

Tiers / Tires – Südtirol [Trentino-Alto Adige]

## New three-room apartment with high living comfort

Objektnummer: IT244151166



[www.von-poll.it](http://www.von-poll.it)

KAUFPREIS: 325.000 EUR • WOHNFLÄCHE: ca. 54 m<sup>2</sup> • ZIMMER: 3

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## Auf einen Blick

Objektnummer	IT244151166
Wohnfläche	ca. 54 m²
Bezugsfrei ab	nach Vereinbarung
Zimmer	3
Schlafzimmer	2
Badezimmer	1
Baujahr	2023
Stellplatz	1 x Tiefgarage

Kaufpreis	325.000 EUR
Wohnungstyp	Etagenwohnung
Provision	Subject to commission
Gesamtfläche	ca. 76 m²
Nutzfläche	ca. 0 m²
Ausstattung	Terrasse

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## Auf einen Blick: Energiedaten

Heizungsart	Fußbodenheizung
Wesentlicher Energieträger	Fern
Energieausweis gültig bis	30.11.2033

Energieausweis	Bedarfsausweis
Endenergiebedarf	20.00 kWh/m²a
Energie- Effizienzklasse	A

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## Grundrisse



Dieser Grundriss ist nicht maßstabsgetreu. Die Unterlagen wurden uns vom Auftraggeber zur Verfügung gestellt. Aus diesem Grund können wir nicht für die Richtigkeit der Angaben garantieren.

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## Ein erster Eindruck

A total of ten high-quality new apartments with great views over the South Tyrolean mountain landscape are being built in Tires al Catinaccio. The garden apartment on the ground floor has two bedrooms with balcony door to the terrace/garden, two bathrooms and a living area consisting of dining kitchen and living room. The outdoor areas of the apartments have been oriented so that you can fully enjoy the wonderful view, and they have been designed in different directions so that you can enjoy a pronounced degree of privacy even outdoors. The high quality of construction is reflected in every corner. The photos of the property show an existing reference property of the developer, which was recently completed and can also be viewed. One cellar per apartment (approx. 6-8 m<sup>2</sup>) is included in the sales price. Garage parking spaces or garage boxes are available from € 27,500 to € 35,500 per unit.

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## Ausstattung und Details

High quality fittings and incomparable construction quality.

Since the builder has already built a multi-family house in the village of Tires, it is possible to see the building that has already been completed.

The building will be built according to the Climate House A Nature standard.

Compared to neighboring villages like Siusi, Castelrotto and Fiè allo Sciliar, Tires still has a high development potential.

Recently, a new cable car has been built in Tires, connecting the village with the hiking and skiing area Carezza. This redevelopment will have a positive effect on the development of property prices in the village. In addition, most of the newly built apartments have to be conventional and therefore cannot be used as vacation homes, which guarantees a high value for the new unconventional apartments.

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## Alles zum Standort

If you are looking for a quiet vacation destination in the middle of the South Tyrolean Dolomites, Tires al Catinaccio is the right place for you. The small mountain village with approx. 1,050 inhabitants is located at 1,028 m above sea level. Here, those seeking relaxation will find peace and quiet, the Dolomites - recognized by UNESCO as a World Natural Heritage Site - are right on the doorstep, but there are also good transport connections throughout South Tyrol. The South Tyrolean capital of Bolzano, for example, is only a 30-minute drive from Tires al Catinaccio. The new cable car built in the immediate vicinity has brought an incredible increase in the value of the village. Good bus connections make it possible to reach the valley station quickly; the bus stop is just a few meters from the house. In the heart of the village of Tires, surrounded by beautiful nature and in the immediate vicinity of the natural park Sciliar-Catinaccio, you can enjoy above all many hours of sunshine. Those who have visited Tires al Catinaccio once will remember the dreamlike view.



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## Ansprechpartner

Weitere Informationen erhalten Sie über Ihren Ansprechpartner:

Christian Weissensteiner

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