

# Apartment Aria

**Region:** Veneto   **Sleeps:** 5

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## Overview

In a prime canal-side setting between Venice's San Marco and Castello districts, this stylish two-bedroom apartment offers a comfortable base for up to five guests. Just a short stroll from the Rialto Bridge and St Mark's Square, it sits beside the church of Santa Maria della Fava, with cafés, boutiques and restaurants close at hand. The open-plan living area features exposed brickwork, wooden beams and a striking window overlooking the San Zulian and Bareteri canals, a perfect spot to watch the gondolas drift by.

Inside, the apartment combines traditional charm with modern comfort. Two double bedrooms include an en suite in the rear room and a separate bathroom with bath and overhead shower for the second. A sofa-bed in the living space adds extra flexibility. Amenities include a kitchenette, dining area, Wi-Fi, air conditioning, and shared laundry facilities. The Grand Canal and vaporetto links are within a five-minute walk.

## Facilities

Air-Con • City Homes & Apartments • Coffee Machine • Hairdryer • Boat Trips • Historical Sites • Waterfront • TV • Wine Tasting • Wi-Fi/Internet • Walk to Village • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • All Bedrooms En-Suite • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Ground Floor

- Main living area includes kitchenette and dining area with seating for six
- A sofa-bed in this area enjoys a magnificent view of the junction of the San Zulian and Bareteri canals
- Exposed brickwork, wooden beams and ornate columns either side of the large window
- Bedroom with double bed and en suite marble bathroom
- Bedroom with double bed, views of the San Zulian canal and has the use of a separate bathroom with bathtub and overhead shower

## **Additional facilities**

- Wi-Fi
- Fully air conditioned
- Communal laundry facilities within the building





# Location & Local Information

Venice’s timeless charm lies in its wealth of cultural treasures, from the grand Doge’s Palace and iconic Bridge of Sighs to the awe-inspiring Basilica di San Marco. The square it overlooks, Piazza San Marco, is home to the National Archaeological Museum, the elegant Campanile bell tower and a lively hub for locals and visitors alike. Art enthusiasts can explore masterpieces spanning centuries at the Gallerie dell’Accademia, while modern collections await at the Peggy Guggenheim Collection and Palazzo Grassi.

Beyond its museums and historic landmarks, Venice offers moments of relaxation and discovery. Teatro La Fenice remains a highlight for opera lovers, while a short vaporetto ride brings you to the sandy shores of Lido or the artisan island of Murano, famed for its glass-blowing heritage. With atmospheric streets, world-class galleries and a wealth of architectural wonders, Venice invites exploration at every turn.

## Local Amenities

|                       |                                      |
|-----------------------|--------------------------------------|
| Nearest Airport       | Venice Marco Polo Airport<br>(17 km) |
| Nearest Bar/Pub       | Devil's Forest Pub<br>(170 m)        |
| Nearest Restaurant    | Marco Polo<br>(50 m)                 |
| Nearest Supermarket   | Coop<br>(450 m)                      |
| Nearest Train Station | Venezia Santa Lucia<br>(2 km)        |
| Sightseeing           | Ponte di Rialto<br>(240 m)           |



## What we love

- This apartment offers the ideal Venetian experience – you have canals right outside your window and the city's best sights within a short stroll
- The styling of the apartment is impressive, sympathetically combining original features with new additions to great effect
- With room enough for five people, you can get a group together to experience the city and enjoy the convenience of a central location

## What you should know...

- A security deposit is required to stay at this apartment. A final cleaning fee will also be payable
- Pets are not permitted
- This is a non-smoking property

# 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 €140 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.