

# Apartment Ariana

Region: Italy    Sleeps: 7

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## Overview

Set in a prime location overlooking Campo San Maurizio and just moments from St Mark's Square and La Fenice Opera House, Apartment Ariana is an elegant first-floor retreat for up to six guests. The open-plan living and dining space is filled with natural light and styled with plush seating, exposed beams and refined decorative touches. A well-equipped kitchen with integrated appliances and a breakfast bar offers everything needed for relaxed dining and entertaining.

The three bedrooms continue the apartment's stylish aesthetic, with rich tones and thoughtful details. The master includes a dressing room and ensuite with walk-in shower, while the second double features a built-in desk and ample storage. A third bedroom with twin sofa beds and timber ceiling suits children or teens. A sleek shared bathroom and an additional guest WC complete the layout. With its central setting and graceful interiors, Apartment Ariana is perfect for a memorable stay in Venice.

## Facilities

Wi-Fi/Internet • Air-Con • DVD • Laptop Friendly Workspace • Easy By Train • City Homes & Apartments • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Satellite TV • TV • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages • Historical Sites • Boat Trips



# Interior & Grounds

## Ground Floor

- Open plan living/dining area: sofas and elegant furnishings, whitewashed wooden ceiling timbers and large windows showcasing incredible views
- Modern dining suite seats up to six guests
- Well-equipped kitchen with top-quality integrated appliances and stylish breakfast bar area with stool seating for two guests.
- Master Bedroom with a double bed, oriental-style lanterns and a custom-made wardrobe, as well as benefiting from a small dressing room and an ensuite with luxurious walk-in shower facilities
- Bedroom with a double bed, wardrobe, in-built desk/study area
- Bedroom with two single sofa beds, luxuriously decorated in Lewis & Wood's Rococo wallpaper and has a rustic timbered ceiling
- Large family bathroom with walk-in shower facilities
- Separate guest WC

## **Additional Facilities**

- Wi-Fi
- Fully air conditioned
- TV
- City view
- Step-free access





# Location & Local Information

Apartment Ariana boasts a central setting in one of Venice's most vibrant quarters, just a short walk from wide-open green spaces, lively cafés, well-stocked supermarkets and renowned historical landmarks. Guests are within easy reach of St Mark's Square, home to the magnificent basilica adorned with intricate mosaics and the famed bronze (actually copper) horses. A visit here is a must, arriving early is advised to beat the queues.

From the nearby Campanile San Marco, enjoy sweeping views over the Doge's Palace and Venetian Lagoon via a lift-accessed platform. For a quintessential Venetian experience, stop by one of the elegant piazza cafés for coffee and pastries accompanied by live music. Caffè Florian, dating back to 1720, offers a unique glimpse into the city's rich café culture. Be sure also to admire the striking St Mark's Clocktower, its vivid blue face and golden zodiac signs are best appreciated on a guided tour.

## Local Amenities

Nearest Airport	Venice Marco Polo Airport (17 km)
Nearest Bar/Pub	RistoPub Rossini (150 m)
Nearest Restaurant	Ristorante Sant'Angelo (120 m)
Nearest Supermarket	Supermercato DESPAR (260 m)
Nearest Train Station	Venezia Santa Lucia (2 km)
Sightseeing	Basilica S.Maria Gloriosa dei Frari (750 m)



## What we love

- The location of the apartment is perfect, close to cafes and restaurants, galleries and other attractions
- Luxurious and warm decor throughout the apartment
- Lovely ensuite facilities in the master bedroom

## What you should know...

- Both double beds in the apartment can be separated into singles on request
- Home comforts include WiFi, satellite TV and air conditioning
- The living room sofa can be converted into a bed to accommodate a further two guests

# Terms & Conditions

- **Security deposit:** €700 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 €180 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.