



HOLIDAY RESORT

**SOCIAL
DISTANCING
RESORT**

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

CONSEPT PROPOSAL

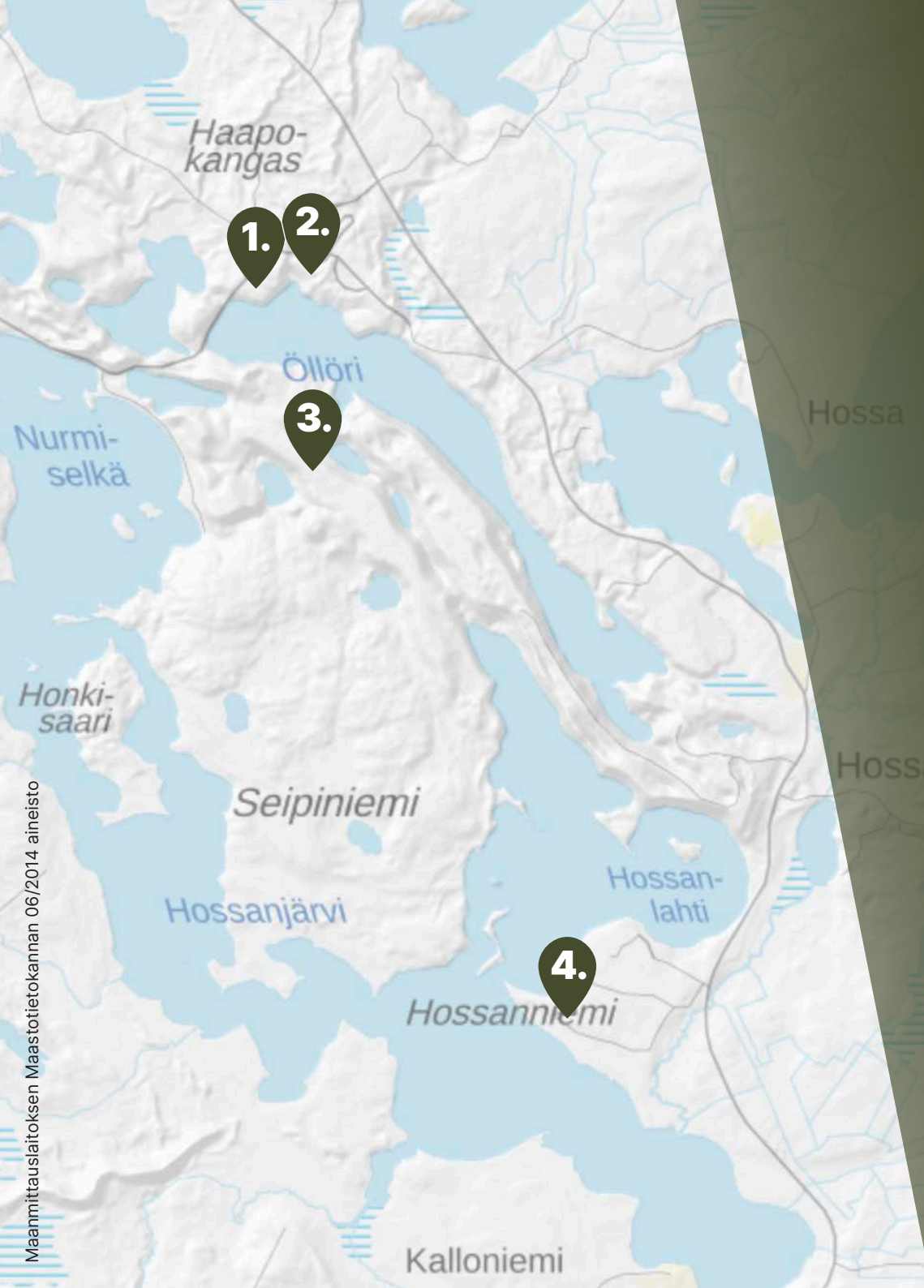
ACCOMMODATION INVESTMENTS IN HOSSA

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:

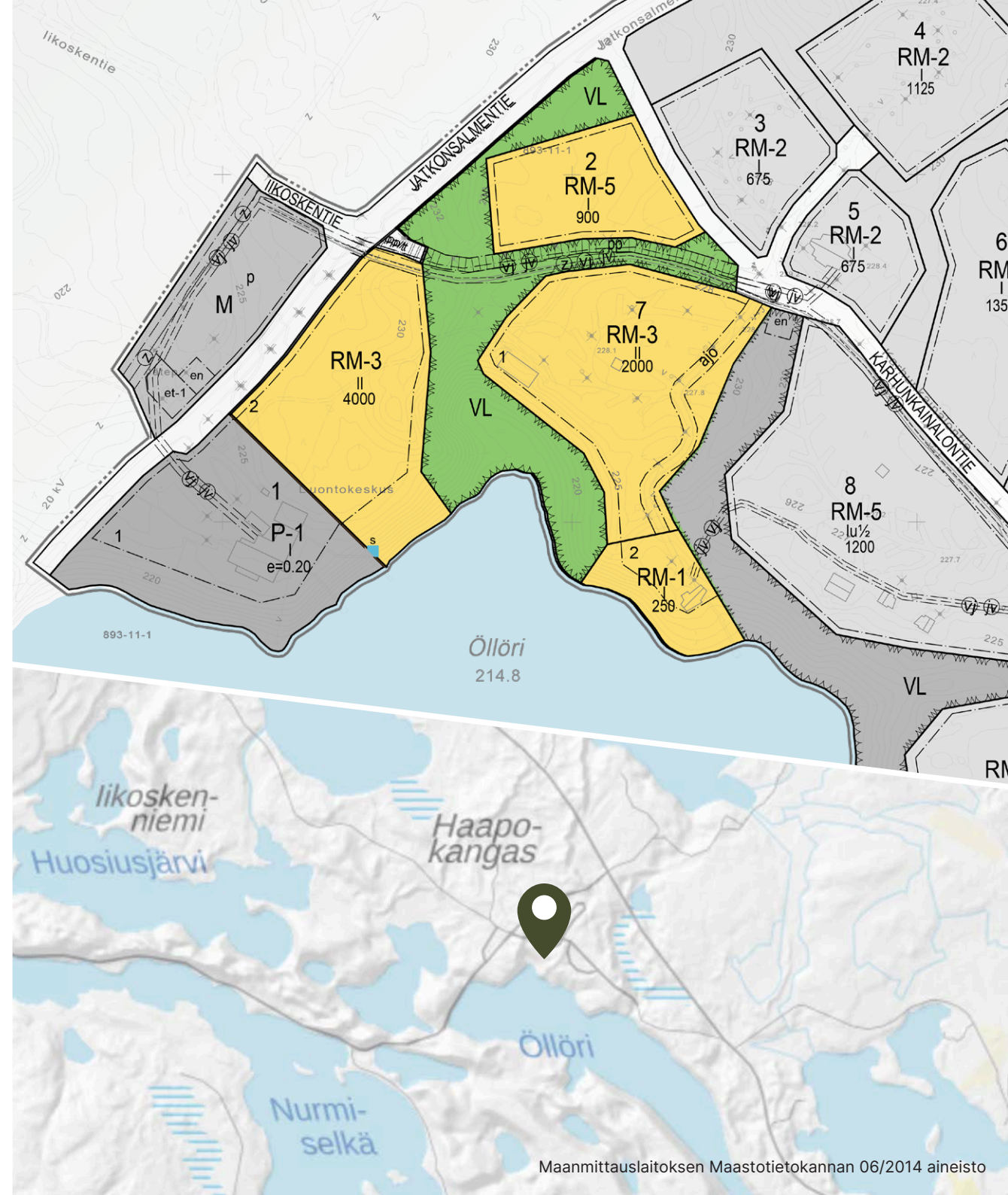
- 1. Visitor Centre area**
- 2. Social distancing resort**
- 3. Hossa Wilderness Base Camp - Seipiniemi**
- 4. Hotel and service building - Hossanniemi**



DEVELOPMENT OPPORTUNITIES

There are 3 plots available right next to the Hossa National Park Visitor Centre with a total of 8,000 square meters of floor space available for construction. Here it is possible to invest in accommodation, restaurant and other commercial use.

Let's build an opportunity for social distancing in a safe environment.





GROWTH POSSIBILITY

The surrounding nature, wildlife and Hossa National Park have already created a favourable tourism business environment for local services providers. The service providers have a joint marketing network. They have also committed to follow the guidelines of sustainable tourism. There is already versatile range of accommodation available, but also a growing need for new capacity and unique concepts.

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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

