



Villa Aria

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Overview

Set in the historic Castello Orientale district of Venice, Villa Aria is an impressive four-storey palazzo dating back to the early 15th century. Positioned alongside the lagoon, the property combines the character of a historic Venetian residence with contemporary interiors and modern amenities. With its waterfront terraces, private deck and views across the city's rooftops and waterways, the villa offers a distinctive setting for larger families or groups of friends looking to experience Venice together. Piazza San Marco is around a 20-minute walk away, while the surrounding neighbourhood retains a more local atmosphere, away from some of the busiest tourist areas.

The palazzo accommodates up to 14 guests across six main bedrooms, with additional sofa beds in a loft space that can sleep up to four teenagers. The bedrooms are arranged across the upper floors, with several enjoying water views, private terraces or balconies overlooking the surrounding architecture. All bedrooms have air conditioning, and the bathrooms include a mix of showers, baths and a Turkish bath. The ground floor features a spacious, well-equipped kitchen with professional-standard appliances, alongside a gym with a Jacuzzi. On the first floor, a comfortable reading room with bookcases and a television provides a quieter place to relax, while an exceptionally large sitting room incorporates a dining area with seating for up to 20 guests. Doors open onto a furnished, shaded terrace, and a second kitchen makes serving meals indoors or outside particularly convenient.

Outside, the villa's waterfront deck and large terrace provide inviting spaces for dining and relaxing beside the lagoon. A small garden adds greenery to the setting, while the rooftop terrace offers panoramic views across Venice and is an ideal spot for evening drinks. With several outdoor areas to choose from, guests can enjoy time

together while also finding quieter corners to unwind. The property's private lift connects the different floors, making it easier to move around the substantial residence.

Villa Aria is well placed for exploring Venice on foot or by water. Piazza San Marco and the Bridge of Sighs are both around a 20-minute walk away, while several nearby vaporetto stops provide convenient connections to the Grand Canal, other neighbourhoods and the islands of the lagoon. Guests can spend their days discovering Venice's historic palaces, churches and museums, browsing artisan workshops and boutiques, or enjoying the city's restaurants and traditional bacari.

First floor:

King bedroom with water views and access to private covered terrace, en-suite bathroom with shower

Twin bedroom with en-suite bathroom with shower

Second floor:

King bedroom with water views, en-suite bathroom with tub and separate shower, and a balcony overlooking a Palladian church

King bedroom with en-suite bathroom with shower/Turkish bath. An extra bed is in the room, ideal for a child

King bedroom with en-suite bathroom with shower

Twin bedroom with en-suite bathroom with shower

Upper floor:

Loft space (low clearance in some areas) with four sofa-beds, ideal for teenagers, open kitchen and private bathroom with shower

Amenities

- ✓ Seven Bedrooms
- ✓ Seven Bathrooms
- ✓ Air Conditioned
- ✓ Central Heating
- ✓ Woodstove
- ✓ Central Heating
- ✓ AI fresco dining
- ✓ Outdoor Furniture
- ✓ Full Professional Kitchen
- ✓ 2 Smaller Kitchens
- ✓ Lounge & Dining Area
- ✓ Fireplace
- ✓ Jacuzzi Pool
- ✓ Smart TVs
- ✓ Washer

✓ Wi-Fi

Inclusions

Pool & Beach

✓ Waterfront

✓ Jacuzzi Pool

Inclusions

✓ Basic morning cleaning (bedrooms and bathrooms) - Mon to Fri only

✓ Electricity, heating, A/C, water and final cleaning

Villa Pictures





