

## Group Plans and Private Rental Plans

There are two types of private rental plans: entire building rental and main building rental.  
Enjoy a meaningful time through a series of activities, from meetings to social gatherings.



Ryotei Ryokan Atami Koarashitei

[www.koarashitei.com](http://www.koarashitei.com)



# About Koarashitei



Floating floor

A ryokan (traditional Japanese inn) with carefully crafted Japanese designs located in the innermost part of Atami.

The ryokan originates from "Koarashitei," a villa built in 1896 by Viscount Soga Sukenori, who also served as the chief educator of the Crown Prince as the Togu-daibu (Grand Steward of the Crown Prince's Household). It is said that members of the Imperial Family and many writers and artists visited the villa in those days and had elegant times. We have tried to recreate the atmosphere of the former Koarashitei as much as possible, harmonizing the detached buildings with the gardens. The Sukiya-style of architecture makes extensive use of wood, and the wooden detached buildings showcase the pinnacle of craftsmanship.

Recipient of the 4th Japan Federation of Architects and Building Engineers Associations Prize (Design & Construction: Satohide Co., Ltd.)



A gate  
made of beautiful Yoshino cedar



A lobby with a sense of openness  
thanks to suspended glass and a  
staircase with handrails without pillars



The interplay of light and shadow  
created by the eaves within the  
interior space

## Japanese garden

The Japanese garden, spread across the premises, has been landscaped under the supervision of Dr. Kazuo Saito, a renowned figure in the landscaping world, while preserving the original form of the old Koarashitei. The garden features approximately 70 varieties of trees, including red pine, black pine, maple, camellia, and chinquapin, all of which have been nurtured through countless seasons. Stepping stones, artificial hills, and dry landscapes are skillfully arranged, adorned with graceful bamboo groves, and the ancient pond collects the gentle flow of the Wada River. The harmonious interplay with nature and the stone-paved walking paths that connect the main building to the garden further enhance the rich Japanese ambiance.



Chisen-kaiyu (style of garden that features a path around a pond) style Japanese garden



Autumn leaves (December)



Plum blossoms and Japanese andromeda (February)



Stepping stones



Artificial hill



Dry landscape garden



# Examples of Japanese Design: Fine Woods and Techniques



	VIP room	Detached building	Special room
Roof	Gently curved with Sanshu tiles		—
Porch	Walls: Rishin Kakiotoshi finish Pillars: Kitayama cedar polished logs		—
Living room	Juraku walls	Juraku walls	Juraku walls
Alcove post	Kitayama cedar natural twisted log	Yamabuki: Uniquely figured wood from Muro Chidori: Ebony	Tsukushi: Natural twisted log Suwa: Natural round ebony Chikuma, Zuika: Natural twisted log
Alcove floor frame	Yoshino cedar with Roiro finish on curved wood	Roiro finish	Tsukushi: Roiro lacquered natural wood Suwa, Chikuma: Roiro lacquered finish Zuika: Natural Kitayama wood
Alcove lintel	Tachibana: Paulownia Sasa: Reddish, straight-grained cedar	Yamabuki, Kasuga: Reddish, straight-grained cedar	Tsukushi, Juwa, Chikuma: Paulownia Zuika: Straight-grained cedar
Paper sliding door	Yukimi shoji	Chidori: Windows with interior bamboo	—
Ceiling	Tachibana: Yoshino cedar with medium-grain Sasa: Boat-bottom shaped with lintel	Yamabuki: Lowered ceiling with Cattail leaf and woven Horsetail pattern Chidori: Sloped ceiling with Cattail leaf and woven Horsetail pattern Kasuga: Coffered ceiling with straight-grained cedar	Medium-grained cedar ceiling with open-grain battens

## Tea room Gyoan

We offer two authentic tea rooms: a standard four-and-a-half-mat room with a preparation area (hon-datte) and a smaller tea room (koma). The alcove post features natural twisted Kitayama cedar, and the tea alcove floor is made of tamo, a wood prized by tea masters, while the ceiling of the preparation area is made of Yakusugi cedar, all evoking the wabi spirit of our ancestors. Kitayama cedar cultivation is said to have begun around the Muromachi period (1336-1573) and became popular as a building material for tea rooms and Sukiya-style architecture with the rise of the tea ceremony. Its smooth texture, luster, patterns, and twisted grain are highly valued, and it has been designated a “Traditional Craft of Kyoto Prefecture.” Natural twisting, where the wood develops natural bumps and waves, creates a variety of unique expressions. It's said to occur due to a sudden mutation in the cedar, with only one tree in tens of thousands exhibiting this characteristic. Kitayama cedar trees are meticulously cultivated for about 30 years from planting before they can be used as building materials. Famous examples of Sukiya-style architecture using Kitayama cedar include the Katsura Imperial Villa and the Shugakuin Imperial Villa. The floorboards in the three-and-three-quarter-mat tea room preserve the tamo ash wood with a spiderweb grain pattern, which was passed down from the Soga family, that was used in the original Koarashitei. Tamo ash is renowned for the beauty of its grain and is often called the “Queen of White Woods.”



## Onsen bath



Hiba hot water tap

Atami ( 熱海 ) has been a hot spring resort since ancient times, and it is said that it used to be written as “阿多美” in the past. One of the famous figures who loved Atami Onsen was Tokugawa Ieyasu. Not only did he stay in Atami himself, but he also had the hot spring water transported in barrels to Edo Castle, a practice called “O-kumi-yu,” which was continued by successive shoguns. Atami Onsen is characterized by its weakly alkaline chloride spring water. The salt content coats the skin, providing excellent heat retention, and is expected to be effective in improving neuralgia, poor circulation, chronic women's ailments, and chronic skin diseases.



Atami hot water



Koarashi hot water



## Dining

In line with our concept as a ryotei ryokan (a traditional Japanese inn with an on-site restaurant), we carefully select our ingredients from producers across Japan in pursuit of pure deliciousness.

We prepare Japanese cuisine that captures the essence of each season.

Savor our elegant kaiseki cuisine, Kyoto-style, based on meticulously prepared dashi broth made from carefully chosen ingredients.

## Characteristics of Japanese Cuisine

Washoku (Japanese cuisine) was registered as a UNESCO Intangible Cultural Heritage in December 2013 as “Traditional Dietary Cultures of the Japanese.”

Similar to the concept of “gastronomy” often used in the Western culinary world, washoku can be described as a food culture that connects various cultural elements, from art to science, centered around cuisine.

Incorporating seasonal flowers and leaves along with seasonal ingredients, and using tableware that suits the season, washoku expresses the beauty of nature in its dishes.

Furthermore, while the word “旬” (shun) refers to ingredients being in season, Japanese cuisine also celebrates the subtle shifts of the seasons by enjoying ingredients that are early in the season (hashiri), at their peak (sakari), or lingering at the end of the season (nagori).



In Japanese cuisine, the concepts of “Five Methods,” “Five Tastes,” “Five Colors,” and “Five Senses” are highly valued, and the presentation of food through cuisine embodies the spirit of hospitality (omotenashi).

Five Methods: Cooking methods - Raw (cutting), simmering, grilling, steaming, frying

Five Tastes: Sweet, sour, salty, bitter, umami

Five Colors: Beautiful presentation through colors - Red, yellow, blue (green), white, black

Five Senses: Sight, hearing, smell, touch, taste

## Seasonal Menu Examples

### Spring



Appetizer: White asparagus with sea urchin sauce



Bowl Dish: Steamed clam and lotus root



Vinegared Dish: Wasabi leaves, mountain Udo (Japanese spikenard), ark shell, turban shell



Sashimi: Assorted seasonal fresh fish

### Summer



Bowl Dish: Live Hamo (conger eel) in Kudzu starch



Palate Cleanser: Summer vegetable ohitashi (lightly simmered vegetables in dashi)



Simmered Dish: Japanese Black beef loin chilled shabu-shabu style



Meal: Chilled somen noodles with sudachi citrus

### Autumn



Bowl Dish: Steamed and mashed Shogoin turnip



Grilled Dish: Kyoto-style grilled seasonal fish



Meat Dish: Japanese Black beef loin grilled with salt and pepper



Soft-shelled turtle hot pot

### Winter



Bowl Dish: Steamed abalone, mirrored turnip, plum and carrot



Vinegared Dish: Snow crab with vinegar



Grilled Dish: Japanese Black beef sirloin soft-boiled

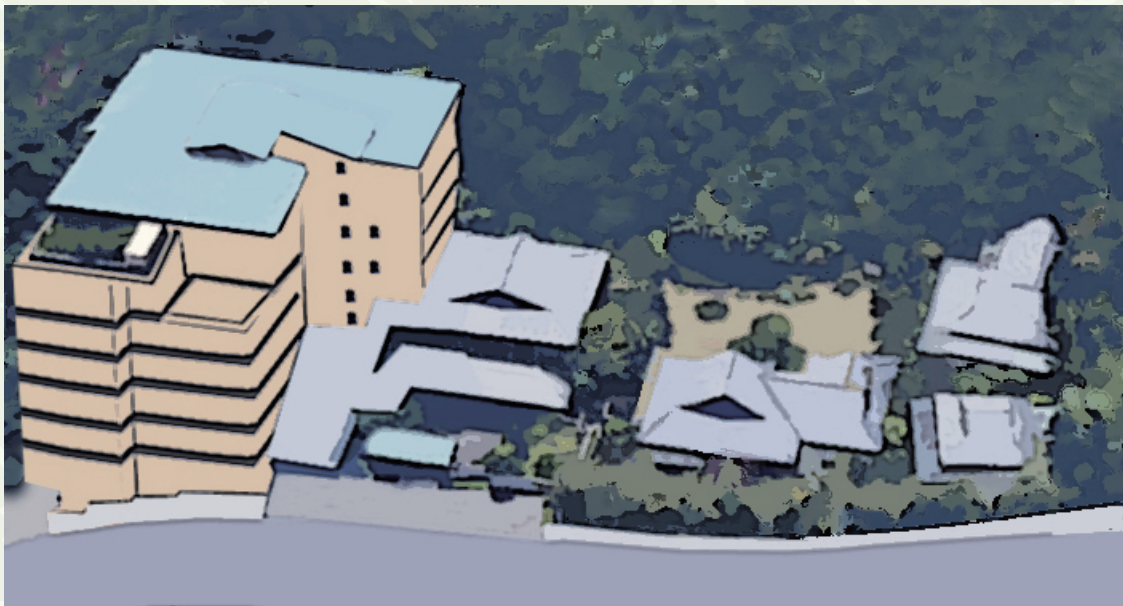


Tiger puffer hot pot



# Two Types of Private Rentals

		Main building rental	Entire building rental
8th floor	Onsen bath	—	○
	View lounge	○	○
7th-4th floors	Guest rooms	○	○
3rd floor	Banquet hall	○	○
2nd floor	Lobby	—	○
Garden area	VIP room and detached buildings	—	○



Main building

Lobby

VIP room

Detached buildings





# Banquet hall



## Banquet Hall Hourai

You can also use the movable stage (12 tatami mats) for karaoke and dances performed by the geisha we have arranged for you.



## Banquet Hall Sora

You can choose between floor chairs or high chairs for your banquet seating.



## Banquet Hall Fuso

It can be used for various purposes such as meetings and seminars. It can also be divided into two sections with partitions.



## View Lounge UKISHIRO

A lounge on the top floor of the main building with a panoramic view of Atami Port.

	Area	Meals	Standing	School	Theater
Hourai	97m <sup>2</sup> (7.0m×15.4m)	60 people	–	60 people	80 people
Sora	62m <sup>2</sup> (7.3m×15.6m)	30 people	–	40 people	60 people
Fuso	68m <sup>2</sup> (6.8m×10.0m)	–	45 people	42 people	56 people
Fuso A	34m <sup>2</sup> (6.8m×5.0m)	–	20 people	18 people	30 people
Fuso B	34m <sup>2</sup> (6.8m×5.0m)	–	20 people	18 people	30 people
UKISHIRO	77m <sup>2</sup> (9.4m×5.7~9.5m)	30 people	45 people	–	–



# Guest Rooms

Check-in 15:00 Check-out 11:00



VIP room Sasa



Detached building Chidori



Special room Suwa



Japanese-style room

## VIP room and detached building

	Room Name	Capacity	Area	Main Room	Side Room	Anteroom	Wide Veranda	Indoor Bath
VIP Room	Tachibana	5 people	97m <sup>2</sup>	12.5 tatami mats	7.5 tatami mats	5 tatami mats	13m <sup>2</sup>	Cypress onsen bath
	Sasa	5 people	97m <sup>2</sup>	12.5 tatami mats	7.5 tatami mats	5 tatami mats	10m <sup>2</sup>	Semi-open-air bath
Detached Building	Yamabuki	5 people	78m <sup>2</sup>	10 tatami mats	6 tatami mats	7m <sup>2</sup>	8m <sup>2</sup>	Onsen Stone bath
	Kasuga	5 people	80m <sup>2</sup>	10 tatami mats	6 tatami mats	5m <sup>2</sup>	10m <sup>2</sup>	
	Chidori	5 people	80m <sup>2</sup>	11 tatami mats	6 tatami mats	5m <sup>2</sup>	8m <sup>2</sup>	

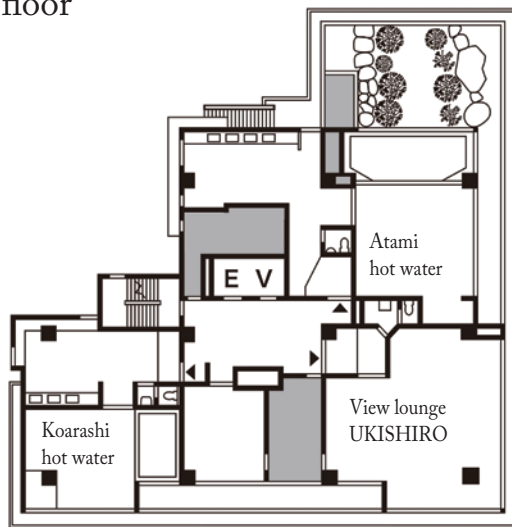
## Main building

	Room Name	Capacity	Area	Main Room	Side Room	Anteroom	Wide Veranda	Indoor Bath
Special room	Tsukushi	5 people	97m <sup>2</sup>	15 tatami mats	6 tatami mats	—	12m <sup>2</sup>	Onsen Cypress bath
	Suwa	5 people	97m <sup>2</sup>	12.5 tatami mats	6 tatami mats	—	14m <sup>2</sup>	
	Chikuma	5 people	72m <sup>2</sup>	15 tatami mats	6 tatami mats	—	9m <sup>2</sup>	
	Zuika	5 people	70m <sup>2</sup>	12.5 tatami mats	6 tatami mats	—	9m <sup>2</sup>	
Japanese-style room	401/501/601	5 people	70m <sup>2</sup>	11 tatami mats	5 tatami mats	—	7m <sup>2</sup>	Hot water Stone-paved FRP bathtub
	402/502/602	5 people	68m <sup>2</sup>	11 tatami mats	6 tatami mats	—	5m <sup>2</sup>	
	403/503/603	4 people	65m <sup>2</sup>	12.5 tatami mats	3 tatami mats	—	15m <sup>2</sup>	
	404/504/604	5 people	72m <sup>2</sup>	12.5 tatami mats	5 tatami mats	—	8m <sup>2</sup>	
	405/505/605	5 people	73m <sup>2</sup>	12.5 tatami mats	5 tatami mats	—	8m <sup>2</sup>	
Western-style room	Twin	2 people	45m <sup>2</sup>	—	—	—	—	Unit bath
	Single	1 people	15m <sup>2</sup>	—	—	—	—	

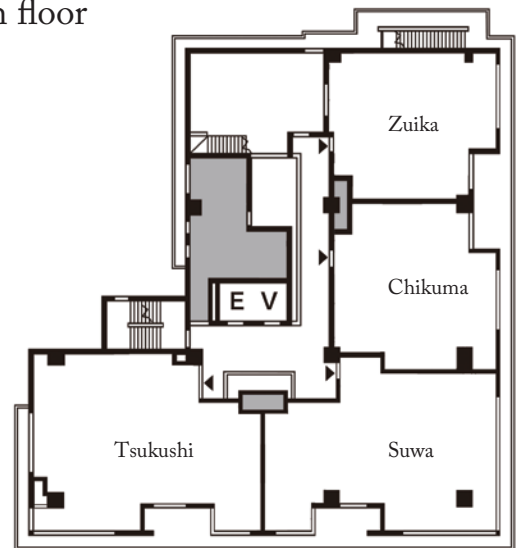


# Building floor plans

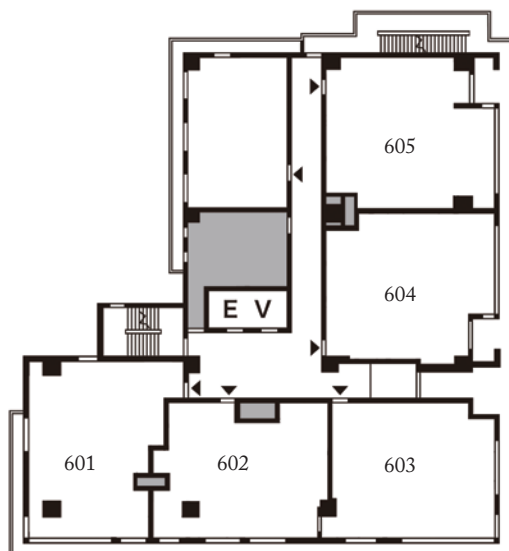
8th floor



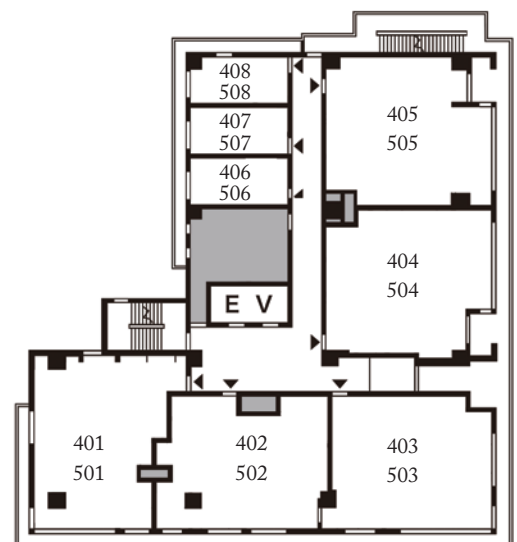
7th floor



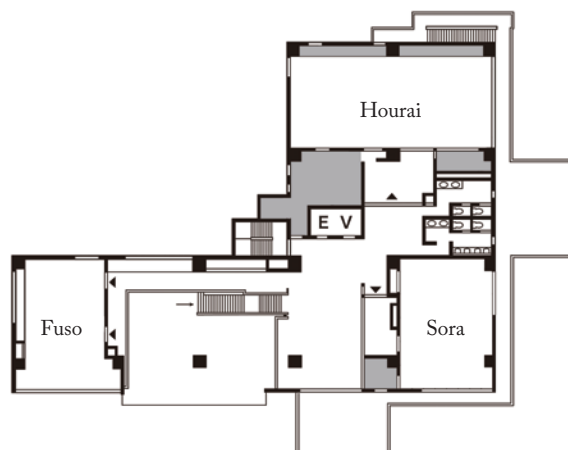
6th floor



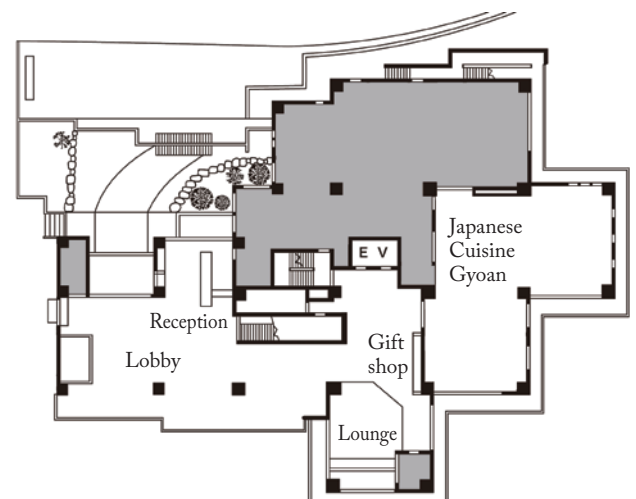
4th-5th floor



3rd floor



2nd floor





# Guest room floor plans

## VIP rooms

Tachibana



Sasa



## Detached buildings

Yamabuki



Kasuga



Chidori



## Special rooms

Tsukushi



Suwa



Chikuma



Zuika



## Main building (Example) Japanese-style rooms





# Sample Plan 1

Purpose: Meeting and Socializing

Itinerary: 1 night, 2 days with dinner and breakfast

## Day 1

Morning : Travel - From Tokyo Station  
to Atami Station by Shinkansen  
(approx. 45 minutes),  
then from Atami Station to the ryokan  
by taxi (approx. 10 minutes)



12 : 45 Gather at the ryokan



13 : 00 Meeting Part 1 - Policy Explanation



15 : 00 Break and Check-in

15 : 30 Meeting Part 2 - Breakout Sessions

18 : 00 Onsen



17 : 30 Dinner

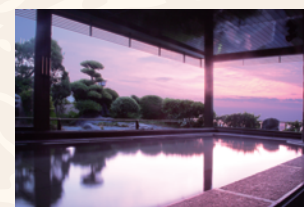


20 : 00 Social Gathering (2nd round)



## Day 2

6 : 00 Onsen



7 : 30 Breakfast



9 : 00 Meeting Part 3 - Briefing Session

11 : 00 Check-out and Disperse/Free Time



# Sample Plan 2

Purpose: Sightseeing, Refreshment, Cultural Experience, Socializing

Itinerary: 1 night, 2 days with dinner and breakfast

## Day 1

Until Evening: Free time in groups - Sightseeing in Atami, Golf, Fishing Boat Trip

### “Surprisingly Atami”

In the past, Atami's charms were not well known. To address this, the city of Atami and other organizations launched a promotional campaign in 2013 with the goal of attracting 2.75 million overnight visitors annually. In 2016, they achieved 3.01 million visitors, marking a V-shaped recovery, particularly with an increase in the F1 demographic (women aged 20-34).

The “Surprisingly Atami” project aims to shift the perception from "It's surprisingly good" to "It's always been great."

### Suggested Sightseeing Spots

Location Spot Hopping: Explore popular locationsoften featured on TV, from Showa-era retro spots to trendy new sweets shops, around Atami Station and the Atami Ginza shopping district.

Power Spot Pilgrimage: Kinomiya Shrine enshrines a deity of good fortune and prosperity, and has been worshipped since ancient times. Its sacred tree is a 2,100-year-old grand camphor tree, designated as a natural monument. Izusan Shrine is famous as a shrine for matchmaking, as it's where Minamoto no Yoritomo and Hojo Masako were united.

Atami Castle: Enjoy a 360-degree panorama from the castle tower. It also houses a museum of samurai culture and a collection of ukiyo-e erotic prints (shunga). The Atami Trick Art Museum and the Atami Adult Museum are also nearby.

Atami Plum Garden: Known for having the earliest blooming plum blossoms in Japan and the latest autumn foliage.

Kiunkaku: A Taisho-era ryokan loved by literary figures such as Shiga Naoya, Tanizaki Junichiro, and Dazai Osamu. It is now a cultural property of Atami City.

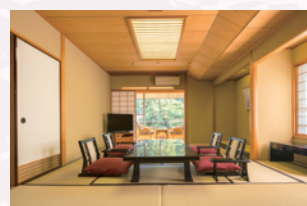
MOA Museum of Art: Boasts a collection of approximately 3,500 pieces, mainly East Asian art, including 3 National Treasures and 67 Important Cultural Properties.

15 : 00 Check-in, Hot Spring Bath available

17 : 30 Dinner & Cultural Experience - Enjoy the songs and dances of Atami's traditional "Atami Geigi" (geisha), and experience ozashiki-asobi (traditional geisha games)



20 : 00 Social Gathering  
(2nd round)



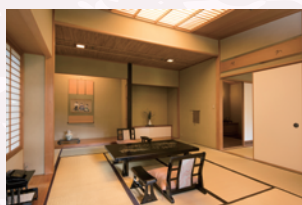
## Day 2

6 : 00 Onsen



7 : 30 Breakfast

9 : 00 Tour of the Sukiya-style  
Architecture  
& Tea Rooms



11 : 00 Check-out



# Checklist

## Examples of Usage Purposes

Meetings & Training, Socializing, Appreciation & Recognition, Incentive Trips, Client Entertainment, Executive Meetings, Industry Gatherings, Partner Meetings, Union Meetings, Hosting Foreign Guests

## Banquet Halls

We offer both traditional Japanese-style rooms and Western-style rooms. For banquets, you can choose high chairs that are easy on the knees and back.

## Convenience

With easy access from Tokyo Station, travel time for participants is minimized, allowing for fulfilling plans even on short schedules

## Four Types of Guest Rooms

We have guest rooms with semi-open-air baths and cypress baths, suitable for single occupancy. Staff can also combine standard types for group use, etc.

### Special Order Dishes

Assorted sashimi platter

Abalone

Ise lobster sashimi

Splendid alfonso (kinmedai)

Pufferfish (fugu) (autumn/winter)

Japanese Black beef steak

Japanese Black beef shabu-shabu in dashi broth

Onigiri (rice balls)



### Guest Rooms

Private bath

Toilet with cleaning function

Air conditioning/heating

Humidifier/air purifier

TV

Safe

Refrigerator (with paid beverages)

Electric kettle

(Types of private baths)



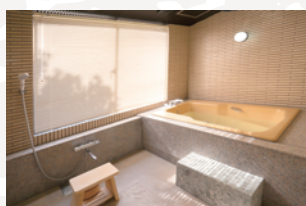
VIP room



Detached room Yamabuki



Special room Zuika



Main building Japanese-style room

### Entertainment & Events

Geisha (dancers & musicians)

Hostesses

Karaoke

Screen

Projector

Microphone

Whiteboard

Tabletop flower arrangements

Snapshot photography



### Facilities & Services

Wi-Fi

Parking (cars & buses)

Courier service handling

In-room relaxation services

### Leisure Activities

Shogi (Japanese chess) & Go board rental

Mahjong room arrangement (fully automatic table)

Golf arrangements

Fishing boat arrangements



### Souvenirs

Gift shop

Arrangements for Atami specialty products

Homemade karasumi (salted mullet roe)



### Rooms and meals for drivers