

An aerial photograph of a winter landscape. A large, irregularly shaped peninsula covered in dense evergreen forest is surrounded by a vast, flat, snow-covered area that appears to be a frozen lake or a large field. Several curved tracks, likely from snowmobiles, are visible in the snow. The sky is clear and blue. The overall scene is serene and remote.

**HOSSA**

# **HOSSA HIDEAWAY**

## **HOSSANNIEMI**

**Pre-developed concepts are available for developers and implementers. Welcome to invest in Hossa.**

**CONSEPT PROPOSAL**



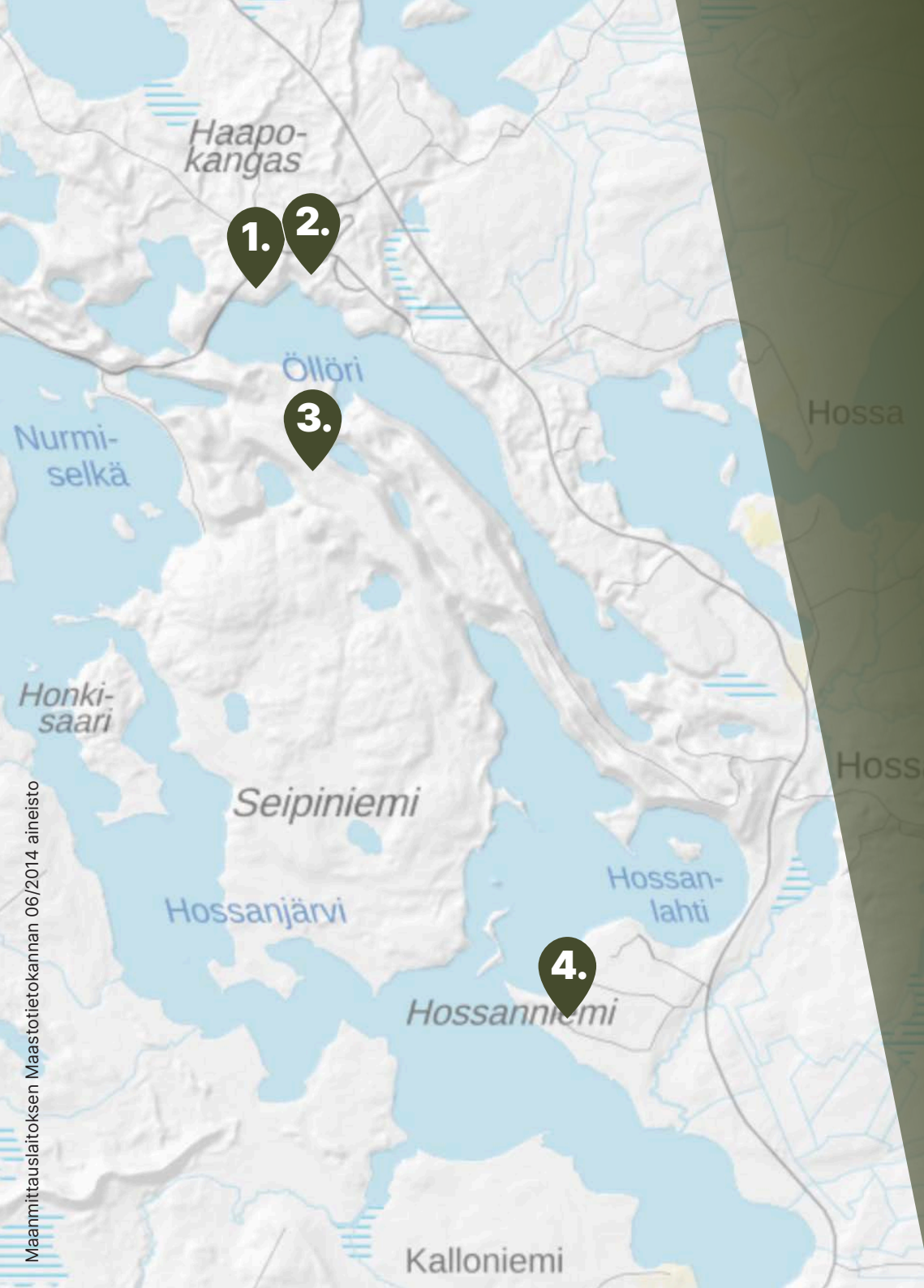
# ACCOMMODATION INVESTMENTS IN HOSSA

Hossa has emerged in recent years as one of Finland's most interesting destinations for nature-based tourism. The Hossa National Park, established in 2017, has made the area known both domestically and internationally. In 2024, the area was visited by 75,500 tourists.

Hossa tourist services include Hossa Visitor Centre, camping and caravan area with summer shop, hotel Hossa Holiday Center, restaurants, accommodation and program services, reindeer farm visits as well as cottage and holiday apartments.

Locations for future accommodation investments in Hossa are:

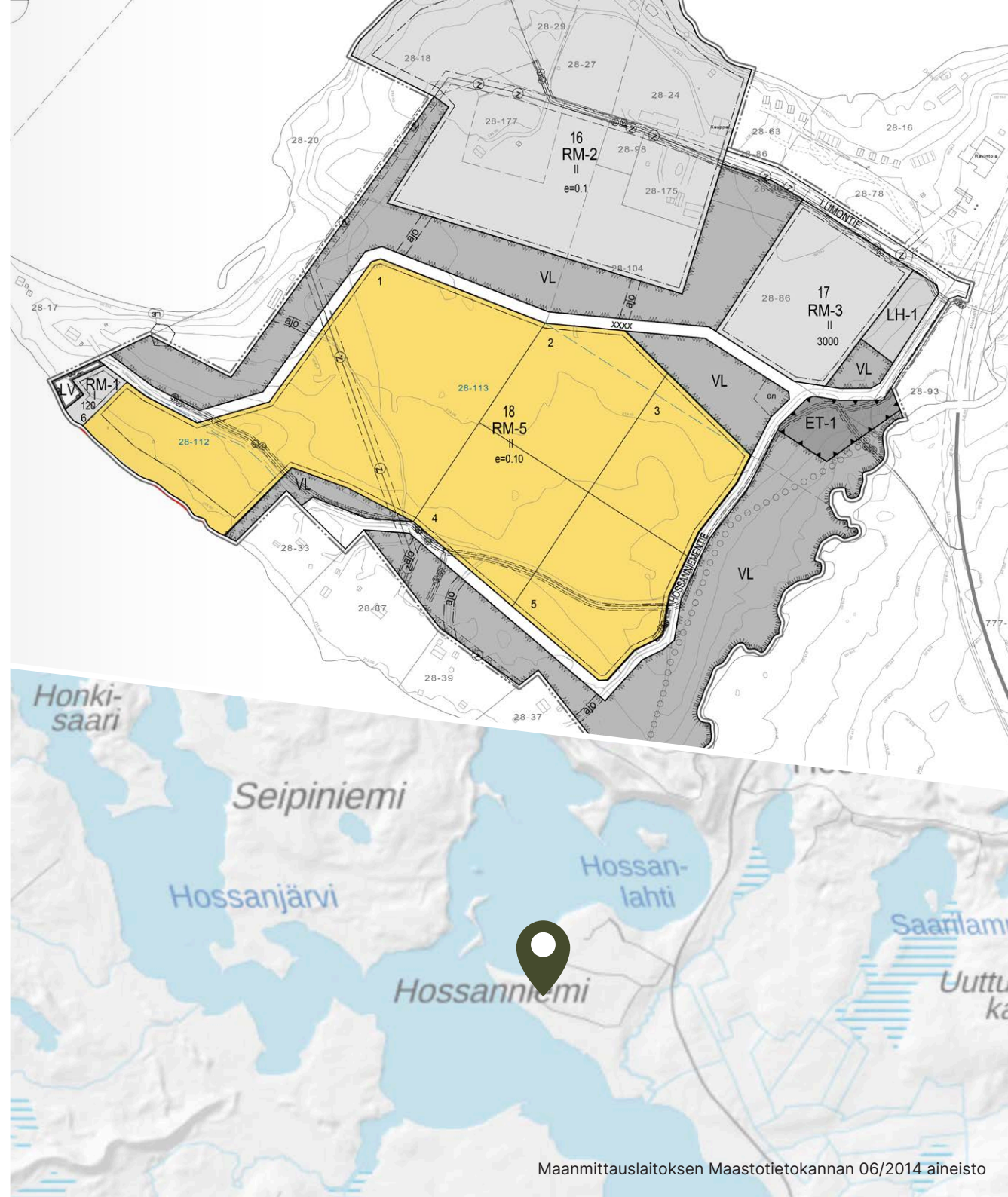
- 1. Visitor Centre area**
- 2. Social distancing resort**
- 3. Hossa Wilderness Base Camp - Seipiniemi**
- 4. Hotel and service building - Hossanniemi**



# DEVELOPMENT OPPORTUNITIES

Hossa's growing tourism needs more quality services, especially in terms of accommodation and program services. Currently, the occupancy rate of accommodation is very high – in the summer, cottages are constantly full of domestic tourists, and in the winter, international groups fill the winter accommodation during the season that lasts from December to April.

In the future the services in Hossanniemi consist of current accommodation services in the area as well as new accommodation buildings and separate service building. The hotel and services can be implemented in the same building. The service building serves the area's entrepreneurs, residents and visitors.







# GROWTH POSSIBILITY

The total area of the Hossanniemi site is 14,000 m<sup>2</sup> and the building rights are 3,000 floor m<sup>2</sup>.

Separate accommodation buildings and a service building can be built in the area.

The service building includes, for example, a shop, restaurant, kitchen and storage facilities.

There is no ready-made building plan for Hossanniemi, but the site can be freely designed by the investor.

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## LOCATION AND ACCESSIBILITY

### Airports

|          |        |
|----------|--------|
| Kuusamo  | 1 h    |
| Kajaani  | 2,5 h  |
| Oulu     | 3,25 h |
| Helsinki | 8,5 h  |

### Railway station

|            |     |
|------------|-----|
| Kontiomäki | 2 h |
|------------|-----|

### Full-service center

|             |     |
|-------------|-----|
| Suomussalmi | 1 h |
| Kuusamo     | 1 h |



# HOSSA'S POTENTIAL

## 50 000 Registered overnights

75 % Domestic

25 % Foreign

75 % Summer

25 % Winter

## Key nationalities

1. Finland

2. France

3. Great Britain

4. Germany

5. Netherlands

100 000 national park visitors per year

7,4 M€ direct tourism income

92 % Overnights

8 % Day trips

## Spending money

68 € Per visit domestic visitors

97 € Per visit foreign visitors

# LOADS TO EXPERIENCE – FULL OF POSSIBILITIES

The extensive resort area of Hossa covers also small villages in Suomussalmi and destinations in the surrounding region. Hossa National Park is approximately 111 km<sup>2</sup> in size. Previously known as a hiking area, Hossa National Park was established in honour of the Finland 100 anniversary year, and the park received a lot of attention both in the national and international media.



**60 KM CROSS-COUNTRY  
SKI TRACKS**



**60 KM CANOEING  
ROUTES**



**100 KM MARKED  
TRAILS**



**11 UNITS LEAN-TOS AND  
COOKING SHELTERS**



**40 LOCATIONS  
CAMPFIRE SITES**



**2 PREHISTORIC  
ROCK PAINTINGS**





## YEAR-ROUND EXPERIENCES

- Fishing
- Animal watching and photography (bears, birds)
- Mountain biking & fatbike
- Wild berries and mushrooms
- Snowshoeing
- Reindeer and husky sled rides
- Canoeing
- Swimming
- Yoga
- Sauna
- Diving
- Running
- Snowmobiles
- Cross-country skiing
- Excursions & hiking
- Boating
- Cultural attractions
- Aurora Borealis

