

With the FORESTIS Villa, South Tyrolean hoteliers Teresa and Stefan Hinteregger have created a retreat in the heart of the Dolomites, a UNESCO World Heritage Site.

The landscape and climate of the village of **Palmschoß**, above Brixen in South Tyrol, have always inspired people. The unspoilt nature of this place, the impressive mountain scenery, the pure air and the climate, which is characterized by the meeting of warm southern winds from the Mediterranean and cooler air masses from the north, an above-average number of sunny days and the Plose spring water, one of the purest and lightest waters in the world, make Palmschoß a place of power that can be felt. There are anecdotes about hikes in this area that have led to surprising discoveries, be it a hidden waterfall or a breathtaking vantage point, or, as in the year 2000, two historic buildings hidden behind wild hedges in the middle of the forest.

Otto Wagner receives an order

Palmschoß – Surrounded by dense mountain forest and with a view of the mountain massifs of the UNESCO World Heritage Site, the Dolomites, and bordering the [Puez-Geisler](#) Nature Park, a sanatorium was to be built here in the dense forests of the Ploseberg as early as 1912 at the request of the Austro-Hungarian monarchy. The renowned architect Otto Wagner was commissioned to design a place that would serve as a place of recreation in the future. What began in 1912 as a major step towards tourism, modeled on the Swiss climatic health resorts of Davos and Leysin, was never realized to the extent planned by Wagner. Two world wars prevented this and so only a house made of wood and natural stone with two side wings and a somewhat distant villa, a residence for doctors as an annex to the planned neighboring sanatorium, were built.

Instead of health tourists, the houses were used as a resort for war invalids, and later the Vatican acquired the property and both buildings, where priests and clergy found rest until the 1950s.

It was the South Tyrolean hotelier Alois Hinteregger who, in 2000, discovered the abandoned houses during one of his walks. Hinteregger sensed that this place had a special magic and decided to buy the property with the buildings. Together with the South Tyrolean architecture firm Asaggio (Armin Sader), Stefan, the son of Alois Hinteregger, and his wife Teresa, managed to harmoniously combine the larger of the two listed buildings with three sculptural suite towers, modeled on the shape of tree trunks, to create a unique retreat in the European Alps – FORESTIS.

FORESTIS opened in 2020.

FORESTIS Villa

The villa, the spa doctor's house, remained in a deep slumber and Teresa Hinteregger allowed many thoughts to arise about what should now be done with the villa. Three years passed before the idea matured into a decision to restore the villa to what it was. Teresa Hinteregger approached the old house with a keen sense of the history and originality of the place. With large loggias, stone bases and wooden facades, the villa is in the tradition of Alpine villa architecture influenced by European Art Nouveau. Teresa once again relied on the architect Armin Sader to implement her ideas. Based on the original plans from Vienna, they were able to understand how the house was built over 100 years ago. With these plans, a comprehensive 140-page report and under the strict conditions of the preservation order, Teresa and Stefan Hinteregger's team set about restoring the building and largely returning it to its original state.

Going further than required by the heritage authority

Fascinated by Alpine Art Nouveau and the perfection of the construction methods of the time, Teresa Hinteregger set out to find craftsmen who were able to combine yesterday's technology with today's quality. »We went further with the FORESTIS Villa than the Office for the Preservation of Historical Monuments had originally asked of us, and in doing so, we also initially presented our craftsmen with a huge task,« explains Teresa Hinteregger, describing the challenge she had set herself.

After the villa was renovated and partially rebuilt in the 1960s, only one of the box-type windows from 1916 was still in its original condition, and that had to be rebuilt. Otherwise, the façade still showed the original image with ornamental motifs highlighted in red, typical of Alpine Art Nouveau. The stone of the region, the wood of the nearby forest, lime plaster in combination with local sand and clay soils, as well as glass were used in the construction at the time, and these same materials were now used in the restoration and construction. The use of natural tones and natural materials ensures a refined and minimalist simplicity. Based on the original construction methods of the house, white lime plaster was used throughout. The premise for all construction work was to build on the house's original purpose as a place of healing by treating the landscape with care and using clear architectural language.

The villa, designed by architect Armin Sader based on Teresa's ideas and specifications, is characterized by its simplicity and sustainability, which are reflected in all of its features and furnishings. This meant restoring the interior doors and wooden floors to their original 1916 state, designing and building solid wooden furniture from old wood, and manufacturing box-type windows based on historical templates. All of the historic interior doors and wooden floors were renovated and reinstalled. Stairs and banisters were extensively restored and are an eye-catcher as

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soon as you enter the villa. Following tradition, the villa's stone cellar has a room for storing South Tyrolean bacon and ham, as well as a wine cellar. Decorations were largely avoided in order to emphasize the architecture and nature. The five large bedrooms with en-suite bathrooms reflect, like the other historic rooms of the villa, the tradition of villa construction in the mountains more than a hundred years ago. A wide variety of materials was typical of the time. The hand-hewn beams, the manually crafted floors and furniture were made from different types of wood, such as larch, Swiss stone pine or spruce, depending on availability. In the faithfully restored bedrooms, these untreated woods create a room climate that has a beneficial effect on the regenerative power of sleep.

As with the planning of the FORESTIS, Teresa and Stefan Hinteregger remained true to themselves with the FORESTIS Villa: »We want to show people our home, and as authentically as possible,« emphasizes Teresa Hinteregger.

Who is the FORESTIS Villa made for?

After the careful restoration of the historic structure, the villa end of 2024 has become a private retreat for up to ten people. Secluded on the southern slope of Mount Plose and in a sunny location all day long, the view opens up to the Dolomites and the large private garden with a pool surrounded by natural forests. The power of the forest and the sunlight of the Dolomites permeate the historic rooms from morning till night. The living area of over 1,200 m² extends over several floors and the spa. The villa is exclusively bookable and guarantees its guests unlimited privacy during their stay. The first guests are expected in the FORESTIS Villa from December. Guests will have five bedrooms, each with its own bathroom, the master bedroom with dressing room, a room for private events, wine cellar, living room with fireplace, kitchen, dining room, breakfast room, home theater and library. A new 400-square-meter spa and fitness area has been added, featuring an indoor and outdoor pool, a pool lounge with a fireplace, a sauna with a forest view, a steam bath, a treatment room for couples, and a fitness room with Technogym equipment. The 2,000-square-meter outdoor area, which is bathed in sunshine all day long, includes a covered pool lounge, outdoor kitchen, fireplace, herb garden and dining area. The villa is ideal for a family vacation or a break with friends.

24/7 service

A service team is on hand to take care of everything for the guests during their entire stay and knows what the guests want before they have even expressed it. In addition, mountain e-bikes, an outdoor guide and a personal trainer are available to guests. A private chef is on hand to cater to your culinary needs.

FORESTIS

Further information

Homepage: www.forestis.it/en/villa

Price: on request

Minimum stay 2 nights

Including service team, selected wines, non-alcoholic beverages, breakfast, lunch, dinner and snacks.

Booking requests via Email to: villa@forestis.it

About FORESTIS

On July 20, 2020, the Hinteregger family opened the [FORESTIS](#) hideaway at 1,800 meters above sea level in Palmschoß on the Plose above Brixen, surrounded by a dense mountain forest with a view of the mountain massifs of the UNESCO World Heritage Dolomites and the adjacent [Puez-Geisler](#) Nature Park. Three sculptural suite towers in the shape of tree trunks and of different heights were added to a listed building from 1912. The three towers are the same height as the trees, allowing them to blend harmoniously into the forest landscape.

All 62 [suites](#) at FORESTIS embrace nature. Facing south, they are bathed in sunshine all day long and offer guests sweeping views of the mountain massifs of the UNESCO World Heritage Site, the Dolomites. The sustainable construction and natural materials used in the interior design, light, earthy tones and the clear style of the furnishings convey a sense of relaxation in the midst of the surrounding nature. The [FORESTIS Spa](#) extends over an area of 2,000 m² below the three towers and is spread over two floors with a view of the UNESCO World Heritage Dolomites.

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