

# Ukkohalla

An idyllic and active tourist village – at the top of Kainuu



INVESTMENT OPPORTUNITIES

# Ukkohalla

An idyllic and active tourist village – at the top of Kainuu



## Ukkohalla Ski & Cable Wakeboard Centre Slopes

Height	170 m
Pistes	16
Longest run	1,400 m
Illuminated slopes	6
Children's slopes	yes
Ski School	yes
Snowboard Park	yes
Ski lifts	6

## Cross-country skiing

Cross-country skiing trails	160 km
Illuminated cross-country skiing trails	8 km

## Cable Wakeboard

Track	900 m
Number of users at one time	11
Service building	yes

## Accommodation

Hotel	1
Restaurant	2
Holiday homes	220
Accommodation capacity	approx. 1500
Overnight stays	over 100,000/annum
Caravan area	400 plots

## Spa & Sauna Experiences

### Health & Wellbeing Experiences

#### Activities

- Cable Wakeboard
- downhill skiing and snowboarding
- snowmobiling
- canoeing
- horse riding
- fishing
- badminton
- basketball
- gym
- cross-country skiing
- snowshoe hiking
- hiking

## THE BEST EXPERIENCES

### -in an idyllic and naturally picturesque resort village

This is precisely what we want to offer our guests. Ukkohalla resort village celebrated its 20th anniversary in 2008. During this time Ukkohalla has grown to become a year-round tourist resort accommodating 1,500 visitors. The future development of Ukkohalla will continue on nature's terms and with great ecological respect.

Ukkohalla aims to be Finland's most entertaining year-round holiday village, with a diverse range of winter and summer activities and the surrounding countryside forming a harmonious entirety.

## Our main goals

- increase of accommodation capacity from 1500 to 3000
- enhancement of year-round activities
- construction of service and accommodation complex next to spa
- continual development of services and functions
- high customer satisfaction

## LOCATION

It's easy to get to the Ukkohalla resort village – Kajaani Airport and railway station are 80 kilometres from Ukkohalla, and North Finland's largest economic region, Oulu, with its airport is only 170 km from Ukkohalla.

## PLACE

Many believe Ukkohalla is Finland's most beautiful downhill skiing centre, which is due to its location on the tallest hill in Kainuu on the banks of the picturesque Lake Syväjärvi. Together these provide true year-round activities.

## SNOW

Ukkohalla is one of Finland's most snow guaranteed places, which makes it possible to enjoy a wide range of wintertime activities in the spectacular hillside scenery of Kainuu. Ukkohalla's 16 slopes provide challenges for beginners and more experienced. The region also has 150 kilometres of well maintained cross-country skiing trails and 500 km of snowmobile routes.

## SUMMER

Syväjärvi with its spectacular sceneries, diverse countryside and world's northernmost Cable Wakeboard run are big attractions for summertime tourism in Ukkohalla.

## WELLNESS SERVICES

Halla's Saaga Spa and Sauna World with Wellness services offer Finnish sauna and spa experiences with peat treatments.

## EVERYTHING NEARBY

The Ukkohalla accommodation regions have been planned as a functional entirety around Lake Syväjärvi. All holiday homes are only a short distance from nature, the lake, activities and services.

## EVENTS

Swamp Soccer World Championships, Snow Soccer World Championships, Cable Wakeboard European Championships, Hallan Akka Hike, and plenty of other events form the cornerstones for the offerings of Ukkohalla. In addition, these events bring to Ukkohalla visitors from all over Finland, Europe and the world!





## INVESTMENT SITES

### 1 DEVELOPMENT OF CENTRAL UKKOHALLA

A holiday home area also including business premises to be constructed on the lake shores in connection with the spa.

**Building rights:** 10,000 floor square metres

**Apartments:** 90 - 110

**Services:** restaurant, saunas, gym, bowling alley, spa  
Apartments have a direct connection to the spa and restaurant.

### 2 HILLSIDE AND SHORESIDE BUILDING PLOTS IN THE MUNICIPALITY OF HYRYNSALMI

The Municipality of Hyrynsalmi is selling hillside holiday home plots on the northern shores of Lake Syväjärvi with special attention to easy construction and practical functioning. The Municipality of Hyrynsalmi also offers assistance in getting the construction underway.

**Building rights:** 20,000 floor square metres

**House plots:** 90

### 3 LAATUMAAN HILLSIDE PLOTS

Laatumaa is a national vendor of holiday home plots that currently has 22 Ukkohalla plots within immediate vicinity of slopes and services. The municipal engineering and road network in the area are ready.

**House plots:** 22

### 4 BOWLING ALLEY

Ukkohalla Bowling Alley will be located in connection with Hallan Saaga as an extension to the restaurant avenue. This ensures high standard services for its bowlers.

### 5 SLOPE GOLF

The planned course offers play at an elevation of 350 metres. Ascent to the first hole is done using the golf gondola lift, and tee-off begins from the top of the hill, with the game descending the slope for the last three holes. The Hallan Saaga service entirely ensures excellent club services for players arriving at the course.

### 6 SYVÄJÄRVI PEDESTRIAN BRIDGE

Summer 2009 will see the opening of a pedestrian bridge over Lake Syväjärvi. This forms an important new connection between the Alpine Village, pistes and Sauna World. The bridge will span 300 metres, and in the future may even make it possible for Ukkohalla to develop as a car-free resort village, which is very important from the ecological perspective.



## REGISTERED OVERNIGHTS IN UKKOHALLA



## INVESTMENTS IN UKKOHALLA 2007-2009

### Completed and agreed investments

- 2006 Hallan Saaga sauna and spa
- 2006-2008 Aurinko-Saaga holiday apartments 80 beds
- 2007 Activity services, piste development  
Landscaping of shore areas, pastime sites and beach
- 2008 The world's northernmost cable wakeboard centre.
- 2009 Pedestrian bridge over Lake Syväjärvi

**Total investment for developing and diversifying the services of the region in 2006 – 2009 is 7 million Euro (€).**

## FUTURE INVESTMENTS IN UKKOHALLA

- 2009-2012 Construction of holiday apartments in connection with the spa
- 2010-2011 Expansion of business/shop premises in connection with the spa
- 2010-2011 Construction of Bowling Alley
- 2012-2013 Construction of Slope Golf course

**Total investment 15 - 20 million Euro (€).**

## CONTACTS

### Ukkohalla Ltd.

Kimmo Kyhälä  
Ukkohallantie 19, 89400 Hyrynsalmi  
Tel. +358 400 689 979  
Email: kimmo.kyhala@ukkohalla.fi  
[www.ukkohalla.fi](http://www.ukkohalla.fi)



### Municipality of Hyrynsalmi

Pekka Oikarinen  
Tel. +358 44 7104 401,  
Email: pekka.oikarinen@hyrynsalmi.fi



### Laatumaa

Tapio Ojala  
Tel. +358 205 64 6620  
Email: tapio.ojala@metsa.fi  
[www.laatumaa.fi](http://www.laatumaa.fi)