

**UKKOHALLA** | MASTERPLAN 2030

WORTH INVESTING



### TARGETS FOR 2030

- All-season vibrant resort
- EUR 15 million investment
- 500 new beds
- Share of international guests 25%



# Dream Holidays All Year Round



### OPERATIONS

- 1. Boosting accommodation investment
- 2. Growth & Internationalisation
- 3. Activities & Events
- 4. Land use & Zoning

Boosting accommodation investment, the "Invest in Ukkohalla" development project 2025–2027 focuses on attracting regional developers, entrepreneurs and investors from Finland and abroad to the area. The increase in accommodation capacity creates the basis for the next boom in tourism in Ukkohalla.

Ukkohalla resort seeks international growth by offering travel agents a package of activities and services attached to accommodation. Lomana Oy acts as a regional DMC, enabling the international sales and visibility of the products of recreation service companies and operators in the region. Growth and internationalisation are supported by development projects and the actors in the region are committed to developing their activities in a responsible and sustainable way.

Ukkohalla is a year-round resort, where dozens of large and small events are organised every year in cooperation with businesses, the tourist association and the municipality. Event planning is supported by development projects aimed at increasing the public awareness of Ukkohalla, the number of overnight stays and the vitality of the area.

Ukkohalla's land use and zoning support the long-term development of the area and sustainable business growth by enabling new tourism services, increased accommodation capacity and infrastructure development.

### OPERATIONS

- 5. Programme & Experience Services
- 6. Nature Tourism & Trails
- 7. Vaara-Kainuu National Park 2030

Programme & Experience Services, Sauna World has built a diverse range of wellness services around it, and companies in the area offer customers activities on slopes, ski tracks and nature trails. The area offers a variety of recreational facilities, including a horse stable, husky safaris and a reindeer farm. The world's northernmost full-size cable wakeboard track complements the summer services and offers experiences and attractions also for passers-by.

The trails in the area are developed for a variety of activities throughout the year and they offer experiences for hikers, cyclists, skiers and snowmobilers. A comprehensive and well-maintained network of trails contributes to sustainable development and the protection of biodiversity. The stunning natural sights in the area are close by and easily accessible.

Ukkohalla area stakeholders and the municipality aim to promote the vision of the Vaara-Kainuu National Park. The area has unique natural values and is known for its archaic primeval forests and the highest forested hills in Kainuu. If realised, the Vaara-Kainuu National Park would bring a huge boost to the vitality of Ylä-Kainuu.

### 1 ARCTIC SKY VILLAGE

- development area at the peak of Kainuu Arctic Sky Hotel/apartments with a view, Laplander's hut restaurant

### 2 SKI-IN VILLAGE

- holiday apartments and hotel, free building right approx. 7,000 km<sup>2</sup>
- construction of an ice swimming centre
- construction of an ice sauna
- development of wellness activities
- recreation services & development of restaurant operations

### 3 LAATUMAA SLOPE PLOTS

### 4 MUNICIPALITY'S LAKESIDE PLOTS

### 5 MUNICIPALITY'S SLOPE PLOTS

### 6 YEAR-ROUND CARAVAN AREA

- clarification and seeking an investor
- areas: close to slopes/lake/Gasthalla

### 7 LANDSCAPING AND UPGRADING OF LAKE SYVÄJÄRVI

### SKI RESORT

- 8 Children's Area (new platter lift)
- 9 Family Slope Renovation

### DEVELOPMENT OF NATURE TOURISM

- Vaara-Kainuu National Park
- Kokkojarju-Vorlokki recreation area
- Development of the multi-track network

### 10 EVENT AND RECREATION SERVICE AREA

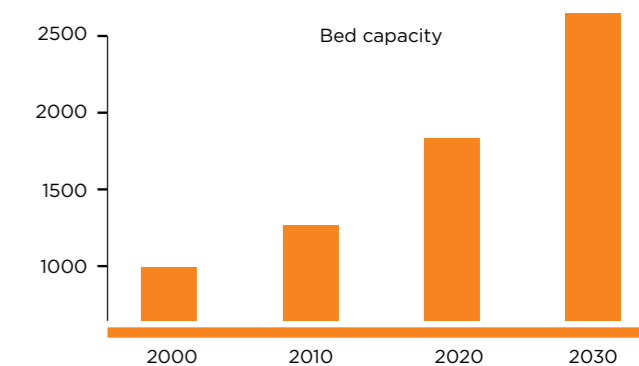
### 11 HOTEL GASTHALLA



# Invest in the Top of Kainuu - Ukkohalla

## Dream holidays and experiences all year round

Ukkohalla's location is unique; the resort village, built on the shores of a lake, at the foot of the highest mountain in Kainuu, creates a setting for dream holidays all year round. Unique nature surrounds the village: Vorlokki's old primeval forests, the highest forested hills in Kainuu, a nature park and magnificent natural attractions such as the Hepoköngäs and the Komulanköngäs waterfalls. The area is one of the most reliable snow-covered areas in Finland. The upgrading of trails and the landscaping and development of the Syväjärvi lake area are key measures to increase the attractiveness of the area. The Ukkohalla Masterplan 2030 contains the core actions that will enable the region to grow and develop in a responsible and sustainable way. The development programme has been drawn up in cooperation with the municipality of Hyrynsalmi, local entrepreneurs, cottagers and the tourist association.



## Investment opportunities

**15 000 m<sup>2</sup>**  
OF AVAILABLE  
BUILDING LAND

VALUE OF PLANNED  
INVESTMENTS  
**EUR 15 million**

GROWTH IN TOURIST  
VOLUMES PER YEAR  
**5-6%**

OVERNIGHT STAYS  
PER YEAR  
**100 000**



### Arctic Sky Village area

The Arctic Sky Village is being built around the Sky Cabin apartments, completed in 2020 on the top of Kainuu. More high-quality apartments with views and new services are planned for the area. The implementation of the investments requires land use planning and the implementation of the water and sewage network in cooperation with the municipality. The search for investors and entrepreneurs, planning and implementation will take place between 2025 and 2027.

### Ski-in village and lakeside plots

Hyrynsalmi municipality has available building plots in the core of Ukkohalla, which will enable the construction of ski-in ski-out apartments in the heart of the resort village, right next to the services and slopes. In addition, the municipality has a limited number of lakeside plots available to regional developers.

### Ski-in village and Ski Resort reforms

The renewing family slope and Lastenmaa will make Ukkohalla even more suitable for families. Safe and easily accessible slopes attract families with children and beginners, increasing the customer flow and sales. The upgrading and lowering of the municipally owned parking area will allow for the realisation of family slopes and the development of the ski-in village. The planning is scheduled for 2025–2027.

### Caravan and camping area

A year-round caravan and camping site is planned for Ukkohalla. The process of seeking investors and entrepreneurs, as well as the planning and implementation of the area, will take place between 2025 and 2026.



# Resort Village at the Foot of Forested Hills

Ukkohalla is a year-round destination village in Hyrynsalmi, near the highest forested hills in Kainuu, known as one of the snowiest places in Finland. The compact holiday village by the lake offers a wide range of activities and services, including a hotel, bowling alley, restaurant, Sauna World and Sky Cabin apartments. There are over 340 holiday homes in the area, all within walking distance of services, making car travel unnecessary.

The tourism business in Ukkohalla has been developed all year round, with more than 100 000 overnight stays annually. In the winter season of 2024, a new one-kilometre-long SETTI slope was opened.

Nature lovers are served by a revamped trail system that runs through the Vorlokki primeval forests and Natura areas, offering opportunities for hiking, cycling, skiing and snowshoeing. The entity combines nature, services and activities, creating an attractive year-round travel destination.



## ACCOMMODATION & SERVICES

- Over 100,000 overnight guests per year  
Hotel Ukkohalla
- Chalets apartment hotel
  - Sky Cabin apartments
  - more than 300 cottages and holiday apartments
  - 2 restaurants
  - Café 1
  - Grocery store 1

## SAUNA WORLD & SPA

- 9 saunas, 2 jacuzzis, hot tub, children's pool, multi-purpose pool
- Health and wellbeing experiences
- Gym

## CONFERENCE SERVICES

- 3 conference rooms for 10–150 people
- Activities for groups

## SPECIAL EVENTS

- Swamp Soccer & Swamp Rock
- Snow Soccer World Championship
- Umpihanki winter frisbee golf
- Wakeboard competition
- Hallan Akan hiking
- Ukkohalla MTB
- Hallan Akan and Ukkohalla skiing

## SUMMER

### THE WORLD'S NORTHERNMOST CABLE WAKEBOARD TRACK

- Track 900 m
- Board and ski rental yes
- Wakepark yes

### MOUNTAIN BIKING

- Upgraded MTB trails

### ACTIVITY SERVICES

- Horse riding
- Canoeing
- Frisbee golf course
- Guided tours and activities

### UKKOHALLA FISHING

- Syväjärvi lake/Several rapids fishing sites/
- Syväjoki river ecofishing site
- diverse natural fish stock

## WINTER

### SLOPES

- Height 170 m
- Slopes 15
- Longest slope 1,400 m
- Illuminated slopes 9
- Children's slopes yes
- Ski school yes
- Snow Park 3
- Ski lifts 5

### CROSS COUNTRY SKIING

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

### SNOWMOBILES

- Maintained trails over 500 km

### ACTIVITY SERVICES

- Snowmobile safaris
- Husky safaris
- Reindeer farm visits
- Guided tours and activities
- Yamaha Destination

## STRENGTHS

- SNOW RELIABILITY
- SPIRIT OF A VILLAGE
- YEAR-ROUND
- EVENTS
- SUSTAINABLE TRAVEL FINLAND OCTOBER 2024



# Ukkohalla – a Truly Year-Round Destination

Ukkohalla offers year-round experiences with its distinctive seasons and wide variety of events. The winter season attracts tourists for cross-country skiing and downhill skiing, while July is one of the most popular periods for accommodation, thanks to the region's spectacular activities and events. Well-known events such as the Swamp Soccer World Championships, the deep ski soccer, Hallan Akan Skiing and Hiking attract visitors from all over the world. In addition, Ukkohalla Sauna World & Spa offers a unique 9-sauna experience as well as recreation and hot tubs that complement the tourist experience all year round. In winter, unforgettable husky and Northern Lights safaris take tourists through snowy landscapes and offer spectacular nature experiences. In the summer season, Ukkohalla's stunning mountain bike trails invite cyclists to enjoy adventures in the impressive landscapes of Vaara-Kainuu, offering both challenging trails and easier trails to enjoy nature. There are unique experiences for every season, making Ukkohalla an attractive destination all year round.

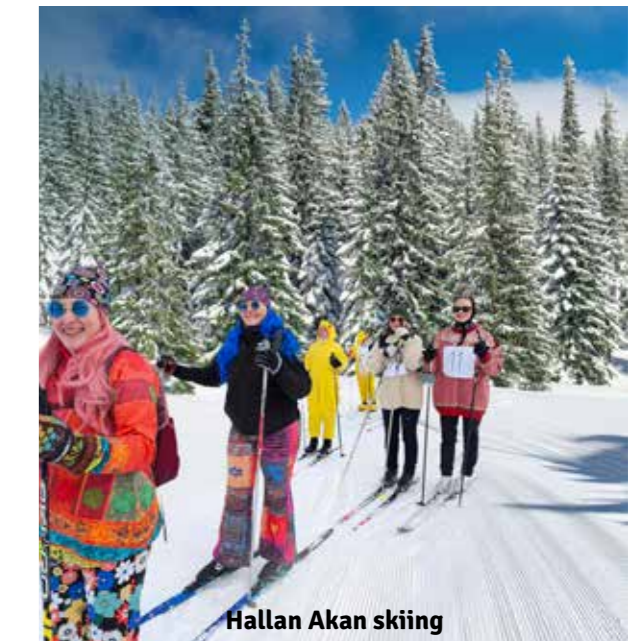
## Attractive events



Swamp Soccer World Championships



Hallan Akan hiking



Hallan Akan skiing



# The Arctic Sky Village Area is Developing

The Arctic Sky Village area at the top of Ukkohalla is one of the most significant developments in the resort village, offering a unique setting for holiday accommodation and enjoying nature. The Sky Cabin apartments, completed in 2019, are the flagship product of the region. The panoramic apartments are located on the highest hills of Kainuu, on the edge of an old-growth forest conservation area, offering visitors breathtaking views and an immediate connection to the peace of nature. The nearby hiking trails and ski slopes make the area ideal for both active holidays and a peaceful getaway.

## FUTURE DEVELOPMENT PLANS

The development of the Arctic Sky Village is an important part of the long-term master plan for Ukkohalla. Extensions are planned to the area, which will improve both services and outdoor infrastructure. The aim is to create a development plan for the area that will allow for a more diversified year-round tourism offer.

## KEY DEVELOPMENT AREAS INCLUDE:

**New holiday apartments:** New high-end holiday homes are planned for the Arctic Sky Village area to complement the existing Sky Cabin apartments. The aim of these new types

of accommodation is to provide alternatives for different categories of tourists and to increase the accommodation capacity of the area.

**Laplander's Hut restaurant:** A cosy Laplander's Hut-style restaurant is planned for the area, combining local cuisine with the unique environment of the area. The restaurant would offer tourists an authentic experience and the opportunity to enjoy the natural surroundings of the area in a relaxed and lively setting..

**Outdoor infrastructure:** The Arctic Sky Village area's camping and outdoor recreation facilities are being further developed to serve a diverse range of customer groups throughout the year. Guided activities such as husky and snowshoe safaris, northern lights tours, guided hiking and mountain biking experiences will be localised in the area. There is also an emphasis on the accessibility of experiences and the multi-purpose nature of the trails, so that they offer options for both independent outdoor walkers and guided groups. The planning of the trails will focus on sustainable solutions and the preservation of natural values, ensuring that the area's fragile ecosystem remains vibrant for future generations.

**Logistics solutions:** The logistics between Arctic Sky Village and Ukkohalla Village are being developed to be sustainable and emission-free in the long term. The aim is to promote alternative forms of transport, such as renewable energy vehicles. Solutions for light transport, such as electric bicycles and pedestrian paths, are also being promoted. Innovative transport services, such as automated and co-shared vehicles, will be explored to support sustainable tourism and accessibility in the region.

## THE POTENTIAL OF THE AREA

The development of the Arctic Sky Village will strengthen Ukkohalla's position as a year-round travel destination. The unique location of the panoramic apartments and services in the area, combined with the constantly improving infrastructure, attracts tourists from Finland and abroad. The development of the area will emphasise quality services, proximity to nature and a comprehensive experience for tourists. Arctic Sky Village represents the core of Ukkohalla's future tourism concept - a balance between nature and modern tourism.





**Hyrnsalmi  
Plot Marketplace**



# Plots for a Hotel and Holiday Homes

The Ukkohalla area offers excellent opportunities for construction, tourism and holiday accommodation. There are more than 100 pre-planned, undeveloped holiday home plots in the area, which are sold and rented by the municipality of Hyrnsalmi and Laatumaa. The plots are strategically located in attractive locations, combining nature, landscapes and the comprehensive services of the resort.

## HOLIDAY HOME PLOTS

**Locations:** Plots are available both in the immediate vicinity of the ski slopes and by the lake. These plots offer breathtaking landscapes and easy access to the area's activities.

**Good transport connections:** All plots are located a short distance from the main services of Ukkohalla, such as restaurants, Sauna World and outdoor trails.

**Versatile building possibilities:** The plots are suitable for a variety of holiday homes, providing opportunities for both private developers and tourism investors.

## HOTEL PLOT AT THE HEART OF THE RESORT

At the heart of the Ukkohalla resort is a zoned plot of land intended for hotel construction. This plot offers a unique opportunity to build a ski-in, ski-out hotel, combining easy access to the ski slopes and the services of the resort. The location of the hotel plot will strengthen Ukkohalla's position as a year-round travel destination and open up significant opportunities for high-quality travel business.

## POTENTIAL FOR PLOT DEVELOPMENT

The plots in the Ukkohalla area offer unique opportunities to strengthen the resort's infrastructure and attractiveness. Thanks to the proximity to the lakeshore and the slopes, the plots attract tourists who appreciate the closeness to nature, a variety of activities and quality accommodation. The hotel plot creates the basis for a significant tourism investment that would raise Ukkohalla's profile in both the domestic and international tourism markets.

Overall, the land supply supports the vision of Ukkohalla as a travel destination, where modern services and the uniqueness of the natural environment meet seamlessly.

## NEW CARAVAN AREA ON THE SHORE OF LAKE SYVÄJÄRVI

Development plans for the Ukkohalla resort include the construction of a new caravan area on the shore of lake Syväjärvi. The new caravan area complements the services offered by Ukkohalla and attracts, in particular, motorhome and caravan enthusiasts who appreciate destinations that are close to nature.

## The following can be implemented in the area:

- Modern services, such as electricity and water outlets and service buildings.
- Outdoor areas and solutions that support outdoor activities, such as barbecue areas, piers and paths leading to the shore.

The construction of the caravan area strengthens Ukkohalla's position as a diverse travel destination that offers options for both holiday home seekers and mobile tourists



# Vision of Vaara-Kainuu National Park



## Development of Nature Tourism

The growing popularity of camping and mountain biking has been a significant factor in the development of Ukkohalla resort. The area's already strong network of trails has been expanded and improved in the 2020s to better meet the needs of both mountain and winter cycling enthusiasts. The new trails and infrastructure will provide a wide range of opportunities for outdoor recreation and sports all year round for all levels of outdoor enthusiasts.

### TRAIL DEVELOPMENT WORK

**Mountain biking and winter biking:** The trails have been extended and adapted to meet the needs of cycling enthusiasts, particularly as winter cycling becomes more common. High-quality trails, signs and maintenance ensure a smooth and safe experience for cyclists.

**Multi-use trails:** The reforms will also serve hikers, skiers and snowshoers, creating year-round outdoor opportunities. The trails combine Ukkohalla's unique natural elements, such as lakes, forested hills and primeval forests.

### VAARA-KAINUU NATIONAL PARK PROJECT

The Vaara-Kainuu National Park project under development is an important vision that, if implemented, would strengthen Ukkohalla's position as a holiday destination and boost the region's economy.

### A national park would bring to the area:

**A balance between nature conservation and tourism.** The unique nature of the area would receive the necessary protection, while tourism and recreational use would attract a wider audience.

**Growing traveller flows.** The status of a national park would increase the attractiveness of the area, especially among international travellers.

**New business opportunities.** The national park would provide a basis for the development of guide, accommodation, excursion and other tourism services.

### DEVELOPMENT OF THE KOKKOHARJU-VORLOKKI RECREATIONAL AREA

The Kokkoharju-Vorlokki recreational area, located near Ukkohalla, is another important development area that would link the area even more strongly to the resort's services and trails.

**Year-Round Hiking Area.** Development work will aim to provide year-round outdoor recreation opportunities, including hiking, skiing and mountain biking.

**Combining nature and culture.** The development of the recreation area will take into account the unique nature and history of the area, adding to its experiential value.

### IMPACTS ON UKKOHALLA'S TOURISM

The development of nature tourism and trails will strengthen Ukkohalla's competitiveness and attractiveness, especially for active tourists.

### Completed and pending projects will:

**Raise Ukkohalla's profile.** The new trails and projects attract tourists from both Finland and abroad, bringing added value to the tourism market in the area.

**Promote sustainable tourism.** The development of trails and nature conservation areas takes into account the principles of ecological and sustainable tourism.

**Support local businesses.** The growing number of tourists brings new opportunities for local businesses, including accommodation, catering and guide services.

Investments in nature tourism and trails provide Ukkohalla with a strong basis for long-term tourism development.





# Lift and family slope upgrade

The renewing family slope and Lastenmaa are an important addition to the diverse slopes of Ukkohalla.

**SAFE AND EASILY ACCESSIBLE SLOPE AREAS**

The slope and lift renovation will enable a safe and easily accessible slope area. This will improve the experience, especially for families and beginners, which is a major competitive advantage for the Ukkohalla ski resort. The new slopes will attract more customers, especially families with children, who appreciate easy access and safe services. This will bring increased ticket revenue and more sales in ancillary services, such as equipment rental and cafés.

**BOOSTING FAMILY FRIENDLINESS**

The slopes of Ukkohalla have always been popular with families. With the upcoming reform, even the youngest members of the family will be able to easily join in the family downhill skiing activities. This supports Ukkohalla's brand as a family-friendly tourist destination, which is an important attraction in competition with other ski resorts.

**NEW LIFTS AND SLOPE PROFILE**

The renovation includes a slow-moving platter lift and a rope lift. The slope will be approximately 300 metres long and gentle in profile. The lifts will have an intermediate drop-off point, making the slope ideal for instructional use. This will provide opportunities to organise ski schools and other educational programmes, adding value to the range of services offered by the resort and bringing in new client groups, such as schools and sports clubs.

**EASY AND EFFORTLESS TRANSITION**

The new slope area is located in the immediate vicinity of the parking lot, making the transition to the slopes easy. This will improve the customer experience and make visits more convenient, especially for families with children. Practicality and ease of use are important factors that increase customer satisfaction and repeat visits.

**UKKOHALLA'S VERSATILE SLOPES**

Ukkohalla has 15 varied slopes. There is certainly something for everyone. With these renovations, the ski area will offer a more

comprehensive range of options for skiers of all skill levels, making the area more attractive to both domestic and international tourists.

**PARKS AND SLALOM TRACKS**

The slope area also has three different-level parks and a slalom track with a timekeeping system. This makes the area an ideal place for enthusiasts and competitors looking for a variety of training opportunities. Combined with family slopes and Lastenmaa, the Ukkohalla slope area serves all customer groups comprehensively.

**DEVELOPMENT OF THE RESORT**

From the point of view of the Ukkohalla resort, the reform will support the development of the whole region. The increased customer flow increases the demand for accommodation, restaurant and wellness services. This has a positive impact on the local economy and promotes Ukkohalla's position as one of the most diverse travel destinations in Finland.





# Hyrynsalmi as the developer of Ukkohalla

Hyrynsalmi Municipality has played a key role in the development of the Ukkohalla tourism area since its foundation. Already in the 1980s, the municipality recognised the tourism potential of Pieni Tuomivaara and Syväjärvi area, which led to the establishment of the Ukkohalla resort in 1988. In addition to the hotel, slope services and restaurants, 160 apartments were built and the development of hiking trails was started.

In the early 2000s, tourism was made a strategic priority for the municipality. One of the biggest steps on this journey was the construction of the Halla Sauna, which opened in 2005 and is now known as Ukkohalla Sauna World & Spa. This attractive destination has supported Ukkohalla's growth as an all-year-round resort.

Hyrynsalmi Municipality continues active cooperation with entrepreneurs to develop Ukkohalla. The municipality supports the development of the area by planning, building and maintaining trails as well as by planning and managing tourism projects.

## INTERNATIONAL TOURISM AS PART OF HYRYNSALMI'S FUTURE

The significance of international tourism for the development of Ukkohalla and for the Hyrynsalmi municipality is growing. Every year, the region attracts more and more foreign

tourists, who particularly appreciate Ukkohalla's closeness to nature, tranquillity and variety of activities.

In addition to tourism income, foreign tourists bring new perspectives to the development of the area. Their needs and aspirations create pressure to diversify services, but also open up new opportunities for local businesses. For example, recreation services, such as winter activities, sauna culture and wilderness tours, are particularly popular among international tourists.

The location of Ukkohalla is internationally competitive. The area is within easy reach of many airports, and good transport links facilitate tourist arrivals. This combination of accessibility and proximity to nature makes Ukkohalla an attractive destination in the tourism market.

## VISION OF VAARA-KAINUU NATIONAL PARK IS A NEW OPPORTUNITY FOR TOURISM

The vision of the Vaara-Kainuu National Park by the region's entrepreneurs also supports environmentally conscious tourism, which is an increasingly important value among tourists. The national park combines the area's hiking trails, wilderness sites and the diverse services of Uk-

kohalla and Paljakka, creating an entity that serves both local residents and travellers. This vision offers new opportunities for diversifying the tourism offering and strengthens the region's brand as a unique nature destination.

## EXPERIENCES ALL YEAR ROUND

Ukkohalla combines international standards and a local atmosphere in a unique way. Over the years, the development has managed to maintain Ukkohalla's main attractions - family-oriented, peaceful and close to nature - while continuously improving and diversifying its tourist services.

Cooperation between the municipality of Hyrynsalmi and local entrepreneurs will ensure that Ukkohalla remains an attractive tourist destination, combining modern tourism offerings with the uniqueness of Kainuu's nature.

**Pekka Oikarinen**  
Development Manager  
Hyrynsalmi municipality





# It's worth investing in Ukkohalla

The Ukkohalla resort, located in the beautiful Kainuu landscape, has set itself the goal of becoming one of the leading travel destinations in Northern Finland. At the heart of this vision is a strong partnership with the municipality of Hyrynsalmi, which enables the implementation of significant development projects and ensures attractive return potential for investors.

## **RAKKARANTA: A DREAM THAT BECAME A SUCCESS**

The idea for the Rakkaranta holiday village came from a dream: a cottage on the shore of lake Syväjärvi. Maria and Mika Aarinen decided to realise this dream in 2024, when they accidentally acquired a plot of land with a building obligation that triggered bigger plans. Rakkaranta, which opened in February 2024, exceeded all expectations in its first winter season and became one of the gems of the Ukkohalla tourist area.

“The idea was that if there are small cottages in Salla, why not here as well,” says Maria Aarinen. Rakkaranta combines closeness to nature and modern services in a way that appeals to tourists both at home and abroad.

## **THE MUNICIPALITY'S ROLE AS AN ENABLER OF DEVELOPMENT**

The development of Rakkaranta and other projects in Ukkohalla has been significantly supported by the municipality of Hyrynsalmi. The municipality has been a key player in improving infrastructure, including road, water and electricity network expansions, development projects and providing marketing support for the tourism association. Cooperation between the municipality and entrepreneurs creates a solid basis for confidence on the part of both tourists and investors.

## **RETURN ON INVESTMENT AND FUTURE OPPORTUNITIES**

Ukkohallan Masterplan offers investors the vision and path to become involved in the growing tourism industry, which focuses on sustainability and improving the customer experience. The Rakkaranta cottages have been an excellent example of the potential of the area: they achieved high occupancy rates in their first year of operation, and the demand for bookings has continued throughout the year.

International interest in Ukkohalla has increased significantly in recent years. Social media

campaigns, active online visibility and international partnerships have brought tourists from all over the world to the region. The international public is attracted by the quality services and activities offered by the region in both the winter and summer seasons. The accessibility of the area has been improved in cooperation with the municipality of Hyrynsalmi and tourism organisations, making it more attractive on a global level.

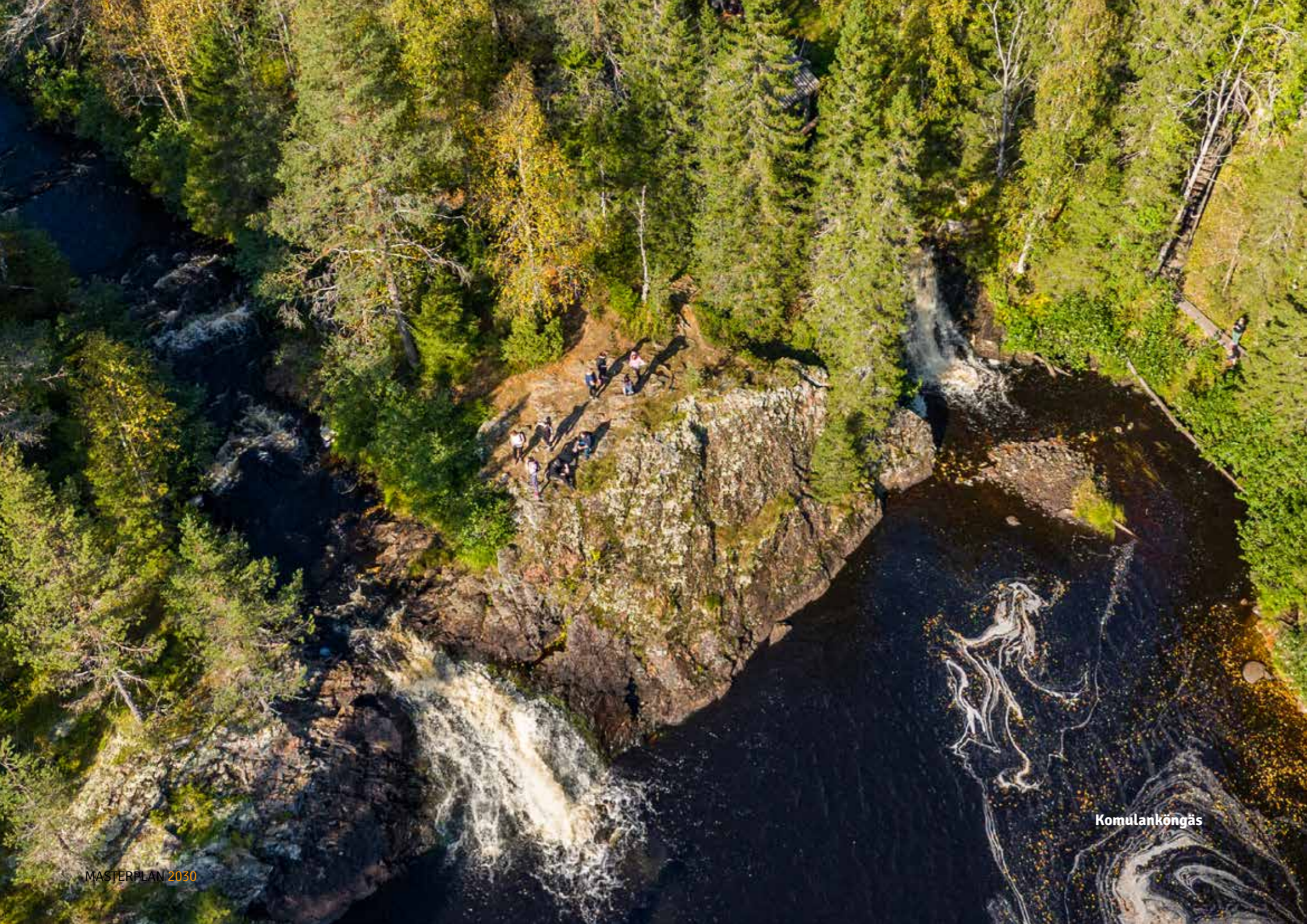
## **TOWARDS THE FUTURE OF SUSTAINABLE TOURISM**

Ukkohalla's future plans include continuous development and new adventures. Long-term development plans for the area include additional building opportunities and more comprehensive services.

For investors, Ukkohalla offers the opportunity to be part of a growing tourist area that combines nature, modern services and a top-class customer experience. Cooperation with Hyrynsalmi municipality creates a safe and productive investment environment.

**Welcome to join us in building the future of Ukkohalla - a place where dreams come true!**





Komulanköngäs

# Ukkohalla with countless attractions

The attractions in Ukkohalla and the surrounding area offer great experiences for nature and culture lovers. Komulanköngäs is an impressive double waterfall, and Hepoköngäs, Finland's highest continuous waterfall, is charming with its proportions. The Paljakanvaara viewing tower opens up the stunning Kainuu landscape, and the Vorlokki gorges fascinate with their natural formations. Located at Suomussalmi, the Silent People enchant with their mysterious atmosphere.



Hepoköngäs



Paljakanvaara viewing tower



The Silent People

# UKKOHALLA

WORTH INVESTING

[ukkohalla.fi](http://ukkohalla.fi)

## Vaara-Kainuu Tourism Association

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Co-funded by  
the European Union

## Ukkohalla is surprisingly close by

<b>Oulu</b>	168 km		approx. 2h
<b>Kajaani</b>	85 km		approx. 1h
<b>Kuusamo</b>	180 km		approx. 2,5h
<b>Helsinki</b>	650 km		approx. 7,5h

