



StoraEnso

03 Aug 2026

Moabit 79

Berlin, Germany

Partner of Stora
Enso



Moabit 79 sits on historically charged ground in Berlin's Moabit district, once home to the infamous Moabit prison. Today, the area is a hub of embassies, civic buildings, and urban regeneration. The site's transformation by our trusted partners, MAX Holzbau, reflects Berlin's evolving architectural narrative—one that embraces sustainability, density, and design.

Hybrid vision takes shape

Designed by [Tchoban Voss Architekten GmbH](#) and developed by Sauter Family Holding, the project is a Class 4 hybrid timber-concrete structure rising up to five storeys.

It will house a multi-residential unit, combining [Sylva™ CLT Walls, Floors, and Roofs](#) with a concrete staircase, core, and lift shaft. Timber and concrete meet not in conflict, but in complement.

Precision in partnership

The prefabricated timber construction is led by [MAX Holzbau](#), whose expertise in engineered wood systems is central to the project's execution. The collaboration leverages Stora Enso's Sylva™ Services, with 435 m³ of Sylva CLT elements protected with [UV Hydrophobic Coating](#), [End Grain Sealer](#) and [Temporary Membrane](#). Installation also uses [preinstalled lifting slings](#), enhancing safety and precision on-site.

Just-in-time, just-in-place

Logistics are tightly choreographed: 13 Just-in-Time deliveries over 12 weeks, beginning 23 June 2025 (Week 26) and concluding 11 September 2025 (Week 37).

This approach minimises disruption and maximises efficiency—hallmarks of modern mass timber construction.

Berlin's quiet revolution in wood

Berlin's building regulations increasingly support mass timber construction, recognising its role in reducing embodied carbon. Projects like Alt-Moabit 79 align with the city's climate goals, offering a blueprint for low-impact urban housing. Timber stores carbon, reduces emissions, and accelerates the shift toward circular construction.

Carbon footprint

Manufacturing: 23 CO₂e (greenhouse gases)

Carbon dioxide removed from the air and stored in Moabit 79: 331 tonnes CO₂

Emissions avoided by using wood instead of non-renewable construction materials: 497 tonnes CO₂e

Source: Stora Enso Carbon Calculator based on third-party verified [EPDs](#).

About the architects

[Tchoban Voss Architekten GmbH](#) is a German architectural firm with offices in Berlin, Hamburg, and Dresden. Known for its multidisciplinary teams and international reach, the firm offers full architectural services across all HOAI phases, serving both public and private clients. Their work uses advanced technologies like 3D modelling and AI visualisations.

The renewable materials company



Completion

Scheduled for completion by Q4 2025

General

Delivery year

Under Construction

Building type

Multi Residential

Area (m²)

3,812

Storeys

5



Photo credit: ©MAX-Holzbau

Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls, UV
Hydrophobic Coating, End
Grain Sealer, Preinserted lifting
devices , Temporary
Membrane

Product quality

NVI and INV

Product volume (m³)

435

Product delivery duration
(weeks)

12

Number of deliveries

13



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Team

Partner of Stora Enso

MAX Holzbau

Developer

NDC Projektentwicklungs
GmbH

Architect

Tchoban Voss Architekten
GmbH