Hotel Giardino, Ascona









SHORT DESCRIPTION

The Hotel Giardino in Ascona (Canton Ticino, Switzerland) was extensively remodeled by Implenia AG (general contractor: Implenia Svizzera SA) between November 2008 and March 2009.

THE PROJECT

The Hotel Giardino renovation project in Ascona impressively demonstrates how Implenia, as general contractor, successfully implements a complex hotel construction and renovation project in the high-end segment - with a tight schedule, high execution quality and during ongoing operations. With a volume of ~CHF 11.8 million and a conversion time of just 16 weeks, the project underlines Implenia's capabilities in the premium conversion and modernization sector.

SERVICES IN DETAIL

As general contractor, Implenia assumed responsibility for the conversion and refurbishment work, including coordination of the specialist planners and subcontractors. Specifically, the project comprised

- Conversion of the main building: room and suite modernization including interior fittings, furnishings and building services. 51 double rooms and 6 suites.
- Renovation of the "Casa Rosa": new construction, extension and upgrading with additional suites, also with high-quality furnishings. 3 double rooms and 12 suites.
- Swimming pool area: Integration or refurbishment of pool facilities, which entails special requirements in terms of technology, climate and hygiene in a luxury hotel context.
- Building technology (HVAC) and electrical installations: Coordinated with the specialist planners (Protec SA HLKS, Elettronorma SA Elektro).
- Structural and civil engineering services: Integration into existing buildings (existing conversion) and adaptation to new room layouts (planners: Jelmoni Ingegneria SA).

CHALLENGES

A key criterion was the very tight construction schedule: the conversion of the entire hotel, including the swimming pool and furnishings, had to be completed within **16 weeks**.

Other aspects:

- Premium hotel complex in the 5-star range in a quiet, green location with comprehensive quality standards.
- Renovation during ongoing hotel operations: As this was a premium resort, operations had to be disrupted as little as possible - quality and functionality had to be guaranteed during and after the renovation.
- Coordination with hotel and catering operations: furnishings, interior fittings and hotel technology (HVAC, electrical, civil engineering) had to be closely coordinated.
- Architecture and design: The conversion included not only technical measures, but also design upgrades to give the hotel a modern and high-quality appearance in the luxury segment.

SUSTAINABILITY

The 5-star hotel is located in a quiet, green setting in Ticino - the quality of the surroundings and gardens are part of the high standard of the complex.

Even if no detailed information on sustainability certification is mentioned in the reference text, the location and the surroundings ("generous green spaces") as well as the conversion in the premium segment can be seen as a contribution to the refurbishment and value retention of the existing building.

FURTHER INFORMATION

Website

FACTS

Location	Ascona , Switzerland
Status	completed
Construction volume (value of our services)	11.8 M CHF
Start of construction	November 2008
Completion	March 2009
Usage	2 100 m^2

Building owner	Credit Suisse Real Estate Asset Management 8070 Zürich
Architect	Raumforum GmbH Architektur 8001 Zürich
General contractor	Implenia Svizzera SA 6932 Lugano-Breganzona
Heating-ventilation-air-conditioning-sanitary (HVACS) planner	Protec SA 6612 Ascona
Electrical planner	Elettronorma SA 6900 Lugano
Civil engineer	Jelmoni Ingegneria SA 6612 Ascona

SERVICES

General/full-service contractor

https://implenia.com/en/references/detail/ref/hotel-giardino-ascona/

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