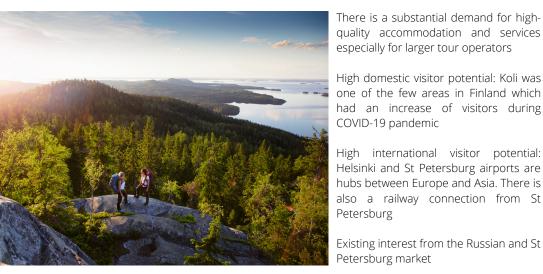


Koli is located in the heart of Finnish lake district

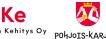


Contact information

Land owner Taisto Lehikoinen +358 45 890 8881 lehikoinentaisto@gmail.com Concept development Anni Almqvist +358 44 973 6896 anni.almqvist@lieksankehitys.fi

Financial planning Carl Wideman +358 44 551 4621 carl.wideman@lieksankehitys.fi





Maakuntaliitta





Unique real estate business opportunity in the heart of Koli

Villa Kelo

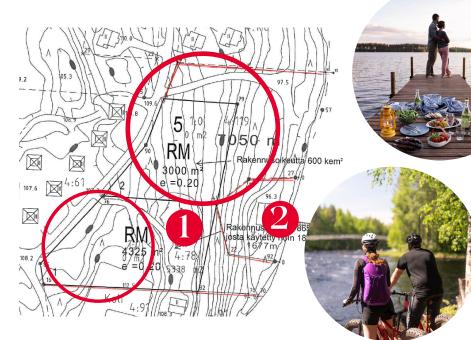
including sauna cottage and development land (1000 m2 building rights, planned to rise to 3000 m2, subject to permissions)

> Koli National park Forests, lakes, winter experience, summer vacations Health, wellness, natural setting, good food Sports, activities, leisure and entertainment

Business opportunity

Area (14.000 m2) has two ready buildings and plenty of building rights to use for further development. Main Villa is a popular destination for business and freetime bookings. Spacious and modern villa can host up to 8 over night visitors and it offers unique space for events and business meetings. Beach cottage can be rented out as sauna and sleeping cottage or transformed into classy beach side restaurant with beautiful terrace and view to Lake Pielinen.

This location has own shoreline 120 m and both buildings are currently rented trough Lomarengas. Shape of the area offers nice possibilities to build a boutique style hotel (50-80 rooms) with unique lake view.



Koli is responding to the megatrends in tourism

- * Sustainability and responsible tourism
- * Genuine nature and unique cultural experiences
- lpha Health, well being and sustainable lifestyle



1. Villa Kelo

178 m2

Roof: felt covered gambrel roof Heating: electricity, soapstone fireplace Fully equipped kitchen, design interior. Both buildings built 2006



Living room-kitchen, 4 bedrooms. There is also living area and spacious walk-in closet. Dressing room, washroom, electric sauna, utility room and office on the ground floor. Terrace, balcony and two porches. Private beach, stairs leading to the shoreline.



2. Saunamaja

87 m2

Roof: felt covered gambrel roof Building material: wood Heating: electricity, soapstone fireplace

Fully equipped kitchen Sauna: electric sauna, separate toilet, shower, hot tub, over water landing jetty



Wooden holiday cabin. Living room-kitchen, sleeping alcove with 2 beds, dressing room with spreadable sofa bed, washroom, electric sauna, terrace. Private beach, own pier with stairs.

