

Tiers – Tiers

## W.2 Penthouse like no other - Where does exclusivity meet alpine charm?

Property ID: IT254151753\_2



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

LIVING SPACE: ca. 75,74 m<sup>2</sup> • ROOMS: 4

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## At a glance

Property ID	IT254151753_2	Purchase Price	On request
Living Space	ca. 75,74 m <sup>2</sup>	Commission	Subject to commission
Rooms	4	Total Space	ca. 187 m <sup>2</sup>
Bedrooms	3	Usable Space	ca. 91 m <sup>2</sup>
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



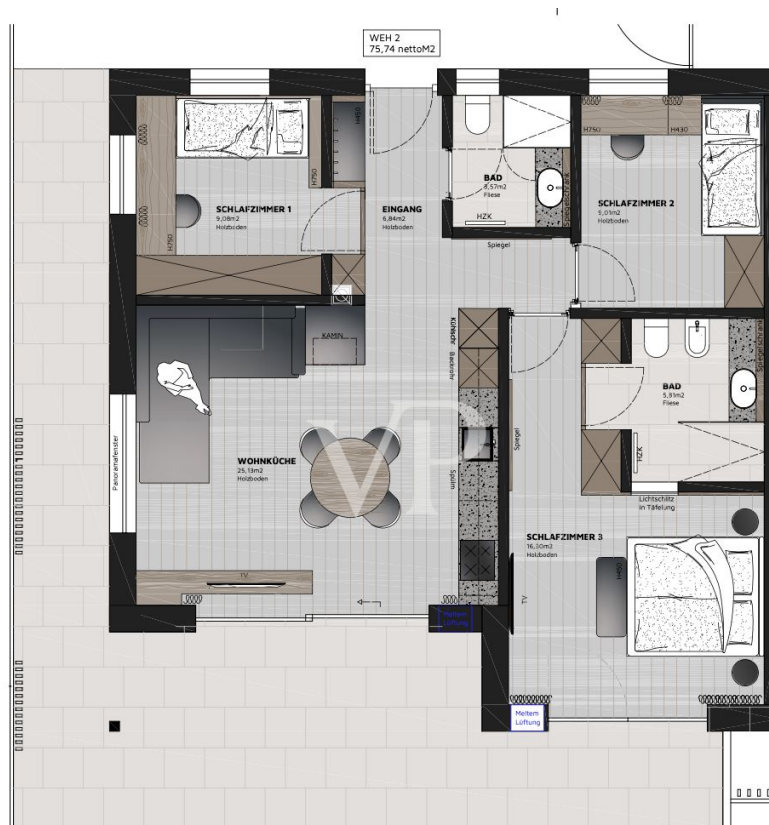
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## The property



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## Floor plans



**Grundriss Wohnung 02**  
**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

How do you define a home that makes no compromises? This penthouse in the "Alpinresidence Weber" is the answer. This residential project with 6 residential units is more than just a building project - it is a homage to the Dolomites and life in harmony with nature. The result is a place that captures the character of the Alpine landscape and translates it into contemporary, elegant architecture. The penthouse is the jewel in the crown of this complex. It is not just a place where you live - it is a place where you arrive. With panoramic windows overlooking the majestic Dolomites and a wrap-around terrace that makes nature part of the living experience, you will experience a unique combination of style and landscape.

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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-Alto Adige, Italy, impresses 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, 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. In the heart of the village of Tiers, surrounded by unspoiled nature and in the immediate vicinity of 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

For further information, please contact your contact person:

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