Studio Immobiliare Rio Alto
San Polo 56 - 30125 Venezia
Phone number 0412440023 Fax 0412449061

Flat for Sale to Venezia
Area: Dorsoduro



68 square meters | Bathrooms: 1 | Bedrooms: 2 | Rooms: 3

VENICE, DORSODURO, SANTA MARTA

Located in the heart of Dorsoduro, one of Venice's most sought-after and high-demand rental districts, this 68 sq m first-floor apartment represents a solid and immediately profitable investment opportunity. The property is located in a four-story building and has recently been completely renovated, minimizing future maintenance costs and ensuring a high standard of living.
The interior layout includes an eat-in kitchen, two generously sized bedrooms, and a bathroom with a window, features particularly popular in the university and short-term rental market. Completing the property are a generously sized basement storage room and an attic, both of which enhance the property's functionality and overall value.

The apartment is currently rented to students with contracts in effect until September 30, 2026, ensuring immediate and ongoing income. Its strategic location, close to university campuses and major services, as well as vaporetto water buses, ensures steady demand and a low vacancy rate, making it particularly attractive for those seeking a low-risk investment with long-term appreciation potential.
An ideal solution for investors seeking a renovated, income-generating property located in one of the city's most dynamic and sought-after areas.

Reference DD117

Price €360,000.00

Property details

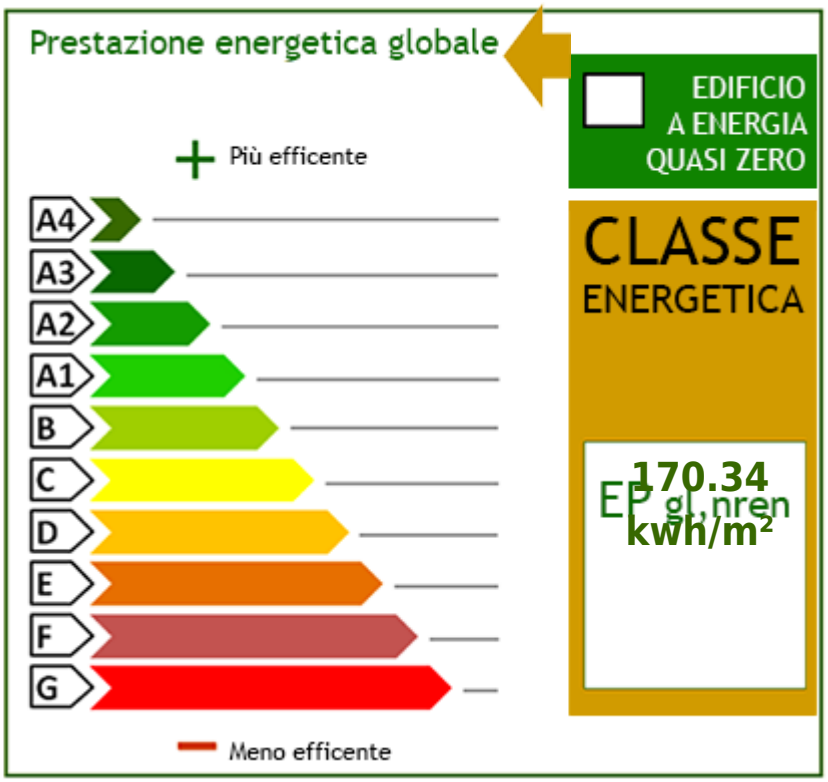
Code: DD117	**Reason**: Sale
Typology: Flat	**Region**: Veneto
Province: Venezia	**Municipality**: Venezia
Area: Dorsoduro	**Price**: € 360.000
Surface: 68 square meters	**Bedrooms**: 2
Bathrooms: 1	**Rooms**: 3
Conditions: Restored	**Floor**: Raised Ground Floor
Number of Floor: 4	**Independent Heating System**: Independent
Building Year: 1935	**Current Conditions**: Leased
Condominium Fee: € 50	**Kitchen**: Open-Plan Kitchen

Features

Tv Antenna: No	ADSL Coverage	Air-Conditioning
Keys	Bathroom: Shower	

Nearby

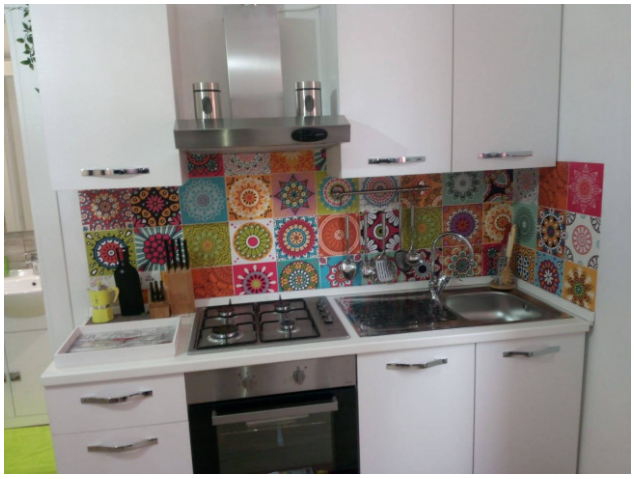
Gyms	Spa	Soccer Fields	Fitness Centers
Sports Complex	Bike Lanes	Playgrounds	Railway Station
Public Transport	Kindergarten	Elementary Schools	Schools
High Schools	Cafe	Post Offices	Shopping Centers
Municipal Offices	Vaporetto Proximity	Canal Proximity	


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F
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Meno efficente

















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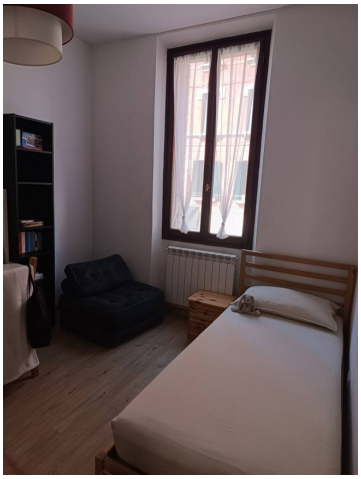












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