



StoraEnso

Seevillen Lanzenkirchen Lanzenkirchen, Austria

Partner of Stora
Enso

Contemporary residential concept by the water

The Seevillen project comprises six high-quality residential buildings that combine a contemporary living concept with a strong connection to the surrounding landscape. The aim was to harmonise architecture, nature and living comfort, whilst employing an ecological construction method that respects the character of the location.

CLT mass timber as the primary building material

Sylva™ wall and ceiling elements made from Stora Enso's CLT mass timber were used for the villas' load-bearing structure. Wood was deliberately chosen as a building material because, as a naturally grown raw material, it offers both ecological and structural benefits. CLT ensures a pleasant indoor climate and high dimensional stability, and the dry construction method allows for short build times without drying-out phases.

Flexible planning and high levels of prefabrication

The high degree of prefabrication of the Sylva™ CLT elements allowed for efficient and precise implementation. At the same time, the system remained flexible enough to incorporate individual adjustments during the construction phase. Even last-minute requests from the future owners could be accommodated without significantly disrupting the construction process.

Architecture in dialogue with the surroundings

Generous glazing, open floor plans and the deliberate use of mass timber characterise the architecture of the lakeside villas. The design draws on the landscape elements of water, woodland and meadows, creating fluid transitions between interior and exterior spaces. Each villa has been individually designed and responds sensitively to its specific location.

Timber construction with regional implementation

The timber construction was carried out by the regional partner Meisterbau Aichinger. The precise fabrication of the CLT components and the high quality of workmanship highlight the potential of mass timber construction in high-end residential building.



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General

Delivery year

2025

Building type

1-2 Family Dwellings

Area (m²)

170

Storeys

2

Units

6



Photo credit: Thomas Gobauer

Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls, CLT

Product quality

NVI, IV

Product volume (m³)

916

Team

Partner of Stora Enso

ZMP Holzbausysteme

Architect

Archiguards

Main contractor

Meisterbau Aichinger GmbH

Specialist Timber Subcontractor

Meisterbau Aichinger GmbH

Timber Engineer

Meisterbau Aichinger GmbH