Italian Villas collection



Property 10202



Number of beds: 12 + 5
Bedrooms: 6

Bathrobes and Slippers
Bathrobe only.

Accessibility for people with reduced mobility

Pets Allowed
Small-sized dogs are allowed, but they are not permitted on sofas, beds, rugs, or other furnishings.

Air Conditioning Throughout
Included in the price.

Air Conditioning In The Bedrooms
Included in the price.

Hair Dryer In The Bathrooms

Dryer

Barbecue

Safe
One safe on the first floor and one safe on the second floor.

Crib

Available For Events
Maximum 40 people indoors. Maximum 120 people outdoors.

Stereo system and DVD

Fibre Internet

Internet in the garden and common areas

Located in a quiet area and suitable for yoga retreats

The maximum distance from the city centre is 1.5 km
The villa is located in the heart of Venice, on the main island. Situated in the Castello district, near the Arsenal, it is approximately a 20-minute walk from St Mark's Square.

Dishwasher

Washing Machine

Mattress sizes and bed dimensions
6 bedrooms, including 4 double bedrooms and 2 twin bedrooms. All bedrooms feature king-size double beds. Mattress height: 20 cm.First floor:Double bedroom with bathroom featuring both bathtub and shower.Twin bedroom with bathroom with shower.Second floor:Four bedrooms, each with a private bathroom. The master bedroom also features a bathtub. The second master bedroom includes a steam bath and canal-view windows. One twin bedroom with shower and one double bedroom with shower.

Bath amenities
Weekly refill.

Nearby
Various services, including a pharmacy, supermarket, ATM, restaurants and bars on Via Garibaldi.

Gym

Heating
Underfloor heating. Included in the price.

High Chair

Housekeeping
Daily housekeeping, 3–4 hours in the morning (excluding Sundays and public holidays). Included in the price.

Smart TV

Satellite TV

City Views

Wi-Fi

*** Please note:** the included amenities may vary according to final agreement, make sure to check your contract for complete list.

NEARBIES

Casa Arsenale is 13 km from Venice Marco Polo Airport, 41 km Treviso Antonio Canova Airport, and 128 km from Verona Villafranca Airport. Murano is 5 km from the property, Mestre is 9 km, Burano is 11 km, Torcello is 12 km, Lido di Venezia is 15 km, Treviso is 40 km, Padova is 46 km, Vicenza is 70 km, and Verona is 121 km. These distances are approximate, mostly calculated from Piazzale Roma, one of the main access points to Venice from the mainland, reachable by public transport and taxis.

FEATURES

- 6 Bedrooms + 1 Single Bed (for a Child, in a Bedroom) + Loft with 4 Single Sofa Beds
- 6 En-suite Bathrooms + 1 Bathroom (Loft)
- 3 Kitchens (Main Kitchen, First-floor Kitchen, and Outdoor Kitchen)
- Cavana (Vaulted Room) for Dining and Entertainment
- Gym with Hot Tub
- Living Room and Study
- Dining Room with Terrace Access
- Traditional Turkish Bath (in a Bedroom)
- Garden with Open-air and Covered Living Spaces
- Large Pergola and Garden Room
- Two Private Docks
- Former Boat Shelter Repurposed for Dining
- Traditional Venetian Altana Roof Terrace





DESCRIPTION

Property 10202 – VENICE

6 Bedrooms

Location and Surrounding Area
Property 10202 is ideally located in one of Venice's most charming and historic areas, offering a perfect blend of beauty and tranquillity. Situated near the iconic Arsenale, it overlooks the peaceful Canale San Pietro, with the vibrant heart of Venice just a short walk away. Surrounded by stunning architecture, including the bell tower by Mauro Codussi and the church designed by Palladio, the property provides a central yet serene base to explore the city's treasures.

Venezia, a city unlike any other, is a breathtaking mosaic of winding canals, charming bridges, and timeless architecture. The Grand Canal, Venice's main waterway, is lined with magnificent palaces and buildings, offering a stunning glimpse into the city's rich history. The iconic Rialto Bridge connects the city's bustling markets with its elegant neighbourhoods, while gondola rides through its tranquil canals provide an unforgettable experience.

At the heart of Venice lies the magnificent Piazza San Marco, often considered one of the most beautiful squares in the world. Dominated by the imposing St. Mark's Basilica, with its shimmering mosaics and golden domes, the square also features the graceful Campanile, offering panoramic views of the city. Just steps away, the Doge's Palace, a masterpiece of Gothic architecture, invites visitors to step into Venice's political past, with its opulent rooms and stunning views over the lagoon.

Beyond its most famous landmarks, Venice is a city of hidden treasures. Wander through its labyrinthine streets and discover charming piazzas, quiet courtyards, and artisan shops offering everything from intricate masks to hand-blown glass. The peaceful islands of Murano, Burano, and Torcello, each with their own unique charm, provide a perfect escape from the city's bustle, showcasing the rich craft traditions and natural beauty of the Venetian lagoon.

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The Property
Stay in an extraordinary Venetian house, steeped in history and artistry, once immortalised in the works of Canaletto and Guardi. Nestled beside the magnificent church of San Pietro di Castello, designed by Palladio in 1558, and a bell tower by Mauro Codussi from 1480, this four-storey residence offers an unparalleled retreat. Property 10202 comfortably accommodates 12 adult guests plus a child featuring six formal bedrooms, each with an en-suite bathroom, and a spacious loft with additional sleeping arrangements and a bathroom.

Set on the tranquil island of San Pietro di Castello, this home enjoys an idyllic position by the Canale San Pietro. The garden, with its blend of open-air and covered living spaces, is perfect for al fresco gatherings or quiet reflection. A large pergola, garden room, and outdoor kitchen provide seamless entertaining opportunities. Two private docks and an 800-square-foot former boat shelter repurposed for dining or events complete the stunning exterior.

The ground floor boasts a magnificent entrance hall, providing access to both the main staircase and lift. A vast vaulted room, the cavana, offers a flexible space for dining, events, or entertainment, with the capacity to host large groups or more intimate gatherings. Adjacent to this is a well-equipped gym with a hot tub and a glass-enclosed entrance leading directly to the serene garden. The main kitchen serves as the heart of this level, featuring state-of-the-art appliances and ample space for culinary creativity.

Accessible by lift or stairs, the first floor includes a bright dining room opening to a spacious terrace, while a comfortable living room and a study provide ample space for unwinding. A well-equipped kitchen on this floor adds to the convenience, making it the third kitchen in the property, alongside those on the

ground floor and in the outdoor area. Two bedrooms (a double bedroom and a twin room) on this floor offer enchanting views of either the serene canal or the verdant campo, with its historic church and bell tower.

The second floor features four bedrooms, each with an en-suite bathroom. The master bedroom includes a luxurious bathtub, offering breathtaking views of the Arsenale and Canale San Pietro, while another master suite boasts a traditional Turkish bath for ultimate relaxation. An additional twin room and a king-sized double bedroom provide serene vistas of the lush garden and surrounding historic landmarks. In one of the double bedrooms on this floor, there is also a single bed, ideal for a child to stay with their parents.

The loft, accessible by stairs or lift, serves as a relaxed retreat with a cosy space featuring four sofa beds and a bathroom with walk-in shower, making it ideal for younger guests. However, as it is not a proper bedroom, it offers a more casual setting for additional accommodation. A staircase leads to the crowning jewel of the property: a traditional Venetian altana roof terrace, offering a truly spectacular vantage point. Here, guests can savour unparalleled sunset views of Venice, the shimmering canals, and Codussi's iconic bell tower.

PHOTOS



































