Unique opportunity
TO INVEST IN FINNISH
LAPLAND
Are you looking for an opportunity to invest in an international destination in the land of Nordic lights, arctic fells and reindeer?

Hotel Kaunispää in Saariselkä resort in Finland is currently planned to open in 2017. Saariselkä is an international all-year-round destination in Lapland, where approximately half of the visitors come from abroad.

Hotel Kaunispää is located at the foot of an arctic fell with immediate access to skiing tracks and ski slopes as well as hiking trails in the summer. All local services are available within a short walking distance.

**ARCTIC ATMOSPHERE AND CENTRAL LOCATION**

The aim of Inari-Saariselkä region is to develop into the world’s leading and the most versatile all-year travel destination based on culture and arctic nature. The unique nature of the area with its national parks, lakes, rivers and arctic fells provides an exceptionally wide range of outdoor activities. The northern lights are visible for over 200 nights per year. In summer you can enjoy the midnight sun. The unique Sámi culture, local gold planning tradition and reindeer herding have a strong presence in the area.

Saariselkä is within easy reach by plane, bus and car. The closest international airport is located in Ivalo, 28 km north of Saariselkä. The Arctic Sea, Norway and Russia are within a few hours’ drive. The Arctic Circle in Rovaniemi is 260 km south of Saariselkä.

**HIGH STANDARD HOTEL KAUNISPÄÄ**

Hotel Kaunispää is an international upscale holiday hotel with over 50 per cent of guests coming from abroad. Hotel Kaunispää is suitable for relaxing holidays and leisure activities.

Lapland, the surrounding nature and the local Sámi culture highlight the hotel concept.

**HOTEL KAUNISPÄÄ:**
- Upscale hotel
- 150 rooms, of which 20 glass-roofed igloo style suites (30 m²), 20 superior rooms facing the ski slope (31 m², glass wall) and 110 standard rooms (28 m²)
- Glass-roofed restaurant with 200 seats (top floor)
- Lobby bar with 60 seats (glass walls) and terrace with 30 seats
- Meeting room – possible to divide into two separate sections with 20 + 20 seats
- Two saunas and two jacuzzis (for 8 to 12 persons)
- Four rooms for wellness services
- Souvenir shop
A feasibility study has been completed for the project.

**TIME SCHEDULE:**
Estimated to open in 2017.

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**REQUIRED CAPITAL INVESTMENT:**

The estimated floor area of 7,380 m²
(circa 49 m² per room)

**ESTIMATED INVESTMENTS:**

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<thead>
<tr>
<th></th>
<th>Year 2013</th>
<th>Year 2017</th>
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<tbody>
<tr>
<td>Land plot and asset transfer tax</td>
<td>€ 1 560 000</td>
<td>€ 1 560 000</td>
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<tr>
<td>Infra Network connection fees (water, sewage, electricity, district heating)</td>
<td>€ 334 000</td>
<td>€ 334 000</td>
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<tr>
<td>Furnishings and equipment - € 17 000 per room (2013; inflation 2 %)</td>
<td>€ 2 550 000</td>
<td>€ 2 760 000</td>
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<tr>
<td>Construction - € 2 500 per gross m² (2013; inflation 2 %)</td>
<td>€ 18 750 000</td>
<td>€ 20 300 000</td>
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<tr>
<td>Expenses prior to opening</td>
<td>€ 400 000</td>
<td>€ 400 000</td>
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<tr>
<td><strong>Totals</strong></td>
<td><strong>€ 23 594 000</strong></td>
<td><strong>€ 25 354 000</strong></td>
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