



HOSSA

HOSSA WILDERNESS BASE CAMP

SEIPINIEMI

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

CONSEPT PROPOSAL

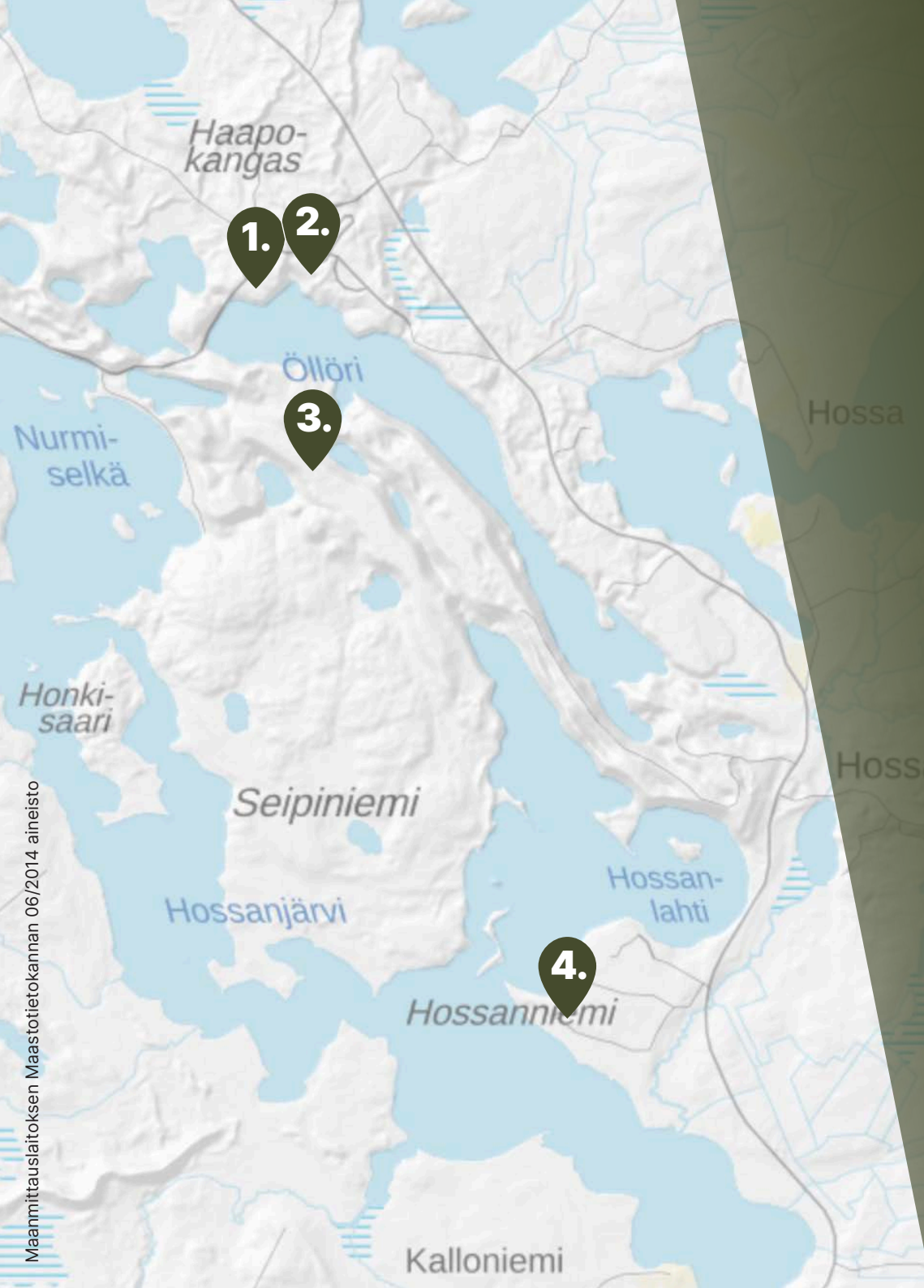
ACCOMMODATION INVESTMENTS IN HOSSA

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:

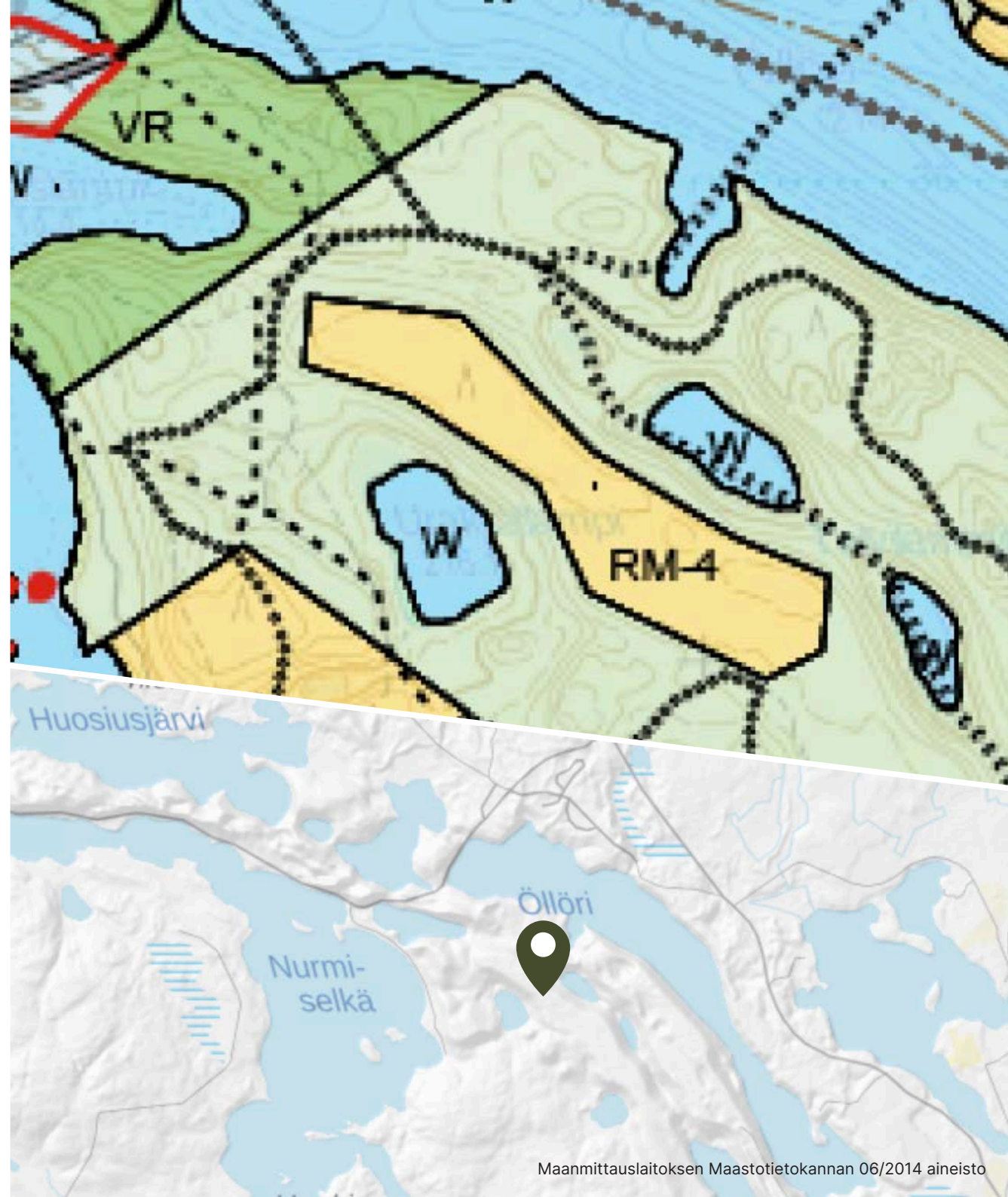
- 1. Visitor Centre area**
- 2. Social distancing resort**
- 3. Hossa Wilderness Base Camp - Seipiniemi**
- 4. Hotel and service building - Hossanniemi**



DEVELOPMENT OPPORTUNITIES

Seipiniemi is being developed as a resort offering unique combination of activities, nordic way of life and accommodation. The investments in the area correspond to identified market trends and demands (such as individual tourism, sustainable tourism, safe nature experiences and unique accommodation trends).

In the proposed area it is possible to create a unique resort made up of a real nature experience in Hossa's style – "nature luxury". The accommodation units are so called landscape cabins with large windows (feel of nature) and in large aspect the ecological aspects are taken into account. The versatile nature activities and program services as well as the accommodation concept together form an internationally interesting nature tourism resort.





WILDERNESS BASECAMP IN BRIEF

- A thematic accommodation, activity and service concept which is based on the versatile utilization of nature.
- The key values include slow life, peace of nature and learning from nature.
- In addition to accommodation various activities and service are offered all year around (winter and summer products). This may include:
- Nature amenities: gathering food from nature and learning to prepare it: berries, mushrooms, fish, game, superfood, etc.
- Finnish sauna experience:
Finnish sauna traditions and sauna experiences
- Wellbeing from nature: tar, peat, nature assisted treatment methods
- Activities: summer and winter multiactivities, relaxation, silence and enjoying natural phenomena
- Culture: traditions and local culture, handicraft, expression skills (poetry, painting, photography, music)
- Also rental equipment available for own use.

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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
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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 km² 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

