

# Dimora Sabion

Region: Italy    Sleeps: 12

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## Overview

Step into a world of rich heritage and layered storytelling at Dimora Sabion, a stunning Venetian residence nestled in the refined Dorsoduro district. Once a modest homestead, this remarkable property has been transformed into a grand, characterful home that balances reverence for the past with exuberant creativity. The home sprawls across three floors, with five ensuite bedrooms and an internal lift, a rare Venetian feature, making it an elegant choice for groups or families.

Enter through a private calle into a series of spaces so intricately curated, they feel like a living gallery. From the sea-green vaulted sitting room with museum-worthy artwork to the dining room glowing under Murano chandeliers, each room tells its own tale. The crowning jewel? A sun-drenched private courtyard with leafy plantings, antique mirrors, and hidden echoes of the past.

## Facilities

Air-Con • New Villas 2025 • Laptop Friendly Workspace • Lift • City Homes & Apartments • Ideal for Babies & Toddlers • Ideal for Kids • Ideal for Teens • Walk to Restaurant • <1hr to Airport • Washing Machine • Dishwasher • Microwave • Coffee Machine • Hairdryer • Ground Floor Bed & Bath • TV • Heating • Outdoor Pursuit & Activities • Tourist Towns & Villages



# Interior & Grounds

## Ground Floor

- Entrance hallway
- Bedroom 1: Independent studio apartment, with private entrance, double bed, seating/dining space, kitchenette, wardrobe and ensuite bathroom

## First Floor

- Bedroom 2: Double bed, seating area, wardrobe, sun-and-sea-inspired ensuite bathroom
- Bedroom 3: Double bed (Twins on request), wardrobe, stylish ensuite bathroom
- Bedroom 4: Double canopied bed, private dressing space, door opening onto a veranda, chic ensuite bathroom

## Second Floor

- Double sitting room
- Primary, well-equipped kitchen
- Dining room
- Custom built library
- Master Bedroom 5: Double bed, mesh panelled wardrobe, rattan armchairs

## Exterior Grounds

- Balcony
- Garden area
- Private parking

## Additional Facilities

- Glass-encase, climate-controlled wine cellar
- Lift
- Washing machine
- TV





# Location & Local Information

Dimora Sabion enjoys a prestigious setting in Dorsoduro, a refined and cultural district beloved for its elegance and tranquillity. Tucked within a peaceful walking route just off the Zattere waterfront, the property is a stone's throw from some of Venice's most celebrated institutions, including the Guggenheim, Punta della Dogana, Palazzo Cini, and the Accademia Bridge.

Stroll along the wide, sunlit fondamenta and you'll discover chic galleries, artisanal boutiques, and a thriving culinary scene – from fine-dining hotspots like Ai Gondolieri to the buzzing cicchetti bars favoured by locals, such as Cantinone Gia Schiavi. The area is also well-served by amenities: two Conad supermarkets are within walking distance, and four vaporetto stops offer effortless links to the rest of the city, including a five-minute hop to St. Mark's Square.

## Local Amenities

Nearest Airport	Venice Airport (11 km)
Nearest Bar/Pub	Corner Pub (170 m)
Nearest Restaurant	Trattoria ai Cugnai dal 1911 (280 m)
Nearest Supermarket	CONAD (240 m)
Nearest Train Station	Venezia Santa Lucia (2 km)
Sightseeing	Basilica Santa Maria della Salute (270 m)



## What we love

- A private internal lift, a rare and convenient feature for a Venetian home of this scale!
- Striking interiors filled with artwork, antiques and bespoke design details curated with flair.
- The walled courtyard garden, a tranquil, sunlit sanctuary hidden away from view!

## What you should know...

- While all floors are accessible by lift, there are steps between some internal levels and outdoor areas.
- One of the bedrooms is set on the ground floor with its own entrance, ideal for privacy but slightly separate from the main living spaces.

# Terms & Conditions

- **Security deposit:** €2,000 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 €450 to be paid with the balance due.
- **Smoking Allowed?:** Smoking & Vaping not permitted.
- **Minimum stay:** 3 - 5 nights, depending of 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.