



KAMEHA GRAND

HOTEL
GLATTPARK (OPFIKON) – ZH

N° 12035E

Principal

Turintra AG, represented
by UBS Fund Management
(Switzerland) AG
Brunngässlein 12
4002 Basel

Project development

Mettler2Invest AG
Florastrasse 44
8008 Zurich

General contractor

HRS Real Estate AG
Siewerdstrasse 8
8050 Zurich

Operator

Kameha Grand Glattpark
Betriebsgesellschaft mbH
Bahnhofstrasse 20 b
8272 Ermatingen

Architect

tec ARCHITECTURE Swiss AG
Lankenbergstrasse 14
8272 Ermatingen

Interior designer

Marcel Wanders studio
Westerstraat 187
NL-1015 MA Amsterdam

Civil engineers

wlw Bauingenieure AG
Luegislandstrasse 31
8051 Zurich

Technical consultants

Electrical engineers:
R+B engineering ag
Bahnhofpark 2a
7320 Sargans

HVACR engineers:
Amstein+Walthert AG
Andreasstrasse 11
8050 Zurich

Building physics:
Kopitsis Bauphysik AG
Zentralstrasse 52a
5610 Wohlen

Gastronomy planning:
Lohberger Heiz- u. Kochgeräte
Landstrasse 19
AT-5231 Schalchen

Building location

Dufaux-Strasse 1
8152 Glattpark (Opfikon)

Planning

2012

Implementation

2012–2015



LOCATION/HISTORY

Glattpark is part of the municipality of Opfikon, located right on Zurich's northern city limit. This former marshy area is ideally located, since it lies on the direct route to Zurich's International Airport. It had long been dubbed "Europe's most expensive meadow". In 2000, a district plan was proposed, providing for the development in stages of an area of some 670,000 m² into a full-fledged

city neighbourhood, with housing, shops, workplaces and a park with an artificial lake. Approximately 7,000 people will live here in future, and about as many will be able to earn their living. By 2020, work will be completed on almost all the Glattpark construction sites.

The Hotel Kameha Grand is located on the main access route at the north-western edge of the new district. This route is designed as a generously-dimensioned boulevard.





In the immediate vicinity, there is also a station for the Glattalbahn Light Rail, which links the centre of Zurich and the airport and the booming economic region between these two focal points. The Glattpark recreational area and the promenade along the artificial lake are located close by.

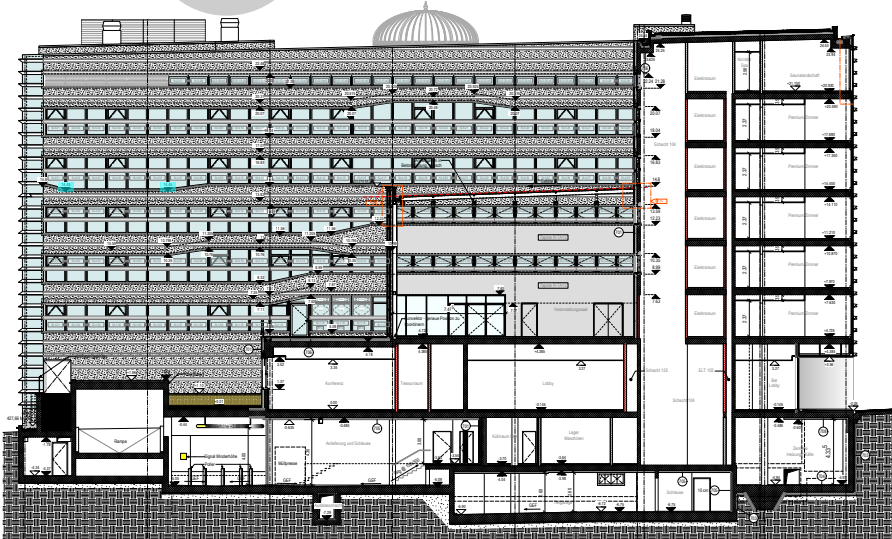
DESIGN/ARCHITECTURE

The "Kameha" name comes from a Hawaiian king and means "the unique". The Kameha Grand in Glattpark aims to meet the hotel's claim in offering a unique experience. One of the characteristics of the brand is that every destination is chosen for its exceptional details, originality and special character. For this reason, architecture and interior design were conceived with the location in mind.

Together with its basement and underground car park, and in conjunction with another new construction, the seven-storey building occupies a trapezoidal area of the Glattpark. It has been designed as a massive construction and its external appearance is of a closed, fully glazed building. On the ground floor, two approach zones, recessed deep into the building, mark the main entrances. Decoratively curved golden columns draw people's attention. The covered outdoor area on Thurgauerstrasse provides space for a street café and leads into the varied gastronomy and bar area. The other, on the side adjacent to Dufaux-Strasse, is designed as a driveway, leading directly to the hotel lobby behind.

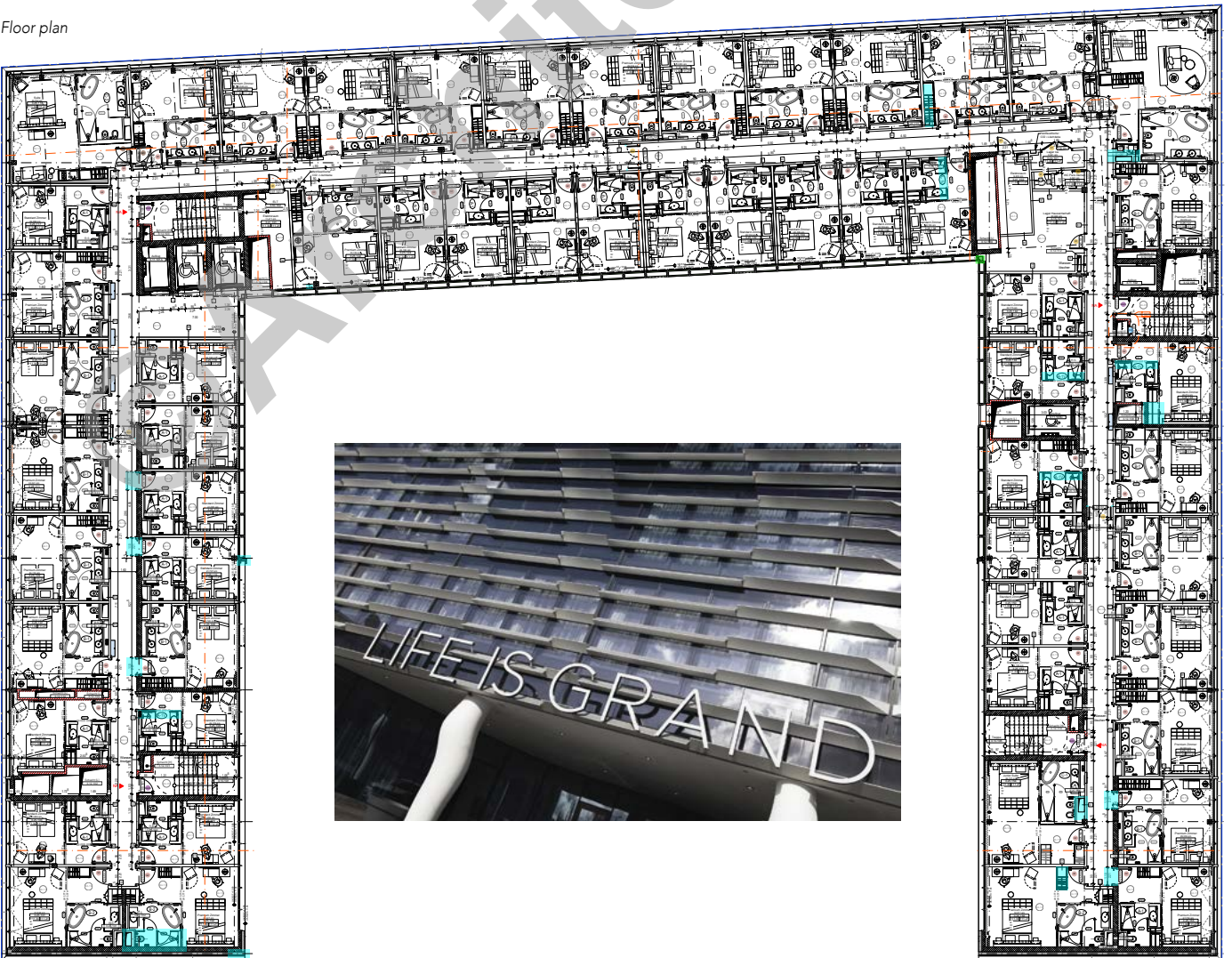
The double-skin glass façades, which are oriented outwards the neighbourhood, are structured by the surrounding horizontal triangular aluminium pilaster strip profiles, spaced at regular intervals of about 40 cm. Protruding from the glass planes, the profiles are shaped in such a way that reliefs can be seen in the facades from a distance,

Cross-Section





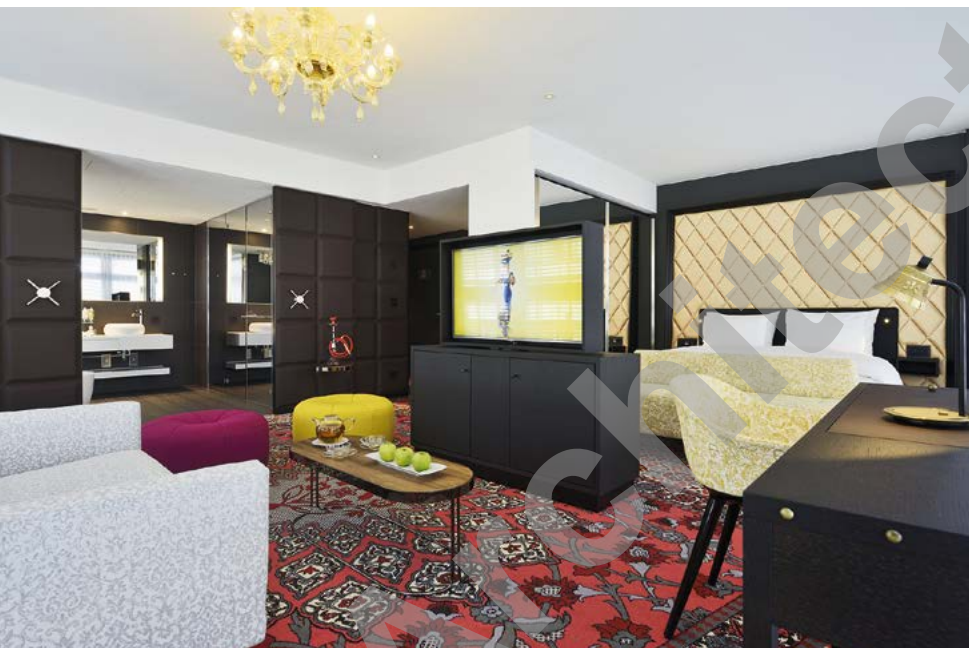
Floor plan





ornamental decorations extending from the base to the roof edge. In their curved form, they recall the contours of the previously mentioned columns, and complement the geometric rigidity and hardness of the façade materials with a sensuous, graceful look.

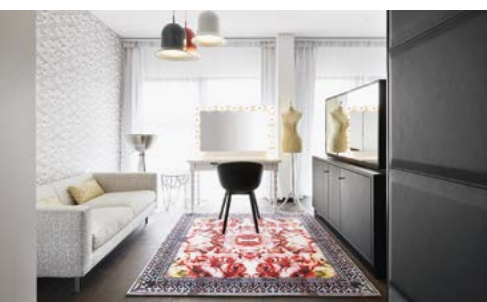
A courtyard opens to the south-east. It encircles the approximately ten-meter-high "Kameha Dome" event area at first floor level, which has a capacity of up to 960 persons. Its roof and façade are almost completely glazed. The hall area extends into a terrace with a view down to a group of trees, which closes off the courtyard to the adjacent building at ground-floor level. The façades facing the courtyard are arranged in window bands, the height of which increases or decreases because of diagonal frame areas at different points. Every third aluminium cornice of the outer façade also runs along the courtyard-oriented part of the building envelope.



In addition to its gastronomy facilities, the Kameha Grand also has a conference area with various rooms of different sizes and with separate access from Dufaux-Strasse on the ground and first floors. The hotel lobby also features a generously dimensioned free-standing staircase to the "Kameha Dome". The building's various functions are clearly separated but still well connected with each other. There is a total of 245 hotel rooms and suites on the first and the next four upper floors. They are arranged along the outer and courtyard façades, on both sides of central corridors. The main access cores are located in the corner areas. The roof level houses a spa with four treatment rooms, two saunas, a steam bath, a fitness room, a 320 m² roof terrace and a "Cocoon" Lounge for relaxing.

SPECIAL FEATURES

The Kameha Grand has its own interior design, which emphasizes the hotel's uniqueness and its special character. Interior designer Marcel Wanders, responsible for







the scenography, was keen to show that the hotel respects Switzerland's rich cultural heritage. The decor is festive and unpredictable. It serves as a backdrop for elements inspired by Switzerland, such as chocolate wall panels, minibars resembling a safe, or lights reminiscent of oversized cowbells. Sofas are Toblerone-shaped. This aspect of local colour is teamed with gourmet restaurants serving Italian and Japanese cuisine, a Smoker's and a Shisha Lounge, which have each been given their own character. All these various facilities and special room units impart a harmonious overall impression.



Themes serve as the unique features of the various suites. Guests can choose between the Diva, the Serenity, the Princess, the Burlesque, the Gentleman, the Fair Play, the Workout, the Ghostwriter, the Poker Face, the Watchmaker or the Oriental Suite. In addition, Michael Najjar – an artist fascinated by space exploration – was given the opportunity to create a Space Suite. On the 5th floor, a majestic King Kameha Suite is even available.

HRS Real Estate AG was responsible as the total contractor for the realization of this exceptional hotel, right through to its turn-key handover to the operator.

ENERGY/SUSTAINABILITY

All the lighting elements consist of modern LED luminaires and are equipped with electronic ballasts. The specifications stipulated by law in the field of building technology and building construction have been met in full.







PROJECT DATA

Volume SIA 416:	90,470 m ³
Total surface area:	23,050 m ²
<i>Event area</i>	
"Kameha Dome":	710 m ²
Congress hall:	1
Conference rooms:	2 - 3 (variable)
Restaurants:	2
Bar:	1
Smoker's and Shisha Lounge:	2
Spa area with roof terrace:	1
Hotel rooms and suites, total:	245
Premium and Deluxe rooms:	224
Executive suites:	2
Business suites:	6
Themed suites:	11
Space Suite:	1
King Kameha Suite:	1
<i>Storeys</i>	
Above ground level:	7
Below ground level:	2
Parking spaces:	60