

# Apartment Luciana

**Region:** Veneto **Sleeps:** 6

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## Overview

Apartment Luciana is a stylish third and fourth-floor residence in San Marco, offering exceptional views over Venice's rooftops and iconic landmarks, including the Salute and St Mark's Campanile. Designed with a soft neutral palette and elegant teal accents, the apartment features a bright living area, dining space, and a sleek kitchen equipped with Miele appliances and marble work surfaces. Two serene bedrooms, a double and a twin, share a mosaic-tiled bathroom with bath and shower.

Upstairs, a charming studio with exposed beams and an en suite shower room doubles as a third bedroom and leads out to the apartment's standout feature: a private altana roof terrace. This furnished outdoor space offers a peaceful setting to enjoy morning coffee or evening drinks while soaking up the atmosphere of the city. With air conditioning, Wi-Fi, and thoughtful design throughout, Apartment Luciana provides an inviting base for a refined Venetian escape.

## Facilities

Air-Con • Wine Tasting • Washing Machine • TV • City Homes & Apartments • Coffee Machine • Hairdryer • Wi-Fi/Internet • Historical Sites • Boat Trips • Easy By Train • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Third Floor

- Sitting/dining room
- Well-equipped kitchen with marble work surfaces and Miele oven
- Master bedroom with a double bed
- Bedroom with twin beds
- Bathroom with a bathtub and hand held shower

## Fourth Floor

- Bedroom with a double bed and an en-suite bathroom with shower
- 'Altana' roof terrace

## **Additional Facilities**

- Air conditioning
- Wi-Fi
- TV
- Coffee machine
- Hairdryer
- Iron



# Location & Local Information

Apartment Luciana boasts an enviable location in San Marco, just moments from the Grand Canal and within walking distance of the Palazzo Grassi, Campo Santo Stefano, and a wealth of wine shops, galleries, and antique dealers. From gondola rides to browsing local delicatessens, the area offers a rich taste of Venetian life right on your doorstep.

Iconic sights such as St Mark's Basilica, the Clocktower, and Caffè Florian are all nearby, ideal for early visits to beat the crowds or relaxed afternoons of coffee and people-watching. Art lovers will appreciate proximity to museums and opera houses, while those visiting during the Campo San Maurizio antique market weekends can explore stalls filled with curiosities from across Italy. Whether enjoying a peaceful stroll, a morning espresso, or a guided tour of a five-hundred-year-old landmark, Apartment Luciana places you at the heart of the city's enduring charm.

## Local Amenities

|                       |                                                |
|-----------------------|------------------------------------------------|
| Nearest Airport       | Venice Airport<br>(16 km)                      |
| Nearest Bar/Pub       | Corner Pub<br>(600 m)                          |
| Nearest Restaurant    | Palazzina The Restaurant<br>(120 m)            |
| Nearest Supermarket   | Alimentari De Rossi Paolo<br>(90 m)            |
| Nearest Train Station | Venezia Santa Lucia<br>(2 km)                  |
| Sightseeing           | Basilica S.Maria Gloriosa dei Frari<br>(600 m) |



## What we love

- Fabulous attractions, shops and cafes are just a short walk from the apartment
- We loved the light, fresh decor and ambience at Apartment Luciana
- The studio bedroom was a lovely little self-contained area with sitting room and ensuite facilities - perfect for older teens, or for if more than one couple are holidaying together

## What you should know...

- Only children over the age of six, or babies under a year old are permitted to stay at the apartment. This is due to the safety issues involving the internal stairs and rooftop terrace
- Smoking and pets are not permitted
- The terrace is only accessible from the studio bedroom on the fourth floor

# Terms & Conditions

- **Security deposit:** €600 charged to client's credit card as a pre-authorisation two weeks before arrival and refunded two weeks after departure, subject to full inspection.
- **Arrival time:** 3 - 8 pm
- **Departure time:** 11 am
- **Energy costs included?:** Yes, included in the rental price.
- **Linen & towels included?:** Yes, included in the rental price.
- **Pets welcome?:** Not allowed.
- **Changeover day:** Flexible.
- **End of stay cleaning available?:** Not included in the rental price, extra €150 to be paid with the balance due.
- **Smoking Allowed?:** Smoking & Vaping not permitted.
- **Minimum stay:** 3 - 5 nights, depending on the season. All other durations on request.
- **Heating costs included?:** Yes, included in the rental price.
- **Tax:** There is a city tax due to be paid locally which is not included in the rental rate. The amount will be confirmed by your onsite representative when you arrive.
- **Internet access?:** Wi-Fi internet connection included.