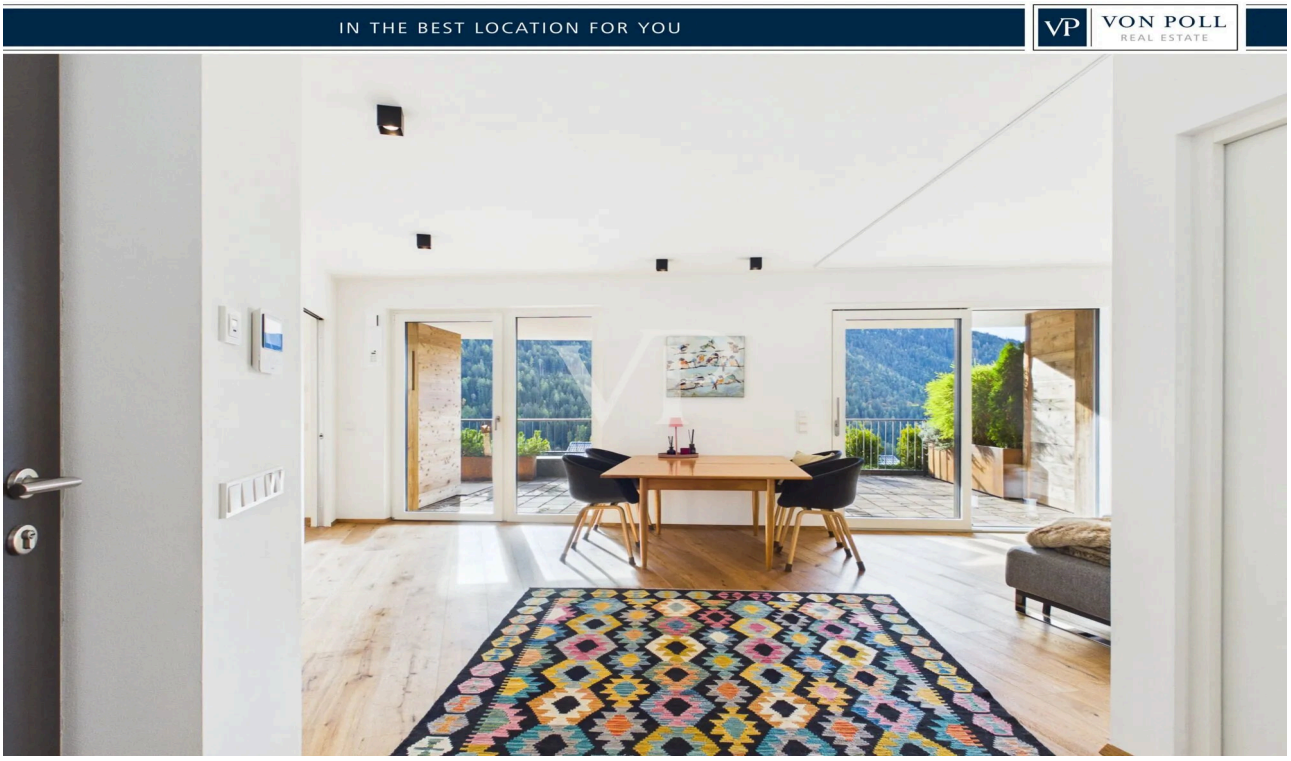
Tiers

Property ID: IT264153428



PURCHASE PRICE: 465.000 EUR • LIVING SPACE: ca. 40.9 m^2 • ROOMS: 2

Property ID: IT264153428 - 39050 Tiers

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At a glance

Property ID	IT264153428
Living Space	ca. 40.9 m²
Rooms	2
Bedrooms	1
Bathrooms	1
Year of construction	2021
Type of parking	1 x Underground car park

Purchase Price	465.000 EUR
Type	Apartment
Total Space	ca. 72 m²
Condition of property	Modernised
Usable Space	ca. 47 m²
Equipment	Terrace, Sauna

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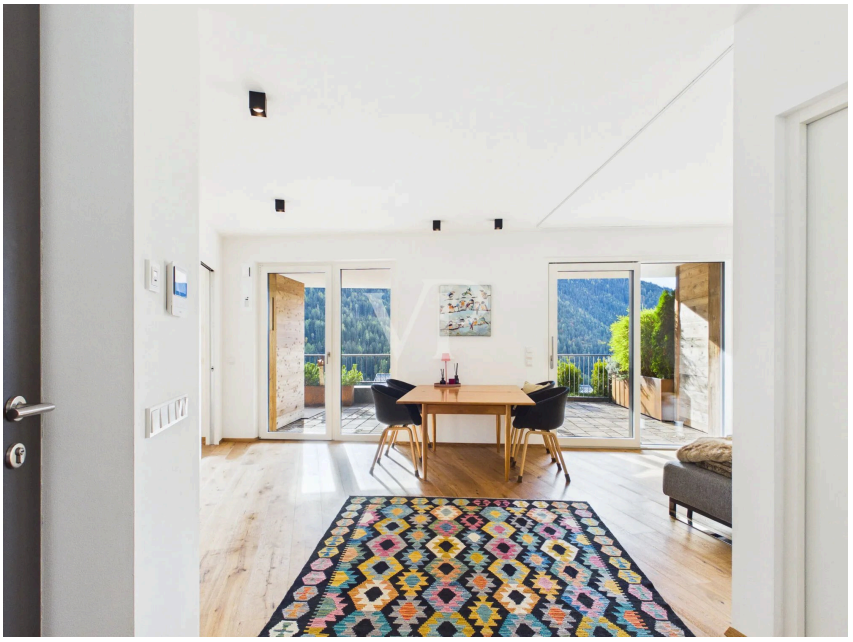
Energy Data

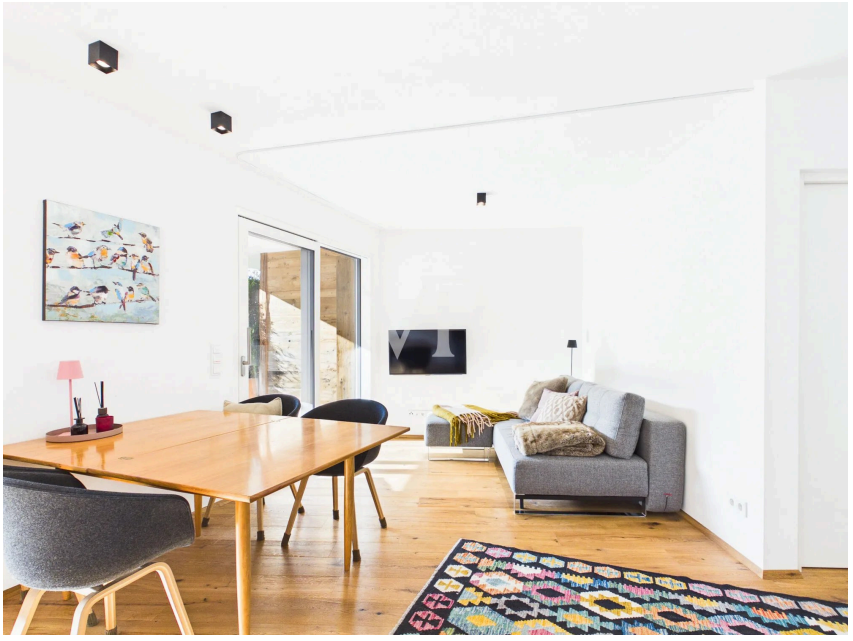
Type of heating	District heating
Energy Source	Remote
Energy certificate valid until	28.09.2031

Energy Certificate	Energy demand certificate
Final Energy Demand	17 kWh/m²a
Energy efficiency class	A
Year of construction according to energy certificate	2021

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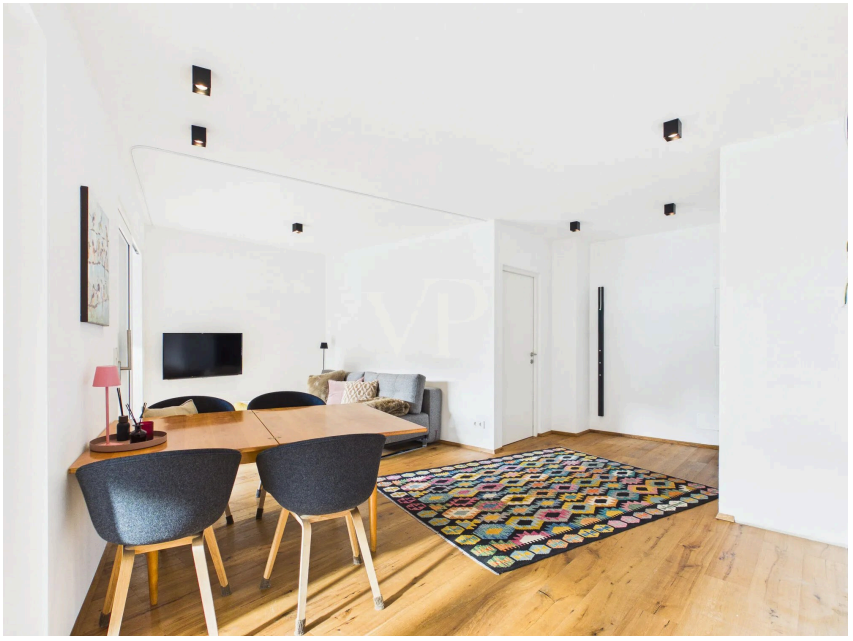
The property





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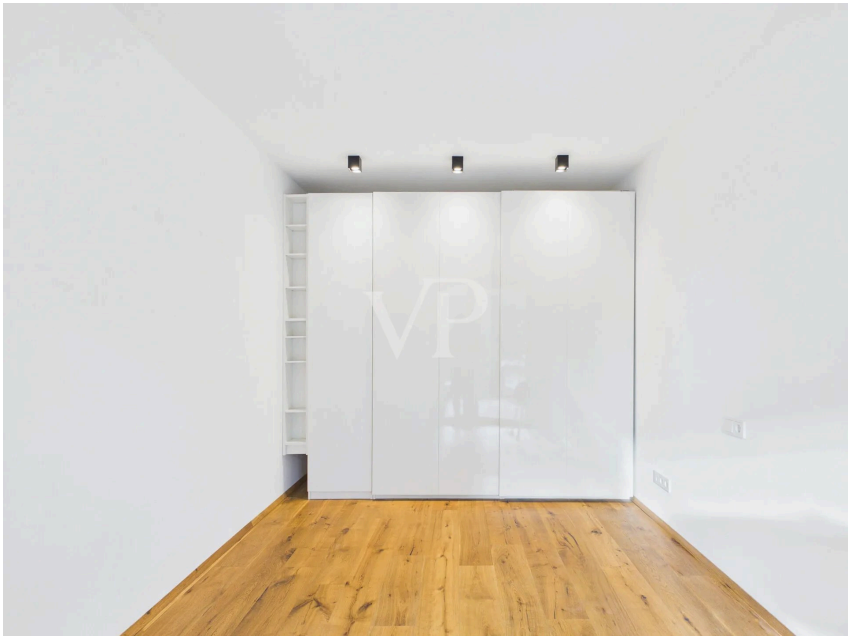
The property





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The property





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The property





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The property





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The property



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Floor plans



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

Located in the heart of Tiers am Rosengarten, surrounded by the imposing mountain scenery of the South Tyrolean Dolomites, this exclusive two-room apartment offers a stylish retreat in one of South Tyrol's most charming regions. In addition to its high-quality construction and exceptional location, the property offers a key advantage: it is not subject to any residency requirements and can therefore be used without restriction as a second home. This is a particularly valuable feature given the limited availability of properties in South Tyrol that can be used freely.

Built in 2021, the apartment is in like-new condition and is characterized by sophisticated architecture, carefully selected materials, and first-class craftsmanship. During construction, special emphasis was placed on durability, functionality, and timeless elegance. High-quality interior doors by Rubner, premium windows by Südtirol Fenster, comfortable underfloor heating, and decentralized ventilation units attest to the high standard of finish and ensure a pleasant indoor climate year-round.

The well-thought-out floor plan combines clean lines with a harmonious living atmosphere. The tastefully designed living area forms the heart of the apartment and offers an inviting setting for relaxing moments. The separate bedroom serves as a cozy retreat, while the bathroom rounds out the harmonious overall design. The high-quality interior finishes and the careful coordination of the individual elements lend the spaces an elegant, timeless charm.

A standout feature is the approximately 41 m² south-facing terrace, which opens up a spacious private outdoor area. Its expansive design offers ideal conditions for enjoying the sunny hours and the special atmosphere of the surrounding mountains to the fullest. The porphyry flooring, meticulously laid in resin, as well as the use of laminated safety glass elements, add architecturally appealing accents and underscore the quality of the construction.

An existing sauna provides additional moments of relaxation; it can be purchased separately upon request and is not included in the purchase price. It offers the opportunity to enhance your home with a private wellness area and to unwind in an exclusive setting after eventful days in the Dolomites.

A garage parking space and an associated basement area round out the offering and provide practical amenities for comfortable use of the property.

The central location in Tiers am Rosengarten combines the unmistakable charm of a traditional South Tyrolean mountain village with immediate proximity to an impressive natural landscape. The Tiers cable car, the Schlern-Rosengarten Nature Park, and the

fascinating mountain world of the Dolomites—a UNESCO World Natural Heritage Site—offer a wide range of recreational activities year-round. From scenic hikes and challenging mountain tours to unforgettable winter experiences, the surrounding area offers the ideal conditions for an active yet relaxing stay.

A property designed to meet the highest standards, captivating with its successful blend of modern living quality, a spacious outdoor area, and the privilege of use as a second home. An exceptional home for all those who wish not only to experience the beauty of the Dolomites from time to time, but also to create a permanent personal retreat in this unique mountain region.

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Details of amenities

The features of this apartment, built in 2021, are characterized by a consistent selection of high-quality materials, precise craftsmanship, and modern building technology. Special attention was paid to the use of durable, high-quality products that meet the highest standards in terms of both functionality and aesthetics.
A comfortable floor-heating system ensures a pleasant living environment by providing even heat distribution. Decentralized ventilation units support continuous air exchange and contribute to a balanced indoor climate. The elegant interior doors from the renowned South Tyrolean manufacturer Rubner, as well as the high-quality windows from Südtirol Fenster, which blend harmoniously into the contemporary design concept, add another touch of quality.
The high standard of finishes continues outdoors as well. The south-facing terrace, measuring approximately 41 m², features a porphyry paving meticulously laid and resin-sealed, which impresses with its natural appearance, durability, and longevity. High-quality elements made of laminated safety glass complement the design and lend the outdoor area a modern, elegant touch.
As a special extra, a pre-installed sauna is available; it is not included in the purchase price but can be purchased separately upon request.
A garage parking space and an associated basement area round out the amenities, offering additional comfort and practical storage options.
Features at a Glance
- Built in 2021 – in like-new condition
- Sophisticated construction with high-quality materials
- Underfloor heating for consistent thermal comfort
- Decentralized ventilation units for continuous air exchange
- High-quality interior doors from the South Tyrolean manufacturer Rubner
- Quality windows from Südtirol Fenster
- 41 m² south-facing terrace
- Porphyry paving meticulously laid and resin-sealed
- High-quality elements made of laminated safety glass
- Sauna already installed; available for purchase at an additional cost
- Garage parking space
- Associated basement space
- No residency requirement—may be used as a second home

The carefully coordinated design details reflect the property's high standards of quality. A successful combination of select materials, sophisticated technology, and precision craftsmanship, designed for lasting living comfort and timeless value.

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All about the location

Living in the Heart of the Dolomites—a UNESCO World Natural Heritage Site, the Schlern-Rosengarten Nature Park, and a Unique Quality of Life

The apartment is located right in the center of the idyllic mountain village of Tiers am Rosengarten, nestled in one of South Tyrol's most impressive natural landscapes. Situated at the foot of the imposing Rosengarten massif, this traditional village combines alpine charm, unspoiled nature, and an exceptionally high quality of life.

Its immediate proximity to the Schlern-Rosengarten Nature Park, which is part of the Dolomites UNESCO World Natural Heritage Site, gives this location its special character. The Dolomites have been a UNESCO World Natural Heritage Site since 2009 and are internationally recognized for their unique scenic beauty and geological significance. At the same time, the nature park is part of the European Natura 2000 network of protected areas, which serves to preserve valuable natural habitats as well as rare animal and plant species.

The impressive backdrop of the Rosengarten, expansive alpine meadows, pristine mountain forests, and striking Dolomite peaks define the surroundings and create a unique atmosphere where nature and relaxation are an integral part of everyday life.

Despite its quiet, nature-oriented location, Tiers is excellently connected to the surrounding towns. Bolzano, the capital of South Tyrol, is less than 20 minutes away and offers a wide variety of shopping options, restaurants, cultural institutions, and services. This allows life in the heart of the Dolomites to be perfectly combined with the amenities of a vibrant city.

Its central location within the village ensures easy access to local amenities, while the surrounding mountains offer numerous recreational opportunities in every season. The Tiers open-air cable car, whose valley station is located in nearby St. Zyprian, conveniently connects the valley to the Frommer Alm, thereby providing access to the popular Carezza Dolomites hiking and skiing area.

In summer, numerous hiking trails, varied mountain bike routes, and impressive mountain tours invite you to discover the fascinating landscape around the Rosengarten. In winter, the region transforms into a dreamlike snowy landscape with a wide range of opportunities for skiing, winter hiking, and enjoying the alpine nature. The well-known Seiser Alm and other popular destinations in the Dolomites are also easily accessible.

Especially for buyers looking for a second home in South Tyrol, Tiers am Rosengarten

offers an exceptional combination of living close to nature, easy accessibility, and year-round recreational opportunities. Its proximity to Bolzano, the impressive mountain landscape, and the protected natural environment of the UNESCO World Natural Heritage Site create ideal conditions for relaxing getaways away from the hustle and bustle of everyday life.

Here, the authenticity of a traditional South Tyrolean mountain village, the beauty of the Dolomites, and the advantages of a well-connected location come together to create a unique sense of home and lifestyle.

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Contact partner

For further information, please contact your contact person:

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