

Ref. 2648 – APPARTAMENTO DEL RIO

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## PANORAMIC APARTMENT FOR SALE CLOSE TO SAN MOISÈ, VENICE, SAN MARCO

Venice – Venice – Veneto

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**Interiors**  
175 sqm

**Bedrooms**  
2 (up to 3)

**Bathrooms**  
2

**Sestiere**  
San Marco

**Panoramic 175-sqm apartment** on the top floor of an elegant historic building, a few steps from the renowned **Calle Larga XXII Marzo** and **Piazza San Marco**. The property stands out for its excellent brightness, ensured by double exposure and zenithal light, and is characterized by an alternation of cubic volumes that define the rooms of the living area embellished with iconic design furniture elements.

Comprising entrance hall, large corner living room with views of the canal (usually called *rio* by the locals) and San Marco's bell tower, double dining room, separate professional kitchen, one suite consisting of master bedroom, wardrobe, gym and bathroom with large tub, second bedroom with en-suite bathroom, loft with multi-purpose room.

The apartment has its own **storage room** on the ground floor and condominium **water portal** for direct access from the canal.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2648 – APPARTAMENTO DEL RIO

**TYPE:** apartment

**CONDITIONS:** restored

**LOCATION:** historical center, *sestiere* San Marco

**ACCESS:** excellent

**INTERIORS:** 175 square meters (1,883 square feet)

**TOTAL ROOMS:** 8

**BEDROOMS:** 2 (up to 3)

**BATHROOMS:** 2

**ANNEXES:** no

**MAIN FEATURES:** historic building, parquet flooring, bright rooms, design furniture, wooden beams and trusses, private gym, panoramic view of the city's rooftops, condominium water portal

**EXTERIORS:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** to be connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** pellet stove

## CLOSEST CITIES AND TOWNS

Distances are intended from Mestre, set on the mainland and reached by train (*Stazione Santa Lucia*) and/or bus (*Piazzale Roma*).

Treviso (29km; 30'), Padova (36km; 40'), Cittadella (61km; 55'), Bassano del Grappa (91km; 1h 15'), Ferrara (107km; 1h 20'), Verona (116km; 1h 20'), Redipuglia (116km; 1h 15'), Cortina d'Ampezzo (145km; 2h), Trieste (148km; 1h 50'), Sirmione (149km; 1h 45'), Mantua (153km; 1h 40'), Trento (208km; 2h 15')

## CLOSEST AIRPORTS

Distances are intended from Mestre, set on the mainland and reached by train (*Stazione Santa Lucia*) and/or bus (*Piazzale Roma*). Venezia Marco Polo (8km; 15'), Trieste Ronchi dei Legionari (116km; 1h 15'), Verona Valerio Catullo (124km; 1h 20'), Bologna Marconi (149km; 1h 35'), Bergamo Orio al Serio (222km; 2h 20'), Milano Linate (254km; 2h 40'), Milano Malpensa (308km; 3h 10')

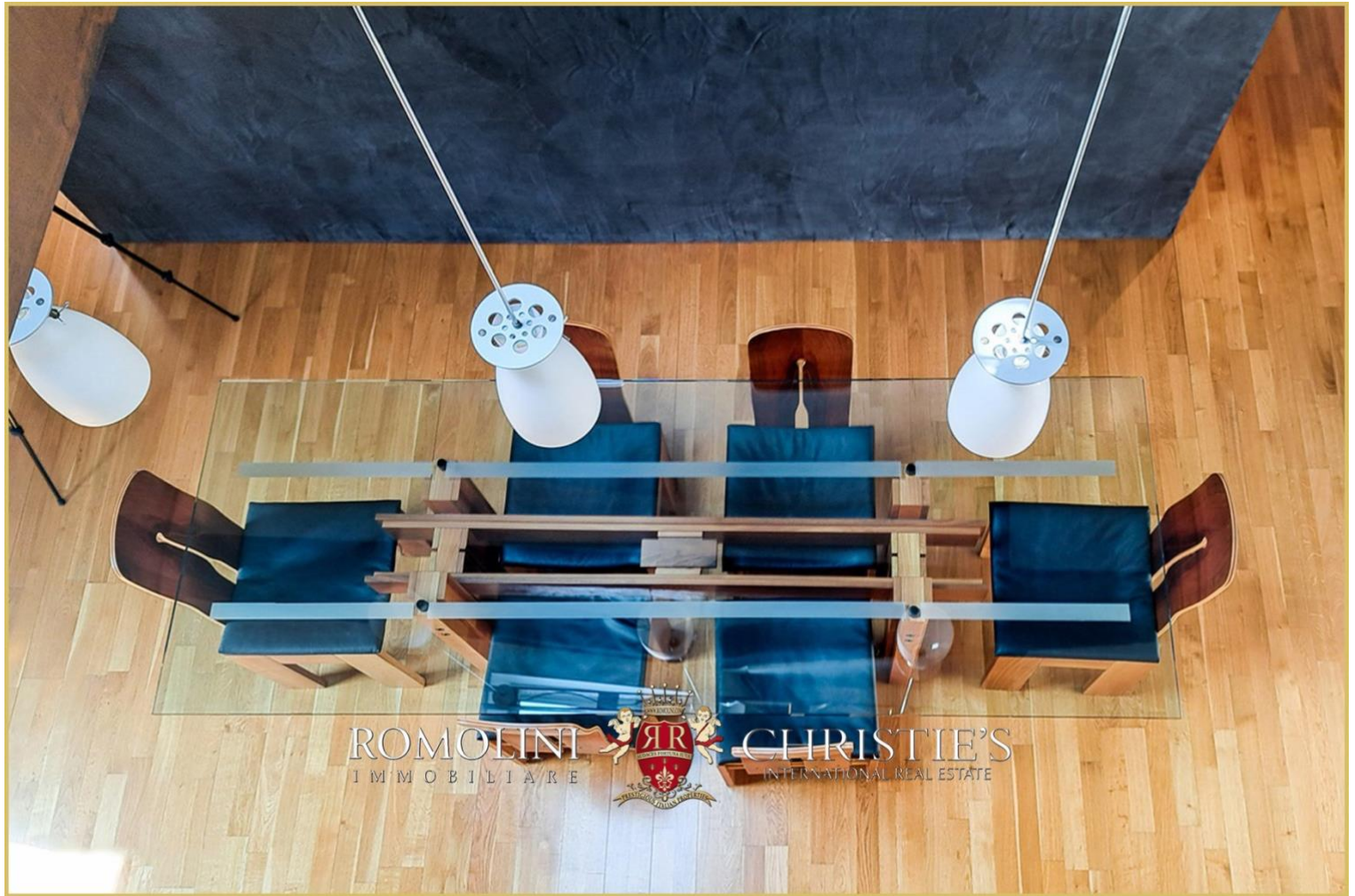








































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