Business Hotel Zurich
Conversion of an office building into a modern hotel

Zurich, Switzerland

Lindner


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Project Description

With the conversion of a former office building into a contemporary business hotel, Lindner's Opfikon branch successfully delivered a complex refurbishment project in the heart of Zurich. The listed building was modernised during ongoing operations and comprehensively upgraded in architectural, functional and technical terms to meet its new use as a hotel.

As general contractor, Lindner assumed full responsibility for the planning, coordination and execution of all works – from building services engineering and building automation to the implementation of numerous specialised interior fit-out trades. This integrated approach ensured high quality standards, efficient processes and reliable project delivery.

General contractor services and trades

Lindner developed and implemented high-quality, flexible interior space concepts precisely tailored to the different functional areas of the hotel. Complete responsibility for mechanical and electrical services as well as building automation systems also lay with Lindner. While key trades were executed directly by Lindner's own specialist teams, additional services were delivered in close cooperation with qualified subcontractors – efficiently coordinated from a single source.

Interior concepts and hotel areas

The refurbishment created modern, comfortably appointed hotel rooms, each featuring high-quality bathroom fittings. Several rooms were designed to be fully accessible, ensuring maximum comfort and unrestricted accessibility for all guests.

The breakfast area, including the professional kitchen, was completely redesigned. The new concept combines an inviting spatial atmosphere with a functional, technically optimised infrastructure, supporting efficient and smooth hotel operations.

Technical fit-out, fire protection and sound insulation

A key focus of the project was the acoustic upgrading of the listed façade – a critical factor in ensuring guest comfort in an urban hotel environment. EI30 fire-rated raised floors and fire protection ceilings were installed in the corridor areas. Doors with an EI30 fire resistance rating further enhance fire safety throughout the building. In addition, a new central technical plant room was created to integrate and control the building's modern technical systems.

Construction during ongoing operations and logistics concept

The refurbishment was carried out while the building remained fully operational – a demanding task requiring detailed planning, precise coordination and maximum consideration for users. A temporary logistics zone was established in front of the building, supported by an adapted traffic management concept. External scaffolding with an external construction lift enabled safe and efficient material delivery without interfering with ongoing hotel and business operations.

General

Concept	Conversion of an office building into a modern hotel
Building Type	Hotels and Resorts, Industrial and commercial construction
Company Division	Lindner SE Arnstorf | Branch Opfikon
Completition	2025

Completed Works

- **General contractor**

  Dry construction works
  Plasterboard ceiling systems

- **Doors**

  Glass doors
  GTB 100

- **Floors**

  Calcium Sulphate Panels
  FLOOR and more®

- **Ceilings**

  Hook-On Ceilings
  LMD-E 200

- **Partitions**

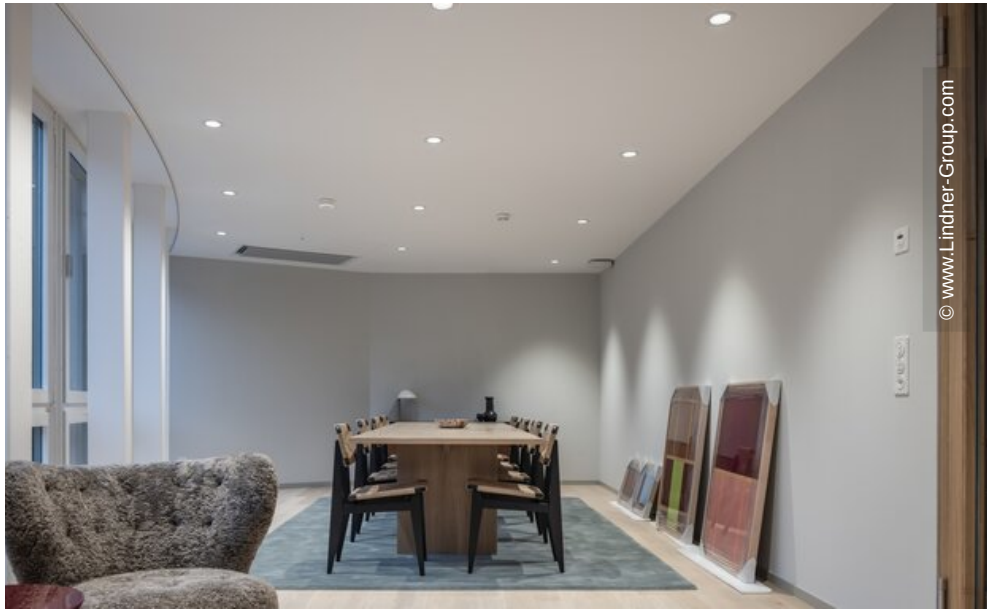
  Partition Systems Glass
  Lindner Life Freeze 137

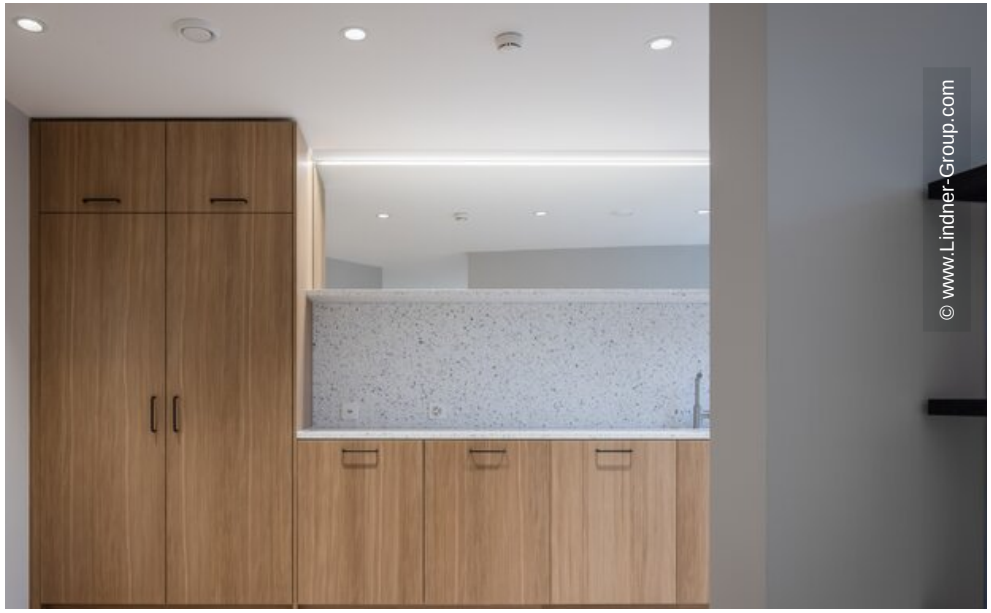

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