

**Marjoniemi Holiday Resort
&
Hotel-Restaurant
The Manor Katariinan Kartano**



Property identification:

Name of property: Marjoniemi Holiday Resort and The Hotel-Restaurant Manor Katariinan kartano

Street address: Lomakyläntie 178

Zip code & City: 86850 Hiidenniemi

Owner: Family Auvinen

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<http://www.marjoniemi.com>



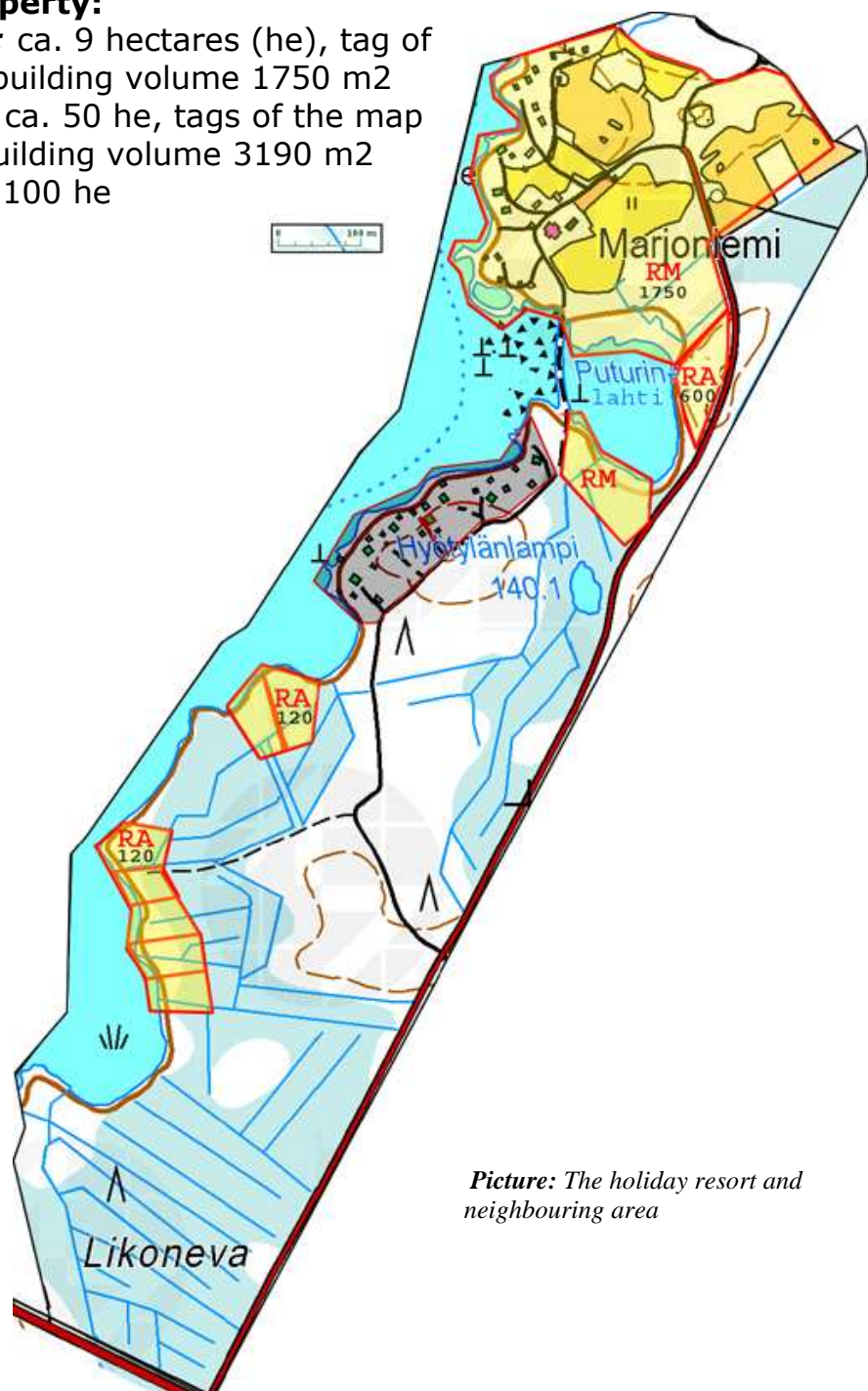
Description of the property:

The Holiday Resort area: ca. 9 hectares (he), tag of the map RM, permitted building volume 1750 m²

Neighbouring area (map): ca. 50 he, tags of the map RM and RA, permitted building volume 3190 m²

The whole property: ca. 100 he

Coastline: ca. 2 km



Picture: The holiday resort and neighbouring area

Buildings:

The Manor Katariinan Kartano

Downstairs 175 m²
Upstairs 120 m² (ca. 35 m² < 1,6 m high)
Beer garden & terrace 120 m²
All together 295 m² + 120 m²
(building + Beer garden & terrace)

Service building (Huolto) 82 + 15 m²

Office (torppa) 58 + 13 m²

Lakeside sauna 44 + 16 m²

Other accommodation buildings

Lakeside log chalet (25) 49 + 10 m²
Lakeside log chalet (26) 49 + 10 m²
Lakeside log chalet (15) 24 + 7 m²
Lakeside log chalet (16) 24 + 7 m²
Lakeside log chalet (17) 16 + 8 m²
Lakeside log chalet (18) 24 + 7 m²
Log chalet (19) 24 + 7 m²
Log chalet (20) 24 + 7 m²
Log chalet (21) 24 + 7 m²
Log chalet (22) 11 + 6 m²
Log chalet (23) 8 + 14 m²
Log chalet (24) 8 + 14 m²
Lakeside cabin (11) 5 + 3,5 m²
Lakeside cabin (12) 5 + 3,5 m²
Lakeside cabin (13) 5 + 3,5 m²
Cabin (10) 5 + 3,5 m²
Cabin (14) 5 + 3,5 m²
Sleeping Shack 1 (Luhtiaitta) 67 m²
Sleeping Shack 2 (Aitta) 35 m²
All together 412 m² + 121,5m²
(buildings & terraces)

Pavillions

Lakeside dancing and party pavillion
with beach bar 80 + 55 m²
Barbecue pavillion 10 m²
Barbecue pavillion 10 m²

Other service buildings

WC 13 m²
WC 13,5 m²
Beach dressing room 4 m²
Beach dressing room 4 m²
Storage 18 m²
Storage 12 m²
Storage 5 m²
Firewood storage 11 m²
Firewood storage 6 m²
Root cellar

All together 1416 m²,
(Buildings 975,5 m² & terraces 440,5 m²)



Other infrastructure

Cruise & boat harbour
Caravan-area with electricity
Salmon reservoir & smoked fish facilities
Recycling point (jätteet)
Children's playground
Communal aqueduct



Welcome to Marjoniemi for a Perfect Holiday!

The Manor Katariinan Kartano.

Katariinan Kartano, the heart of Marjoniemi, offers you the opportunity of enjoying the luxury of life to the full. The diverse services and high-standard accommodation offered by the Manor provide the perfect setting for a successful holiday, weddings, family get-togethers or, for example, entertaining customers. The elegant Manor and the beauty of the surrounding nature are guaranteed to make the most important moments of your life unforgettable.



Marjoniemi also provides excellent facilities for various conferences and training courses. The accommodation and assembly rooms allow tailoring to your specific needs to guarantee a proper setting and cosy conditions for a successful meeting. To crown a successful meeting, we are able to offer you the best of the Finnish cuisine also out in the open.

The modern Finnish kitchen and professional staff of Katariinan Kartano offer you excellent and appetising meals at the Manor, or, at your request out in the open. The choice is yours. Various program services are also available.

The Unique Marjoniemi Area

The crystal-clear Lake Pyhäjärvi is rich in fish, and boating excursions around the lake provide unforgettable experiences. The beautiful lake Pyhäjärvi is one of the biggest lakes in Finland with 126 km² and 115 islands with an opportunity to go ashore and hike in the wilderness! The breathtaking lake scenery of the 9-hectare holiday resort is complemented by its well-maintained garden.



Restaurant and accommodation:

The Hotel-Restaurant Katariinan Kartano

The full-boarded manor restaurant offers you the best of the Finnish cuisine in a cosy environment at the Manor, or, at your request out in the open. The restaurant offers seats for 300 customers, including the terrace. The Manor restaurant is fully licensed with professional kitchen facilities (Metos). There is also the Beach bar by the lakeside dancing and party building.



Upstairs The Manor there are three hotel rooms, one of which is a bridal suite. Upstairs there is room for eight people altogether. The hotel offers accommodation for 14 people, including extra beds.

Luxury Chalets

The luxury chalets at Marjoniemi provide everything you need for a perfect holiday. The two 8-person cabins (60 m²) are each equipped with sauna, shower, toilet, kitchen, fireplace, tv and bed linen. The luxury chalets are situated on the South beach of the beautiful Lake Pyhäjärvi, offering excellent swimming possibilities. The location of the chalets is ideal for families with children: a children's playground and a child friendly beach are situated right next to the cabins.



Other Chalets

10 big chalets (for 4-6 person)
5 small cabins (2 - 4 person)
9 sleeping shack rooms (4 person)

Camping area

100 caravan places (**50** with electricity),
High standard service facilities with 2 lakeside sauna.



Activities at Marjoniemi:

Summer:

- Safe children friendly sand beach
- Two lakeside saunas
- children's playground, giant trampoline, water trampoline
- Beach volley –playing field
- big fields for playing and games

GOLF:

- Saint Lake golf-course either by water or by land, can be reached in no more than 30 minutes



FISHING:

- Guided fishing trips
- Fishing by shore or boat
- Salmon fishing, salmon smoking

HUNTING:

- Guided hunting trips.
- For example moose or bird hunting

NATURE EXPERIENCES:

- Cruise & boat harbour with guided lake cruises
- Water skiing
- Boat rental
- Pedal boat rental
- Beautiful islands with an opportunity to go ashore
- Mountain bike rental
- Nordic walking
- Horse-back riding
- Great jogging paths
- Berry and mushroom picking
- Guided tours in wilderness

RESTAURANT & DANCING :

- Fully licensed food restaurant and beer garden
- Karaoke
- Atmospheric evening outdoor parties, dancing by the lake
- Traditional midsummer party with dancing and big midsummer balefire
- Lakeside dancing and party pavilion with beach bar open upon request

Winter:

- Fully licensed food and dance restaurant
- Fest and party services
- Lakeside sauna and ice swimming
- Snowmobile and ATV safaries
- Snowmobile routes from own yard
- Ice fishing
- Snow shoe walking
- Cross Country skiing on lake and in forests
- Snow playground
- Horse-back riding and sledging
- Honkavuori Ski Center, 10km
- Guided tours in wilderness



Future development potential:

Permitted building volume by lakeside is 3190 m². Unused building volume is ca. 2200 m².

Great possibilities to build outdoor tracks in own property. For example skiing, jogging, horse-back riding, snowmobile and ATV-routes.



It is possible to build the whole "Sauna world" in the area of current lakeside sauna by The breathtaking lake scenery.



The own fields of holiday resort are already big enough for a Golf practicing range and par3 -golf course.

The neighbouring area of holiday resort is big enough (ca. 50 ha) to built for a full golf course.



Snowsecure location gives possibilities to snowbuilding: For example to build snow castles and ice restaurants.