



Open travel & tourism business opportunities in the brand new Zeniitti Tourist Resort

Kempele is Finland's fastest growing municipality located next to Oulu with great connections!
The future tourism area Zeniitti with a quarry lake in the middle is currently being constructed next to highway 4.

The Zeniitti tourist resort

200 acres

COMPLETELY NEW

Tourist resort on the border
between Kempele and Oulu.

28 000

CARS PASSING BY EVERY DAY

In the immediate vicinity of highway 4.

AND MORE

- Kempele railway station at 7 min.
- Oulu City centre and Oulu railway station at 15 min.
- Shopping centre Zeppelin and Zemppi recreation centre at 6 min.
- National snowmobile routes in the area.
- Oulu and Kempele ski tracks and bike trails and recreational trails go through the area.

12 min

TO AIRPORT

Finland's second busiest airport,
the Oulu airport.

25 acres

CLEARWATER QUARRY LAKE

Swimming beach and viewing
paths.

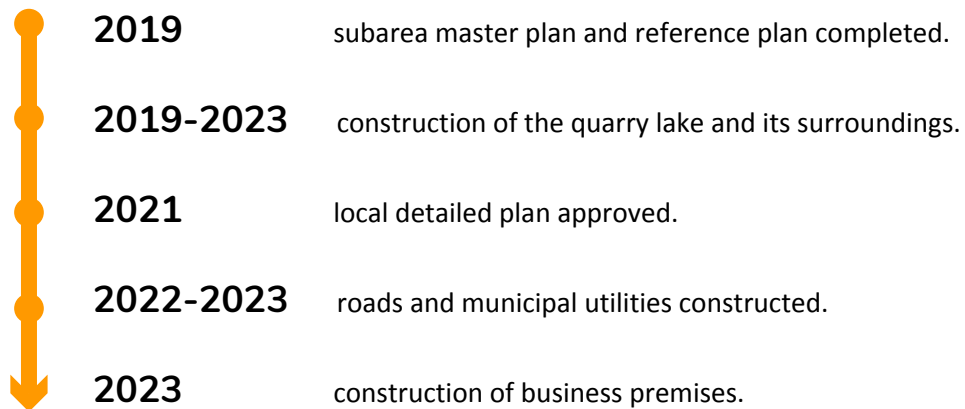


Operations planned for Zeniitti

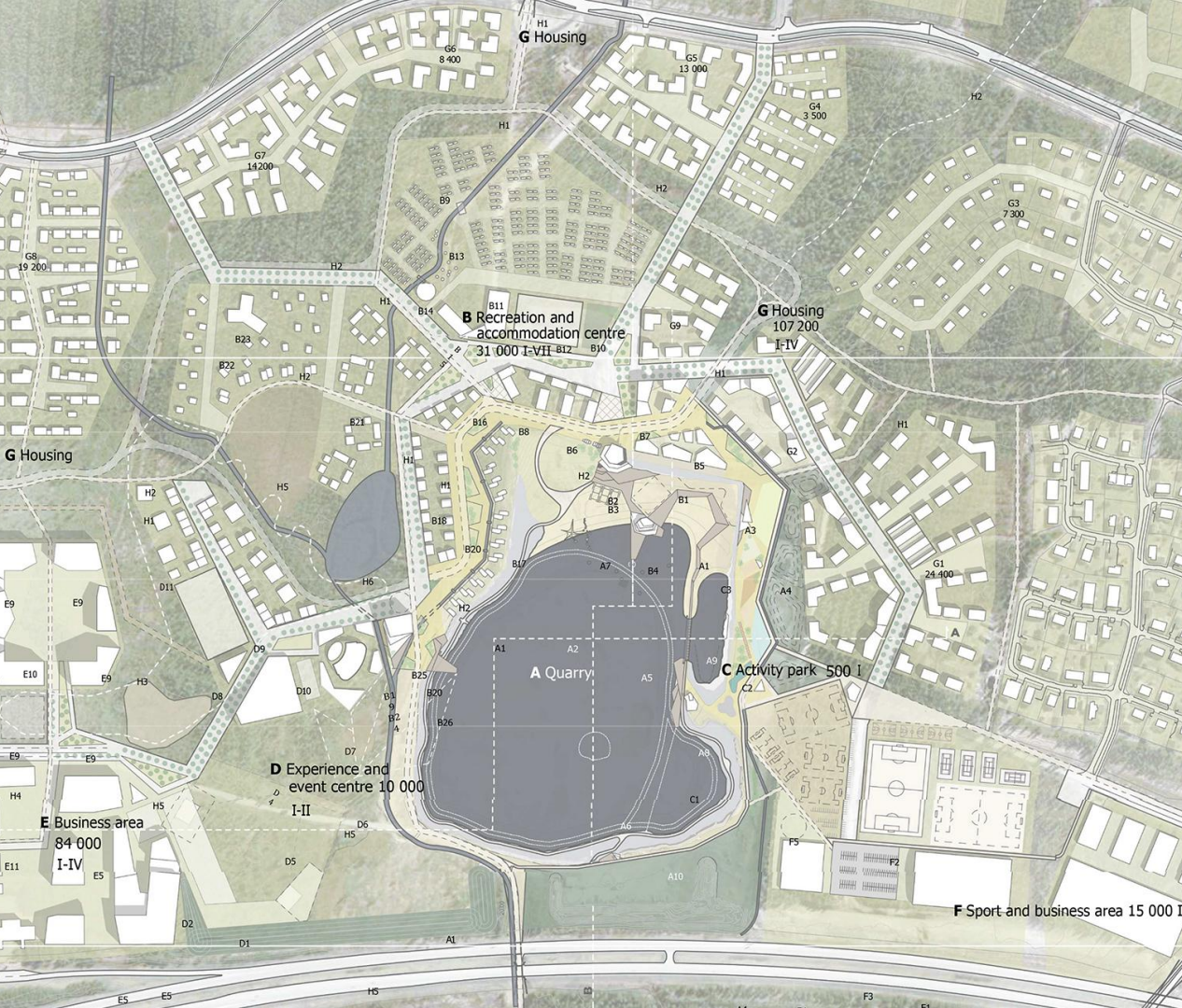


- Hotels & cottage accommodation
- Amusement park, theme park or spa
- Adventure park
- Event-filled shop quarter
- Safari House & equipment rental
- Restaurants and meeting rooms
- Sauna world
- Summer theatre
- Event Arena
- Sports facilities

Planned schedule for Zeniitti



4.1. Plan | Area plan



A Quarry

- A1 Beach route
- A2 Water playground
- A3 Viewing platform
- A4 Areas to be reforested (buffer), circa 4 ha
- A5 Swimming path, skating path, ski track
- A6 Underwater art park (diving)
- A7 Swimming beach
- A8 Surf wave
- A9 Shallow water for water gymnastics
- A10 Wakeboard area

B Recreation and accommodation centre, circa 22 ha, 31 000 floor area m²

- B1 Business premises, pop-up operations (restaurant and store), 500 floor area m²
- B2 Hotel, 2 000 floor area m²
- B3 Hub (events & booking services, meeting place) 2 500 floor area m²
- B4 Sauna, 350 floor area m²
- B5 Play park
- B6 Accommodation, 1600 floor area m²
- B7 Accommodation, chalets, 3 250 floor area m²
- B8 Business premises, 1 000 floor area m²
- B9 Caravan area, 160 places, circa 4.5 ha
- B10 Dog park
- B11 Grocery and convenience store, 1 000 floor area m²
- B12 Parking for 185 cars
- B13 Glamping accommodation
- B14 Camping reception, 500 floor area m²
- B15 Hostel, 1 000 floor area m²
- B16 Zenitti central square
- B17 Cliff-hanger cabins, 1 300 floor area m², parking for 12 cars
- B18 Bungalows, 4600 floor area m², parking for 52 cars
- B19 Business premises, 300 floor area m²
- B20 Playground
- B21 Community cottages, 2500 floor area m², parking for 25 cars
- B22 Forest cottages, 1 800 floor area m², parking for 30 cars
- B23 Forest hotel, 800 floor area m²
- B24 Hotel, 6 000 floor area m²
- B25 Hotel square
- B26 Viewing platform

C Activity park, circa 1.5 ha, 500 floor area m²

- C1 Diving centre, 250 floor area m²
- C2 Activity park
- C3 Climbing centre + shelter, 250 floor area m²

D Experience and event centre, circa 11 ha, 10 000 floor area m²

- D1 Event arena, standing places, can be used for sports outside events, circa 3 ha
- D2 Site for an eventual stage
- D3 Parking (220 cars or 50 trucks)
- D4 Experience and adventure park, 4 000 floor area m²
- D5 Outdoor adventure park, circa 4 ha
- D6 Adventure park, access to water, can be used together with the outdoor adventure park
- D7 Summer theatre, 500 floor area m²
- D8 Parking (230 cars)

D9 Accommodation, 3 000 floor area m²

- D10 Retail, 300 floor area m²
- D11 Accommodation, 1 800 floor area m²

E Business area, circa 10 ha, 84 000 floor area m²

- E1 Service station store, 1000 floor area m²
- E2 Snowmobile rental, 500 floor area m²
- E3 Parking 150 cars
- E4 Business premises, 1 000 floor area m²
- E5 Business premises, 39 000 floor area m²
- E6 Parking 55 cars
- E7 Parking 24 cars
- E8 Parking 315 cars
- E9 Business premises, 40 000 floor area m²
- E10 Parking 650 cars
- E11 Business premises, 5 000 floor area m²

F Business area, circa 4 ha, 15 000 floor area m²

- F1 Ball game hall (under construction)
- F2 Game courts and fields (one under construction)
- F3 Parking (under construction)
- F4 Sport and test centre, 3 000 floor area m²
- F5 Game courts for different age groups, circa 1.5 ha
- F6 Business premises, 12 000 floor area m²

G Housing, 107 200 floor area m²

- G1 Quarters, 24 400 floor area m², circa 6 ha
- G2 Quarters, 11 200 floor area m², circa 2 ha
- G3 Quarters, 7 300 floor area m², circa 5.5 ha
- G4 Quarters, 3 500 floor area m², circa 2 ha
- G5 Quarters, 13 000 floor area m², circa 2.5 ha
- G6 Quarters, 8 400 floor area m², circa 2 ha
- G7 Quarters, 14 200 floor area m², circa 3 ha
- G8 Quarters, 19 200 floor area m², circa 5.5 ha
- G9 Quarters, 6 000 floor area m², circa 1 ha

H Trails and other

- H1 Main bicycle trail
- H2 Ski tracks
- H3 Snowmobile tracks
- H4 Lapinraudo, archaeological site
- H5 Peatland
- H6 Pond

**Do not hesitate to
contact us and ask
for more information!**

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