

Ref. 2932 – APPARTAMENTO OTTAVIANO

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## APARTMENT WITH PRIVATE COURTYARD FOR SALE NEAR PORTA ROMANA, FLORENCE

Florence – Florence – Tuscany

**Interiors**  
61 m<sup>2</sup>**Bedrooms**  
1**Bathrooms**  
1**Private courtyard**  
8 m<sup>2</sup>

In the heart of the historic center of Florence, in front of the Boboli Gardens and on Via Romana, inside a prestigious historic building dating back to the 15<sup>th</sup> century, adjacent to the Museum of Natural History "La Specola" and only 700 meters from Ponte Vecchio and the Arno River, elegant apartment of about 61 m<sup>2</sup> with a private courtyard of 8 m<sup>2</sup>.

## SUMMARY OF THE PROPERTY

**REFERENCE #:** 2932 – APPARTAMENTO OTTAVIANO

**TYPE:** apartment

**CONDITIONS:** restored

**LOCATION:** historic center, Via Romana

**ACCESS:** excellent

**INTERIORS:** 61 square meters (656 square feet)

**TOTAL ROOMS:** 2

**BEDROOMS:** 1

**BATHROOMS:** 1

**ANNEXES:** storage room

**MAIN FEATURES:** parquet flooring, vaulted ceilings, large windows, marble bathroom, condominium courtyard, exclusive courtyard, air conditioning

**EXTERIOR:** no

**GARDEN:** no

**SWIMMING POOL:** no

**ELECTRICITY:** already connected

**WATER SUPPLY:** mains water

**TELEPHONE:** already connected

**ADSL:** yes

**GAS:** natural gas

**HEATING SYSTEM:** fan coils + air conditioning

## CLOSEST CITIES AND TOWNS

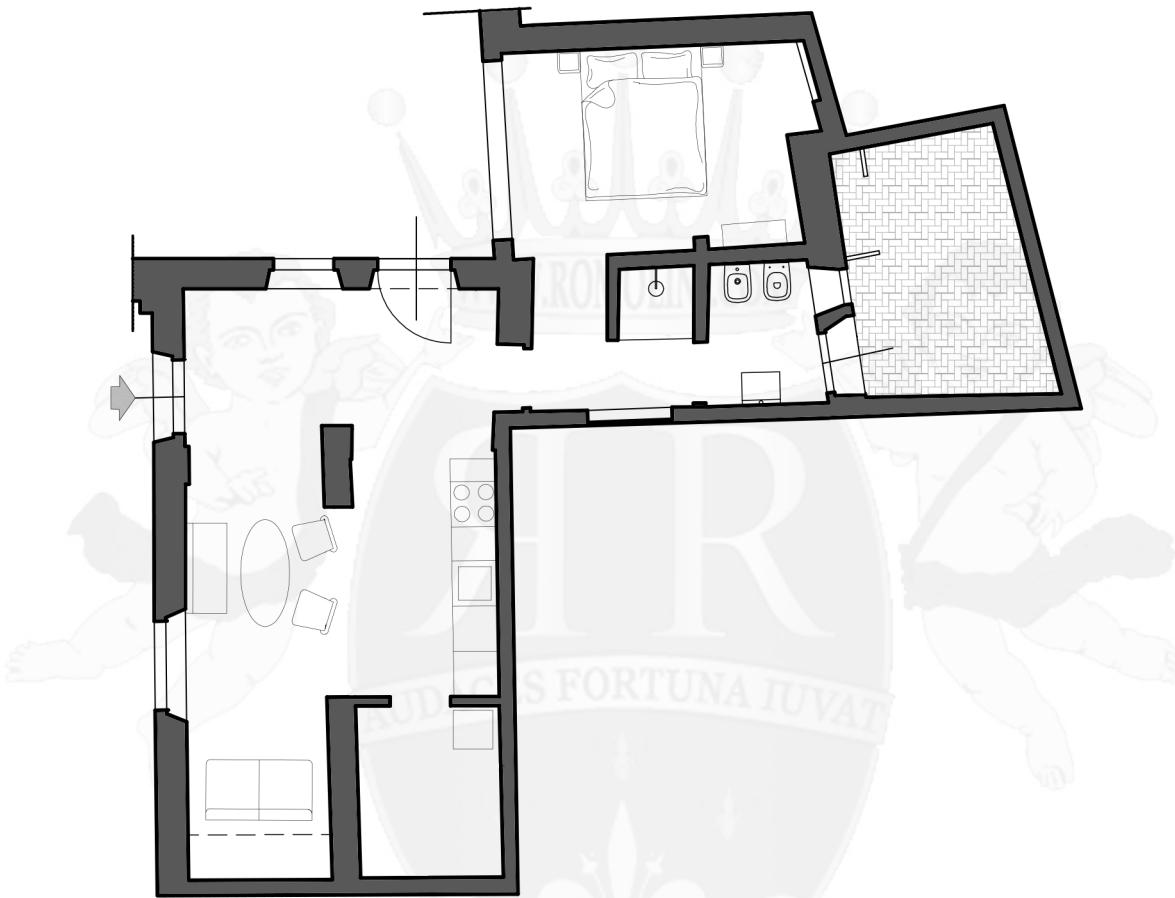
Closest services (50m; 1'), San Casciano in Val di Pesa (28km; 40'), Greve in Chianti (37km; 50'), Colle di Val d'Elsa (54km; 55'), San Gimignano (60km; 1h 5'), Monteriggioni (62km; 1h), Siena (78km; 1h 10'), Lucca (80km; 1h 15'), Volterra (81km; 1h 25'), Pisa (99km; 1h 40'), Montepulciano (109km; 1h 30'), Pienza (116km; 1h 45')

## CLOSEST AIRPORTS

Firenze A. Vespucci (10km; 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 OTTAVIANO

In the heart of the **historic center of Florence**, in front of the **Boboli Gardens** and on Via Roma-  
na, inside a prestigious historic building dating back to the **15<sup>th</sup> century**, adjacent to the Museum  
of Natural History "La Specola" and only 700 meters from Ponte Vecchio and the Arno River, ele-  
gant **apartment** of about 61 m<sup>2</sup> with a private courtyard of 8 m<sup>2</sup>.



The property, with access from the condominium courtyard and equipped with double entrance, has been completely renovated and finely furnished, with particular attention to the quality of finishes and respect for the historical character of the building. The entrance opens onto a large and bright living room characterized by striking vaulted ceilings, flanked by a fully equipped kitchen.

The sleeping area includes a double bedroom and an elegant bathroom with a large shower covered in marble slabs, with direct access to the exclusive stone-paved courtyard, ideal as a private outdoor space in the heart of the city.

The apartment has air conditioning, new fixtures and parquet floors. The location is absolutely privileged: the Uffizi Gallery can be reached in about 10 minutes on foot, while Florence Cathedral is about 15 minutes away.

A solution of great charm and representation, ideal both as an exclusive residence and as a valuable investment, in front of one of the most iconic historic gardens of Florence.



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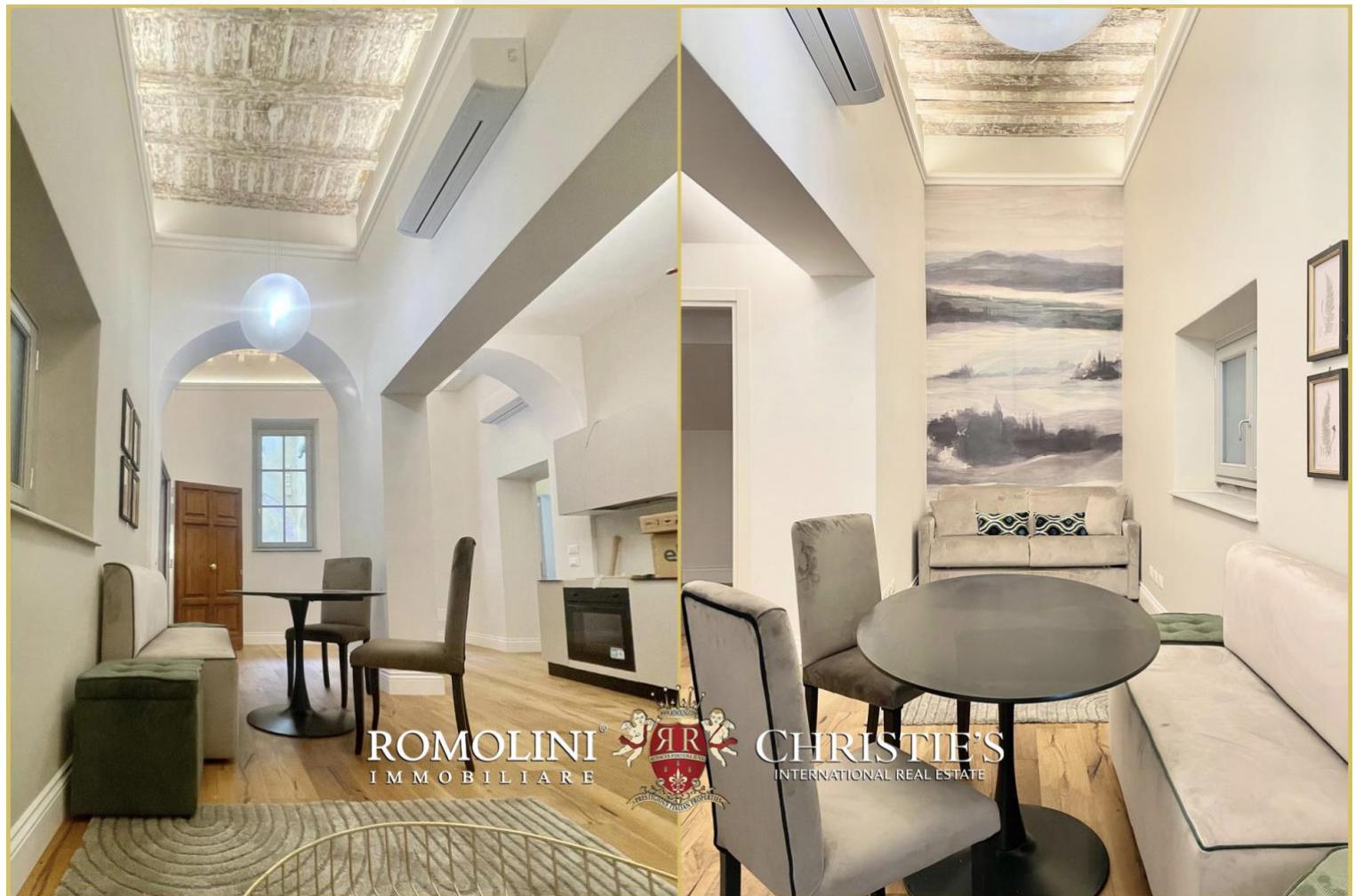
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