Fraser Suites Hotel, Hamburg









SHORT DESCRIPTION

Implenia transformed the former Oberfinanzdirektion building on Rödingsmarkt in Hamburg into an exclusive hotel for the Fraser Hospitality Group.

THE PROJECT

Following on from the planning contract and the contract for the initial demolition work, the Implenia Buildings branch in Hamburg also won the contract to revitalise the former Oberfinanzdirektion building on Rödingsmarkt in Hamburg. The building, which was constructed in 1907, was transformed into an exclusive hotel of the Fraser Hospitality Group by summer 2018.

SERVICES IN DETAIL

- The first ‘Fraser Suites’ hotel in Germany was created by converting the listed building in the Neo-Baroque style. The charm of this grandiose old building on Alsterfleet, with its prime location between the Hamburg Rathaus and the harbour, is reflected in the restaurant and the reception area.
- The hotel concept is aimed at guests who want to enjoy a home away from home with all the comforts of a hotel in

an ideal location for business. The rooms have separate living, sleeping and eating areas, modern entertainment systems and fully equipped kitchens.

- Over a floor space of some 15,000 square metres, the converted five-storey building houses 154 apartments. The restaurant area under the glass roof at the centre of the building has been overhauled, with a spa area, the back-of-house areas and the area in front of the entrance all being given a facelift too.
- The only work carried out on the well-preserved façade was to replace the windows. Apart from the installation of the technology control room, the attic floor remained untouched. A few minor adjustments were made to the magnificent entrance hall in order to accommodate hotel operations.

CHALLENGES

Because of the hotel's status as a listed building and the special nature of the building structure, billing on the basis of a cost-plus-fee model was agreed for several areas of work. The client was responsible for fitting out the building for hotel operations.

FACTS

Location	Rödingsmarkt 2, Hamburg , Germany
Status	completed
Construction volume (value of our services)	23 M EUR
Start of construction	April 2016
Completion	January 2019
Building owner	Frasers Hospitality Gruppe, Hamburg
Architect	MPP Architekten, Hamburg
Commercial space	15000 m^2
Number of upper floors	5
Number of rooms	154

SERVICES

- Sanieren, Umbauen und Revitalisieren
- Schlüsselfertiges Bauen
- Real Estate
- Hochbau (Deutschland)