

VILLA HYGGE - CONSTRUCTION DETAILS

2906 White Mountain Highway North Conway, NH

ARCHITECTURAL & DESIGN HIGHLIGHTS

- Authentic Scandinavian design crafted by Finnish professionals
- Focus on wellness, calmness, and relaxation through materials and spatial design
- Clean, modern lines with functional beauty and timeless craftsmanship
- Very high-quality materials and finishes throughout
- Design features such as carved wood and neutral tones for a calm, crisp aesthetic
- Custom-designed modern entry door in full mahogany and glass
- Aesthetic, modern, and airy corridors and staircase designed to enhance natural light
- Fire-rated glass panels
- Customized Scandinavian and European furniture and lighting
- Locally crafted dining table: wood sourced from a Maine sawmill, kiln dried, and hand-assembled
- Modern propane fireplaces (indoor and outdoor)

WELLNESS & ENVIRONMENTAL DESIGN

- Property designed with human health and wellbeing as the core principle
- Toxin-free construction materials
- Low-VOC paints for improved air quality
- ROXUL mineral wool insulation (fire- and mold-resistant, non-toxic)
- Abundant natural light from oversized Andersen windows and sliding doors
- Energy-saving Heat Lock glass specifications
- Natural sustainable wood finishes (clear cedar, pine, knotted cedar) to create a calming environment
- Forest views from every window (intentional “forest bathing” design concept)
- Green plantings designed to stay lush all year round
- Outdoor terraces and patios (total ~1,833 sq ft) with terrace sprinkler systems
- Architectural lighting plan designed to minimize outdoor light pollution (“Dark Sky” compliant)

FIRE SAFETY & BUILDING SYSTEMS

- Modern concealed sprinkler systems with fast-response, discreet sprinkler heads
- Fire- and emergency-alarmed building throughout
- Fire-rated, solid wooden soundproof room entry doors
- Fully ADA-compliant building

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HEATING, COOLING & AIR QUALITY

- Individual heat pump heating/cooling units in each bedroom for optimal air quality
- Additional hydronic or electric baseboard backup heat per bedroom
- Smart control via Mysa and Nest thermostats
- Hydronic radiant floor heating in lobby and kitchen areas
- Commercial-grade dual-demand water heating system with storage capacity for 22 simultaneous showers
- Ventilation systems in each bedroom and bathroom

INTERIOR MATERIALS & FINISHES

- Fireproof luxury vinyl flooring throughout to create a calm, harmonized aesthetic
- Natural craftsman-style headboards in each bedroom
- Sleek, modern spa showers and dual sinks in every bathroom
- Dual-flush, water-saving toilets
- Floating high-gloss cabinetry in bathrooms
- Customized high-gloss wardrobes
- Soundproofing between selected walls, floors, and ceilings

SPA, FITNESS & WELLNESS AMENITIES

- Authentic Finnish-designed outdoor saunas with cedar interiors and exteriors
- Equipped with modern Harvia sauna heaters (imported from Finland)
- Modern rain showers in the sauna building
- Hydronic radiant floor heating in sauna building
- Private Himalayan salt lounge and air purification meditation area
- Three dedicated massage rooms with potential for expansion
- Approved for a 672 square foot outbuilding for future expansion potential; gym, or additional saunas

COMMERCIAL & HOSPITALITY FEATURES

- Two commercial-grade kitchens, one in the main lobby and another in the lower level, could be a potential catering kitchen
- Restaurant license for 25 seats
- Manifold plumbing system (allows flexible reconfiguration of spaces)
- Three high-efficiency washers and dryers
- Fully equipped for boutique hotel or retreat operation

LOCATION & LIFESTYLE

- Located in North Conway, New Hampshire, USA Today's #1 ski town
- Walkable to over 15 restaurants, multiple cafes, and boutique shops
- Nearby hiking trails, cross-country skiing, snowshoeing, and swimming in the Saco River