

Loft for Sale to Venezia Area: Giudecca



375 square meters | Bathrooms: 4 | Bedrooms: 4 | Rooms: 10

Venice - Giudecca Zitelle new construction with Lagoon View

We are

Excited to present you with a one-of-a-kind opportunity in Venice, we are in Giudecca in the Zitelle area, a few minutes by ferry from San Marco.

A

once the site of an industrial warehouse, this site has been transformed into a high quality real estate complex consisting of two residential units, each with its own warehouse, berth and exclusive open space.

The

distinctive features of this property that denote its uniqueness

I am:

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The units are new construction which is very rare for such a historic city Venice;

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The position, and therefore also the exposure, facing the lagoon, which offers a view breathtaking view of the splendid Venice Lagoon;

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Each unit is independent with its own separate warehouse;

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There is a terrace, one private open space for each unit and one open space condominium common to the two units;

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There are berths and a pier which is also suitable for mooring sailboats;

The

rooms are very large, with exposed wooden beams, and offer a wide panoramic luminosity thanks to the large windows.

The whole

complex has been remodeled and remodeled with attention to detail.

There

The sale proposal is for both units still available:

Unit

1

-

Ground floor net area: 59.28 m2

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First floor net area: 42.07 m2

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Exclusive uncovered area: 26.09 m2

Unit

2

-

Ground floor net area: 95.16 m2

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First floor net area: 54.60 m2

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Covered terrace: 15.00 m2

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Exclusive open area: 179.00 m2

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Condominium uncovered area: 22.96 m2

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Exclusive uncovered area for both units: 31.62 m2

Price

and Conditions:

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€ 2,250,000 in its current state in the advanced raw state.

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€2,450,000 finished according to the proposed rendering.

This

is an unmissable opportunity for those who want to own a residence of prestige in Venice with an incomparable view of the lagoon.

There

The property offers potential both as an investment and as a residence principal.

For more details, pictures and to arrange a visit, do not hesitate to contact us.

Certifications

Energy Class/Level:

Property details

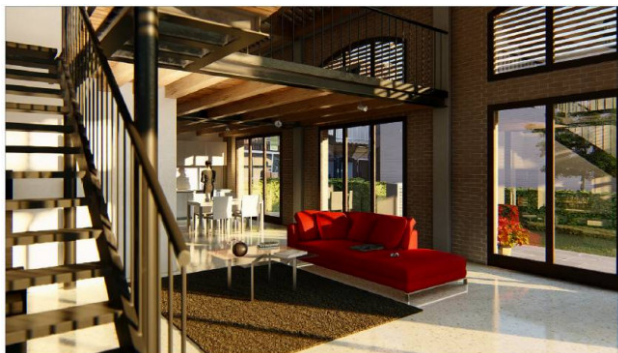
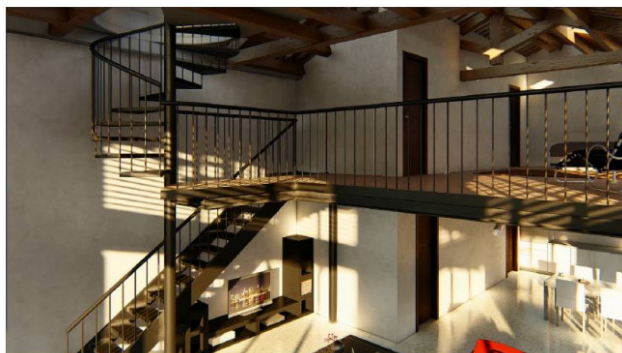
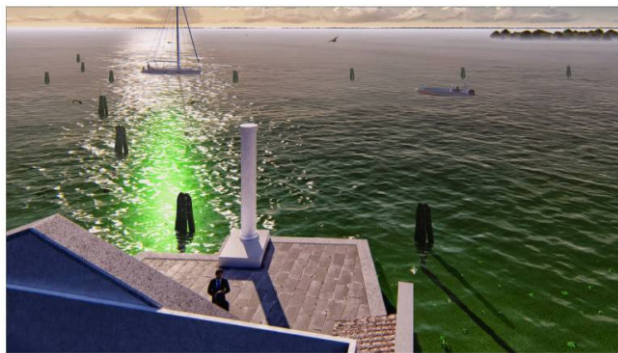
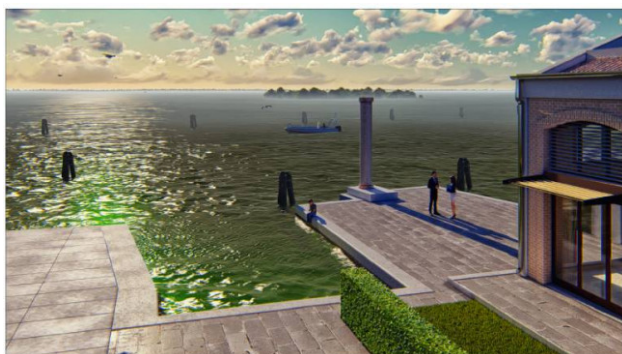
Code: GI70	Reason: Sale
Typology: Loft	Region: Veneto
Province: Venezia	Municipality: Venezia
Area: Giudecca	Price: € 2.250.000
Surface: 375 square meters	Bedrooms: 4
Bathrooms: 4	Rooms: 10
Building Year: 2022	

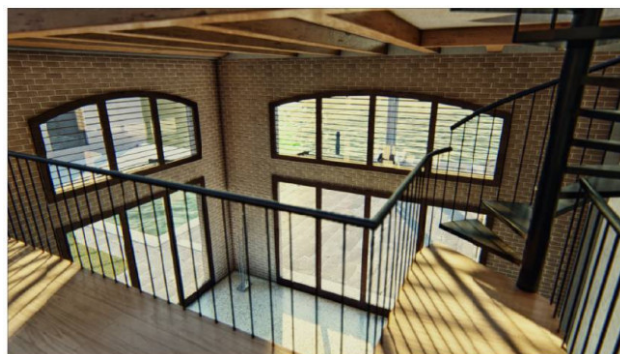
Features

ADSL Coverage Cellar

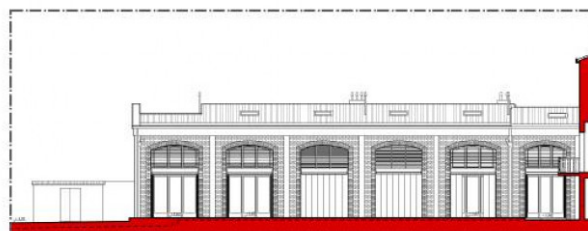
Nearby

Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	

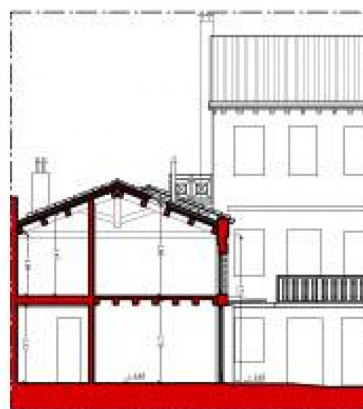
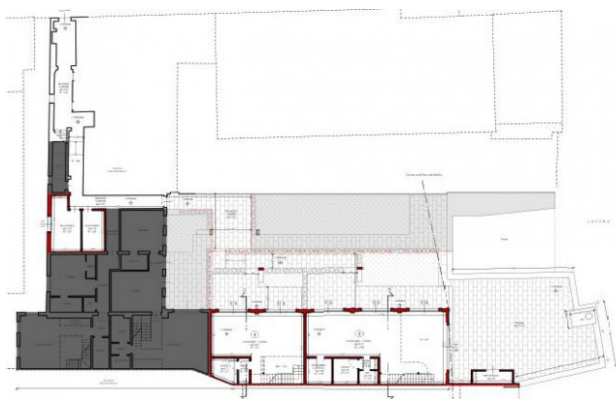
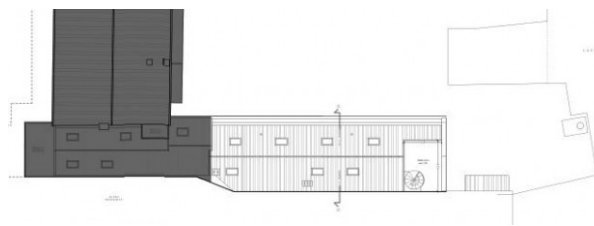
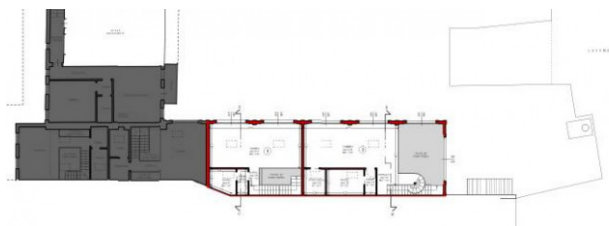




PROSPETTO SUD



PROSPETTO EST - SEZIONE



SEZIONE C - C

