


THE GINTO RESIDENCES MAP & PRICE LIST

MAP KEY

 Plot border

 Available plot

 Plot Sold

COMPLETED VILLAS

Name	Villa Layout	Net Villa Area	Garage	Footprint	Height	Plot Size		USD Price
						(sqm)	(Tsubo)	
KEYAKI Villa	5 BR/4 BA + WC Maid's ensuite room	452 m ²	21 m ²	289 m ²	8.4m	2404	726	\$ 6,500,000
KATSURA Villa	4 BR/4 BA + WC + Office/Maids room	317 m ²	23 m ²	340 m ²	10.2m	1519	459	\$ 4,200,000
HINOKI Villa	3 BR/3 BA + WC	308 m ²	21 m ²	212 m ²	8.4m	1767	534	SOLD

PHASE II - LAND SALES

Plot No.	Plot area total size		Buildable area (sqm)	Maximum Building footprint (sqm)/height (m)	USD Price
	(sqm)	(Tsubo)			
3	2,453	726	2,993	299-1047/16m	\$ 2,750,000
6	2,094	633	2,513	209-732/16m	\$ 1,980,000
6A	977	291	1,172	97-293/16m	\$ 1,250,000
7	1,723	521	2,068	172-516/16m	\$ 1,650,000
8	1,943	587	2,332	194-680/16m	\$ 1,900,000
8A	948	286	1,138	100-284/16m	\$ 1,100,000
10	2,102	635	2,522	210-735/16m	\$ 2,000,000
10A	975	294	1,170	98-292/16m	\$ 1,250,000
10B	962	291	1,154	96-288/16m	\$ 1,220,000
12	2,103	635	2,524	210-736/16m	\$ 2,000,000
13	1,435	434	1,722	143-502/16m	\$ 1,400,000
15	2,006	606	2,407	200-702/16m	\$ 2,200,000
15A	791	239	949	79-276/16m	\$ 975,000
15B	1,216	367	1,459	121-425/16m	\$ 1,300,000
88	2,234	676	1,269.57	197-381/16m	\$ 1,850,000

*The above area are rounded up for the marketing material. Request plot brochure for exact dimensions & buildable area.

Ginto Villa Build Package

Ginto land owners have the option to select one of the three types of villas, agree on a build cost and have The Pavilions Niseko take care of the rest. All footprint and load-bearing walls are fixed but external and internal cosmetic details are fully customisable. For some villas additional bedrooms, bathrooms, entertainment rooms may be added.



Villa Name	KEYAKI VILLA	KATSURA VILLA	HINOKI VILLA
Villa Only Price/m ²	Approx. US\$ 8,250	Approx. US\$ 8,550	Approx. US\$ 8,550

Terms & Conditions

1. Prices do not include land (refer to table on page 1)
2. All prices for Ginto Villas include furniture (full list available upon request);
3. The Pavilions Niseko KK reserves the right to modify the terms and prices listed above without prior notice;
4. Price per square metre are approximate and vary based on requirements; and
5. All prices are shown in US Dollars.

Terms of Payment for Land or Completed Villas

Total Purchase Price		%	USD
Deposit	To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement)	10%	USD
Final Payment of Balance - within six weeks	Balance to be paid at time of settlement	90%	USD

Terms of Payment for Land & Villa Packages: Settle Land First

Total Purchase Price		%	USD
Deposit	To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement)	Limited to JPY10,000,000	USD
Final Payment of Balance within six weeks	Balance to be paid at time of settlement	90%	USD

Staged Building Payments for Ginto Villa

Total Purchase Price		%	USD
Deposit – Development Approval Issued	To be paid at time of signing the Sales Documentation (S&P, SIM, Deed of Compliance and Management Agreement)	5%	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.

- Solicitor Fees (includes registration fees & ownership transfer fee): ¥ 300,000
- Registration License: ¥ 400,000
- Property Acquisition Tax: 3% Land & 4% Building
- Fixed Asset Tax – Building: 1.4%
- Fixed Asset Tax – Land: 1.4%