Koli-Purnulahti

Tourism & real estate opportunity

Build the next reason to stay.

A lakeside development opportunity beside Koli village, Lake Pielinen and one of Finland’s best-known national landscapes.

THE OPPORTUNITY

01

- Lake Pielinen setting
- Koli village close by
- Detailed plan in force

Koli National Park landscape | destination photography

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Where the mapped areas meet road and water.



Mapped RM areas

The MML base map shows the RM areas alongside roads and neighbouring properties.

Local setting

Purnulahti sits beside Lake Pielinen, close to Koli village and harbour services.

Boundary status

The outlined areas are planning context, not a confirmed transaction parcel.

MML base map, 5 Nov 2026; colours adapted for contrast. Boundaries unchanged; offered parcel to confirm.

Purnulahti base map © Maanmittauslaitos, 2026

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See the site in its real landscape.



Forest and shore

The orthophoto shows the present land cover, roads and neighbouring shoreline.

Marked RM areas

Red outlines identify mapped tourism areas in the Purnulahti setting.

Next verification

Confirm which exact cadastral units and boundaries form the investment offer.

Source: MML orthophoto, 5 Nov 2026. Marked RM areas are not sale parcels.

Purnulahti orthophoto © Maanmittauslaitos, 2026

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The destination is already drawing visitors.

~1 km

To Koli village and harbour services

224,000

Koli National Park visits in 2025

Four seasons

Trail, lake, snow and wellness offer

Purnulahti can add a distinctive place to stay within an established nature destination.

Source: Metsähallitus, 2025. Park visits are not unique guests, overnight stays or a forecast of hotel demand.

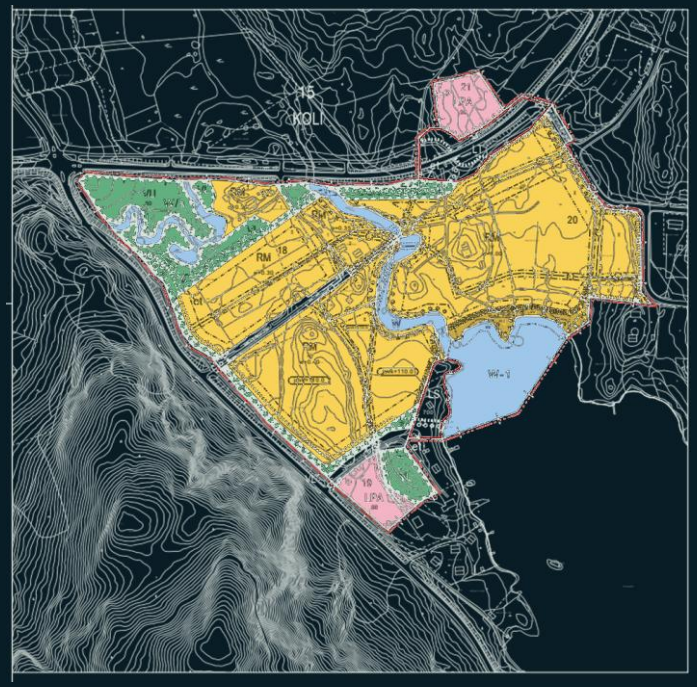
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A live detailed plan. Room for a distinctive offer.



Planning in force

Purnulahti's detailed plan became legally effective on 12 April 2023.

Tourism land

RM blocks support tourism uses; building intensity varies by block (e = 0.30–1.00).

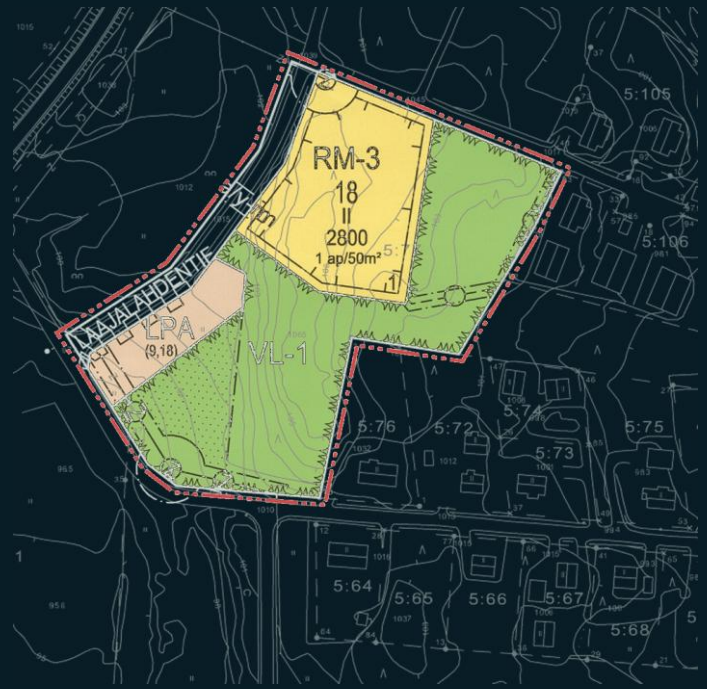
Parcel selection

The 2021 brief described around 10 ha. Exact offered plots and rights require confirmation.

City of Lieksa statutory plan; colours adapted for contrast. Planning zones are not sale parcels.

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A separate plan shows a specific tourism block.



2013 shore-plan amendment

The supplied drawing identifies RM-3 block 18 beside Laajalahdentie.

Right shown on drawing

2,800 k-m² with a maximum of two storeys (II).

Offer-level check

Confirm current applicability and the match to any offered parcel before quoting building rights.

2013 City / FCG plan; colours adapted for contrast. Verify current applicability before quoting rights.

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Turn the setting into a reason to stay longer.

01

Stay close to nature

Villas, apartments or hotel accommodation tailored to the selected block and guest segment.

02

Make it experiential

Sauna, food, lake and activity services can deepen all-season appeal where planning permits.

03

Grow in phases

A focused first phase can prove the concept before expanding capacity or adding complementary uses.

Illustrative product options. No room count, building permit, operating partner or return is committed.

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A structure that fits the operator and the land.

01

Developer-led

Secure a defined parcel and phase accommodation around a viable operating concept.

02

Operator-led

Bring the brand and guest experience; structure land, capital and delivery with partners.

03

Strategic partnership

Align the City, developer and operator around a parcel, investment plan and timetable.

Sale or lease terms, funding and delivery responsibilities require case-specific agreement.

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A destination built for four seasons.



Nature & landscape

Koli National Park and Lake Pielinen anchor the guest experience.

Active seasons

Trails, lake activities and winter routes extend reasons to visit.

Hospitality depth

Food, sauna and wellness can turn day trips into longer stays.

Product themes are illustrative; visitor conversion and project revenues must be tested.

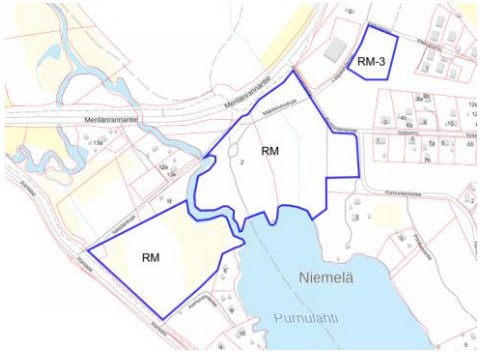
Koli destination imagery | illustrative activity photography

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Purnulahti

City-owned tourism land beside Lake Pielinen

SITE MAP



MML base map, 5 Nov 2026; outlined RM areas, not verified sale parcels.

AERIAL VIEW



MML orthophoto, 5 Nov 2026; RM outlines, not sale parcels.

PLANNING STAGE
Detailed plan legally effective 12 Apr 2023; block terms to confirm

BUILDING RIGHTS
Tourism blocks e = 0.30–1.00; exact offered block t.b.c.

PERMITTED USE
RM tourism services, subject to block designation

RESTRICTIONS
Landscape, flood level, parking and stormwater provisions

PROPERTY ID
422-411-5-81 / -63 / -56 / -42 (City holdings; offered parcel t.b.c.)

AREA SIZE
Approx. 10 ha in 2021 area brief; offered area t.b.c.

OWNERSHIP / TENURE
City of Lieksa; offered plot and tenure to be confirmed

EASEMENTS & LIENS
Koli illuminated ski-trail recreation route; other encumbrances t.b.c.

WATER & SEWAGE
Connection possible; point and capacity t.b.c.

ELECTRICITY
Connection possible; capacity and fee t.b.c.

DISTRICT HEATING
Possible; Enon Energia heating plant nearby

Tax-rate note: source 4%; Vero lists 3% for real estate. Confirm.

FIBRE
Available; connection details t.b.c.

SOIL / GROUND
Detailed buildability assessment available; findings t.b.c.

TERRAIN / VEGETATION
See marked aerial; site-specific survey t.b.c.

ENVIRONMENT
Lake Pielinen frontage; parcel-specific constraints t.b.c.

ROAD ACCESS
Near Koli village and harbour; exact legal access t.b.c.

PUBLIC TRANSIT
t.b.c.

INDICATIVE PRICE
Negotiable

PROPERTY TAX
See vero.fi.

TRANSFER TAX
4% of the purchase price (source figure; see tax-rate note above).

LEASE TERMS
Terms to be agreed in the lease; purchase of the property is also possible.

t.b.c. = site-specific confirmation needed. Zones and outlined areas are not verified sale parcels.

Walk the site. Define the first phase.

A focused visit with LieKe and the City can turn a promising concept into a parcel-specific discussion.

01 Review the available land and the detailed plan

02 Test the operating concept against site conditions

03 Agree the parcel, structure and next actions

A practical conversation starts on the ground.

Bring your concept, target guest and preferred investment route.

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One team. Local decisions. Practical investor support.

Municipal leadership and LieKe work together to connect investors with sites, owners, planning and the next serious conversation.



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Start with the right person — the wider team is available from the first discussion.