



**LeVitaLiving**  
appartements am tappeinerweg

*Anima*

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### Exclusive apartment in the dream location Tirol

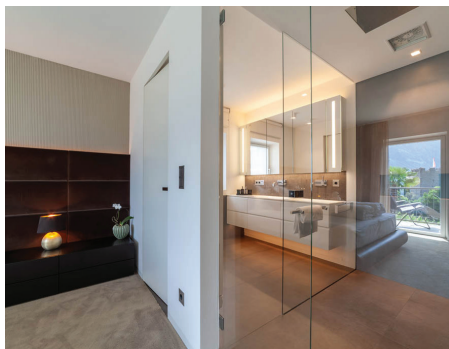
We are delighted to present this unique residence, completely renovated in 2016 and equipped with thermal insulation at the beginning of 2024. It is located in a sunny position in Dorf Tirol, just a five-minute walk from the lively centre of Merano. The apartment enjoys spectacular views of the city and the famous 'Pulverturm' tower.

### HOME HIGHLIGHTS

100 m²	1 Study room with 2 sofa bed
2 Bedrooms	Mountain view
2 Bathroom	City view

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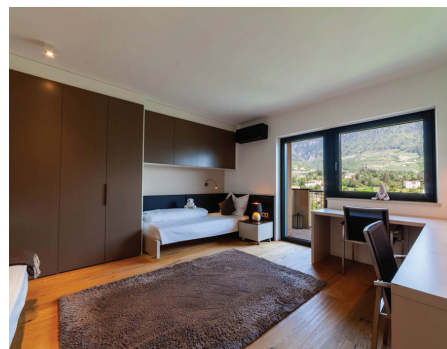
A standout feature of this property is the high-quality interior design, which has been created with great attention to detail. All fixtures and fittings are custom-made and unique. The inviting entrance area with a cloakroom, a practical guest WC and a storage room makes you feel at home as soon as you walk in.

The light-filled living and dining area invites you to relax and enjoy yourself. Particularly noteworthy is the view from the modern kitchen of the *Pulverturm* tower and the *Küchelberg* mountain. The spacious living and dining area, equipped with an elegant alcohol-fuelled fireplace, a stylish sofa and a dining table, offers an excellent place for convivial evenings. The adjoining covered balcony is the perfect place to spend balmy summer evenings with a spectacular view of the *Gilfklamm* gorge.

The bright bedroom, directly connected to the living area, provides direct access to an elegant bathroom with a walk-in shower. There is also an additional room or study, which can be used in different ways depending on your needs.

This property represents a unique opportunity to realise the dream of owning a residential or holiday apartment in one of the best locations in Tirol, just a stone's throw from Merano.

The offer is completed by a private parking space and a lockable cellar providing additional storage space.



This apartment is an expression of our passion for design, created with love, care, creativity and a keen attention to detail.

'Anima' is more than just a home: it is the result of a deep connection, conceived with heart and style.

With this apartment, we share a part of ourselves with people who appreciate design, style and atmosphere as much as we do.

*Heidi & Markus*