

# Apartment Giana

Region: Veneto    Sleeps: 5

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## Overview

Apartment Giana offers refined, garden-side living just moments from Venice's renowned Zattere promenade. With three elegant bedrooms and space for up to five guests, this independent home combines modern comfort with timeless charm. A private entrance reveals a tranquil garden adorned with palms, roses and ivy, complete with loungers and a dining area, ideal for al fresco breakfasts or evening drinks. Inside, light-filled interiors feature timbered ceilings, comfortable sofas, a well-equipped kitchen with Bosch appliances, and a dining space that seats six.

Each bedroom includes an ensuite and thoughtful design. The ground-floor studio with a day bed and shower room suits an older guest. Upstairs, the main bedroom overlooks Calle Delle Mende and features built-in wardrobes and a marble bath. The third bedroom, a warm-toned twin convertible to a double, also offers views and Moroccan-style tiling in its shower room. Apartment Giana is a peaceful retreat with everything Venice has to offer on the doorstep.

## Facilities

Wi-Fi/Internet • Air-Con • Wine Tasting • Washing Machine • City Homes & Apartments • TV • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • Historical Sites • Boat Trips • Easy By Train • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Tumble Dryer • Dishwasher • Microwave • All Bedrooms En-Suite • Working Fireplace/Woodburner • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Ground Floor

- An independent entrance to reveal a 'giardino segreto' (secret garden) with palm trees, climbing roses, shrubs, ivy and flowering plants. Furnished with wooden sun-loungers, garden seating and a dining suite
- Open-plan living area with a fireplace
- Kitchen with top of the range appliances (including a Bosch oven), and a breakfast bar with stools
- A dining area with banquette seating and a dining table for six guests
- Bedroom with a single day bed with an en suite bathroom with a shower

## First Floor

- Master bedroom with a double bed, and an en suite bathroom with a bathtub
- Bedroom with twin beds (which can be made into a double at your request), and an en suite bathroom with a shower

## Exterior Grounds

- Ample patio and garden area
- Outdoor dining
- Garden furniture

## **Additional Facilities**

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





# Location & Local Information

Apartment Giana is ideally positioned for exploring Venice's rich artistic and cultural heritage. Within walking distance are renowned landmarks such as the Church of the Salute, the Accademia Gallery, Palazzo Cini, and the Punta Della Dogana Centre of Contemporary Art. The neighbourhood also offers fine dining, local cafés, supermarkets and convenient water bus stops, ensuring a well-connected yet peaceful base for your stay.

Just a five-minute gondola ride away, St. Mark's Square awaits with its striking architecture and vibrant atmosphere. Marvel at St. Mark's Basilica, famed for its shimmering mosaics and copper horses, and be sure to arrive early to avoid queues. For a truly Venetian experience, enjoy a coffee at the historic Caffè Florian, open since 1720, while soaking in views of this iconic piazza. Don't miss the nearby St. Mark's Clocktower, its ornate zodiac dial is best appreciated on a guided tour of the building's fascinating interior.

## Local Amenities

Nearest Airport	Venice Marco Polo Airport (18 km)
Nearest Bar/Pub	Corner Pub (120 m)
Nearest Restaurant	Trattoria ai Cugnai dal 1911 (220 m)
Nearest Supermarket	CONAD (350 m)
Nearest Train Station	Venezia Santa Lucia (2 km)
Sightseeing	Basilica Santa Maria della Salute (220 m)



## What we love

- Apartment Giana's secret garden is a delight to behold, a calm and relaxing spot perfect for whiling away a few sunny hours
- We loved the apartments light and modern interior
- It was wonderful being so close to galleries, attractions, bars and restaurants

## What you should know...

- The twin beds can be made into a double on request
- Pets are not permitted at Apartment Giana
- The staircase from the ground floor to the first is open sided, so caution is advised if you are staying with young children

# Terms & Conditions

- **Security deposit:** €600 charged to client's credit card 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.
- **End of stay cleaning available?:** Not included in the rental price, extra €180 to be paid with the balance due.
- **Smoking Allowed?:** Smoking & Vaping are 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 access included.