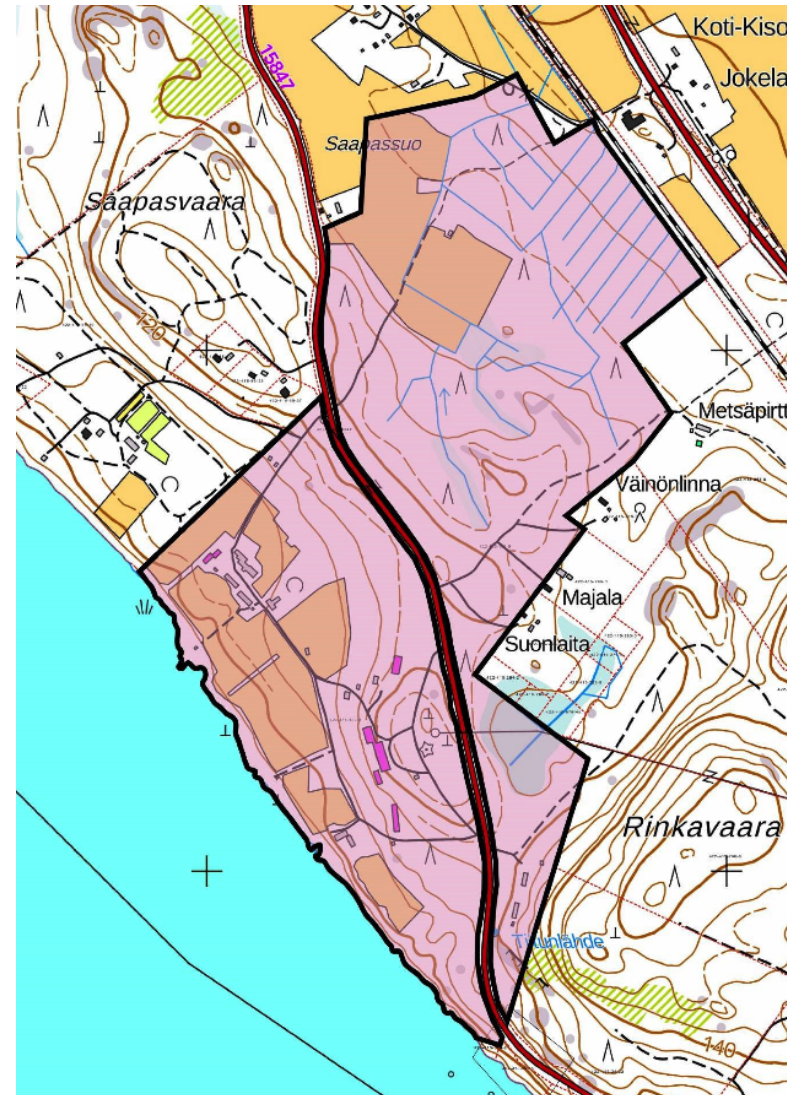
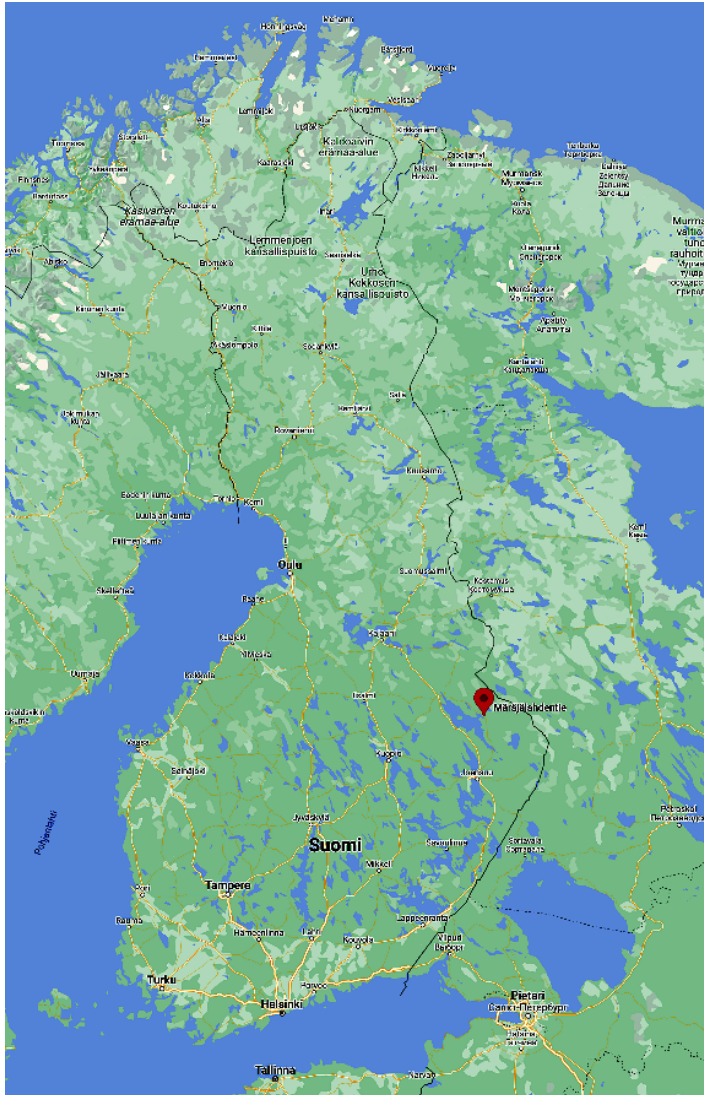


# PIELINEN MANOR & RESORT



KATARAUNA CONSULTING OY / ARKTES OY / 8.10.2021

# PIELINEN MANOR & RESORT



## MAP & LOCATION



# PIELINEN MANOR & RESORT

## MÄRÄJÄLAHTI PROPERTY

The Märajälahti property is located on the shores of Lake Pielinen in the town of Lieksa. The property covers an area of 96.76 hectares and has a shoreline of 1.16 km. Near the lake, the terrain is farmland, while further along, the area becomes wooded. The terrain descends gently towards the lake to the west, with a beautiful view opening across the water. The water of the sand bottomed lake is clean and offers an excellent opportunity for swimming and a variety of water games. Waterways connect Pielinen to the Gulf of Finland, so there are unique opportunities for boating and tour skating, for example.

The Märajälahti property is located just five kilometers from Lieksa town center, where you can find all the necessary services as well as a train station.

The property includes several buildings with a total area of approximately 5,000 m<sup>2</sup>. The main building is a former educational institution, with an area of 2,730 m<sup>2</sup>. In addition, the property includes three residential buildings, measuring 720, 470 and 240 m<sup>2</sup>. The buildings have been taken good care of all the time, with heating on in winter as well.

The property also includes an old farm with its buildings, as well as several other smaller buildings.



## PROPERTY

# PIELINEN MANOR & RESORT

## VISION: PIELINEN MANOR & RESORT

- AN ATTRACTIVE HOLIDAY AND LEISURE DESTINATION

An attractive holiday and leisure centre will be created on the large sunny hillside plot on the shores of Lake Pielinen, on the lands of a former educational institution.

The key part of the area, the former educational institution with its several buildings, will be transformed into a manor like hotel with gardens. The large beach area will be zoned for different kinds of blocks of holiday homes to be completed through private or community efforts. A service center with restaurants and shops will be located in the area of the former farm center. A market square with handicrafts and art workshops will be made next to it. In the vicinity, facilities will be created for various forms of physical activity with playing fields and fitness equipment. A boat dock, a swimming beach and a beach pavilion serving as a common site for parties and gatherings will be built in the beach area.

A fitness track and hiking trail with campfire sites as well as a cross-country cycling trail will be made in the wooded area on the east side of the road. It will also be possible to make a 9-hole golf course in the area.



## VISION



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## SITE PLAN

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## EXISTING BUILDINGS

- A 1. manor hotel 2730 m2  
the former college will be transformed into a hotel with restaurants
- 2. staff residential building 240 m2  
the former residential building will be renovated
- 3. staff residential building 720 m2  
the former residential building will be renovated
- 4. apartment hotel 470 m2  
the former residential building will be converted into an apartment hotel
- 5. garden  
the lake side of the manor hotel will be transformed into a garden

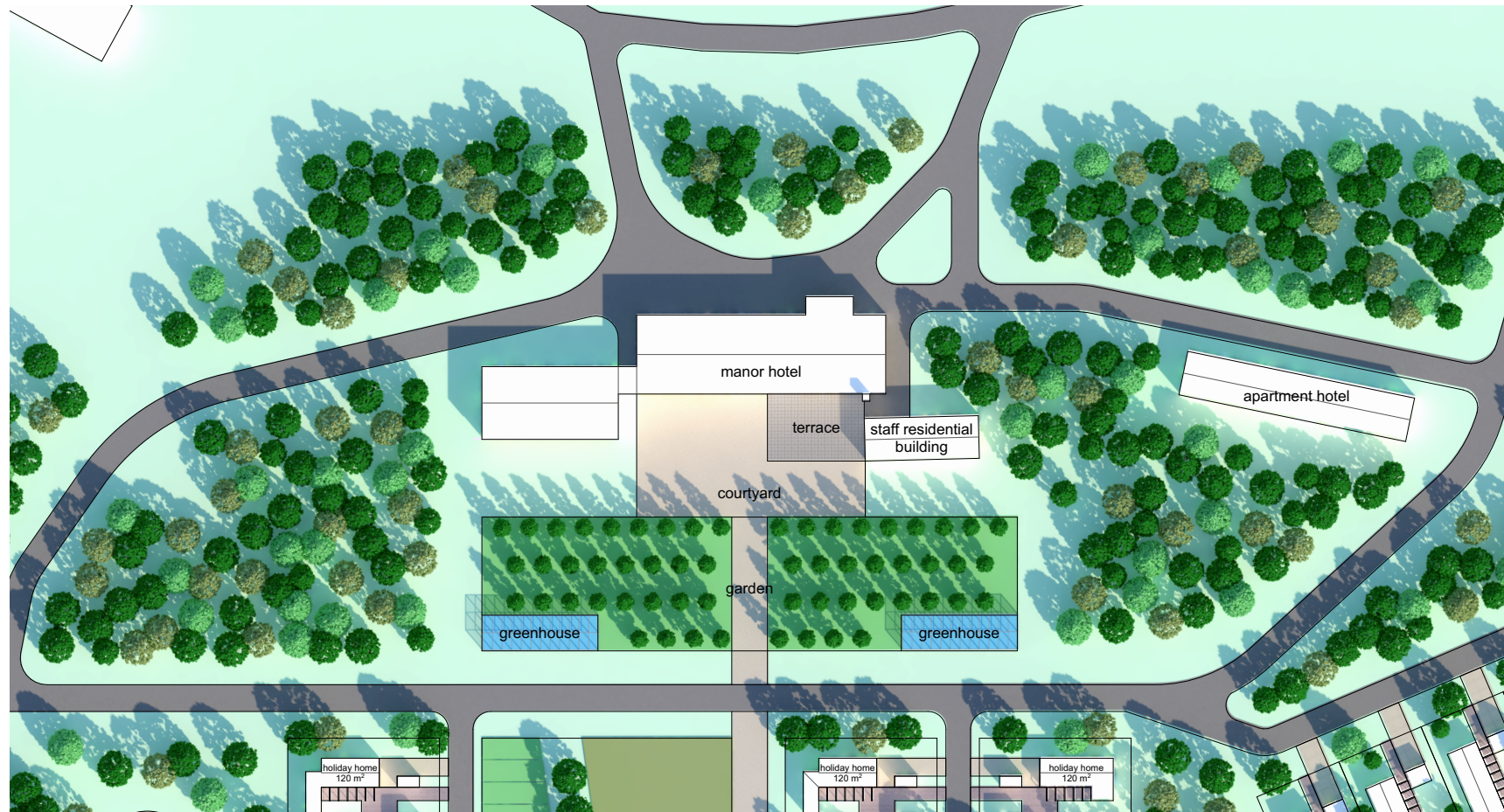
## NEW BUILDINGS 7000 m2

- B holiday homes 13 pcs á 80 m2, 8 pcs á 70 m2
- C holiday homes 18 pcs á 80 m2
- D holiday homes 9 pcs á 120 m2
- E holiday homes 10 pcs á 120 m2
- F pavilion 800 m2  
marina
- G camping 44 trailers
- H 6. service center and shop  
7. arts and crafts  
8. marketplace
- I playing field  
tennis  
padel  
fitness  
frisbeegolf  
playground
- J beach
- K campfire place
- L country club

# SITE PLAN



# PIELINEN MANOR & RESORT



**Manor hotel 2730 m2**

- the former college will be transformed into a hotel with restaurants

**Staff residential building 240 m2**

- the former residential building will be renovated

**Staff residential building 470 m2**

- the former residential building will be renovated

**Apartment hotel 720 m2**

- the former residential building will be converted into an apartment hotel

**Garden**

- the lake side of the manor hotel will be transformed into a garden

**ZONE A**

# PIELINEN MANOR & RESORT

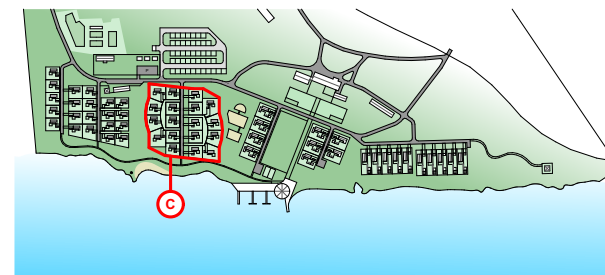


holiday homes  
13 pcs á 80 m<sup>2</sup>  
8 pcs á 70 m<sup>2</sup>

## ZONE B



# PIELINEN MANOR & RESORT



**holiday homes**  
18 pcs á 80 m<sup>2</sup>  
Beach  
Campfire place

**ZONE C**

# PIELINEN MANOR & RESORT

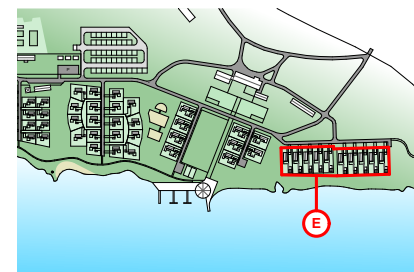


**holiday homes**  
9 pcs á 120 m2  
Playground  
Pavilion 800 m2  
Marina

**ZONE D, F, J**



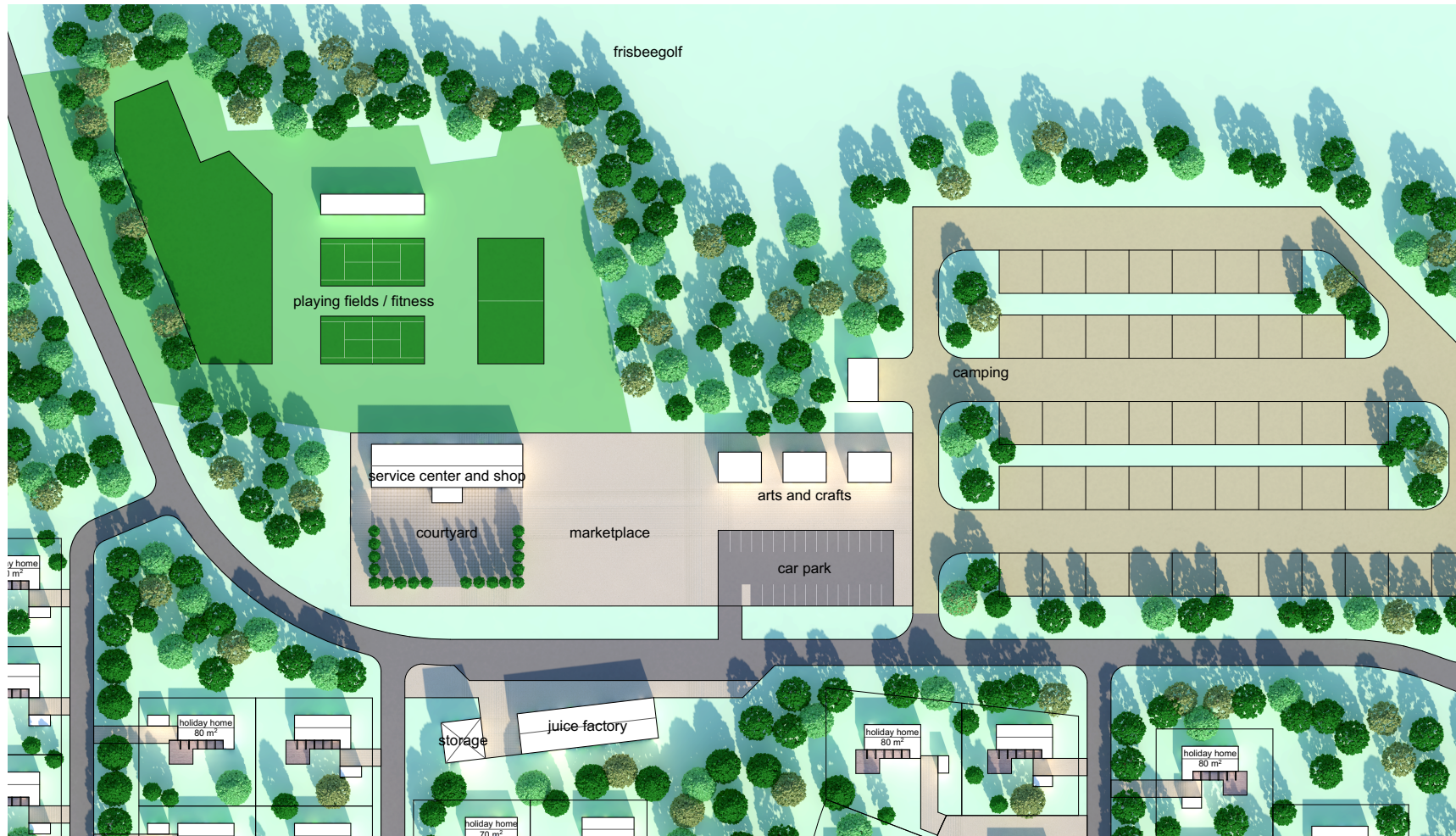
# PIELINEN MANOR & RESORT



holiday homes  
10 pcs á 120 m2

**ZONE E**

# PIELINEN MANOR & RESORT



## Playing field:

- tennis
- padel
- fitness
- frisbeegolf

## Service center and shop

- Arts and crafts
- Marketplace

## Camping, 44 trailers

# ZONE G, H, I



# PIELINEN MANOR & RESORT

## Pielinen Lake

- Finland's 4th largest lake
- Abundant fish stock
- Clean water
- Europe's longest inland ice road
- Versatile water tourism opportunities
- 4-season travel destination

## Nearby attractions

- Koli national park
- Ruunaa rapids
- Patvinsuo national park

## Tourism trends

- Nature tourism
- Memorable experiences
- Responsibility
- Remote working



## SPECIFIC ATTRACTIONS OF THE REGION



# PIELINEN MANOR & RESORT



## ACTIVITIES



# PIELINEN MANOR & RESORT



## ACTIVITIES