

Ref. 2935 – **PALAZZO DE' BARDI**

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STUNNING RESTORED PALAZZO WITH VIEWS OF FLORENCE FOR SALE IN VIA DE' BARDI, CLOSE TO GIARDINO BARDINI AND PALAZZO PITTI

Florence – Florence – Tuscany



Interiors
1,496 m²

Bedrooms
16

Bathrooms
19

Terraces
224 m²

Perched majestically along the historic Via de' Bardi in the Oltrarno district of Florence, this distinguished *palazzo* spans five elegant floors and comprises nine exquisite apartments, each benefiting from the timeless charm of historic architecture and thoughtfully restored in 2020–2021. The meticulous renovation has preserved the building's authentic character while introducing modern comforts – including a private garage (73 m²) – ensuring an exceptional living experience in the heart of one of Europe's most treasured urban landscapes.

SUMMARY OF THE PROPERTY

REFERENCE #: 2935 – PALAZZO DE' BARDI

TYPE: historic *palazzo*

CONDITIONS: restored, luxury finishes

LOCATION: historical center, very panoramic

ACCESS: excellent

INTERIORS: 1,496 square meters (16,103 square feet)

TOTAL ROOMS: 64

BEDROOMS: 16

BATHROOMS: 19

ANNEXES: garage

MAIN FEATURES: parquet flooring, huge windows, vaulted ceilings, frescoes, bossage, private garage, elevator, video-surveillance and alarm system, panoramic terrace, views of the historical center of Florence

EXTERIOR: 224 square meters (2,410 square feet)

GARDEN: no, but ample terrace

SWIMMING POOL: no

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

ENERGY CERTIFICATE:  (EP_{gl, nren} = 200.58 kWh/m²year)

HEATING SYSTEM: radiators + 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)

PALAZZO DE' BARDI

Perched majestically along the historic **Via de' Bardi** in the **Oltrarno** district of **Florence**, this **distinguished palazzo** spans five elegant floors and comprises nine exquisite apartments, each benefiting from the timeless charm of historic architecture and thoughtfully restored in 2020–2021. The meticulous renovation has preserved the building's authentic character while introducing modern comforts – including a **private garage** (73 m²) – ensuring an exceptional living experience in the heart of one of Europe's most treasured urban landscapes.

Via de' Bardi itself is among Florence's most ancient thoroughfares, once tracing the medieval route of the **Via Cassia Nuova** and known in early documents as *Borgo Pidiglioso* due to its modest beginnings before noble families, such as the Bardi bankers, established grand homes along its course. Today, the street retains a rich tapestry of history, with noble palaces, Renaissance façades and the nearby **Giardino Bardini** – a verdant haven of terraces and gardens.

At the very top of this palazzo, a breathtaking panoramic terrace unfolds, offering sweeping views over the historic centre of Florence and the lush slopes of the Giardino Bardini. From here, the city's iconic skyline — from terracotta rooftops to cathedral domes — forms a living backdrop that captures the essence of Florentine grandeur. Whether savouring sunset over the Arno or gazing across centuries of history, this residence is a rare fusion of heritage and contemporary elegance.

DESCRIPTION OF THE BUILDING

The five floors of the building are all connected by a convenient elevator that starts from the condominium hallway. We find the garage and three apartments on the ground floor, one apartment on the mezzanine floor, two on the second floor, two on the third, and the largest on the fourth (completed by the exclusive roof terrace).

- **Apartment Michelangelo** (338 m², 3 bedrooms and 3 bathrooms): located on the third and fourth floors of the building, this apartment is the largest in the building. The main entrance (located on the upper floor) can be reached directly by elevator (private in the last section). On one side of the entrance are the kitchen with pantry, a bedroom and the large representative living room. On the opposite side, on the other hand, we find the bathroom, a game room (which can be used for various purposes as needed), a more intimate sitting room and the large master bedroom with private bathroom, walk-in closet and exit to exclusive terrace (34 m²). A staircase from the hallway descends to the lower floor (which still has independent access): here there is a small living room and a bedroom with private bathroom. From the living room on the fourth floor, a door leads out onto the large panoramic terrace (190 m²) that offers a breathtaking view of the entire historic center of Florence and the Giardino Garden.
- **Apartment Leonardo** (75 m², 1 bedroom and 1 bathroom): located on the third floor, this apartment opens with an entrance hall leading to the living area with kitchen. From here it then leads to the bedroom with en-suite bathroom.
- **Apartment Botticelli** (264 m², 3 bedrooms and 4 bathrooms): next to the Leonardo apartment, the unit opens with a small entrance hall connected to the large reception hall with a service bathroom. Next to the hall are the dining area and kitchen with pantry, while at the corners two doors lead to three bedrooms with en-suite bathrooms and walk-in closets (one of the bedrooms is accessible by descending a short staircase).
- **Apartment Donatello** (121 m², 2 bedrooms and 2 bathrooms): located on the second floor, the unit consists of a large living room, dining room with kitchenette and two bedrooms with en-suite bathrooms (one of which has a laundry corner).
- **Apartment Vasari** (257 m², 3 bedrooms and 4 bathrooms): located opposite the Donatello apartment, this unit opens with a large reception hall accompanied by a small service bathroom. From here it then leads to the dining room with kitchen and three large bedrooms, all

with private bathrooms.

- **Apartment Raffaello** (57 m², 1 bedroom and 1 bathroom): the door to the apartment is located on the second landing of the condominium staircase and opens onto a living room with dining area and kitchenette, connected in turn to the bedroom (overlooking Via de' Bardi) and a bathroom.
- **Apartment Cimabue** (116 m², 1 bedroom and 1 bathroom): access to this unit is on the first landing of the condominium staircase. From here a corridor leads to the living/dining room with kitchen and bathroom. Beyond the living area, overlooking Via de' Bardi, we then find the bedroom. Immediately before entering the apartment a secondary door leads to a room that gives access to the loft, consisting of several rooms ideal as storage and/or wine cellar.
- **Apartment Brunelleschi** (48 m², 1 bedroom and 1 bathroom): located on the ground floor, this small independent unit is accessible from the condominium hallway and consists of a large room that serves as a living/bedroom area, kitchen and bathroom.
- **Apartment Giotto** (147 m², 1 bedroom and 2 bathrooms): also on the ground floor, the unit is accessible directly from the street or the condominium hallway and is currently used by the property's janitors. The two doors open onto a living room with a bathroom, connected at the rear to the laundry room. Climbing an internal staircase leads to the dining room with adjoining kitchen and the bedroom with bathroom and walk-in closet.

The palazzo is equipped with a **centralized networking system** for managing wireless networks and an **intrusion detection system** with optical and thermal cameras accessible via an app and connected to an external operations center.

The building, thanks to its central location in the heart of Florence and its subdivision into independent apartments, is perfect for those who are looking for a rental/income property. Alternatively, it is always possible to use the building as one large private residence with space for guests and/or events. Finally, a very suitable use for the building is as a representative office for a company looking for a unique headquarter in the heart of Florence.





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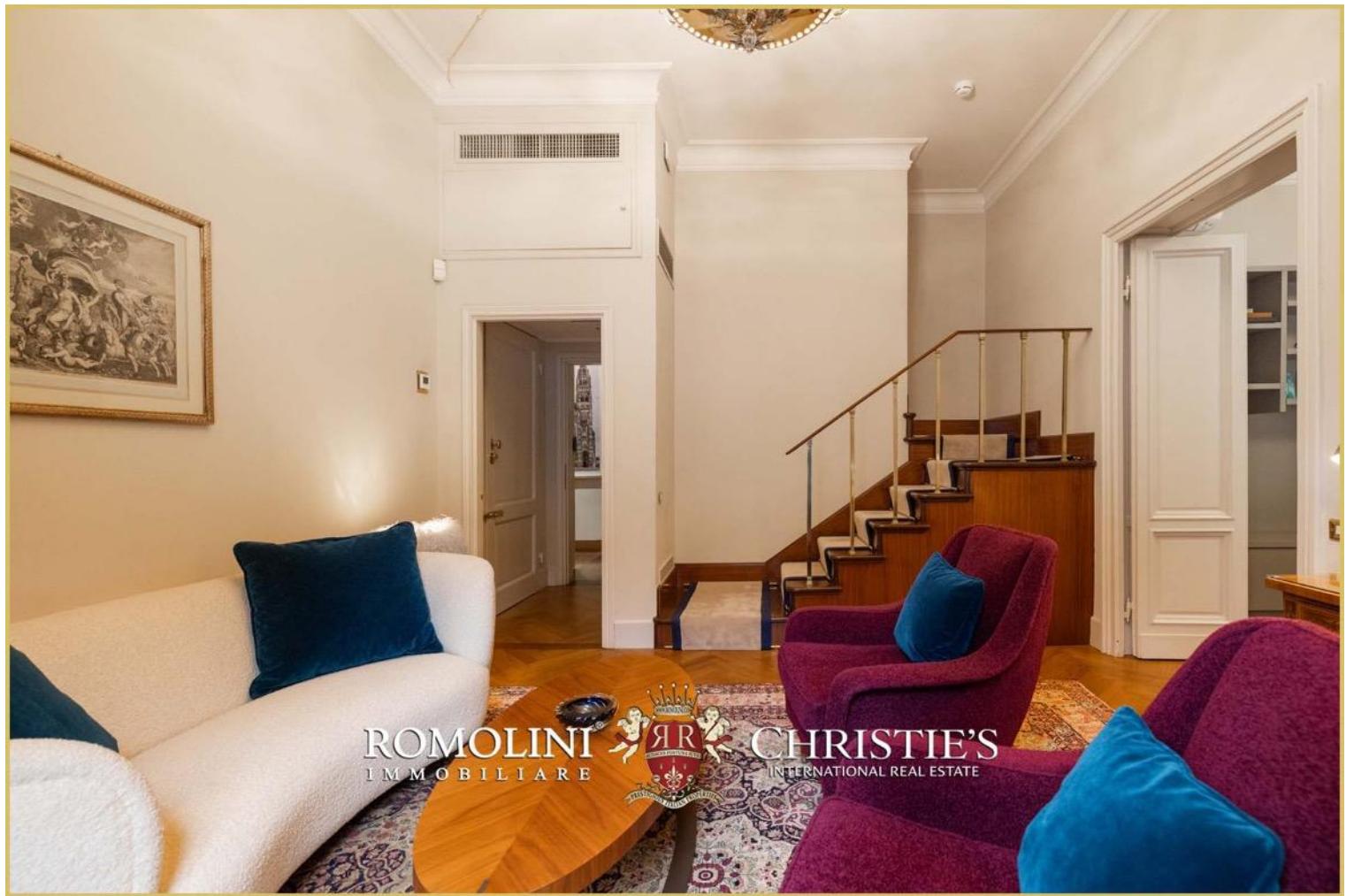
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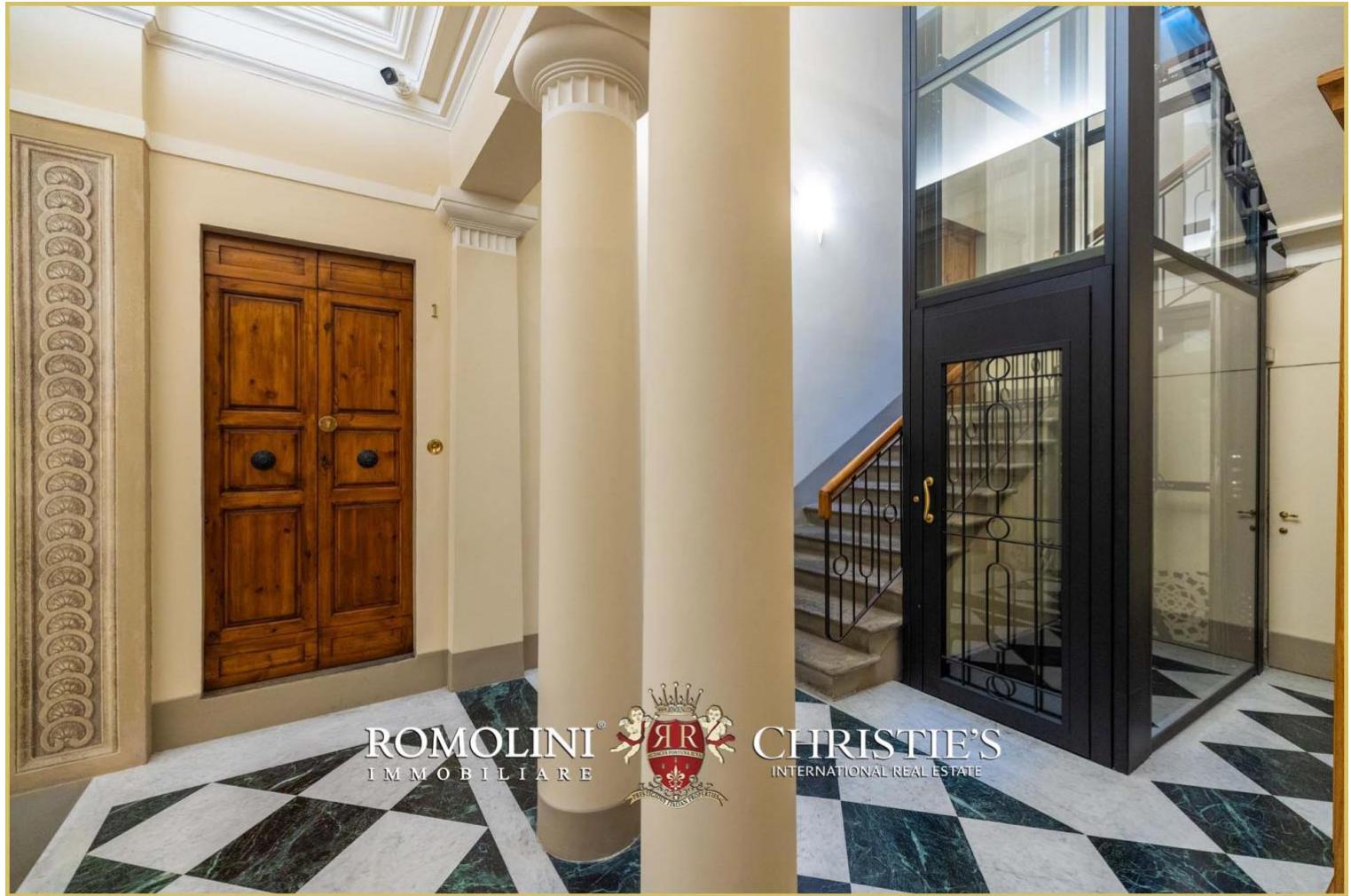
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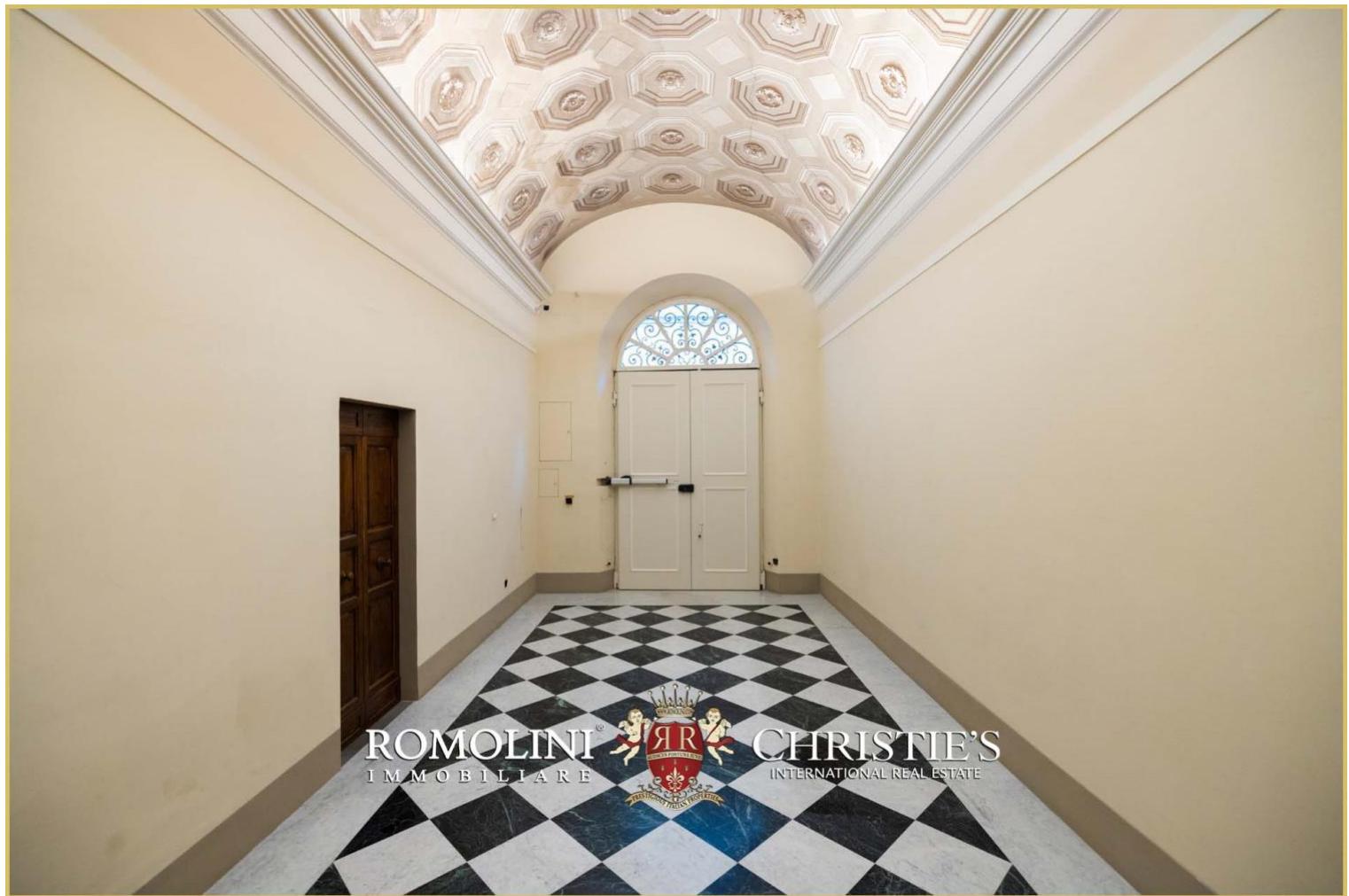
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Piazza Torre di Berta n. 4
52037, Sansepolcro (AR), Tuscany, Italia

(+39) 0575 788 948

www.romolini.com

info@romolini.com