



**Give
Bunkkeri
a new life**



Bunkkeri will be a dynamic part of a lively, distinctive, pleasant and functional urban neighbourhood.

A former harbour warehouse named **Bunkkeri** (Bunker) awaits a new life with new uses. Bunkkeri stands at a prime location in Helsinki's **Jätkäsaari**.

Bunkkeri's floor space is **38,800 square metres**. The site is 9,000 square metres, which is equal to a full-sized football field.



**Bunkkeri
used to be
a warehouse
for a harbour
in Jätkäsaari.**



The City of Helsinki is organizing a competition for the acquisition, development, design and reconstruction of the building named **Bunkkeri** in Jätkäsaari.

The City looks for a new owner for Bunkkeri who has the vision and ability to realize **something never done before**. The upper floors of Bunkkeri can be developed in various ways. For example, the upper floors could be replaced with a block of apartments.

Depending on the design solution, the Bunkkeri development rights can be up to **36,000m²**, approximately 20,000m² of it allocated for housing and 16,000m² for sports facilities.

The buyer has wide opportunities to realize their vision in Bunkkeri, as long as they construct the swimming

hall and parking facilities required by the City. The parking could be placed under the courtyards on the northern and southern sides of Bunkkeri.

The City commits itself to lease the swimming hall and other sports facilities for 20 years. The facilities must be completed and ready for handover to the City by 31 May 2019.

The final floor space sold for development and the number of parking spaces will be defined on the basis of the winning proposal and the detailed plan for the site to be revised.



The competition is for the acquisition, development, design and reconstruction of Bunkkeri.

Selling prices of the site and building

The selling prices of the development rights for the site (euros per m²) are no less than those listed below unless the winning proposal specifies higher prices:

- Housing development rights 900 euros per m²
- Sports facility development rights 300 euros per m²
- Office space and other development rights 400 euros per m²
- Commercial space development rights 450 euros per m²

The selling price of the site will be based on the price of development rights presented in the winning proposal (euros per m²) and the amount of development rights specified in the detailed plan.

Bunkkeri is envisioned to accommodate housing, sports facilities and parking.



More information

Minna Aarnio

Real Estate Development Manager
City of Helsinki Real Estate Department
tel. +358 40 8473613
minna.aarnio@hel.fi

Outi Säntti

Project Leader, West Harbour Project
City of Helsinki Executive Office
tel. +358 9 31025976, +358 40 5969353
outi.santti@hel.fi