



Koli is located in the heart of Finnish lake district



There is a substantial demand for high-quality accommodation and services especially for larger tour operators

High domestic visitor potential: Koli was one of the few areas in Finland which had an increase of visitors during COVID-19 pandemic

High international visitor potential: Helsinki and St Petersburg airports are hubs between Europe and Asia. There is also a railway connection from St Petersburg

Existing interest from the Russian and St Petersburg market

Contact information

Land owner
Taisto Lehtikoinen
+358 45 890 8881
lehtikoinentaisto@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



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
- * 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.

