



VISITOR CENTRE AREA

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

CONSEPT PROPOSAL

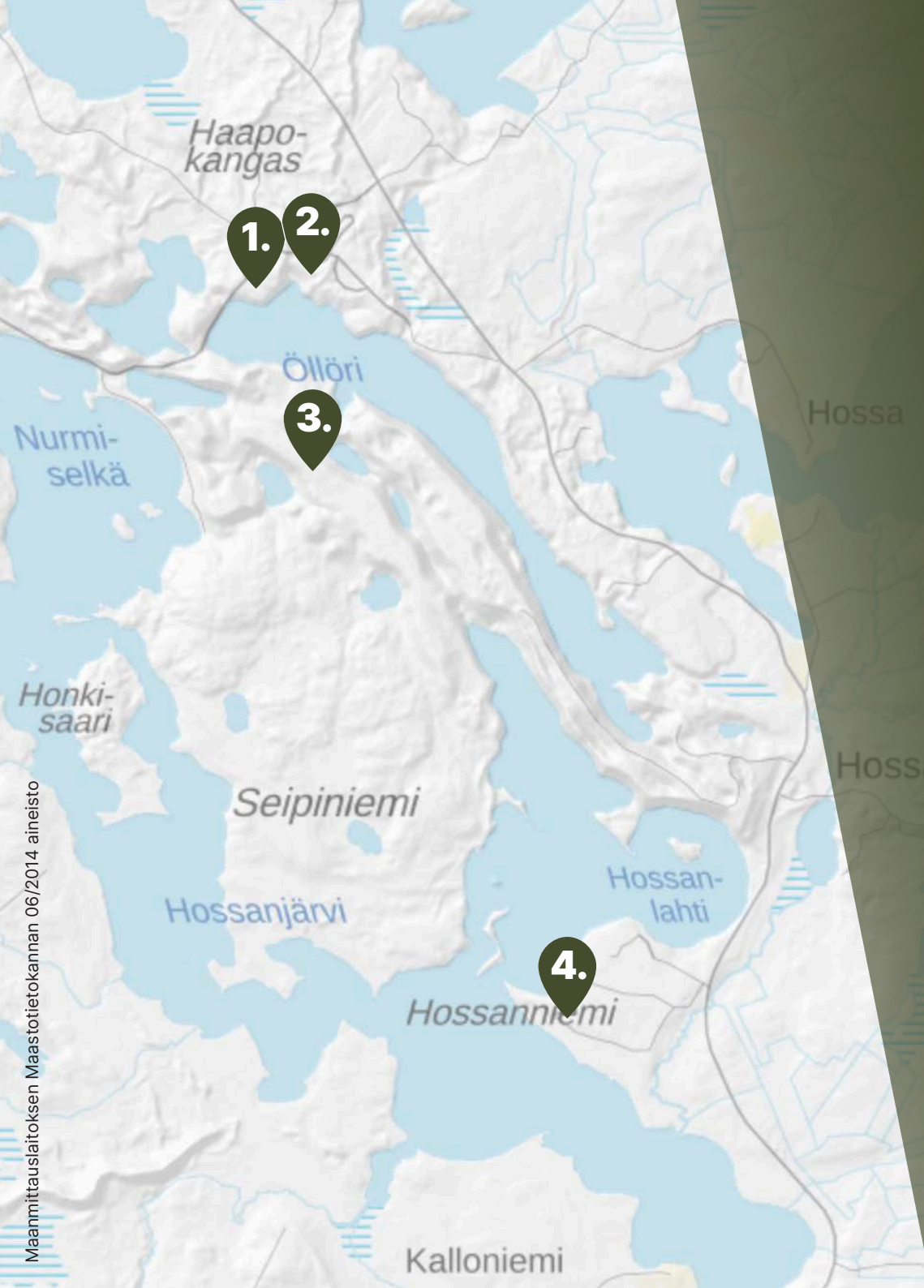
ACCOMMODATION INVESTMENTS IN HOSSA

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:

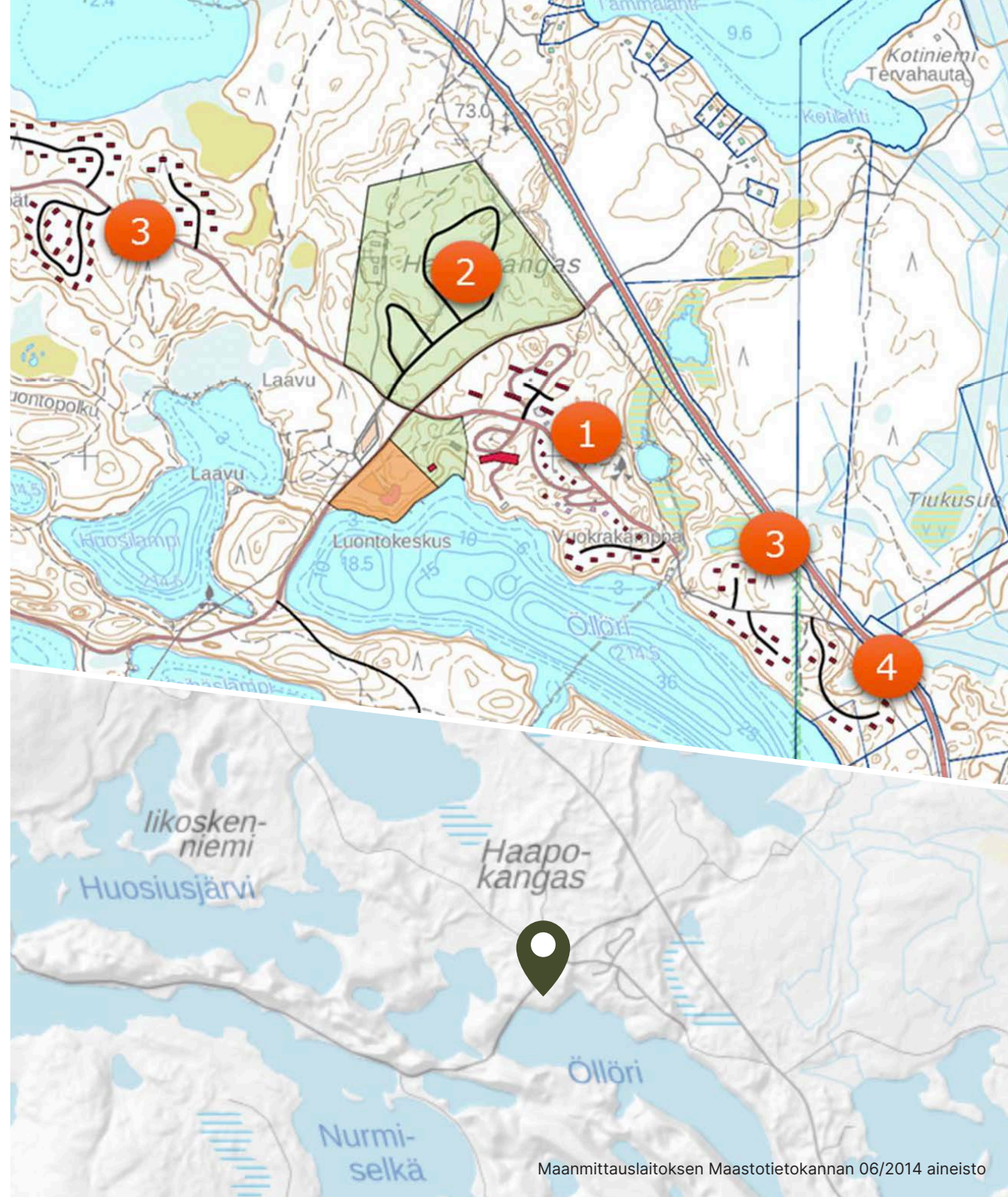
- 1. Visitor Centre area**
- 2. Social distancing resort**
- 3. Hossa Wilderness Base Camp - Seipiniemi**
- 4. Hotel and service building - Hossanniemi**



DEVELOPMENT OPPORTUNITIES

Hossa Visitor Centre area is being developed as a nature holiday and leisure resort offering year-round accommodation and diverse, easy and safe nature activities and Experiences.

Hossa Visitor Centre, the new hotel as well as holiday apartments along with the caravan area form the commercial core of the center (No. 1 & 2). Area further away from the center is reserved for the construction of privately owned holiday homes, which can be realized as individual investments (No. 3 & 4).



A person is fishing in a river, standing on rocks. The background shows a dense forest of evergreen trees. The scene is misty or foggy, creating a serene atmosphere. The person is wearing a hat and a jacket, and is holding a fishing rod. The river is flowing, and there are many rocks in the water.

GROWTH POSSIBILITY

Hossa is a very interesting investment destination, especially from the perspective of building accommodation capacity.

The total area of vacant plots in the Visitor Centre Area is 67,830 m². There is a total of 12,775 square meters of building rights. The plot next to the nature centre alone has an area of 12,530 m² and a building right of 4,000 square meters.

Information on vacant plots can be found in Finnish here » www.laatumaa.fi

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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

