



POLARNEST

# Luxury Lost in Latitude





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# Exclusivity, Crafted for Made-to-Measure Moments

**Polarnest is a collection of three secluded luxury villas** in Pyhä, Lapland – at the threshold of the Arctic Circle, where silence speaks and time dissolves.

Whether it's a private chef, a heli-ski drop, or a guided reindeer safari at dusk – **our team crafts every detail.** From adrenaline to silence, from the midnight sun to aurora nights, nothing is off limits.

- Curated dining with local chefs and foraged Lapland produce
- Family-friendly adventures: husky sledding, visits to Santa Claus Village, ice fishing, snowshoeing
- Summer escapes: mountain biking, Arctic kayaking, endless-day hikes

*You ask. We create.*





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# Conscious by Nature Luxury That Respects the Lapland

**At Polarnest, sustainability isn't a feature - it's a philosophy.**

Each villa is hand-built, designed to tread lightly on the Arctic landscape, blending smart technologies with natural materials to offer a seamless, responsible stay. From energy-efficient systems to locally sourced timber, every detail supports a deeper harmony between guest and environment.

Whether you come to reconnect in stillness or explore Lapland's wild soul, your stay is elevated not only by comfort - but by conscience.

*Above the Circle and Beyond the Ordinary.*





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North of 66°33' – exclusive nature and sublime design.





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# Ultimate Comfort & Convenience

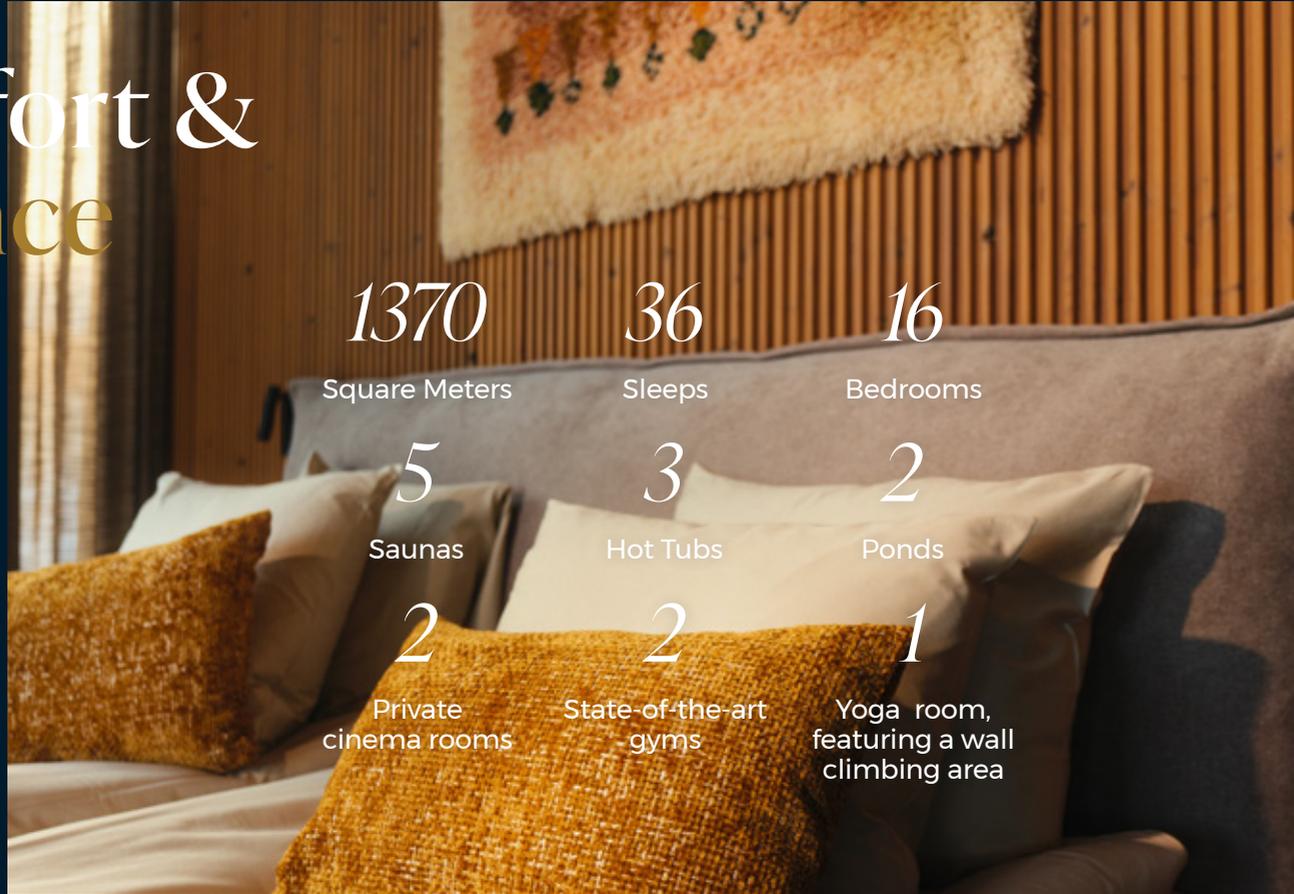
All villas are masterpieces of design, seamlessly merging elegance with the raw beauty of Lapland.

Spanning over 1000 m<sup>2</sup>, these stunning retreats are crafted to adapt to a variety of needs - offering an **unparalleled experience for families, groups, business retreats, and wellness getaways.**

With premium facilities, ample space, and state-of-the-art amenities, PolarNest Villas redefine comfort, exclusivity, and versatility.

**Every villa is equipped with a private sauna and spa area,** along with ensuite bathrooms, ensuring the utmost comfort and relaxation.

**The villas provide both privacy and togetherness, with separate sleeping quarters and inviting communal spaces.**



1370

Square Meters

36

Sleeps

16

Bedrooms

5

Saunas

3

Hot Tubs

2

Ponds

2

Private cinema rooms

2

State-of-the-art gyms

1

Yoga room, featuring a wall climbing area



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# Wellness, Relaxation & Entertainment

- Expansive **open-plan living, dining, and kitchen areas** with Miele appliances and breathtaking views
- **4 in-house saunas** for a traditional Finnish experience
- **1 exclusive sauna building** by the pond for an authentic lakeside retreat
- **3 outdoor hot tubs**, perfect for unwinding under the Northern Lights or Midnight Sun
- **Private cinema rooms** with Genelec home theatre system in two of the villas for movie nights
- **State-of-the-art gyms** in two villas for fitness enthusiasts
- Dedicated **yoga and hobby room**, featuring a **wall climbing area** in villa Kuukkeli





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# The comforts of the Villas

## VILLA NAALI

### 4 BEDROOMS

#### Entrance Floor

- 3 with Double bed, Ensuite bathrooms
- 1 with Double bed, Bathroom next to the room

### 2 BEDROOMS

#### Downstairs

- 1 with Double bed, Ensuite bathroom
- 1 with Double bed, Bathroom next to the room

## VILLA KUUKKELI

### 4 BEDROOMS

#### Entrance Floor

- 3 with Double bed, Ensuite bathrooms
- 1 with Double bed, Bathroom next to the room

## VILLA RIEKKO

### Semi-detached, Upstairs

### 4 BEDROOMS

- 3 with Double bed, Ensuite bathrooms
- 1 with Double bed, Bathroom next to the room

### EXTRA BED OPTION

- In the living room, sofa bed for two

## VILLA RIEKKO

### Semi-detached, Downstairs

### 2 BEDROOMS

- 2 with Double bed, Ensuite bathrooms

### EXTRA BED OPTION

- In the living room, sofa bed for two

## ALL VILLAS:

Fully equipped kitchen with Miele appliances  
Dining room  
High chair (on request)  
Wireless internet  
Baby cot (on request)  
Balcony / Private outside space  
Safety box  
Washing machine  
Tumble dryer  
Netflix, tv channels  
Sauna  
Hot tub (outside)  
Outdoor fireplace  
Bbq facilities  
Garden  
Private parking  
Electric car charging  
Welcome basket

## ADDITIONALLY IN VILLA NAALI:

Movie room  
Gym / Yoga space  
Fitness equipment  
Own private sauna by the pond

## ADDITIONALLY IN VILLA KUUKKELI:

Movie room  
Gym  
Fitness equipment  
Yoga room  
Climbing wall

All Villas are Non-smoking.



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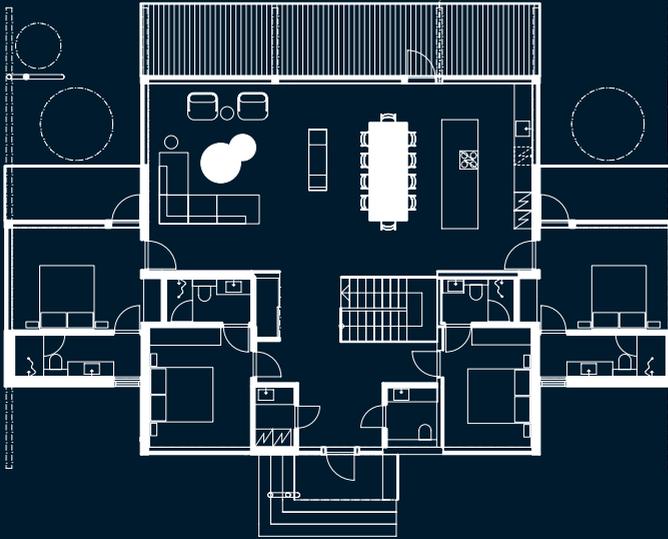




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# Villa Naali's Floor Plan

Upstairs



Downstairs

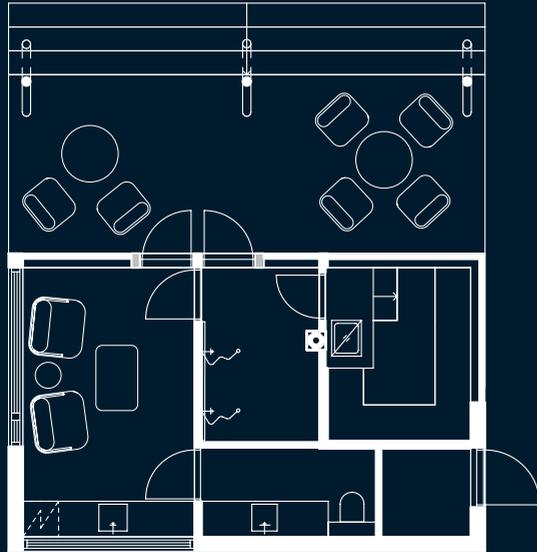


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# Villa Naali's Sauna by the Pond



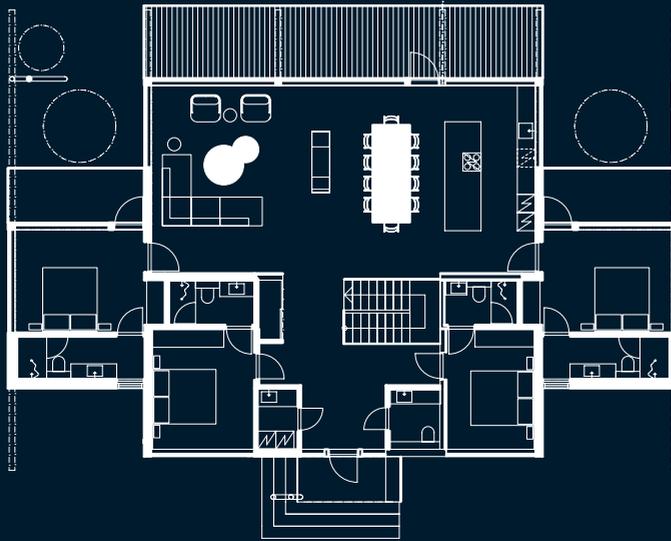
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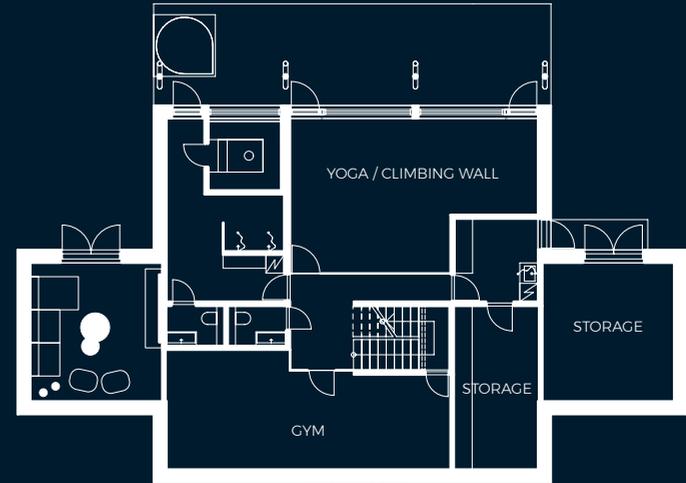
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# Villa Kuukkeli's Floor Plan

Upstairs



Downstairs



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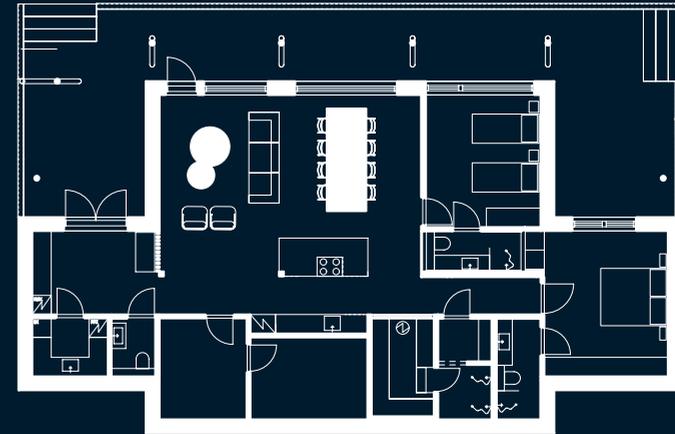
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# Villa Riekkö's Floor Plan

Semi-detached, Upstairs



Semi-detached, Downstairs





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# The Courtyard of the Villas

Set on the tranquil shore of a crystal-clear pond, the villas are surrounded by a thoughtfully designed landscape that honors Lapland's pristine environment. Walking paths and outdoor barbecue areas offer refined ways to enjoy the outdoors – inviting quiet connection, without compromising on comfort or style.

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# Destination Finland and Lapland

Lapland, the northernmost region of Finland, is a mix of pristine wilderness, breathtaking beauty and unique activities. **Pyhä-Luosto National Park** surrounds you with Arctic stillness: deep gorges, glowing autumn forests, the first snow under the aurora and the peace of Lapland's lakes.

**Finland and Lapland are one of the safest travel destinations in the world.** Finland consistently ranks among the safest countries globally.

**Traveling to Lapland is safe and straightforward due to Finland's excellent infrastructure.** The region's **tourism industry is highly professional**, with trained guides and operators ensuring safety during activities. Winter conditions are well-managed with clear safety protocols, making Lapland a **secure destination for adventure and luxury travelers** alike.





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# Activities at Pyhä

- **Winter** (Nov–Mar): Prepare for snow, darkness, and auroras
- **Spring** (Apr–May): Melting light, forest awakening
- **Summer** (Jun–Aug): 24-hour daylight, warm days, wild nature
- **Autumn** (Sep–Oct): Ruska season – fiery foliage and crisp air

- Skiing and Snowboarding
- Cross-Country Skiing
- Snowshoeing and Snowmobile Safaris
- Husky Sledding, Snowmobiling, Ice Fishing, and Reindeer Safaris
- Hiking in Pyhä-Luosto National Park
- Mountain Biking
- Canoeing and Fishing
- Northern Lights, visible on around 200 nights a year
- The Midnight Sun, golden light 24/7

**Whether you're looking for adventure, relaxation, or a once-in-a-lifetime Arctic experience, Finnish Lapland has something for everyone!**





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# Location

Both **Rovaniemi** and **Kittilä** have **direct flights from over 20 European cities**, especially during the winter season.

Pyhätunturi is located about a 90-minute drive from Rovaniemi Airport. From Rovaniemi, the journey to the fell can be continued by taxi, bus or car.

The nearest train stations to Pyhätunturi are located in Kemijärvi and Rovaniemi. Night trains from Helsinki to Rovaniemi and Kemijärvi depart in the evening, offering a pleasant way to travel in your own cabin.

## ARRIVING AT PYHÄ

Polarnest Villas are located in Pyhätunturi, deep within the Arctic Circle, just a 90-minute scenic drive from Rovaniemi Airport.

Shuttle bus, car rental and taxis are available from the airport to Pyhä.

Private transfers, helicopter drop-off, or luxury pick-ups are available upon request.





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# About Polarnest Ltd.

We are a Finnish company **offering high-end luxury villa and premium hotel accommodation in Lapland.** From luxury resorts to boutique accommodation, our portfolio reflects a dedication to excellence, authenticity and tailor-made experiences for discerning clients.

**Our real estate development** is committed to sustainable design and exceptional quality. We create unique and environmentally conscious properties that blend seamlessly into Finland's breathtaking natural landscapes.

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## POLARNEST VILLAS

**Three newly completed luxury villas in Pyhä.** Spanning over 1000 m<sup>2</sup>, these stunning retreats are crafted to adapt to a variety of needs - offering an unparalleled experience for families, groups, business retreats, and wellness getaways.

**An experience tailored to your wishes.**



## PYHÄ IGLOOS

Seven **thoughtfully designed family rooms** where motorized double bed is positioned beneath the **expansive glass roof**. The interiors are adorned with Finnish design classics, creating a harmonious blend of tradition and contemporary aesthetics.

**Green Key certified accommodation.**



## IGLOOS HOTEL

A **new boutique log hotel**, offering a peaceful retreat for travelers who seek comfort, nature, and authentic experiences. This cozy hotel is built using sustainable Finnish log construction, ensuring a **natural, healthy, and eco-friendly** stay.

**To be completed in November 2026.**



## REAL ESTATE DEVELOPMENT

Polarnest delivers end-to-end project management for construction projects, ensuring seamless execution from feasibility studies and land acquisition to design, construction, and final delivery. Current developments are underway in Pyhä, Inari, and Kipisjärvi.

**Building value sustainably.**

# Kiitos. Thank You.

*Polarnest Welcomes You.*

CONTACTS AND  
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