



StoraEnso

Habitaria WOOD

Madonna di Campiglio, Italy

Partner of Stora
Enso



Located in the vibrant center of Madonna di Campiglio, just steps from the main ski lifts and overlooking the lake, the Habitaria WOOD hotel is a forward-thinking real estate investment. Surrounded by the breathtaking Brenta Dolomites, the development offers 18 premium residential units designed for superior alpine living.

Each unit is medium to large in size, featuring a spacious underground garage, a 200 m² private wellness area, and luxuriously finished common spaces.

The project was conceived to deliver a “superior” mountain holiday experience, blending comfort, elegance, and nature. Completing the project is a refined wellness area overlooking a private garden, designed to provide an immersive experience in nature.

The building comprises three above-ground floors and three underground levels, with the lower levels housing technical rooms, garages, and the wellness center.

Construction with Sylva™ Kit of parts

Stora Enso supplied approximately 700 m³ of Sylva™ CLT Floors, Roofs, and Walls, for balconies and roof structures.

Design

The design features a central stone block enhanced by wooden additions that reinterpret traditional alpine forms with a modern touch. The west side includes a commercial gallery with a covered dolomite portico, while the east side opens to the lake with glass-railed balconies offering panoramic views.

Cladding

The façade combines brushed and thermally treated larch cladding with hand-cut Dolomia stone, creating a ventilated wall system that balances rustic charm with contemporary elegance. A silk-gray metal roof and corten-effect porcelain tiles complete the exterior palette.

Precision and Performance

The building envelope features high-performance wall and roof assemblies with rock wool insulation. Prefabricated elements, such as balconies, were assembled off-site and installed with precision. Every aesthetic choice was pre-approved using 1:1 scale samples, ensuring flawless execution.

Smart, Sustainable Systems

The project integrates a central biomass boiler, radiant floor heating, mechanical ventilation, and photovoltaic panels, delivering energy efficiency and comfort in all seasons.

Overcoming Alpine Challenges

Despite tight timelines, harsh weather, and pandemic-related disruptions, the project was delivered on schedule. Construction was carefully phased to protect operations during peak tourist seasons, showcasing exceptional planning and execution.



StoraEnso

General

Delivery year

2020

Building type

Hotel

Area (m²)

1,900

Storeys

6

Units

18



Photo credit: Damiano Clauser

Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls

Product volume (m³)

700

Team

Partner of Stora Enso

MAK Building

Architect

ArchiDolomiti | Studio Architetti
Trento di Gino ed Emiliana
Pisoni

Main contractor

ALPENOS di STP srl

Specialist Timber Subcontractor

ALPENOS di STP srl