures the essence of the place, evocative of the glamour of iconic destinations, yet still immersed in nature. The engineered timber floors echo the forested glades and link each space of the penthouse. An inviting window seat frames an outstanding landscape of snow-covered trees and rugged mountains. Muted lighting and a subtle palette ensure the focus is on the views, without sacrificing elegance or style.



THE PENTHOUSE

BATHROOM



OPENING WINTER 2021

DEVELOPED BY
HAKUBA MIRAI

PROPERTY MANAGEMENT
HAKUBA HOTEL GROUP



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DISCLAIMER

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