

**ATWELL SUITES<sup>®</sup>**  
AN IHG HOTEL



# TAKE YOUR JOURNEY TO NEW PLACES

Welcome to an evolved  
prototype for Atwell Suites  
by IHG Hotels & Resorts.

This prototype version features a one-story  
lobby with 116 guest rooms, offering flexible  
options for all future hotels

## WHAT SETS THIS VERSION APART

### One-Story Centered Lobby

Welcoming one-story public area is a compelling destination for collaborative working, relaxing, or socializing. Enables all public space amenities to reside on the first floor, ensuring they are easily accessible and enticing for guests.

### Alternate Room Layout

Narrow suite design that allows room for guests to switch between work and rest. Offers key brand elements including the standing desk, wet bar & sofa.

### Efficient Build with Increased Key Count

Through a redesigned layout of the lobby & suites, the prototype is refined for smaller land plots, improving site density while adding more rooms.



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# DISCOVER SOMETHING DIFFERENT

Efficient for Owners. Inspiring for guests. This all-suites brand by IHG Hotels and Resorts presents an exciting opportunity in the upper-midscale category with the new one-story prototype.



## Prototype Site Plan Details

Acreage	1.99 sf
Gross building area	67,714 sf
Total suite count	116 suites
Gross building area per key	584 sf/key
Number of floors	4
Parking spaces	116 min.

## Guest Room

King	342 sf
Queen / Queen	404 sf
Room mix	57% King / 43% Queen
Room type	100% studio-suites
Room features	Standing desk, mini-fridge, microwave, bar sink, coffee maker and steamer

## Guest Bathroom

Total space	~ 58 sf
Shower	King – shower only Queen / Queen – flexible bathtub option available
Amenities	Bulk bathroom amenities and hair dryer

## Public Space

Total space	13,376 sf
Public area seating	Seats ~ 94 people
Fitness Studio	660 sf
Business center	Integrated within lobby
Flexible meeting space	Integrated within lobby; seats up to 8 people
Other features	Marketplace, guest laundry
Optional add-ons	Pool, expanded meeting rooms, outdoor patio with mixed seating

## Back of House

Pantry	606 sf
All other areas	3,126 sf

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