

Sensor | Hotel Automation and smart access management at the M23 boutique hotel in Katowice



The property and its history

Overview

- Investor: M23 Hotel in Katowice
- Solution Designer: SENSORONLINE Sp. z o.o.
- Equipment Manufacturer: Roger Sp. z o.o. sp.k.
- Rooms: 42 + 22 hallway entrances
- Users: 20 (staff) + a dynamically changing number of hotel guests
- Key Features
 - Temperature management
 - Room power supply control
 - Clear visualization of the facility status
 - Intuitive notification system
 - Individual and zone access control
- Integrations:
 - Integration with the IdoBooking hotel system
 - Integration with LG air conditioning systems via Modbus gateway
 - Integration with Häfele door terminals

Introduction

In the heart of Katowice, right next to 23 Mariacka Street, stands a property that combines historical character with modern functionality – the M23 Hotel. This fourstar boutique hotel is located in a meticulously restored early20thcentury townhouse. Its interiors tell the story of Silesia – 42 themed rooms spread across five floors reference the region’s heritage: mining, metallurgy, railways, people, and art. Industrial aesthetics, copper balconies, and a mural of Zbigniew Wodecki, who spent his childhood in Katowice, create a unique atmosphere that attracts both tourists and business guests.

The property offers a dedicated SPA & wellness area (jacuzzi, infrared sauna, treatment room), available for private bookings in a “private SPA” format, as well as a modern 60 m² conference room. From the very beginning, the investor – Ewimex from Tychy – focused on solutions that complement the building’s distinctive character while ensuring a high standard of guest service. M23 Hotel is a place where aesthetics meet technology, and guest comfort is enhanced by intelligent, futureready systems.



The path to the solution

Requirements

The investors of the newly developed M23 Hotel faced the challenge of selecting a hotel automation system that would ensure modern access management, guest comfort, and efficient energy usage. A key requirement was the implementation of a solution that automatically adjusts temperature and lighting based on checkin status and window openings, covering both guest rooms and common areas to enable optimal energy management throughout the facility.

Another essential requirement was ensuring user safety and convenience through electronic access control integrated with Häfele door terminals, as well as full compatibility with LG airconditioning units to enable comprehensive control of inroom conditions.

Equally important was the optimization of staff operations through integration with the PMS and enhanced internal communication. Particular attention was given to the ability to quickly send notifications from rooms to the reception desk, which facilitates realtime guest service and improves overall operational efficiency. The investors sought a system that would not only improve but also align aesthetically and functionally with the character of the hotel.

Ultimately, the SENSOR system, based on Roger’s hotel devices, was selected. The decision was driven by its operational stability, extensive functionality, and elegant design – including glass, flushmounted touch panels that harmonize seamlessly with the interior design of Hotel M23.

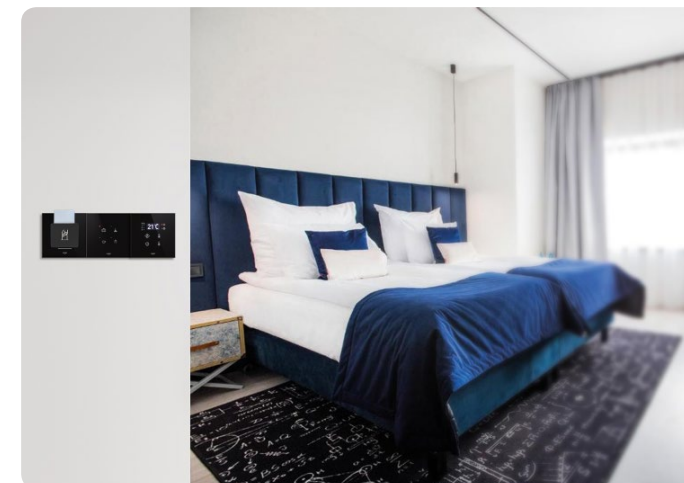
Solution

The implementation of the system began from the ground up, allowing full alignment with the hotel’s needs and operational characteristics. The project started in December 2022 and progressed smoothly – from equipment delivery, through installation and configuration, to full system commissioning in January 2023. The deployment was carried out through close cooperation between three parties: the cabling contractor, Interservice – also responsible for installation – and the SENSOR team, which supervised the entire process, performed configuration and commissioning, and trained the hotel staff.

The result was a comprehensive launch of the system across the entire facility. In total, 42 rooms and 22 commonarea access points were equipped. The system supports 20 staff members and a dynamically changing number of guests. The project utilized glass, flushmounted Roger touch panels, which combine full functionality with elegant design and seamlessly complement the hotel’s interior aesthetics.

The system was integrated with Häfele overdoor locks and LG airconditioning units (via the Modbus protocol), enabling precise temperature control based on room status and window position. Heating and cooling management also extends to shared areas – including the conference room and SPA & wellness zone – significantly improving the building’s overall energy efficiency.

In addition to the automation system, M23 Hotel was supplied with complete hotelgrade equipment: LG televisions, Häfele locks, safes, minibars, hairdryers, and waste bins.



What has changed?

Benefits

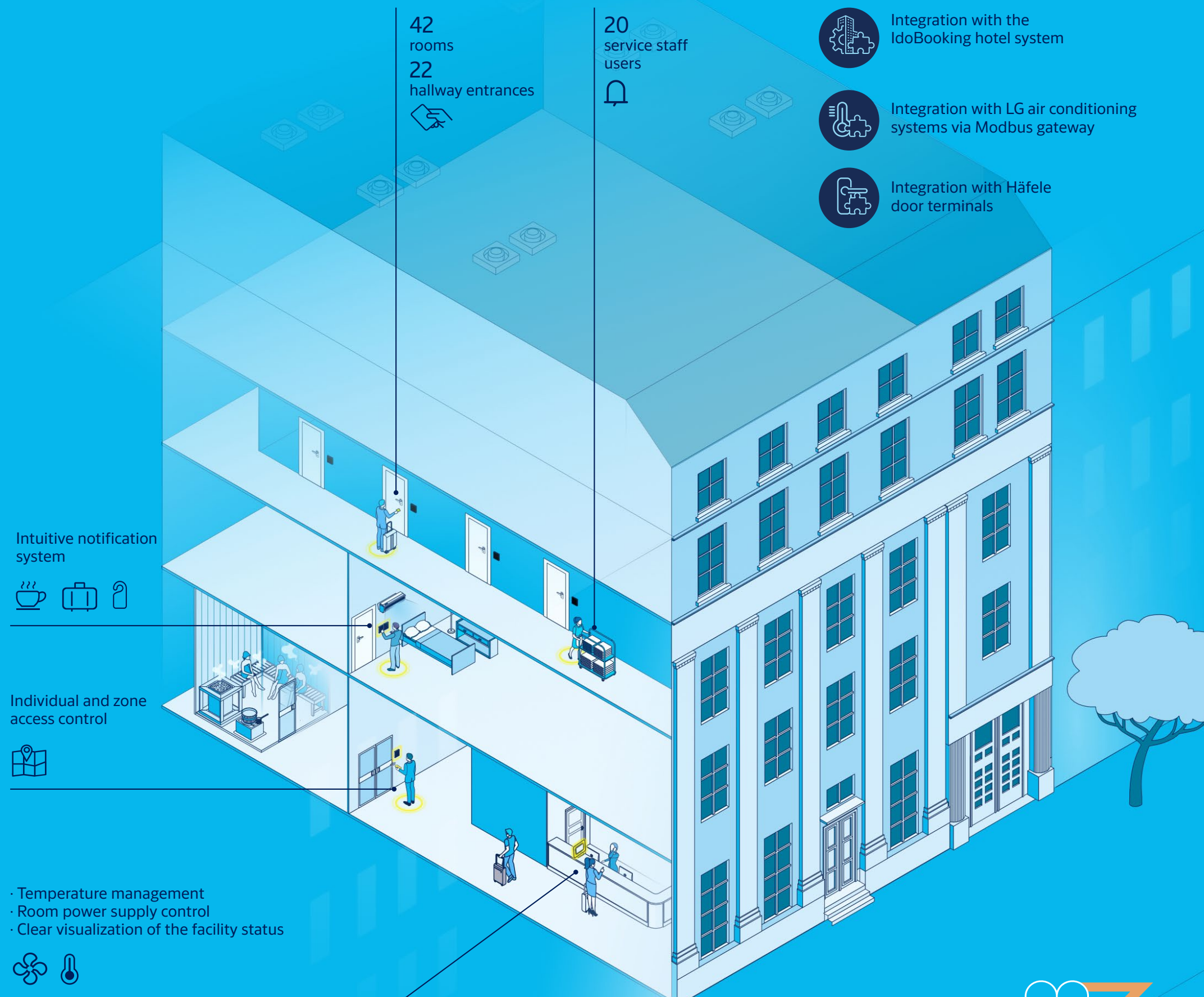
The SENSOR hotel automation system has fully met the investor's expectations, significantly enhancing the property's operational efficiency. Realtime monitoring of the facility enables immediate response to any irregularities, while automated energy management – both in guest rooms and common areas – delivers measurable savings. Dynamic temperature adjustment based on checkin status and window openings optimize heating, cooling, and lighting costs, reducing energy consumption to the necessary minimum.

The system also supports flexible access management by allowing permissions to be assigned to specific rooms and zones, which increases guest safety and streamlines staff workflows. Electronic access control based on proximity cards restricts unauthorized entry, while intuitive buildingstatus visualization provides quick insight into current conditions – room occupancy, window and door status, guest presence, and reported needs.

Functionkey panels enable direct communication with the reception desk – for both guests and staff – accelerating service and reducing response times. Thanks to the integrated notification server, alerts can be displayed on selected computers or sent via SMS or email, enabling rapid response to events and shortening the time required for operational tasks. The system operates in the background according to predefined rules, requiring no daily staff intervention, which significantly improves ease of use and operational comfort.

Integration with the PMS ensures seamless data exchange and automation of processes related to reservations, room access, and guest service, making property management more consistent and efficient. The control panels were selected with aesthetics in mind – harmoniously blending with the hotel's distinctive style while providing full functionality.

Thanks to the system's flexible architecture, further expansion – both functional and in scale – remains possible. Although no additional implementation stages are currently planned, the M23 Hotel is fully prepared for future needs. The SENSOR automation system and Roger devices have proven to be not only highly functional, enhancing security and operational efficiency, but also visually refined, fitting perfectly into the hotel's unique style.





See how you can optimize your hotel

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