

Tiers – Tiers

W1. + W2. New build: Exclusive alpine residence with rose garden view - stylish living in Tiers

Property ID: IT254151753_5



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LIVING SPACE: ca. 151,42 m² • ROOMS: 4

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At a glance

Property ID	IT254151753_5
Living Space	ca. 151,42 m ²
Rooms	4
Bedrooms	3
Bathrooms	2
Year of construction	2025
Type of parking	1 x Other

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 346 m ²
Usable Space	ca. 181 m ²
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	Year of construction according to energy certificate	2025

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The property



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Floor plans



Grundriss Dachgeschoss VARIANTE
M 1,100

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 heart of the breathtaking Dolomites, where alpine grandeur meets timeless beauty, Alpinresidence Weber is the epitome of architectural perfection and incomparable elegance. This extraordinary residential complex is nestled in the picturesque setting of the Rosengarten - a natural wonder known for its spectacular play of light. When the setting sun bathes the mountain peaks in golden and pink light, it creates an atmosphere that is second to none and makes living here an experience for the senses. The "Alpinresidence Weber" sets new standards for exclusive living by harmoniously combining modern luxury with the originality of nature. Planned with the utmost precision and built to the pioneering "A" climate house standard, this project stands for sustainability, energy efficiency and a quality of life that knows no compromise. The residence comprises just six luxurious residential units that offer maximum privacy and sophistication. Each unit has been developed with a focus on exceptional interior design and exquisite details to create the perfect symbiosis of functionality and aesthetics. The particular highlight is the penthouse apartment, which comprises a generous living space of around 151.42 m² net and has been designed down to the smallest detail to combine maximum functionality with an unmistakable sense of design. Natural light floods the rooms through the panoramic windows, framing the unique mountain panorama in a way that allows the surroundings and the architecture to merge. The windows made of high-quality wood-aluminum with triple glazing not only guarantee outstanding thermal and sound insulation, but also underline the sustainable character of the property. Modern underfloor heating, powered by an efficient heat pump, ensures a comfortable indoor climate. In addition, the photovoltaic system guarantees a sustainable energy supply, giving the penthouse the prestigious energy class A rating. At the heart of the apartment is the approx. 71 m² living and cooking area, an architectural highlight that masterfully combines spaciousness and comfort. From here, the path leads out onto the impressive terrace of around 94.40 m², which offers a truly spectacular stage for views of the glowing rose garden and the surrounding peaks. The master bedroom impresses with an exquisite blend of comfort and style. The adjoining closet space and luxurious bathroom create an area that serves as a private retreat and meets the highest standards. Two further bedrooms, which can be used individually as guest rooms, offices or personal retreats, complete the well thought-out room concept. A further elegant shower room provides additional comfort. A special highlight is the private garden of approx. 183.40 m², which offers a green oasis in the midst of the alpine landscape. Here you can experience the tranquillity and purity of nature at the highest level while enjoying the clear mountain air. Completion of the Alpinresidence Weber is planned for summer 2026. This exclusive penthouse is more than just an apartment - it is a retreat that allows you to

experience life at its best. Whether as a year-round residence or as a refuge for special moments, the Alpinresidence Weber meets the highest standards of style, comfort and quality of life. Experience the harmony of natural originality and modern exclusivity - welcome to the Alpinresidence Weber, where dreams become reality.

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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

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