Vicenza – S. Bortolo - Ospedale - Piscine

A home to enjoy, with space, light, and a sense of openness

Property ID: IT263551855



PURCHASE PRICE: 579.000 EUR • LIVING SPACE: ca. 248 m^2 • ROOMS: 10

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At a glance

Property ID	IT263551855	Purchase Price	579.000 EUR
Living Space	ca. 248 m²	Total Space	ca. 248 m²
Rooms	10		
Bedrooms	3		
Bathrooms	3		
Year of construction	1997		

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Energy Data

Type of heating	Central heating	Energy Certificate	Energy demand certificate

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The property





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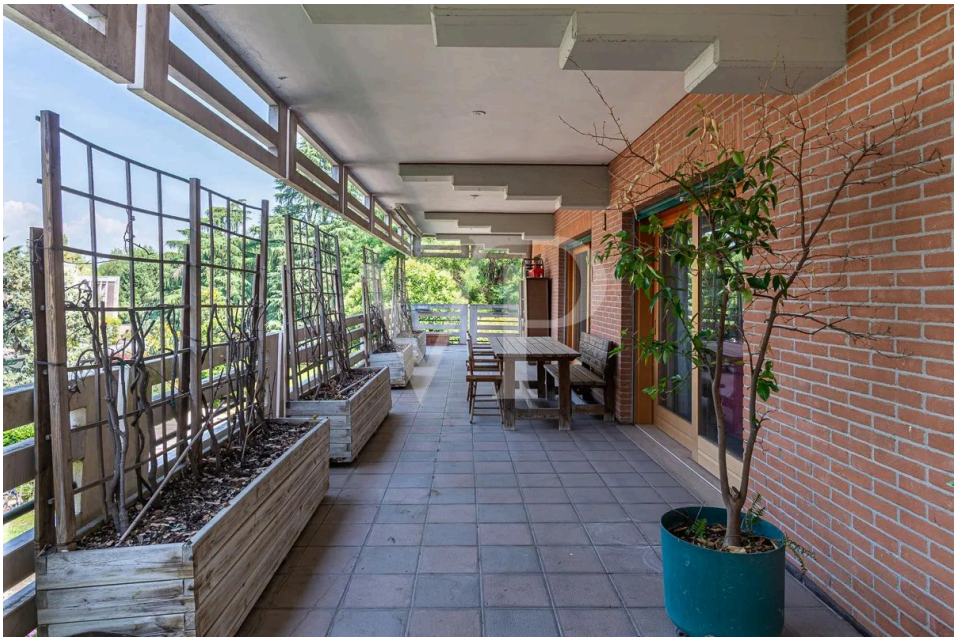
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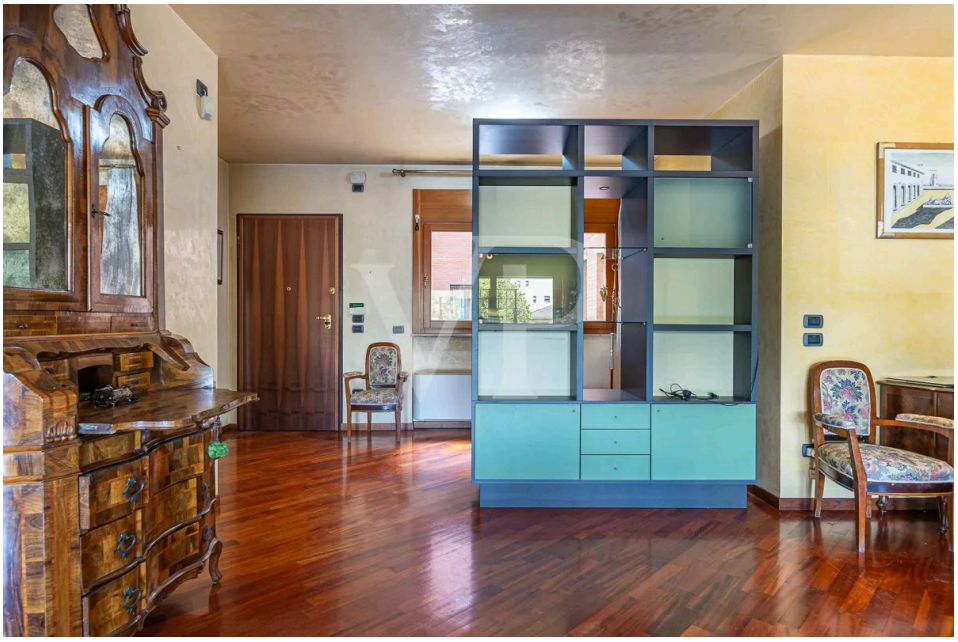
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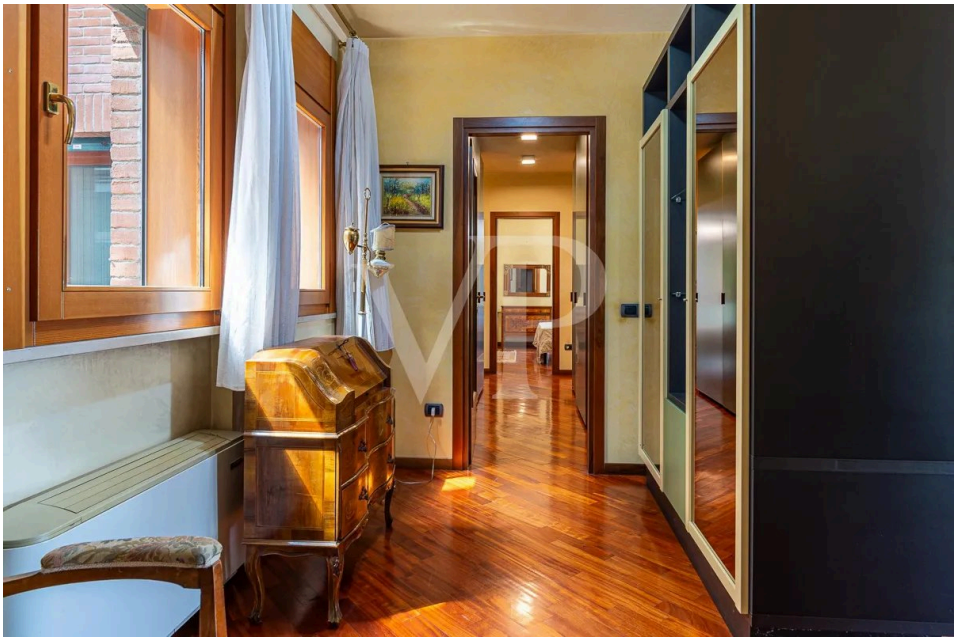




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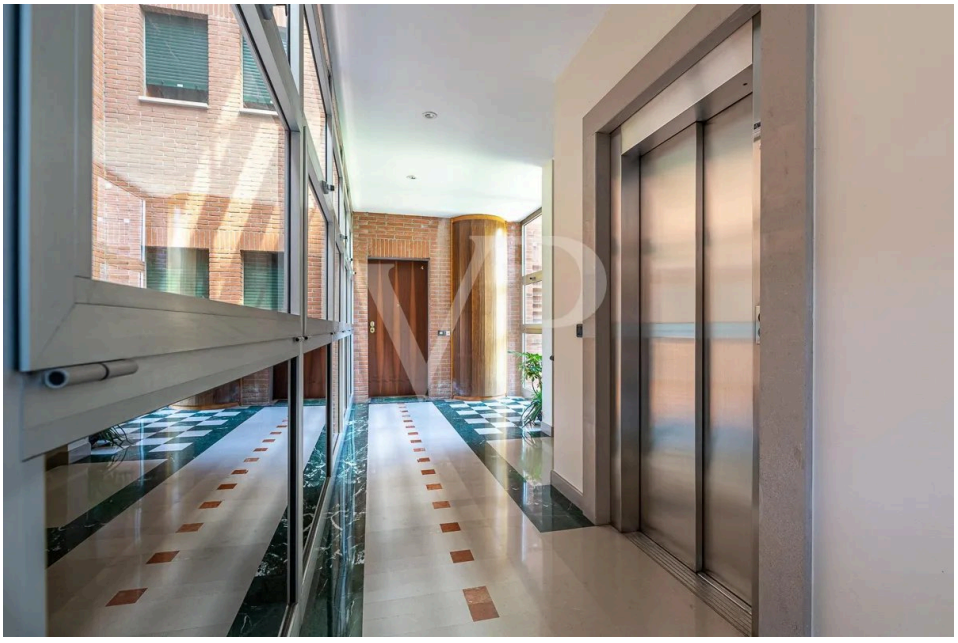




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Floor plans





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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A first impression

There are homes that are measured in square meters, and homes that make an impression the moment you walk in.

This apartment belongs to the second category: a spacious, welcoming, and bright home, designed for those who want to enjoy every room with freedom and comfort.

The large living room is the heart of the home: a significant, elegant, and convivial space where light streams in generously and naturally enhances daily life. It's the ideal setting for entertaining friends, spending time with family, and creating different areas for relaxation, reading, music, or conversation.

The separate, comfortable eat-in kitchen embodies the joy of everyday life: a genuine, functional space with direct access to the terrace. And the terrace is one of the home's most charming features: spacious, covered, deep, and truly livable. A place to dine outdoors, read in peace, entertain guests, or simply enjoy the greenery and tranquility of the surroundings.

The sleeping area is private and well-laid-out, with three spacious bedrooms and rooms designed to offer privacy and comfort. Each room is generously sized—a rarity in newer constructions—allowing you to envision the home according to your own needs: master bedrooms, a study, a guest room, or a walk-in closet.

The warm, traditional finishes convey a sense of solidity and care. The hardwood floors, wooden window frames, and spacious rooms give the home a welcoming, elegant, and timeless character.

Rounding out the property are two garages in the basement, easily accessible by elevator: one of standard size and one particularly spacious, measuring approximately 29 square meters, ideal for those needing additional space.

A rare find for those seeking a prestigious home—not only in terms of size but also in terms of quality of life: spacious rooms, a livable terrace, tranquility, comfort, and a layout designed for enjoying life to the fullest every day.

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Details of amenities

Centralized air conditioning and heating with individual controls
Automated roller shutters with a single control for opening and closing
Custom-made furnishings included in the asking price

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All about the location

The location is one of the most appealing features of this home.

It is situated in one of the city's most sought-after neighborhoods, in the immediate vicinity of the hospital, Querini Park, and Santa Lucia.

Via Cappellari is located in a convenient, quiet, and strategically situated residential area, right next to the San Bortolo Hospital complex, the city of Vicenza's main healthcare hub. The proximity to the hospital makes the property particularly suitable for doctors, healthcare professionals, hospital executives, or staff who wish to live in an elegant and private setting, yet just a few minutes from their workplace.

The area is also very well connected to the historic center, which can be easily reached on foot through the Santa Lucia neighborhood, one of the city's most distinctive and beloved districts. The proximity to downtown allows you to experience Vicenza without necessarily relying on a car, benefiting from the proximity to shops, services, neighborhood activities, restaurants, cultural sites, and pedestrian paths leading to the heart of the city.

Another particularly valuable feature is the proximity to Parco Querini, one of Vicenza's most beloved green spaces, located just behind the historic center. The ability to easily reach the park is a major asset for those who love to walk, run, spend time outdoors, or simply enjoy a high-quality natural space just a short walk from home.

The location thus combines three rare features: the convenience of San Bortolo Hospital, the charm of the Santa Lucia neighborhood, and walking distance to the historic center and Querini Park. An ideal location for those seeking a spacious and prestigious residence in a well-served, green setting close to the city's main points of interest.

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Contact partner

For further information, please contact your contact person:

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