



Pavilions Estate Kominka

An 1880 farmhouse from the Gifu Mountains, reimagined as a Niseko landmark

NISEKO, HOKKAIDO · COMMERCIAL CLUBHOUSE & RESTAURANT · LUXURY RESORT DEVELOPMENT

THE STORY

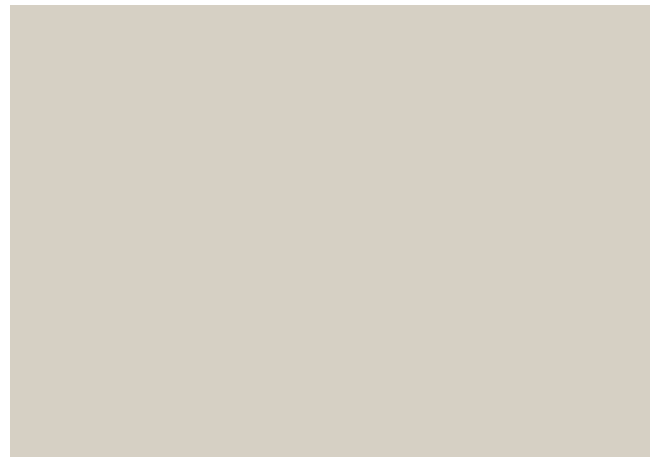
The centrepiece of a landmark resort

When one of Asia's leading luxury resort operators set out to create an exceptional new property in Niseko, they faced a fundamental question: what would be the heart of it? The building that guests would remember. The space that would define the entire development's character.

Their answer was a genuine piece of Japanese heritage. A traditional farmhouse, built in 1880 in the Gifu Mountains of Honshu — one of Japan's most celebrated regions for its concentration of ancient rural architecture. Heritage Homes Japan was commissioned to find it, acquire it, restore it, and rebuild it in Niseko as the resort's clubhouse and restaurant.

The architectural transformation was entrusted to a renowned Hong Kong practice, ALT-254 (<https://www.altdesignconstruction.com/>) who wove the farmhouse's ancient timber bones into a contemporary interior of extraordinary refinement. The structure Heritage Homes delivered gave them something no modern building could: authenticity you can feel in every joint.

BEFORE — GIFU MOUNTAINS, HONSHU



The farmhouse as it stood in the Gifu Mountains, built 1880, prior to dismantling.

“Authenticity you can feel in every joint.”

— Heritage Homes Japan

THE PROCESS

From mountain village to mountain resort

Sourcing the right structure took months. The farmhouse had to be of sufficient scale, structural integrity and architectural character to anchor an entire luxury resort development. Once acquired, Heritage Homes' master carpenters dismantled it piece by piece — every beam numbered, every joint documented.

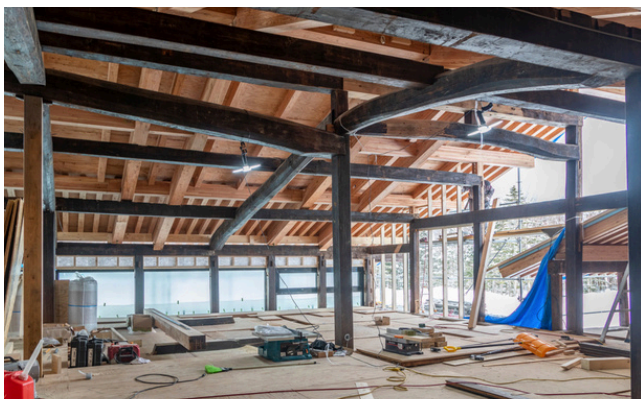
The structure was transported from Gifu to Hokkaido and rebuilt on its new site in Niseko — re-engineered to meet full commercial building codes, structurally upgraded for the extreme snowloads of the Niseko winter, and prepared to receive the architect's contemporary interior programme.

DISMANTLING — GIFU



Every timber catalogued and assessed — restored or precisely replicated where needed.

CONSTRUCTION — NISEKO

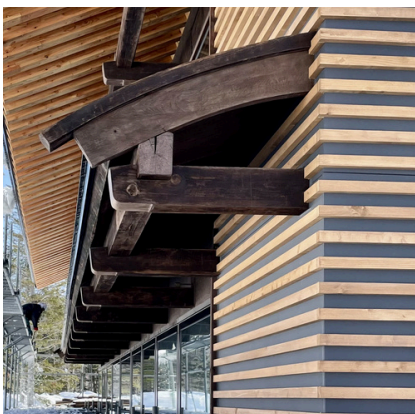


Rebuilt in Niseko to full commercial specification — ready for an exceptional interior transformation.

THE RESULT

Built in 1880. The heart of a resort in 2023.

Transformed by a celebrated Hong Kong architectural practice into the resort's clubhouse and restaurant, the farmhouse now anchors the entire development. Its ancient timber frame — hand-cut by craftsmen over 140 years ago — forms the dramatic backdrop to a contemporary interior of the highest specification. The kind of space that no amount of new construction can replicate.





AT A GLANCE

Location	Niseko, Hokkaido
Original site	Gifu Mountains, Honshu
Year built	1880
Client	A leading international luxury resort operator
Architect	ALT-254
End use	Resort clubhouse and restaurant
Project type	Commercial heritage relocation & rebuild
Scope	Sourcing · acquisition · dismantling · full restoration · relocation · rebuild
Project value	Available on request
Completion	2023

WHY HERITAGE HOMES JAPAN

This project required not just construction expertise, but an intimate knowledge of traditional Japanese joinery, the legal framework for acquiring and relocating heritage structures, and the project management capability to deliver to the exacting standards of a world-class hospitality client. Heritage Homes Japan is a fully licensed architectural firm, contractor, real estate agent and registered project manager — insured and regulated by the Construction Managers Association of Japan (CMAJ). We are one of the only firms in Japan able to undertake a project of this kind from end to end.

INTERESTED IN A PROJECT LIKE THIS?

Projects of this scale typically range from ¥100M to ¥300M.

info@heritagehomesjapan.com · +81 070 4307 6560 · heritagehomesjapan.com