



City of Espoo  
Technical and Environment Services  
Deputy Mayor Olli Isotalo  
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**Dear Mr. Deputy Mayor Olli Isotalo**

Our planning reservation in Espoo Keilaniemi is due to expire at the end of the year. Therefore, we would like to extend the period and area of the reservation until 31.12.2023. Unfortunately, we have not been able to proceed with our Hotel and Congress Center project in due course. The sudden Covid 19 pandemic during this year stopped travelling for long periods of time between Norway and Finland. The influence of the disease on tourism and travel on international level is also well known. All this has slowed down the processes of project development but in no means stopped them.

We strongly believe in the Keilaniemi area and therefore we would like to extend the area of the reservation covering the neighboring site in the west. Our aim is to build a HQ quality level office building on the western part of the site and the originally presented hotel and congress center on the eastern part.

According to the pre studies of City of Espoo we believe the site can be realized with a reasonable effort. Due to the geotechnical features of the site the claiming of land at the shore can follow the principles of the neighboring project in progress.

The office building in wood and with low carbon emissions will cover appr. 12.000 sqm floor area. It will benefit of the services of the hotel and its congress facilities. The hotel and congress center (appr. 30.000m<sup>2</sup>) will consist of 660 hotel rooms and spaces for 2000 visitors at varying congresses and happenings. There will be a major restaurant at ground level, a sky restaurant with bar, a spa with pool and a viewing platform with greenery on the top. It will serve the businesses in the Keilaniemi area and the vivid scientific communities of Aalto university and VTT Technical Research Centre of Finland by offering a platform for encounter for all possible activities in the field. Through its functions and its location, the influence of the hotel will carry beyond the borders of Espoo by bringing in visitors nationally and internationally.

We are prepared to begin with the design and development work immediately and hope for a positive decision from City of Espoo. The schedule will be adapted to the needs of an open and official process of developing the detailed town plan, water permit and building permit. This all will happen in good cooperation with the City Officials of Espoo. We will start to apply for a detailed town plan for the office building (western part), then for the hotel and congress center (eastern part). We will then do the same application process regarding the water permits, infillment permits

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and building permits. After the permits are in place it will take approximately 24 months to build the office building and 36 months to build the hotel and congress center. The use of time to get a detailed town plan, water permit, infillment permit and building permit can be best judged by the City of Espoo.

Yours sincerely,

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Arthur Buchardt  
AB Invest AS

Annexes:

Location plan of the proposed hotel and office building project

Copy: Aki Davidsson, Architects Davisson Tarkela