



PARK HYATT NISEKO™

HANAZONO
RESIDENCES

The Ski-in Ski-out Duplexes



Behind the **EXQUISITE SCENES**

Park Hyatt Niseko Hanazono Residences is developed by Pacific Century Premium Developments (PCPD), an international developer specialising in premium property projects in strategic locations.

With a focus on the high-end segment of property markets in the Asia-Pacific region, PCPD has a track record of developing and managing exquisite, bespoke properties, turning them into landmarks, and building coveted local communities that enrich the life of all residents and tenants.

A pioneer in forming innovative, fruitful partnerships with world-renowned architects and designers, PCPD has joined forces with the six-star hotel group, Park Hyatt, to transform Hanazono into an inspirational, top-end destination for discerning travellers. As the first Park Hyatt residence project in Japan, Park Hyatt Niseko Hanazono Residences comprises 113 residences that showcase meticulous attention to detail, reflecting PCPD's commitment to providing highly professional, heartwarming and first-rate hotel-grade property management services.



Property investment & development

- ♦ Park Hyatt Niseko Hanazono Residences, Japan
- ♦ Aquella, Phang Nga Thailand
- ♦ Pacific Century Place, Jakarta
- ♦ Residence Bel-Air, Hong Kong
- ♦ One Pacific Heights, Hong Kong
- ♦ 3 Glenealy, Central, Hong Kong

(The above provisional building no. is subject to confirmation when the building is completed)

Hotel Operation

- ♦ Park Hyatt Niseko Hanazono, Japan
- ♦ Niseko Hanazono Resort, Japan

Recreation and leisure

- ♦ Hanazono Golf Club, Japan
- ♦ Aquella Golf Club, Thailand

LIFE ELEVATED *to* NEW HEIGHTS

Set foot into a pristine world steeped in simple pleasures, uncommon indulgences and ultimate luxury.

Park Hyatt Niseko Hanazono Residences is Park Hyatt's first branded residence in Japan. Nestled in the heart of the prestigious Hanazono area of Niseko, the Ski-in, Ski-out Duplex residences set a new benchmark for luxury hotel-branded development.

Combining the legendary service of the Park Hyatt brand and PCPD's expertise in crafting unparalleled luxury, the prime retreat comprises 113 exquisite residences designed with meticulous attention to detail.

A melange of rare luxury and a profusion of experiences awaits residents to discover. Step out of home and you can start your adventures right away. Whether it's about skiing on dry, light powder snow, soaking in the semi-open onsen, or capturing the fleeting moment when cherry blossoms are in full bloom, Park Hyatt Niseko Hanazono Residences has it all. Residents also have next-door access to the hotel group's world-class gourmet dining, as well as deluxe wellness facilities including Park Hyatt's first ever private hot spring.

Live life as you have imagined. Bliss.





A MOUNTAIN HOME *for* ALL SEASONS

Originally known primarily as a winter sports resort – not least because it has the finest powder snow conditions in the world, Niseko has evolved into an all-season holiday destination par excellence in Japan.

Park Hyatt Niseko Hanazono Residences makes a perfect home base for your adventures in all four seasons. Whether you seek the pleasures of such summer activities as golfing at the 18-hole Hanazono Golf Course, horseback riding and sea kayaking, the thrills of skiing secret back-country runs, or the comfort of soaking in an onsen bath in the cold season, Park Hyatt Niseko Hanazono Residences places you in the heart of it all.

This is uncommon, ultimate luxury living, where exceptional moments and unforgettable memories begin.

* These benefits are offered by the Developer and are subject to availability, terms and conditions, applicable charges, and can be transferred to immediate assignee of the first owner only. Discount amount is not to exceed US\$5,000 annually. The developer has the full right to amend or terminate the benefits without notice.

*Season-specific privileges for residence owners**

White season

- * Priority fast pass for ski facilities (ski lifts & transportation) from Hanazono
- * Discount on Hanazono Winter activities, e.g. snow mobiling, sledding, snow tubing
- * Discount on Niseko International Snowsports School programmes including private lessons
- * Discount on equipment rental at Niseko Sports

Green season

- * Discounted green fees on summer activities
- * Discounted green fees at Hanazono Golf
- * Discount on Hanazono Summer activities, e.g. mountain biking, road biking, Zipflight



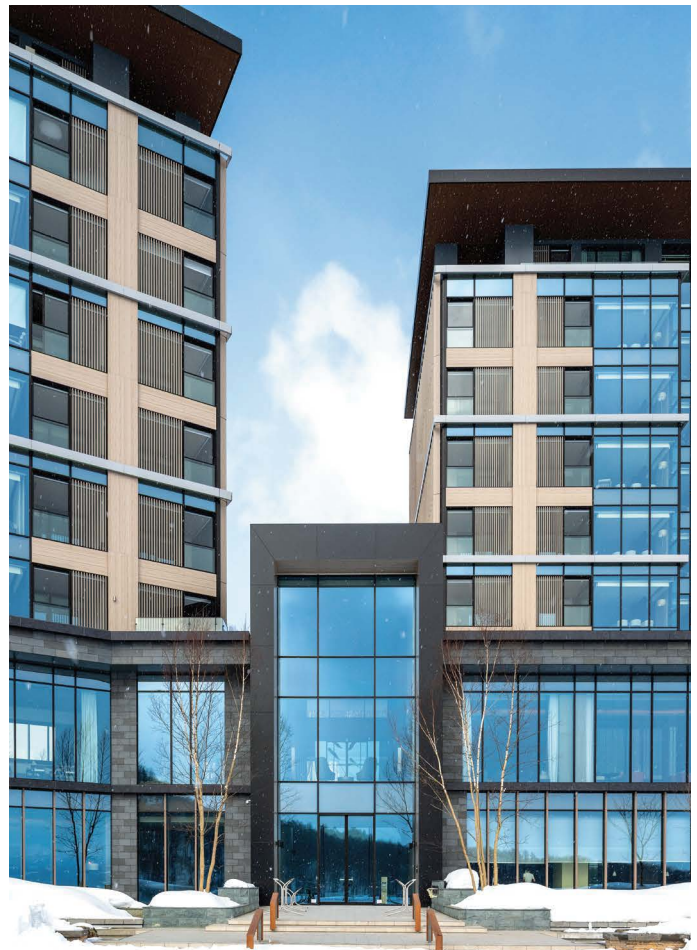
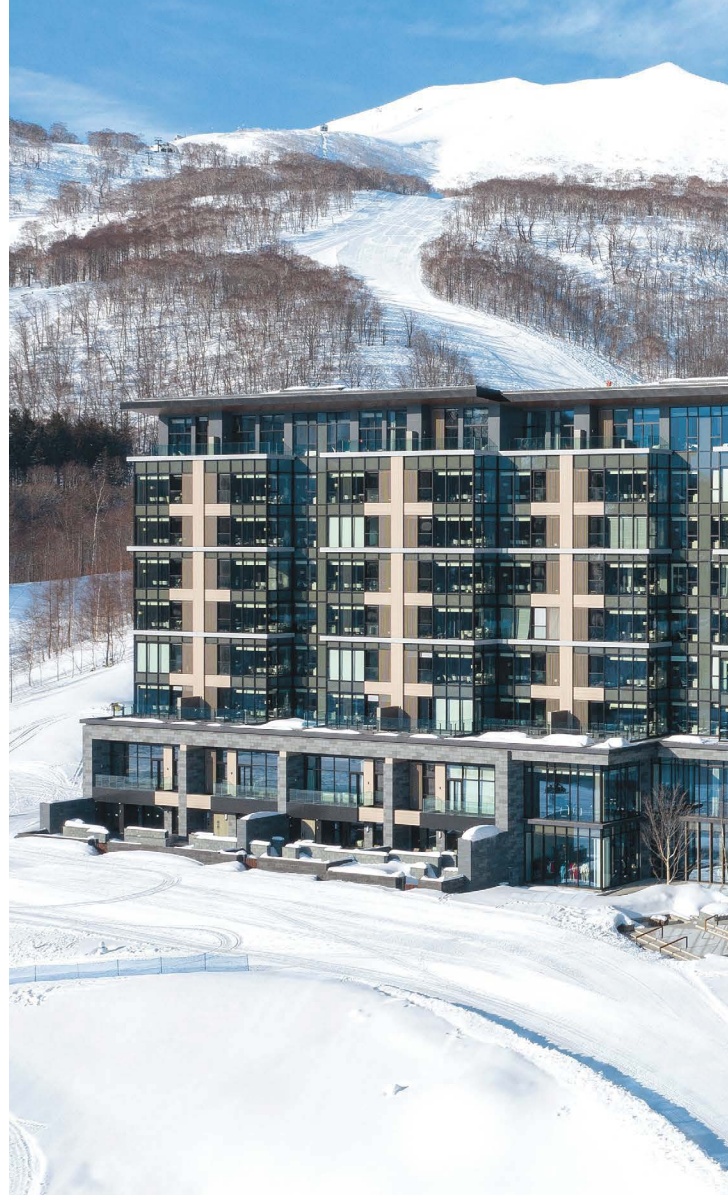
UNRIVALLED SERVICES *and* AMENITIES

At Park Hyatt Niseko Hanazono Residences, the notions of luxury and exclusivity are all played out. Owners will enjoy highly attentive personal service and have access to a delightful array of five-star facilities, such as Park Hyatt's first ever private hot spring, spa, indoor heated swimming pool, fitness centre and signature hotel restaurants. Dedicated residence facilities and service include 24/7 concierge and security, Owners' exclusive private lounge, ski valet and lounge, parking and bike storage, and owner's ski lockers. A variety of à la carte services are available, such as "Resident Away", event services, theatre ticket reservation and wine sommelier.

Owners will also receive World of Hyatt Globalist status – the most elite level in Hyatt's global loyalty programme. As a Globalist member, you can stay and pay an eligible rate at any Hyatt hotel or resort worldwide, and enjoy valuable benefits and privileges to boot. **

Exceptional luxury is rare. The last chance to own the exclusive duplexes.

** The service may be subject to change and is provided at the discretion of the Developer. Terms and Conditions apply.





EMBRACE *the* EXTRAORDINARY: SKI-IN, SKI-OUT DUPLEXES

Imagine stepping out of your front door with your skis on and speeding down the powder playground of Niseko right away.

After a fun day on the slope, head back home and indulge in the epitome of luxury living and the ultimate comfort of soaking in a private onsen.

At the two exclusive Ski-in, Ski-out Duplexes of Park Hyatt Niseko Hanazono Residences, luxury all-season living is taken to spectacular heights.

As the impeccable finale of Niseko Hanazono Residences, Yotei Spring and Yotei Summer are two Ski-in, Ski-out Duplexes where luxury all-season living is taken to spectacular heights. As the most exclusive of duplexes in Hanazono, the two units offer exclusive access to the mountain and

ultra-privacy amidst a perfect blend of luxury and nature. Owners are also entitled to helicopter transfers, another unique service only for residents of the two Duplexes.

Each Duplex has an area of 300 square metres, provide sanctuary-like privacy in an elegant yet comfortable setting. Everything from architecture to texture to interior design is detail-oriented. With a distinct nod to contemporary style and craftsmanship, they offer an unwavering pursuit of quality, sophistication and unmatched luxury, representing the finest hospitality and luxury of a Park Hyatt hotel.

This is a different aesthetic, setting a new standard for contemporary luxury.



Each Duplex has a spacious front garden and terrace seamlessly integrated with the picturesque natural surrounding. The Owner will also have exclusive access to a private lounge, ski-valet service and their own ski lockers and personal lockers. Other perks include Priority Fast Pass for ski facilities and VIP treatment at the Hanazono Golf Course.

Following an exciting day swooping down the slopes, soak in the nature-inspired, semi-open-air onsen, or go for a dip in the indoor heated swimming pool and vitality pool.

Afterwards, relax into the couch. Let the spectacular views of the iconic Mount Yotei and mesmerising landscape of Hanazono capture your imagination. All this can be enjoyed in the perfect privacy and comfort of your world-class luxury home.

Live life as you have imagined, at one of the world's most renowned ski, golf and lifestyle destinations.

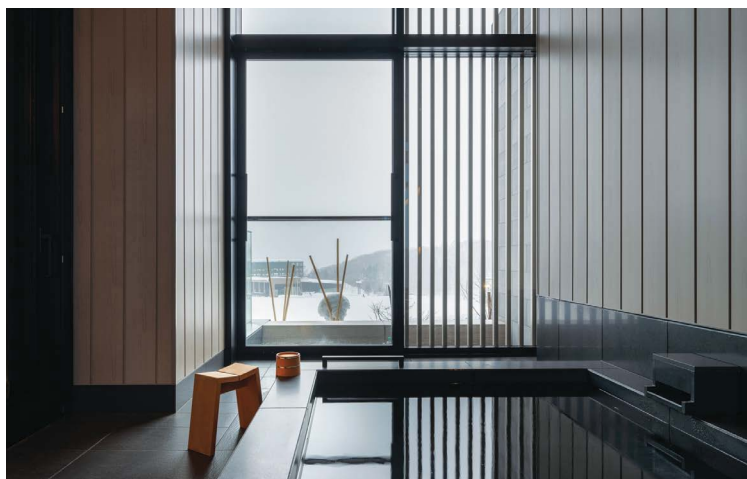
The unique layout of each of the Duplex Residences offers maximum privacy, unmatched comfort and luxury, as well as the perfect setting for hosting social events.

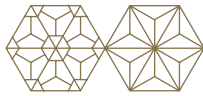
Each of the Duplex Residences has three bedrooms, two of which are ensuite. With a saleable area of 288.17 to 292.25 square meter, each unit has strikingly high ceilings, a private staircase that leads to the living room with an 7-metre-wide frontage, and an open, wide balcony framed by floor-to-ceiling windows.

The master bedroom comes with a private onsen and a spacious walk-in closet, among other amenities. The spacious open kitchen is furnished with bespoke wooden cabinets and a full-height wine cellar, making your home a perfect place for hosting house parties or small gatherings with your near and dear.

Nature's finest blends seamlessly with the indoor spaces. Whether from the living room, dining room, master bedroom or the balcony, spectacular views of the Mount Yotei can be seen. From the massive front garden and terrace, you can head right onto the ski slope of the Niseko Hanazono Resort.

Every moment of life is a breeze.





Hanazono-residences.com

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