

HOTEL PROJECTS in Process in the HELSINKI CITY Area

11.2.2021

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LOCATION Address, site	APPLICANT / OPERATOR	CONCEPT + capacity (rooms)	STATUS + EXPECTED OPENING / CONSTRUCTION	MORE INFORMATION	CONTACT
City centre (CBD)					
Annankatu 18	Varma / Scandic	Conference 350	Renovation starting in spring 2020, hotel is planned to open in summer 2022 .	Conversion Increase: 350 rooms	
Bulevardi 31 – Abrahminkatu 1-5 (Vanha Poli)	Kojamo		A revised city plan to be prepared		
Maestro (Rakennusmestari House) Fredrikinkatu 51-53	Primehotels	Midscale 236	Construction started in 2019, hotel is planned to open in summer 2021 .	Conversion from office to hotel Increase: 236 rooms	
Grand Hotel Hansa Kaivokatu 12 (Seurahuone + Uusi Ylioppilastalo)	YLVA (former HYY), Hyatt, Primehotels	Luxury 224 rooms (former 118)	Estimated opening during Q4 / 2022 .	Renovation + conversion Increase: 106 (Alt. 224 rooms)	Ville Vaarala +358 40 569 0699 ville.vaarala@ylva.fi
Runeberginkatu 2	Radisson Blue Royal	+ 100	Renovation completed (?), revised city plan needed for extension	Extension Increase: 100 rooms	
Hotelli Vaakuna	SOK (Sokotel)	The same as the original hotel; new capacity will be 340 rooms.	The renovation will be finished in April 2021 .	One floor is converted from retail to hotel Increase: 72 rooms	

Vuorikatu 24 (Sääntalo)	Jatke Oy & SOK	200	Revised city plan in June 2020, construction 2021-2023	Office building will be replaced by a hotel	
Katajanokka					
Ankkurikatu 5		Half of the building will be housing, half hotel	Building permission admitted in summer 2020	New	
Katajanokanlaituri	Varma	10 000 m ² for hotel (+ a new HQ of Stora Enso)	The winner of the architectural competition held 2020 "Spring will be wooden building; revised city plan in June 2021	New	Sari Raunio, VARMA
Kanavakatu 14	YIT	Negotiations with operators going	Revised city plan appealed to Supreme Administrative Court	New	
Vyökatu 1 Hotelli Katajanokka	Prime Hotels / Marriott	+ 50, modern lifestyle	Revised city plan approved, no building permission yet (?)	Extension Increase: 50 rooms	
Kruununhaka					
Mariankatu 23	Samla Capital & Finesco Former developer ICON Real Estate Fund / Ruby Hotels	Upscale 142	Negotiations with operators ongoing; opening planned 2022-2023	Conversion from offices to hotel Increase: 142 rooms	
Hakaniemi – Sörnäinen					
Hakaniemenranta	Ab Invest As	400	Reservation for planning until 31.12.2024 (EJA 10.6.2019); revised city plan appealed; pre-construction earliest 2022.	New	
Siltasaaren Portti Siltasaarenkatu 13 & Toinen Linja 7	YLVA (former HYY Group)	200; operator and concept not announced	Revised city plan approved, estimated opening during H2 / 2022	New Increase: 200 rooms	Mr Antti Kerppola, YLVA

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	Mr Elias Rainio, Senate Properties
Töölö					
Helsinki Garden, 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	Spa (3 800 m ²) and upscale hotel (8 000 m ²), 200 rooms	Reservation for planning until 31.12.2020 (EJA 10.6.2019); architectural competition held, construction planned to start in 2021, opening 2022 .	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 31.12.2019, planned to open in 2023	New Increase: 400 rooms	
Atlantinkatu 2 (Service Quarters)	YIT / Partners	Aparthotel with 200 rooms is part of the winner concept of the competition.	Construction at earliest in 2020; the revised city plan in process	New	
Jätkäsaarenlaituri 3 (Wood City)	SRV Rakennus Oy, Stora Enso Oyj Meiniger Hotels	Budjet 194	Hotel is planned to open in summer 2022	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)	New	

Välimerenkatu 19 / Messipojankuja 5, part of site 20026/10	Vastint Real Estate	190, Marriot Moxy, boutique (young adults)	Building permit in process Construction begins approx. 2020-21	New Increase: 190 rooms	
Välimerenkatu 18 (20816/2)	Art Hotel Helsinki / Prime Hotels	Boutique 150	Under construction, completed 3 / 2021	New Increase: 150 rooms	
Hotel Music Tower Välimerenkatu 22 (20815/2)	Aberdeen & Ailon	Originally 83, will be increased	Building permission allowed in 2017, completed 4 / 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	Aparthotel	Building permission in process	Conversion from office to hotel	
Tower Area (Trigoni)	YIT	300	Revised city plan in 2021, construction starting at earliest 2022	New	
Messukeskus (Messuaukio 1)	Holiday Inn	450 (22 000 k-m ²)	Revised city plan in 2021, construction starting possibly 2025	Extension	
Vallila					
Aleksis Kiven katu 49, "Peak" of Konepaja Area (22400/1)	YIT, NREP	380, aparthotel	Reservation for planning until 30.6.2021 to YIT (EJA 10.6.2019)	New	
Kalasadama					

Horizon, Kalasatama Towers (10620/6)	SRV	120, aparthotel (10 000 m ²)	Construction will start in 2021.	New	
HILA Helsinki Leonkatu 2 (10593/3)	SRV	220-250 (10 000 m ²)	Reservation for planning until 31.12.2020.	New	
Suvilahti Event Hub		over 200 (14 500 m ²) 4* and 2* hotels	Reservation for planning until 31.12.20xx. Architectural competition in 2020, construction appr. 2022-2025	New	
Koivusaari					
Koivusaari Metro Station District (centre)	IKEA	City plan is prepared, reservation for planning until 31.12.2020, construction in 2025 century.		New	
Roihupelto					
Roihupellon Urheilupuisto (45196/3 ja määräala tontista 45196/18)	WasaGroup Oy	Budget hotel next to sport facilities.	Reservation for planning until 31.12.2021 (EJA 24.6.2019)		

COMPLETED HOTEL PROJECTS

2021

- **Scandic Hotel Rautatieasema (Central Railway Station) / Exilion, Scandic Hotels** (Vilhonkatu 13), **483 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**

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
- **Scandic Hotel Marski** (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

