

# Apartment Lia

**Region:** Veneto   **Sleeps:** 8

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## Overview

Apartment Lia is a refined four-bedroom retreat in Venice's Dorsoduro district, ideally placed for exploring the Accademia Galleries, Peggy Guggenheim Collection, and St Mark's Square. The ground floor features a twin bedroom with an ensuite shower and a practical utility room. Upstairs, a spacious living area with elegant beamed ceilings and plush furnishings offers a welcoming space to unwind, while the well-equipped kitchen and banquet-style dining area invite sociable meals with family or friends.

Two more bedrooms, a twin and a master with an ensuite bath and shower, are located on the same level, along with an additional bathroom. The top floor reveals a charming penthouse suite with its own lounge, dressing area, and double bedroom with an ensuite shower. Guests can step out onto the furnished rooftop terrace to savour sweeping views over Venice, the perfect setting for peaceful moments above the city's lively canals and historic rooftops.

## 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

## Ground Floor

- Utility room with combined washer/dryer
- A main entrance hallway leading to a bedroom with twin beds and an en-suite bathroom with shower

## First Floor

- Sitting room with a Juliet balcony and a large L-shaped sofa
- Kitchen/dining room with a dining table accommodating up to 10 guests, and a Juliet balcony
- Bedroom with twin beds and a Juliet balcony
- Master bedroom with a double bed and an en-suite bathroom with bathtub and separate shower
- Bathroom with a large shower

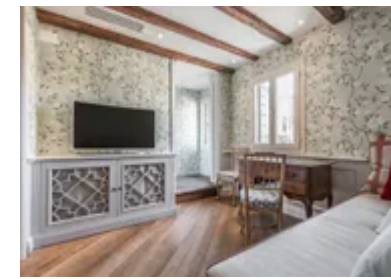
## Second Floor

- Penthouse suite with a small sitting room/study/TV room with a sofa (which can be turned into a single bed upon request), a double bedroom, and an en-suite bathroom with dual-access and shower
- Stairs (quite steep and with low/restricted headspace\*\*) rising up to the 'altana' rooftop terrace

## **Additional Facilities**

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

\*\* Please be aware that the stairs and access to the 'altana' may prove difficult for the elderly, children, or those with mobility issues.



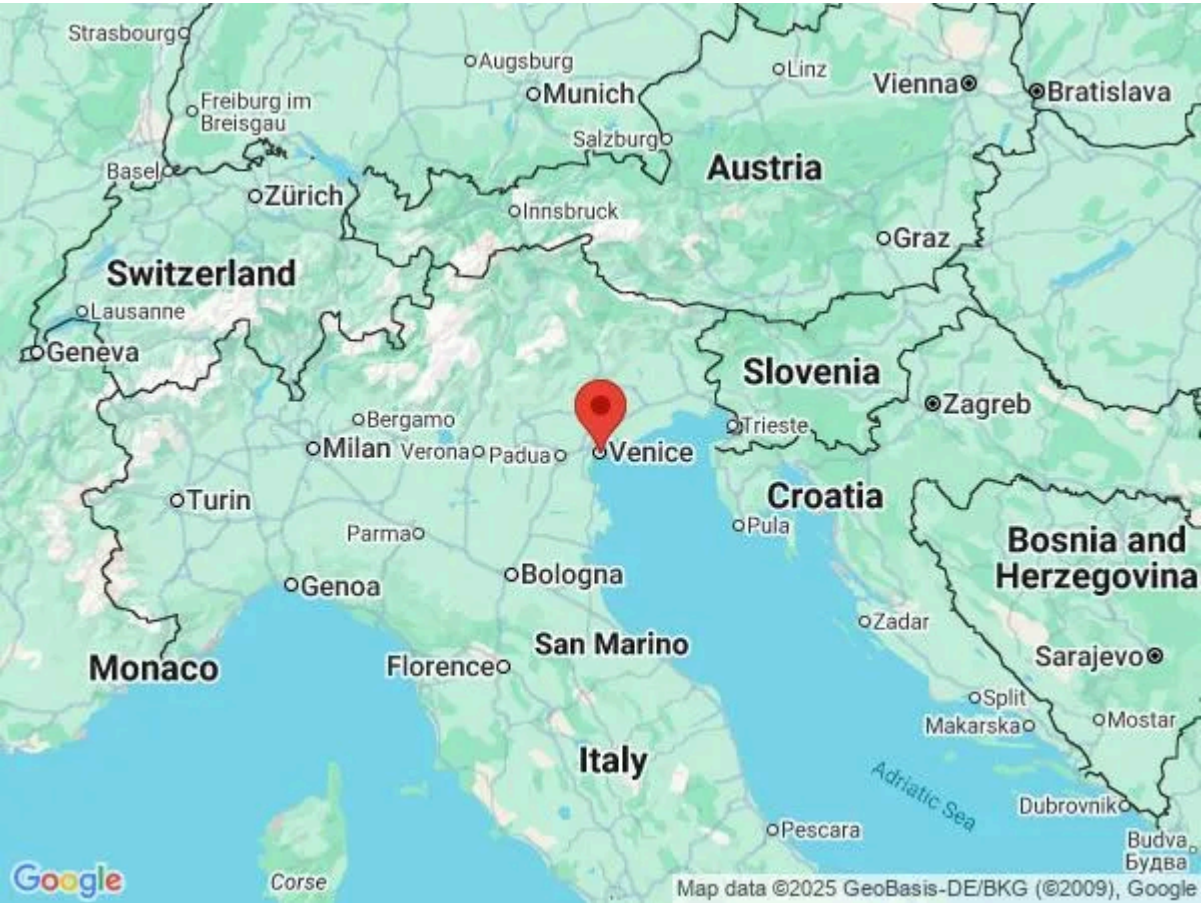
# Location & Local Information

Set in the quieter Dorsoduro district, Apartment Lia places guests within easy reach of Venice’s artistic and cultural highlights. The renowned Gallerie dell’Accademia is nearby, showcasing some of the city’s most significant works in buildings once used for religious purposes. Also close is the Peggy Guggenheim Collection, where world-class art meets exceptional dining in its canal-side café. The area is known for its seafood, elegant rooftop restaurants and scenic spots perfect for sampling authentic Venetian cuisine.

From here, it’s easy to explore further afield, including Ca’ Rezzonico, a splendid palazzo offering a glimpse into Venice’s opulent past with frescoed ceilings and marble staircases. A visit to St Mark’s Square is essential, where highlights include the iconic basilica adorned with golden mosaics and the famous bronze horses. Though entry is free, early arrival is advised to avoid queues. With its central yet peaceful setting, Apartment Lia offers an ideal base for discovering Venice’s many layers.

## Local Amenities

Nearest Airport	Venice Marco Polo Airport (16 km)
Nearest Bar/Pub	Corner Pub (100 m)
Nearest Restaurant	Trattoria ai Cugnai dal 1911 (200 m)
Nearest Supermarket	CONAD (290 m)
Nearest Train Station	Venezia Santa Lucia (2 km)
Sightseeing	Basilica Santa Maria della Salute (400 m)



## What we love

- The rooftop terrace was a real highlight, and was the ideal place to relax and take in the sights
- The apartment is within easy distance of historic attractions, galleries, restaurants and bars
- We loved the apartments luxurious and stylish decor - it was so palatial!

## What you should know...

- The sofa in the penthouse bedroom can be turned into a single bed on request
- The steep and restricted headspace on the staircase that leads up to the rooftop terrace make Apartment Lia less suitable for young children, older guests and those with limited mobility
- The apartment only accommodates well-supervised children over the age of six, or children under the age of one, due to the internal staircases and rooftop terrace



# 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 €250 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.