

# HOTEL PROJECTS in Process in the HELSINKI CITY Area

21 .4.2022

M. Maartola

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

<b>Katajanokka</b>					
<b>Ankkurikatu 5</b>	<b>Mrec Investment Management Oy</b>	61 Aparthotel (50 % of the building)	Building permission admitted in summer 2020; construction will be completed by end of 2021.	New <b>Increase: 61 rooms</b>	
<b>Katajanokanlaituri 4</b>	<b>Varma</b>	10 000 m <sup>2</sup> 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	
<b>Kanavakatu 3</b>	<b>NREP</b>				
<b>Kanavakatu 14</b>	<b>YIT</b>	262	Building permit in process, construction completed approximately 2023/2024.	New Increase: 262	Negotiations with operators and investor going.
<b>Vyökatu 1 Hotelli Katajanokka</b>	<b>Prime Hotels / Marriott</b>	<b>+ 50</b> , modern lifestyle	Revised city plan approved, building permission not yet left.	Extension <b>Increase: 50 rooms</b>	
<b>Kruununhaka</b>					
<b>Mariankatu 23</b>	<b>Samla Capital</b>	Upscale 126	Building permission admitted, construction started, estimated opening in 2023.	Conversion from offices to hotel <b>Increase: 210 rooms</b>	Former developer ICON Real Estate Fund / Ruby Hotels
<b>Hakaniemi – Sörnäinen</b>					
<b>Hakaniemenranta</b>	<b>Ab Invest As</b>	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.

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

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

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

<b>Malmi</b>					
<b>Noli Studios</b> Malmi centre	<b>NREP</b>	238 Aparthotel	Under construction, completed in spring <b>2023.</b>	New <b>Increase: 238</b>	
<b>Koivusaari</b>					
<b>Koivusaari Metro Station District (centre)</b>	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**

**Kylk** (**Kaupunkiympäristö**lautakunta) = Urban Environment Committee (UEC)



**EJA** (**Elinkeino**jaosto) = City Board's Economic Development sub-committee

approximately 2-4 weeks

**City plan approval**

**Kylk** (**Kaupunkiympäristö**lautakunta) = Urban Environment Committee (UEC)



**KHS** (**Kaupungin**hallitus) = City Board



**KVSTO** (**Kaupungin**valtuusto) = City Council

X months / weeks

X months / weeks