

Tiers / Tires – Südtirol [Trentino-Alto Adige]

# New three-room apartment with high living comfort

Property ID: IT244151166



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**PURCHASE PRICE: 325.000 EUR • LIVING SPACE: ca. 54 m<sup>2</sup> • ROOMS: 3**

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## At a glance

Property ID	IT244151166	Purchase Price	325.000 EUR
Living Space	ca. 54 m <sup>2</sup>	Commission	Subject to commission
Available from	According to the arrangement	Total Space	ca. 76 m <sup>2</sup>
Rooms	3	Usable Space	ca. 0 m <sup>2</sup>
Bedrooms	2	Equipment	Terrace
Bathrooms	1		
Year of construction	2023		
Type of parking	1 x Underground car park		

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## Energy Data

Type of heating	Underfloor heating	Energy Certificate	Energy demand certificate
Energy Source	Remote	Final Energy Demand	20.00 kWh/m <sup>2</sup> a
Energy certificate valid until	30.11.2033	Energy efficiency class	A

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## The property





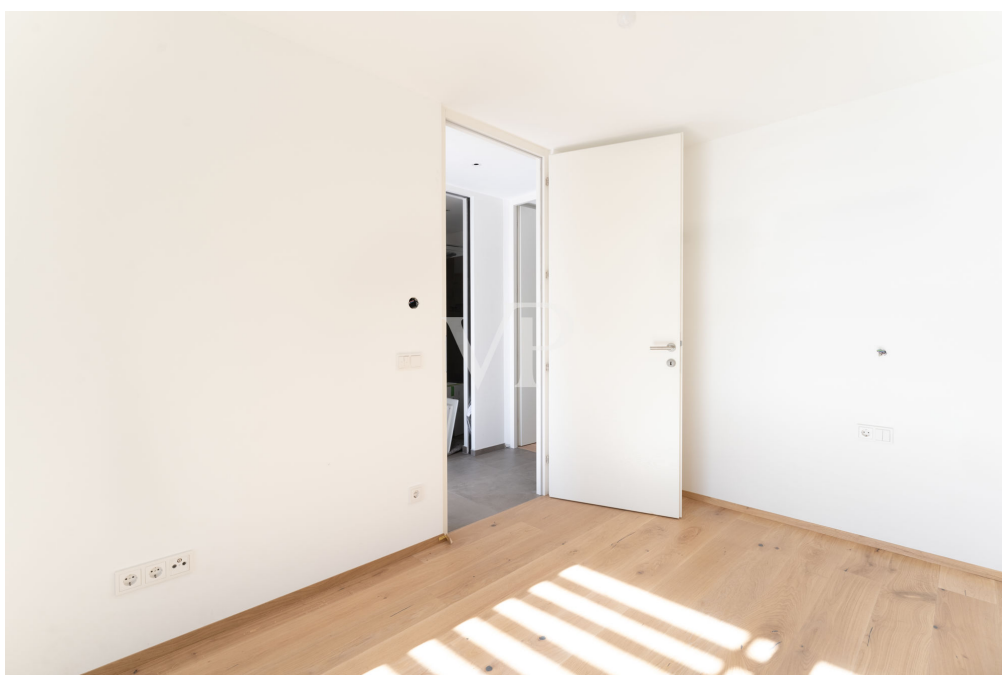
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## Floor plans



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

A total of ten high-quality new apartments with great views over the South Tyrolean mountain landscape are being built in Tires al Catinaccio. The garden apartment on the ground floor has two bedrooms with balcony door to the terrace/garden, two bathrooms and a living area consisting of dining kitchen and living room. The outdoor areas of the apartments have been oriented so that you can fully enjoy the wonderful view, and they have been designed in different directions so that you can enjoy a pronounced degree of privacy even outdoors. The high quality of construction is reflected in every corner. The photos of the property show an existing reference property of the developer, which was recently completed and can also be viewed. One cellar per apartment (approx. 6-8 m<sup>2</sup>) is included in the sales price. Garage parking spaces or garage boxes are available from € 27,500 to € 35,500 per unit.

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## Details of amenities

High quality fittings and incomparable construction quality.

Since the builder has already built a multi-family house in the village of Tires, it is possible to see the building that has already been completed.

The building will be built according to the Climate House A Nature standard.

Compared to neighboring villages like Siusi, Castelrotto and Fiè allo Sciliar, Tires still has a high development potential.

Recently, a new cable car has been built in Tires, connecting the village with the hiking and skiing area Carezza. This redevelopment will have a positive effect on the development of property prices in the village. In addition, most of the newly built apartments have to be conventional and therefore cannot be used as vacation homes, which guarantees a high value for the new unconventional apartments.

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## All about the location

If you are looking for a quiet vacation destination in the middle of the South Tyrolean Dolomites, Tires al Catinaccio is the right place for you. The small mountain village with approx. 1,050 inhabitants is located at 1,028 m above sea level. Here, those seeking relaxation will find peace and quiet, the Dolomites - recognized by UNESCO as a World Natural Heritage Site - are right on the doorstep, but there are also good transport connections throughout South Tyrol. The South Tyrolean capital of Bolzano, for example, is only a 30-minute drive from Tires al Catinaccio. The new cable car built in the immediate vicinity has brought an incredible increase in the value of the village. Good bus connections make it possible to reach the valley station quickly; the bus stop is just a few meters from the house. In the heart of the village of Tires, surrounded by beautiful nature and in the immediate vicinity of the natural park Sciliar-Catinaccio, you can enjoy above all many hours of sunshine. Those who have visited Tires al Catinaccio once will remember the dreamlike view.



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## Contact partner

For further information, please contact your contact person:

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