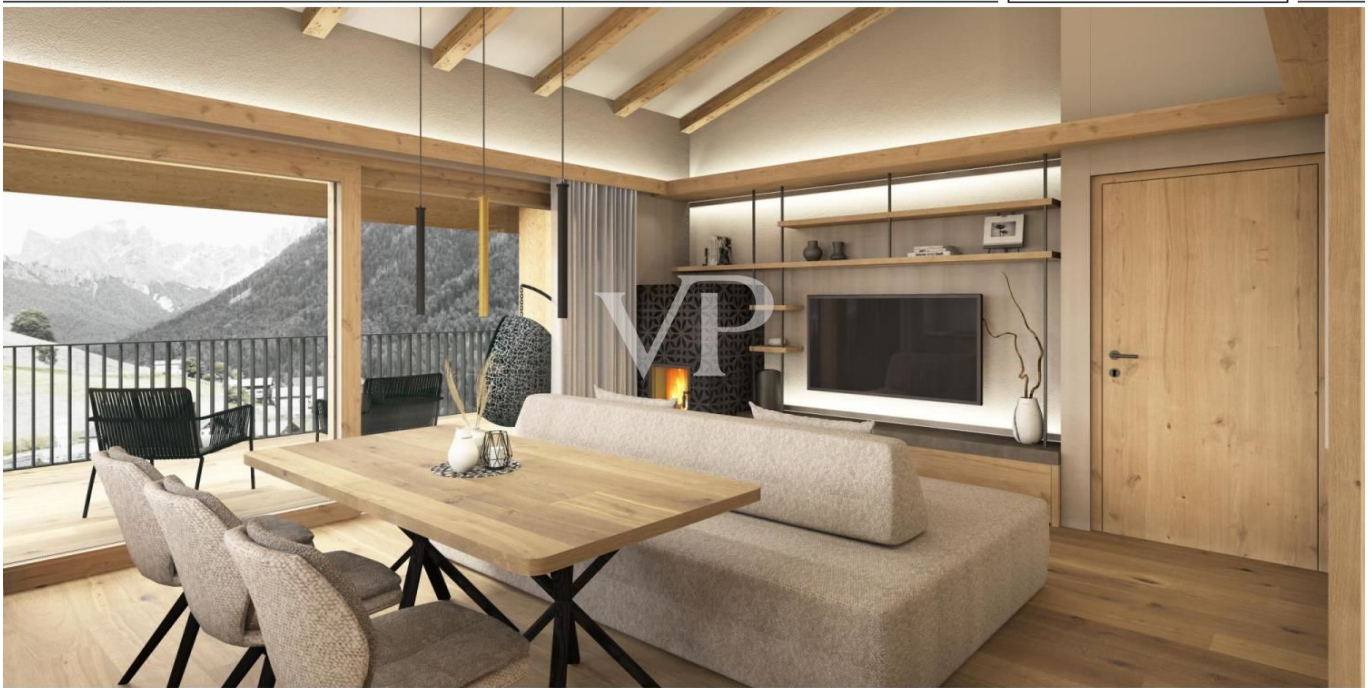


Tiers – Tiers

W1. Luxury penthouse in new construction in the Dolomites: exclusivity, comfort and sustainable living

Property ID: IT254151753_1



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LIVING SPACE: ca. 73,96 m² • ROOMS: 4

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At a glance

Property ID	IT254151753_1	Purchase Price	On request
Living Space	ca. 73,96 m ²	Commission	Subject to commission
Rooms	4	Total Space	ca. 159 m ²
Bedrooms	3	Usable Space	ca. 90 m ²
Bathrooms	2	Equipment	Terrace
Year of construction	2025		
Type of parking	1 x Other		

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Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Air-to-water heat pump	Energy efficiency class	A
Power Source	Air-to-water heat pump	Year of construction according to energy certificate	2025

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The property



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The property



Visualisation by Manuel Kottner

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The property



Property ID: IT254151753_1 - 39050 Tiers – Tiers

The property



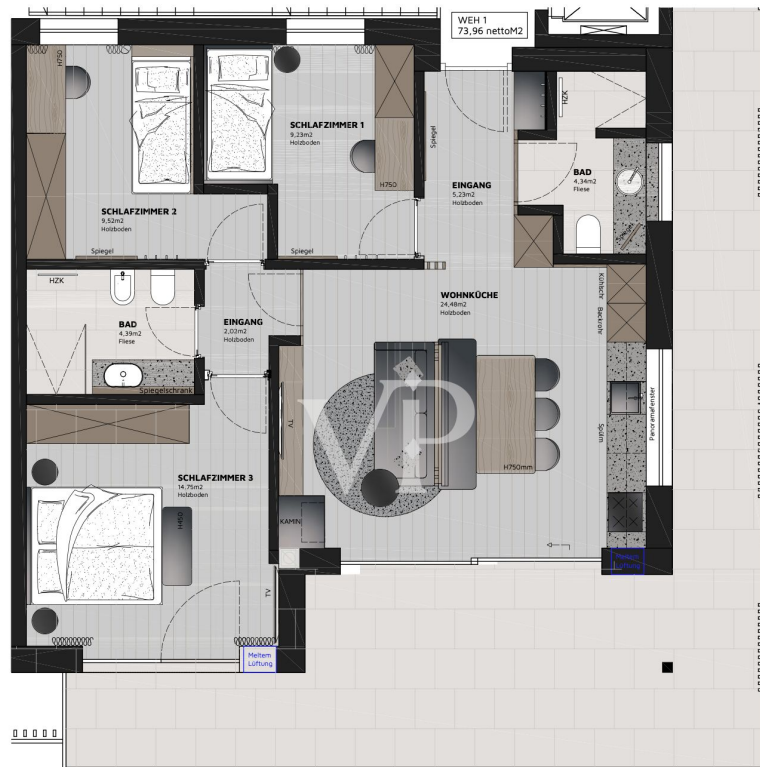
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The property



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Floor plans



Grundriss Wohnung 01
Dachgeschoss
M 1:50

This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

In the middle of the impressive mountain landscape of the Dolomites, more precisely in the idyllic village of Tiers am Rosengarten, a true residential highlight awaits you: the exclusive "Alpinresidence Weber". This high-quality residential complex with just six units combines modern design, sustainable construction and a touch of Alpine elegance - a home that meets the highest standards. The project boasts a harmonious architectural concept that blends in perfectly with the natural surroundings. Generous panoramic windows bring the beauty of the Dolomites directly into your home, while selected materials and sustainable building standards guarantee a healthy and comfortable living experience. The penthouse apartment - the jewel of this residential complex - offers an exceptional combination of privacy, elegance and functionality. With a well thought-out room layout and high-quality fittings, it meets the highest standards. The penthouse apartment impresses with a well thought-out room layout on a net living area of approx. 74 m², which combines the highest level of living comfort with timeless elegance. The central living and dining area, with a generous area of approx. 24.48 m², is the heart of the apartment. This is where clean lines, fine materials and light-flooded panoramic windows come together, offering breathtaking views of the surrounding mountains and the lush greenery of nature. The master bedroom offers approx. 14.75 m² of space for rest and relaxation and is equipped with a luxurious en-suite bathroom and a walk-in closet - a private retreat that cannot be surpassed in terms of elegance. Two further bedrooms measuring approx. 9.23 m² and approx. 9.52 m² fit seamlessly into the well-thought-out room concept. The outdoor areas of the penthouse apartment set new standards: an impressive terrace of approx. 94 m² and a private garden of around 177 m² create a connection between living and nature that is second to none.

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Details of amenities

For a sustainable and modern lifestyle, advanced technologies like a photovoltaic system and an energy-efficient heat pump ensure eco-friendly living. Each room features individually adjustable underfloor heating for a comfortable, walkable climate, while a private storage space and a covered garage parking spot complete the offering.

The "Alpine Residence Weber" is scheduled for completion in summer 2026.

As this residential project is still in the planning phase, slight deviations in area specifications cannot be ruled out.

A parking space in the covered garage and a basement storage unit are already included in the purchase price.

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All about the location

Hidden in the atmospheric idyll of the South Tyrolean Dolomites lies Tiers am Rosengarten, an enchanting mountain village with a gentle population of just under 1,050 inhabitants and an altitude of 1,028 meters above sea level. Nestled against the majestic backdrop of the Dolomites, this little gem in the province of Bolzano-South Tyrol, Italy, captivates not only with its picturesque landscape, but also with its rich history and culture. In Tiers am Rosengarten, those seeking relaxation will find well-deserved peace and quiet, while the Dolomites, recognized by UNESCO as a World Heritage Site, are right on the doorstep and offer good transport links to the South Tyrolean network. The provincial capital of Bolzano is only around 30 minutes away by car, and with the newly built cable car in the immediate vicinity, which leads directly to the Carezza ski area, the village is experiencing a remarkable increase in value. The excellent bus connections make it easy to reach the valley station, with the bus stop just a few steps from the house. For active vacationers, Tiers am Rosengarten offers a multitude of possibilities: Numerous well-signposted hiking trails lead through unspoiled nature and open up breathtaking views of the Dolomites. Trekking enthusiasts will get their money's worth here, as will mountain bikers, who can look forward to challenging trails and varied routes. In winter, these trails turn into a paradise for snowshoe hikers, while cross-country ski trails and toboggan runs offer additional fun for the whole family. In the heart of the village of Tiers, surrounded by unspoiled nature and in close proximity to the Schlern-Rosengarten Nature Park, you can enjoy an abundance of hours of sunshine. A visit to Tiers am Rosengarten will leave you with unforgettable impressions, especially the fantastic view of the majestic Rosengarten.

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Contact partner

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