

Tiers – Tiers

## W4. Modern 3-room terrace apartment in new building - Alpinresidence Weber

Property ID: IT254151753\_4



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LIVING SPACE: ca. 63,64 m<sup>2</sup> • ROOMS: 3

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## At a glance

Property ID	IT254151753_4
Living Space	ca. 63,64 m <sup>2</sup>
Floor	1
Rooms	3
Bedrooms	2
Year of construction	2025
Type of parking	1 x Other

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 95 m <sup>2</sup>
Usable Space	ca. 74 m <sup>2</sup>
Equipment	Terrace

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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		

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## The property



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## Floor plans



**Grundriss Wohnung 04**  
**1 Untergeschoss**  
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 idyllic setting of Tiers am Rosengarten, the "Alpinresidence Weber" is a modern new-build project that makes dream homes a reality. The exclusive residential complex, consisting of just six units, combines contemporary architecture with energy efficiency and a high degree of privacy. Built to the Klimahaus "A" standard, the project is being implemented according to the strictest criteria in terms of energy consumption, environmental compatibility and quality of living. The 3-room apartment on offer here is characterized by a generous net living area of around 63.64 m<sup>2</sup> and a terrace of approx. 20.10 m<sup>2</sup>, which offers you additional living space in the open air. The combination of functional room layout and modern design creates a light-flooded home that combines individuality and comfort. Completion is planned for summer 2026. During the current construction phase, you will have the opportunity to adapt the floor plan to your personal wishes and requirements. With a cellar room and an underground parking space, both of which are included in the purchase price, this residential unit rounds off the offer perfectly. The apartment impresses with a well thought-out room layout that combines functionality and openness. Upon entering the unit, you enter an entrance area that offers a practical transition to the other rooms. The living and dining area forms the heart of the apartment. Here, living, cooking and dining merge into an open concept that is visually extended by a large window front. The direct access to the approximately 20.10 m<sup>2</sup> terrace creates a connection between the indoor and outdoor areas and opens up opportunities for cozy hours in the open air. The night area of the apartment consists of two spacious bedrooms that can be used in a variety of ways. Whether as retreats or work areas - the layout is up to you. The apartment has two full bathrooms. One is directly connected to the master bedroom (en suite), while the second is intended for guests or the second bedroom. Both bathrooms are designed for timeless elegance and functionality.

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## Details of amenities

Advanced technologies such as a photovoltaic system and an energy-efficient heat pump ensure a sustainable and contemporary lifestyle. Individually adjustable underfloor heating ensures a comfortable climate in every room, while a private cellar room and a garage parking space round off the offer.

Completion of the "Alpinresidence Weber" is planned for summer 2026.

As this residential project is still in the planning phase, slight deviations in the floor space details cannot be ruled out.

A parking space in the covered garage and a cellar area 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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