



*An unforgettable  
visit to Venice - ideal  
for short breaks and  
honeymoons.*

## Calle delle Erbe 272

*Giudecca Island, Venice*

With views across the Giudecca Canal to Salute and St Mark's Basilica, Calle delle Erbe 272 is an exceptionally comfortable & stylish contemporary apartment right on the water in the tranquil and unspoilt setting of Giudecca Island.

Calle delle Erbe 272 is a dream location for a short break in Venice as well as being ideal for an extended stay of several weeks or even months in Venice. Recently completed, its restoration has been done meticulously and elegantly by the owner, the interior designer Ilaria Miani. The spacious living room has been cleverly conceived with every comfort in mind and is both light and characterful. The stainless steel kitchen area is extremely well-equipped and fabulous soft sofas custom manufactured in England are perfect for relaxing and reading after a day exploring Venice on foot! Light pours into the living and dining areas from the two sets of French windows where one can watch the activity of the boats below and at night one can enjoy the lapping of the water and the occasional chug of a water taxi bringing people home.

Throughout the apartment rich and vibrant colours have been used so no two rooms are the same and each of the bedrooms and bathrooms has a character all of its own. Superb beds with the very best linen add

to one's enjoyment of a stay at Calle delle Erbe 272 and stone panelled bathrooms are state of the art with luxurious toiletries and fluffy towels. There is underfloor heating throughout the apartment and all the usual modern facilities to ensure that guests can thoroughly enjoy a stay in both summer and winter.

On the ground floor is the enchanting deck. Here, guests will love sitting out with drinks or dinner and soaking in the atmosphere of this unique city on the water. Being on Giudecca Island is, for many, an added bonus with its tranquillity and charm so different from the business of Venice 'proper'. What could be better than a water taxi picking you up right from your deck and taking you for a trip to maybe the Lido, Murano or for a lunch at Cipriani's in Torcello island?!

Peaceful and enchanting, Giudecca is a delightful location from which to explore this magical city. On Giudecca Island one can stroll with ease along the water front stopping for drinks at one of the small,

unpretentious bars before going home for dinner in the comfort of Calle delle Erbe 272. Alternatively there are several superb restaurants on the island as the renowned Cipriani Dolci or the one on the top floor of Mulino Stucky/Hilton (from where you can enjoy the best views of Venice) on the west side. On the opposite side (east) you can dine at the exclusive Cipriani Giudecca Hotel well known for its garden and heated pool (the largest in town). If you wish to stay close to home, just two doors along, is super romantic Altanella, known exclusively by connoisseurs (family run, no credit cards) where you can eat on a small wharf on the water.

Calle delle Erbe 272 cannot be too highly recommended – with its stylish yet homely ambience, its heavenly location and high level of comfort it really is a very special find indeed...ideal for short breaks and honeymoons and perfect for anyone wishing to experience and explore Venice for weeks or months at a time! Don't miss this opportunity for an unforgettable visit to Venice.

## Information

**Sleeps: 4 +2**

**Service:**

- Maid service morning cleaning and bed making, 6 days per week

**Accommodation:**

Ground Floor:

- Entrance from the calle (small street) into hallway leading to Living/Dining room with kitchenette and small bathroom with shower ( occasional couple of guests can sleep on the sofa bed)
- “Water door” opens to wooden deck on the water where guests can also arrive by water taxi or dine al fresco.

First floor:

- Large living room divided between kitchen/ dining & sitting room areas with two sets of French windows (water views) onto narrow balconies
- Master double bedroom with bathroom en suite (garden views)
- Twin/Double bedroom with shower room en suite

**General:**

- Satellite TV,dvd
- WiFi Internet connection
- Underfloor heating
- Air conditioning
- Dishwasher
- Washing machine
- Telephone
- Fax machine
- Printer/scanner with easy to install CD driver
- Hairdryers.

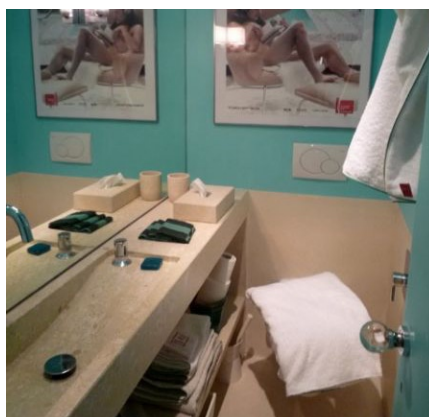
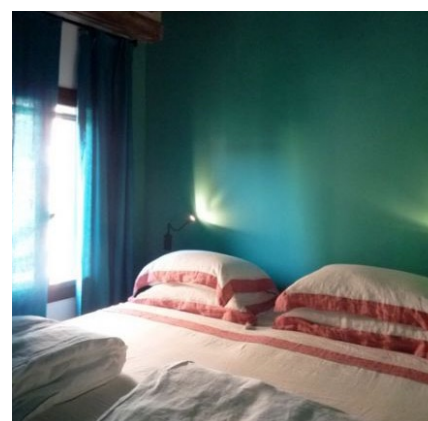
**Transport:**

- Venice airport 20 minutes by water taxi,
- Piazzale Roma & train station 20 minutes by vaporetto
- Piazza San Marco 10 minutes by vaporetto.

**Local Interest:**

Just walk across Ponte Lungo bridge on the water front and in five minutes you will reach Redentore church, the first and most important Palladio did in Venice.

Go on walking and in another 5 minutes you will reach Zitelle, another church by Palladio. Just in front of it N° 2 vaporetto stops every 10 minutes - take this (direction San Marco) and get down at the first stop. You'll find yourself in front of a third church by Palladio by San Giorgio on the island with the same name, just in front of San Marco with stunning frontal view of the Piazza, also depicted by Canaletto.



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