Tiers / Tires – Tiers

Exclusive 3-room garden apartment in a modern alpine residence (subsidized according to Art. 39)

Property ID: IT254152294

LIVING SPACE: ca. 89,04 m^2 • **ROOMS:** 3

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At a glance

Property ID	IT254152294
Living Space	ca. 89,04 m²
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	2025
Type of parking	1 x Outdoor parking space, 1 x Underground car park

Purchase Price	On request
Commission	Subject to commission
Total Space	ca. 140 m²
Usable Space	ca. 105 m²
Equipment	Terrace

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Energy Data

Type of heating	Underfloor heating
Energy Source	Air-to-water heat pump
Energy certificate valid until	20.03.2036
Power Source	Air-to-water heat pump

Energy Certificate	Energy demand certificate
Final Energy Demand	20.00 kWh/m²a
Energy efficiency class	A

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The property

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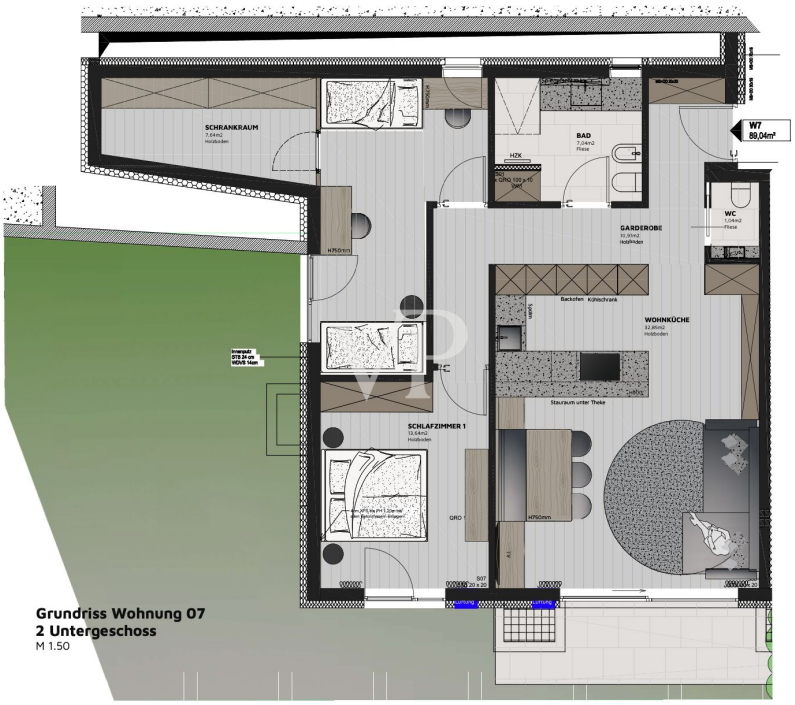
Floor plans



Grundriss Wohnung 07
2 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

Nestled in the picturesque landscape of Tiers at the foot of the Rosengarten, the “Alpinresidence Weber” is an exclusive new development that combines modern living with exceptional comfort. This elegant residential complex features only six units, blending contemporary design, energy efficiency, and a high level of privacy. Built to Klimahaus Standard A, the project meets strict criteria for energy consumption, environmental sustainability, and overall living quality.

The available 3-room garden apartment is subsidized under Art. 39 and offers about 88 sqm of net living space, an 8 sqm terrace, and a private garden of approximately 105 sqm — providing plenty of outdoor space to enjoy and relax. Thoughtful room layouts, modern architecture, and large windows create a bright and welcoming atmosphere that perfectly balances comfort and individuality.

Completion is scheduled for summer 2026. Included in the purchase price are a spacious cellar, an underground parking space, and an outdoor parking spot — making this a well-rounded offer.

Upon entering, you’ll be welcomed by a cozy foyer that flows smoothly into the rest of the apartment. The open-plan living and dining area is the heart of the home, where cooking, dining, and relaxing come together effortlessly. The large windows not only fill the rooms with natural light but also provide direct access to the approximately 112 sqm outdoor area, consisting of garden and terrace — perfect for unwinding.

The quiet sleeping area features two generously sized bedrooms that can be used flexibly, whether as a retreat, children’s room, or home office, depending on your needs.

Rounding out the apartment are two fully equipped bathrooms, designed with timeless elegance, high-quality fittings, and functional layouts.

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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, a garage parking space and a outdoor 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:

Christian Weissensteiner

Drususallee 265/Viale Druso 265, 39100 Bozen/Bolzano (BZ)
Tel.: +39 0471 20 90 20
E-Mail: bozen@von-poll.com

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