

AYA Niseko Winter 2026/2027 Room Rates with daily breakfast – Early Bird April 6- *Subject to change without notice



Seasonality→		Pre-Season	Super Value	Value	Peak	Holiday	Pre-CNY	CNY	Value	Saver	Super Saver	Off Season
Dates→		Nov 28- Dec 5	Dec 6-11	Dec 12-18	Dec 19- Jan 3	Jan 4-17	Jan 18–Feb 4	Feb 5-14	Feb 15-28	Mar 1- 6	Mar 7- 21	Mar 22-Apr 4
Room Type (Occupancy) ↓		Min. Stay 1	Min. Stay 3	Min. Stay 3	Min. Stay 5	Min. Stay 3	Min. Stay 3	Min. Stay 5	Min. Stay 3	Min. Stay 3	Min. stay 3	Min. Stay 1
PENTHOUSE A/B YOTEI VIEW (9)	277m ²	218,750	303,590	616,100	1,759,800	832,600	745,300	1,538,600	616,100	433,700	303,590	218,750
PENTHOUSE C RESORT VIEW (9)	373m ²	269,010	375,270	738,500	2,000,000	996,400	890,200	1,734,000	738,500	536,100	375,270	269,010
RESIDENCE A FOREST VIEW (7)	225m ²	157,560	212,280	475,400	1,357,400	584,200	526,000	1,132,200	475,400	353,800	247,660	183,820
RESIDENCE B FOREST VIEW (9)	308m ²	248,570	349,370	691,100	1,878,700	911,100	816,300	1,630,900	691,100	499,100	349,370	248,570
3 BED YOTEI/RESORT VIEW (6)	154m ²	83,880	115,920	274,000	503,400	337,200	304,300	400,700	274,000	174,800	135,240	97,860
2 BED YOTEI/RESORT VIEW (4)	85m ²	53,100	75,780	187,100	353,200	239,200	212,500	283,700	187,100	126,300	88,410	61,950
2 BED FOREST VIEW (4)	87m ²	50,820	72,060	177,700	336,000	227,400	201,900	269,900	177,700	120,100	84,070	59,290
1.5 BED VILLAGE VIEW (3)	69m ²	34,400	52,800	118,400	224,600	141,200	129,800	160,200	118,400	88,000	61,600	48,160
STUDIO VILLAGE VIEW (3)	47m ²	30,500	45,600	96,000	163,800	111,000	103,500	123,500	96,000	76,000	53,200	42,700
ATELIER (internal window) (2)	20m ²	23,340	29,460	61,000	105,600	71,400	66,100	80,900	61,000	49,100	39,820	27,230

All prices in the chart above are in Japanese yen (JPY). Prices are per night. Rates include accommodation tax, consumption tax, onsen bath tax and resort fee.

Additional guest fee: 10,000 JPY per night (available only for 1.5 BED and larger, and only one extra person per unit allowed) Provides Japanese futon mattress and Breakfast.

Hotel Information

Tel: +81 136 23 1280

Email: book.aya@tokyu-rs.co.jp

Address: 1-4-4-5 Niseko Hirafu, Kutchan, Abuta-gun, Hokkaido 044-0080

Check in/out: 15:00/10:00

NON-SMOKING

Free Wi-Fi in all guest areas

Child Policy

Children aged 7 and older are charged the adult rate

Children aged 6 and under are free when using existing bedding

*Baby Cot: 3,000 JPY per person/night

Hotel Facilities

Indoor & Outdoor Onsen

Restaurant

Ski Valet

Gym

Retail shop

Massage/Spa Facility

In-room equipment

Microwave, Toaster, Rice cooker, Stovetop, Kettle,

Refrigerator, Coffee machine, Crockery, Cutlery,

Cookware, Dishwasher*, Washing machine*, Bathtub*,

Shower, toilet, humidifier, hair dryer, TV

*Except Studio room

Atelier room has only refrigerator, humidifier, TV,

hairdryer, shower, and toilet, kettle, and amenities

Atelier does not have an outward facing window.

In-room amenities

Toothbrush, toothpaste

Comb, Hairbrush

Shampoo, Conditioner

Bar soap, Body soap

Razor, Shower cap, cotton set

Tea, coffee, drinkable tap water

Tokyu Resorts & Stays Co. Ltd