

Ref. 2651 – APPARTAMENTO FORTEZZA

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3-BEDROOM APARTMENT WITH TERRACE FOR SALE IN THE HISTORICAL CENTER OF FLORENCE

Florence – Florence – Tuscany

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Interiors
94 sqm

Bedrooms
3

Bathrooms
2

Terrace
9 sqm

Courtyard
8 sqm

Nestled in the historic heart of Florence, just steps from the Duomo, this splendid 94-sqm apartment seamlessly blends contemporary design with timeless Tuscan tradition. Fully renovated with high-quality materials and exceptional attention to detail, the property presents spacious, light-filled interiors that create a warm and inviting atmosphere.

SUMMARY OF THE PROPERTY

REFERENCE #: 2651 – APPARTAMENTO FORTEZZA

TYPE: apartment

CONDITIONS: restored, luxury finishes

LOCATION: historical center

ACCESS: excellent, paved road

INTERIORS: 94 square meters (1,011 square feet)

TOTAL ROOMS: 5

BEDROOMS: 3

BATHROOMS: 2

ANNEXES: no

MAIN FEATURES: parquet flooring, wooden beams, concealed lighting system, *Les Dominotiers* wallpaper, internal courtyard, private terrace, windows with triple glazing and oak frames

TERRACE: 9 square meters (97 square feet)

COURTYARD: 8 square meters (86 square feet)

SWIMMING POOL: no

ELECTRICITY: already connected

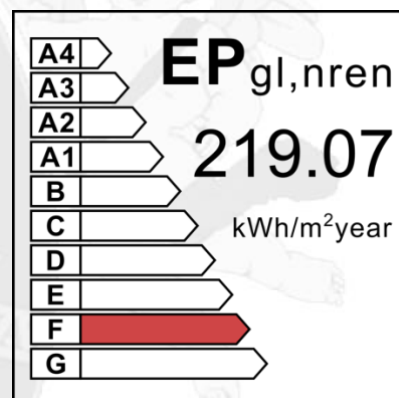
WATER SUPPLY: mains water

TELEPHONE: to be connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: radiators + air conditioning



CLOSEST CITIES AND TOWNS

Closest services (50m; 2'), San Casciano in Val di Pesa (28km; 40'), Greve in Chianti (37km; 50'), Colle di Val d'Elsa (54km; 55'), San Gimignano (60km; 1h 5'), Monteriggioni (62km; 1h), Arezzo (77km; 1h 5'), Siena (78km; 1h 10'), Lucca (78km; 1h 10'), Volterra (81km; 1h 25'), Pisa (99km; 1h 40'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 45'), Montalcino (117km; 1h 50')

CLOSEST AIRPORTS

Firenze A. Vespucci (8km; 20'), Bologna G. Marconi (105km; 1h 45'), Pisa G. Galilei (107km; 1h 35'), Perugia San Francesco (160km; 2h), Roma Ciampino (287km; 3h 10'), Milano Linate (301km; 3h 30'), Roma Fiumicino (302km; 3h 15'), Milano Malpensa (355km; 4h)

APPARTAMENTO FORTEZZA

Nestled in the historic heart of **Florence**, just steps from the **Duomo**, this splendid 94-sqm **apartment** seamlessly blends contemporary design with timeless Tuscan tradition. Fully renovated with high-quality materials and exceptional attention to detail, the property presents spacious, light-filled interiors that create a warm and inviting atmosphere.

The apartment's layout is thoughtfully designed to maximize comfort and elegance. The welcoming living room is adorned with *Les Dominotiers* wallpaper, adding a touch of sophistication. A modern, fully equipped kitchen provides both style and functionality, while a charming **internal courtyard** (8 sqm) offers a tranquil retreat, perfect for moments of relaxation.

Three beautifully appointed double bedrooms await, each furnished with handcrafted king-size beds and *Dorelan* mattresses. Original Tuscan-style cabinetry lends an authentic charm to these rooms. Two luxurious bathrooms enhance the experience, one of which features a spacious walk-in shower and a hydromassage tub. A **private terrace** (9 sqm), complete with an outdoor shower, offers an ideal space to unwind in the open air.

The interiors boast 3.5-meter-high ceilings with carefully restored wooden beams that impart both warmth and elegance. Thoughtfully concealed, fully dimmable lighting creates a soft, ambient glow throughout the space. Fine finishes, including oak window frames with triple glazing and wooden doors with *Olivari Lama Super Bronzo* handles, reflect the quality craftsmanship present throughout. USB ports (in both A and C types) are conveniently available in every room.

This exceptional property is not only a wonderful primary residence but also a highly profitable investment for tourist rentals. Ready for immediate occupancy, it includes a CIR and CIN code for hospitality use, making it fully equipped for hosting guests with ease.

WHAT TO SEE IN FLORENCE

The apartment, thanks to its central position in the heart of Florence, allows reaching many of the most interesting landmarks in the city on foot. Ranked by distance these are the imposing Medicean **Fortezza da Basso** (400 m; 5'), the church of **Santa Maria Novella** (600 m; 7') next to the central station, **Palazzo Medici** (650 m; 8') and the adjacent **Basilica di San Lorenzo** decorated by Michelangelo and Brunelleschi (550 m; 7'), **Piazza del Duomo** with its incredible cathedral (850 m; 10'), **Piazza della Signoria** (1.2 km; 15'), the beautiful and unique **Ponte Vecchio** (1.4 km; 15'), the **Uffizi Gallery** (1.5 km; 15'), the church of **Santo Spirito** in Oltrarno (1,6 km; 20'), the church of **Santa Croce** with the tombs of many Italian artists (1.7 km; 20'), the impressive **Palazzo Pitti** (1.7 km; 20') and finally the unique and wonderful panoramic terrace of **Piazzale Michelangelo** (2.8 km; 35').

What's more, the many shops and boutiques in the historic center of Florence can be easily reached in a few minutes' walk.



























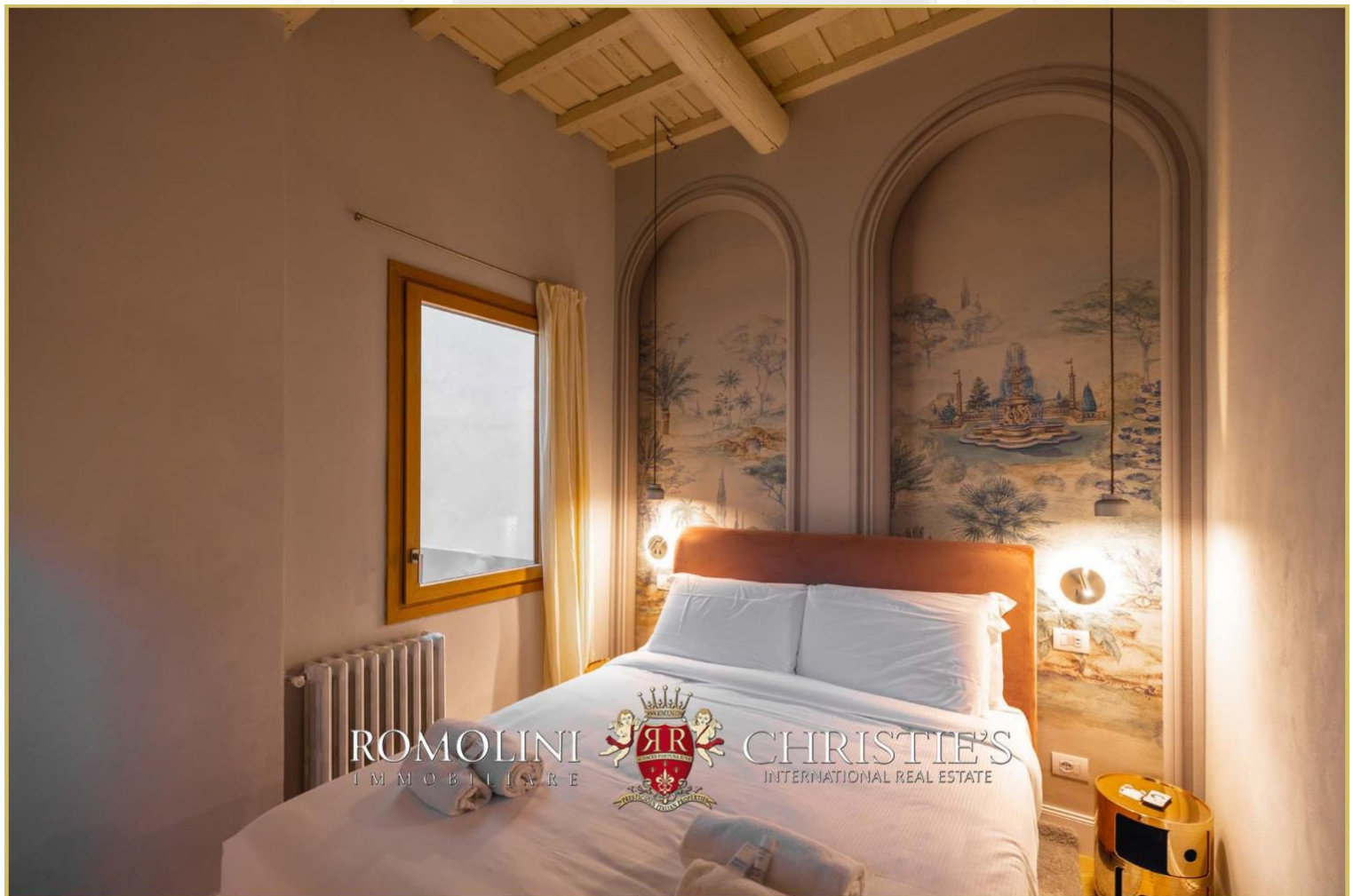
























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