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Apartment building Sternaeckerweg Graz, Austria

The Sternäckerweg residential development in Graz, Austria, stands as a remarkable example of innovative timber construction. Completed in multiple stages, this project features 400 units built using prefabricated cross-laminated timber (CLT). Recognised with the prestigious Holzbaupreis Steiermark in 2019, this project highlights the excellence and forward-thinking approach of its contributors, including ÖWG Wohnbau, balloon architekten ZT-OG, and Kulmer Holz-Leimbau GesmbH.

Project Overview

In Graz, Austria on Sternäckerweg, a significant residential development was completed, of 400 units using prefabricated cross laminated timber (CLT). This development includes underground parking and a cellar made of in-situ concrete.

The residential development was delivered in multiple stages. The project was planned in four phases. This phased approach allows for a gradual and organised development of the 400 units, ensuring that each stage is carefully constructed and integrated into the overall design.

Key Contributors

The project was commissioned by ÖWG Wohnbau, with architectural and planning services provided by balloon architekten ZT-OG and gaft&onion ZT-KG. Timber construction was executed by Kulmer Holz-Leimbau GesmbH, structural engineering by master builder Wolfgang RAUCH GmbH, and building physics by Vatter & Partner ZT GmbH.

Development Phases and Design

The central urban element is the residential streets, around which the two- to four-storey buildings meander, creating small-scale residential courtyards. A kindergarten is located in the northern part of construction phase B. The path system is designed to differentiate between public, semi-public, and private outdoor spaces.

Construction Details

The buildings are constructed using timber frame and solid timber with prefabricated [Sylva™ CLT Walls, Floors and Roofs](#) by Stora Enso.

In the four-storey building, all outer walls are made with Sylva™ CLT elements, while the two-storey buildings use a timber frame construction with stiffening OSB planking.

Each apartment features a load-bearing partition walls with double plasterboard planking on both sides, while other partitions are metal stud drywall.

Recognition and Awards

The development was honoured with the Holzbaupreis Steiermark in 2019.

The prize is considered a prestigious award in the field of timber construction. It is awarded biennially to recognise innovative, high-quality, and forward-thinking uses of timber in building projects. The award aims to promote and highlight outstanding achievements in timber construction, making it a significant accolade for architects and builders in the region. Winning this award is a testament to the excellence and innovation of the projects and their contributors.



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Residential Multi-storey Building Concept by Stora Enso

Multi-storey buildings in massive wood are high-performing, renewable structures that can help to meet the growing demand for new urban buildings and more efficient, sustainable construction. [Click here to learn more about our residential multi-storey building concept.](#)



Holzbaupreis Steiermark in 2019

General

Delivery year

2017

Building type

Multi Residential

Area (m²)

27,500

Storeys

4

Units

400



Photo credit: Render: ÖWG Wohnbau
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Photo credit: Render: ÖWG Wohnbau
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Products

Products and Services

Sylva™ CLT Floors and Roofs,
Sylva™ CLT Walls

Product volume (m³)

3,600



StoraEnso

Team

Developer

ÖWG/ÖWGES Wohnbau

Architect

Balloon architekten ZT-OG
gaft&onion ZT-KG

Specialist Timber Subcontractor

Kulmer