

HOTEL PROJECTS in Process in the HELSINKI CITY Area

1.9.2021

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LOCATION Address, site	APPLICANT / OPERATOR	CONSEPT + CAPACITY (rooms)	STATUS EXPECTED OPENING / CONSTRUCTION	TYPE INCREASE of CAPACITY	MORE INFORMATION
City Centre (CBD)					
Annankatu 18	Varma / Scandic	Conference 350	Hotel is planned to open in summer 2022 .	Conversion from office to hotel Increase: 350 rooms	
Bulevardi 31 – Abrahminkatu 1-5 (Vanha Poli)	Kojamo		Renovation is connected to other projects in the neighborhood; schedule undecided.		
Maestro Fredrikinkatu 51-53	Primehotels	Midscale 240	Hotel is planned to open in November 2021 .	Conversion from office to hotel Increase: 240 rooms	
Grand Hansa Kaivokatu 12	YLVA (former HYY), Hyatt, Primehotels	Luxury 224 rooms (former 118)	Construction begins in June 2021, hotel completed in summer 2023 .	Renovation + conversion Increase: 106 (Alt. 224 rooms)	
Radisson Blue Royal Runeberginkatu 2	Radisson Blue Royal	+ 150	Revised city plan needed for extension is in process (KYLK 2022).	Extension Increase: 150 rooms	Project will be coordinated with the new Health and Wellbeing Centre next to the hotel.
Vuorikatu 24 (Säätalo)	Jatke Oy & SOK	200	Construction started in 2021, hotel completed in 2023	Increase: 200	Office building is replaced by a hotel.

Katajanokka					
Ankkurikatu 5	Mrec Investment Management Oy	61 Aparthotel (50 % of the building)	Building permission admitted in summer 2020; construction will be completed by end of 2021.	New Increase: 61 rooms	
Katajanokanlaituri 4	Varma	10 000 m² for hotel (+ a new HQ of Stora Enso)	The winner of the architectural competition "Spring" will be wooden building; revised city plan in June 2021.	New	
Kanavakatu 3	NREP				
Kanavakatu 14	YIT	262	Building permit in process, construction completed approximately 2023/2024.	New Increase: 262	Negotiations with operators and investor going.
Vyökatu 1 Hotelli Katajanokka	Prime Hotels / Marriott	+ 50 , modern lifestyle	Revised city plan approved, building permission not yet left.	Extension Increase: 50 rooms	
Kruununhaka					
Mariankatu 23	Samla Capital	Upscale 126	Building permission admitted, construction started, estimated opening in 2023.	Conversion from offices to hotel Increase: 210 rooms	Former developer ICON Real Estate Fund / Ruby Hotels
Hakaniemi – Sörnäinen					
Hakaniemenranta	Ab Invest As	400	Reservation for planning until 31.12.2024 (EJA 10.6.2019); revised city plan approved; pre-construction earliest 2023.	New	Water construction permit is appealed; decision expected in summer 2022.

Siltasaaren Portti Siltasaarenkatu 13 & Toinen Linja 7	YLVA City Box	200	Construction begins in autumn 2021, estimated opening 2023 .	New Increase: 200 rooms	
Haapaniemenkatu 4	Senate Properties, Skanska		Hotel (5 800 m ²) is part of the winner concept of the competition held 2019. Estimated completion in 2024.	New	Revised city plan is in process
Töölö					
Garden Helsinki, Nordenskjöldinkatu 13	Projekti GH Oy (Helsinki IFK & co) and YIT	~250 (15 000 m ² for hotel in a multipurpose project)	City plan approved, construction earliest in 2023.	New	
Taivallahti SPA	Arcon Vermögensverwaltung GmbH + Co. KG / Soulmade	200 Spa (3 800 m ²) and upscale hotel (8 000 m ²)	Reservation for planning until 31.12.2022 (EJA 17.5.2021); construction planned to start in 2022, completion 2023.	New Increase: 200 rooms	
Jätkäsaari					
Atlantinkatu, Ahdinallas (20826 ja 20827)	Royal Areena Oy / eQ etc.	Spa hotel, upscale and economy 350 – 400	Part of Royal Arena project, reservation for planning until 2023. The detailed plan is in process, approval approximately in Q4/2021.	New Increase: 400 rooms	
Atlantinkatu 2 (Service Quarters)	YIT / Partners	200 rooms Aparthotel	The revised city plan is valid. Building permit not in process yet. Construction at earliest in Q4/2021.	New	
Jätkäsaarenlaituri 3 (Wood City)	SRV Rakennus Oy, Stora Enso Oyj Meiniger Hotels	Budget 194	Reservation for planning till 6/2021; new reservation application till 6/2023 is under review.	New Increase: 194 rooms	

Länsisatamankatu (20026/8)	Vastint Hospitality B.V. / Marriott	124, Marriott Residence Inn –concept	Reservation for planning till 31.12.2021 (EJA 9.12.2019). Building permit expected till end of 2021, construction begins 2022.	New 124	
Länsisatamankatu 43 Ahdinallas	WasaGroup	Aparthotel 70-90	Revised city plan in process, construction is planned to start 2023.	New Increase: 70-90 rooms	The operator will be published in Q3 / 2021.
Välimerenkatu 19 / Messipojankuja 5, part of site 20026/10	Vastint Real Estate	190, Marriott Moxy, boutique (young adults)	Building permit is valid. Construction is planned to begin in autumn 2021.	New Increase: 190 rooms	
Välimerenkatu 18 (20816/2)	Art Hotel Helsinki / Prime Hotels	Boutique 150	Hotel will be completed in August 2021 .	New Increase: 150 rooms	
Hotel Music Tower Välimerenkatu 22 (20815/2)	Aberdeen & Ailon	Originally 83, will be increased	Hotel will be completed in spring 2022 .	New Increase: 83 rooms	
Salmisaari, Lapinlahti					
Salmisaaren ranta	Flotel Oy	Floating hotel concept in water area of 45 000 m ²	Reservation for planning until 31.12.2021 (EJA 23.3.2020), revised city plan needed.	New	
Pasila					
Maistraatinportti 1 OtavaMedia House	YIT		The future use of a former office building is not decided yet (hotel / office).		
Tower Area (Trigoni)	YIT		Revised city plan in process, schedule undecided.	New	

Messukeskus (Messuaukio 1)	Holiday Inn	450 (22 000 k-m ²)	Extension	Revised city plan including the extension of the hotel and the congress wing of Expo and Convention Centre in process (autumn 2021), construction of extension starting possibly 2025.	
Vallila					
Aleksis Kiven katu 49, "Peak" of Konepaja Area (22400/1)	YIT NREP	380 Aparthotel	Reservation for planning until 30.6.2021, continuation applied.	New	Revised city plan appealed to Administrative Court.
Kalasatama					
Horizon, Kalasatama Towers (10620/6)	SRV	120 (10 000 m ²) Aparthotel	Construction will start at earliest in 2022.	New	Half of the building will be offices.
HILA Helsinki Leonkatu 2 (10593/3)	SRV	220-250 (10 000 m ²)	Schedule undecided.	New	
Suvilahti Event Hub	Suvilahti Event Hub Oy	330 (16 000 m ²) 4* and 2* hotels	Reservation for planning until 31.12.2022. Construction approximately in 2022-2025.	New	
Herttoniemi					
Noli Studios Työnjohtajankatu	NREP	265 Aparthotel	Under construction, completed in spring 2023.	New Increase: 265	
Roihupelto					
Roihupellon Urheilupuisto	WasaGroup Oy	Budget hotel next to sport facilities.	Reservation for planning until 31.12.2021 (EJA 24.6.2019).		

Malmi					
Noli Studios Malmi centre	NREP	238 Aparthotel	Under construction, completed in spring 2023.	New Increase: 238	
Koivusaari					
Koivusaari Metro Station District (centre)	IKEA	Revised city plan in 2021		New	

COMPLETED HOTEL PROJECTS

2021

- Hotel Vaakuna, SOK / Sokotel, Increase: 72 rooms
- Scandic Grand Central Helsinki (Central Railway Station) / Exilion, Scandic Hotels (Vilhonkatu 13), 491 rooms

2020

- The Folks Hotel Konepaja / OP Group (?) (Aleksis Kivenkatu 23), 147 rooms lifestyle
- VALO Hotel & Work Helsinki / SSA Group (Mannerheimintie 109), 442 rooms which can be purchased and rented further
- U14 / Marriott International (Unioninkatu 14) 120 rooms
- Original Sokos Hotel Tripla (Ratapihantie 6), 430 rooms
- Crowne Plaza Helsinki - Hesperia (Mannerheimintie 50), renovated, 349 rooms
- Scandic Pasila (Maistraatinportti 3), 178 rooms renovated

2019

- Noli Studios Sörnäinen / NREP (Hämeentie 33), 197 rooms can also be rented for a long term
- Noli Studios Katajanokka / NREP (Kanavakatu 1), 263 rooms can also be rented for a long term
- Holiday Inn Messukeskus (Messuaukio 1), 245 rooms renovated
- Marski by Scandic (Mannerheimintie 10), 220 rooms renovated and 80 new rooms built

2018

- Lapland Hotels Bulevardi, (Bulevardi 28), 182 rooms
- Hotel St. George (Yrjönkatu 13), 150 luxury rooms

PROCESSES

Reservation for planning



City plan approval

