

## Apartment for sale in Venezia

### Cannaregio

### € 550.000

### Ref. CBI138-1939-43



**115 sq.m. | Bathrooms: 2 | Bedrooms: 2 | Rooms: 4**

Venice Cannaregio Ponte degli Scalzi - Apartment in an exclusive context located on the fourth and fifth floors.

The apartment comprises on the fourth floor: entrance, two bedrooms, two bathrooms and laundry, on the floor above of a living area with kitchen and access to the terrace overlooking Venice and the lagoon.

The "Centrale Mazzoni", former thermal power plant of the railway station, designed and built in the 1930s by the "futurist" architect and engineer Angiolo Mazzoni, is one of the twentieth century buildings, of great formal and symbolic value, present in the fabric of the Ancient City.

The building was converted in 2010 into a real estate complex of considerable value that houses 39 units including 7 offices and 32 luxurious residential spaces and equipped with a comfortable lift.

All the units have exposed wooden beams ceilings, wooden plank floors, the bathroom coverings are glass mosaic and equipped with a shower, some with a Turkish bath function.

The buildings are equipped with a ventilation and air cooling system with radiant floor systems, septic tanks and usability.

The building has a high energy performance.

The project has been recognized with numerous publications and awards, including the "Raffaele Sirica 2010" award for the best recovery achieved in the last ten years in Italy and the first European Color award of 2011 "Colori sull'acqua".



## Certification

**Energy Class:** A1

## Features

Property ID: CBI138-1939-43	Contract: Sale
Categoria: Apartment	Address: Calle Cannaregio - Priuli Ai Cavaleti, 96
Zip Code: 30121	Municipality: Venezia
Zona: Cannaregio	Total sqm: 115 sq.m.
Bedrooms: 2	Bathrooms: 2
Rooms: 4	Internal condition: Restored
Floor: 5	Total floors: 5
Independent heating: Central Heating with Counter	Lift: Yes
Date of construction: 2010	Current Status: Available after the deed of sale
Condominium costs: € 200	Terrace: Present, 17 sq.m.
Garden: Common	Kitchen: Exposed Kitchen











