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CHRISTIE'S
INTERNATIONAL REAL ESTATE

Ref. 307 – APPARTAMENTO SAN DOMENICO

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EXCLUSIVE APARTMENT FOR SALE INSIDE PALAZZO PORTINARI SALVIATI, FLORENCE

Florence – Florence – Tuscany

VIEW ON OUR WEBSITE



Interiors
5 sqm

Bedrooms
2 (up to 3)

Bathrooms
3

Common areas

Concierge, Michelin-starred restaurant, wellness center, boutiques, lounge bar

In the heart of Florence, a stone's throw from Piazza del Duomo and Piazza della Repubblica, luxury 175-sqm apartment with 2 bedrooms for sale inside the well-known Palazzo Portinari Salviati, on the third floor of the building. Buyers have the opportunity of choosing the finishes they prefer, which include elements suitable for the most diverse tastes. Common areas include some boutiques, a Michelin-starred restaurant and a Spa with indoor pool and wellness center.



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SUMMARY OF THE PROPERTY

REFERENCE #: 307 – APPARTAMENTO SAN DOMENICO

TYPE: luxury apartment

CONDITIONS: customizable finishes

LOCATION: historical center, Piazza del Duomo

ACCESS: excellent

INTERIORS: 175 square meters (1,883 square feet)

TOTAL ROOMS: 5

BEDROOMS: 2 (up to 3)

BATHROOMS: 3

MAIN FEATURES: stone and brick walls, marble and parquet floors, vaulted ceilings, frescoed lounges, moldings, panoramic views of the cathedral, terrace, joint-ownership wellness center with gym and massage room, luxury boutique, restaurant, inner courtyard, elevator, concierge, security service

ELECTRICITY: already connected

WATER SUPPLY: mains water

TELEPHONE: already connected

ADSL: yes

GAS: natural gas

HEATING SYSTEM: under the floor + air conditioning

CLOSEST CITIES AND TOWNS

Closest cities (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), 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)

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APPARTAMENTO SAN DOMENICO – XXIII

In the heart of **Florence**, a stone's throw from **Piazza del Duomo** and **Piazza della Repubblica**, **luxury** 175-sqm **apartment** with 2 bedrooms for sale inside the well-known **Palazzo Portinari Salviati**, **on the third floor of the building**. Buyers have the opportunity of choosing the finishes they prefer, which include elements suitable for the most diverse tastes. Common areas include some boutiques, a **Michelin-starred restaurant** and a **Spa** with indoor pool and **wellness center**.



The building is located in a unique and privileged position, close to all the most famous monuments of the city and a stone's throw from the boutiques in the center. Furthermore, on the ground floor of the building there are shops and common areas with restaurants and relaxation areas. For getting around, Florence has a convenient taxi service or alternatively a tramway that connects the historic center to most of the services including the Careggi hospital and the Amerigo Vespucci airport.

DESCRIPTION OF THE APARTMENTS

The apartment opens into a spacious and bright living room, fitted with a dining corner and an adjoining kitchenette. A corridor departing from the sitting area leads first to a service bathroom and then to a small sitting room also very convenient as a private office space or additional bedroom. Going further down the corridor one gets to two bedrooms, each with its own private bathroom and walk-in closet. The bedroom in the corner of the *palazzo* is incredibly spacious and fitted with an exclusive TV area.



The building (over 5,200 sqm – 55,952 sqft in total) is free on three sides and currently includes a residential portion divided into **twenty-four private apartments**, a **boutique hotel** with thirteen exclusive suites and magnificent common areas with **luxury boutiques**, a **Michelin-starred restaurant**, lounge bar, bistro and a **Spa** (about 500 sqm – 5,380) with indoor swimming pool, Jacuzzi tub, sauna, Turkish bath, gym and four massage/treatment areas.

On the main floor there is also a beautiful hall (110 sqm – 1,184 sqft) designed for events, a conference room with a **private chapel** frescoed by Alessandro Allori next to it.

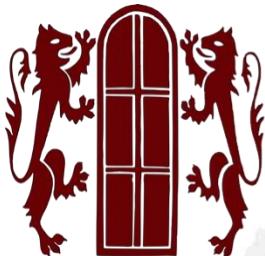


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HISTORY OF THE PROPERTY

The history of the palace begins in the **13th century**, when **Folco Portinari**, a well-known Florentine banker and founder of the Santa Maria Nuova hospital, had a series of houses built for his family. Between 1470 and 1480, his heirs transformed the entire complex into a grand mansion, possibly using the services of **Michelozzo**. Among others, Folco Portinari was the father of the equally famous **Beatrice Portinari**, Dante's muse. The poet's verses are inscribed on a plaque on the palace façade.



SOVRA CANDIDO VEL CINTA D'OLIVA
DONNA M'APPARVE, SOTTO VERDE MANTO
VESTITA DI COLOR DI FIAMMA VIVA
DANTE ALIGHIERI, *DIVINA COMMEDIA, PARADISO XXX*



The palazzo thus created was purchased in 1546 by **Jacopo Salviati**, Lorenzo de' Medici's son-in-law, who oversaw a further extension that lasted almost a decade under the possible supervision of **Bartolomeo Ammannati** or **Alessandro Allori**. Some of the palace's most illustrious guests are linked to the Salviati family, including Maria Salviati, wife of Giovanni de' Medici (better known as **Giovanni dalle Bande Nere**) and mother of the future Grand Duke Cosimo I. As great patrons and art lovers, the Salviati family kept unique works by artists such as Donatello, Verrocchio, Cellini, Bronzino and Correggio in the *palazzo*.

In 1768 the palace was sold to the **Ricciardi-Serguidi** family, then passed on to **Pietro Leopoldo di Giannozzo da Cepparello** in 1803. The building was then purchased by the Municipality of Florence which established the Liceo Ginnasio Fiorentino there. With the unification of Italy and the movement of the capital to Florence in 1865, the Italian government identified the palace as the seat of the **Ministry of Justice and Religion**: for the occasion, a further expansion of the building was carried out (1866) following a design by Francesco Mazzei and Nicola Nasi which added sixteen rooms to the palace.

With the moving of the capital to Rome, the ministry moved and the building was occupied by the **Cassa di Risparmio** and the **Pious Schools of the Piarist Fathers**.

In 1921 the Palace was acquired by Credito Toscano, a famous Florentine bank, which maintained ownership for almost a century until 2008.

After a careful restoration in 2022, the property was converted into a luxury residential building incorporating various private apartments and a resort with large common spaces.





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WHAT TO SEE IN FLORENCE

The complex, 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 **Piazza del Duomo** with its incredible cathedral (150 m; 2'), **Palazzo Medici** (300 m; 4') and the adjacent Basilica di **San Lorenzo** decorated by Michelangelo and Brunelleschi (380m; 4'), **Piazza della Signoria** (750 m; 10'), the church of **Santa Croce** with the tombs of many Italian artists (850 m; 10'), the church of **Santa Maria Novella** (900 m; 10') next to the central station, the beautiful and unique **Ponte Vecchio** (1.0 km; 12'), the **Uffizi** Gallery (1.0 km; 13'), the imposing Medicean **Fortezza da Basso** (1.2 km; 12'), the impressive **Palazzo Pitti** (1.4 km; 15'), the church of **Santo Spirito** in Oltrarno (1.5 km; 15') and the unique and wonderful panoramic terrace of **Piazzale Michelangelo** (2.2 km; 20').



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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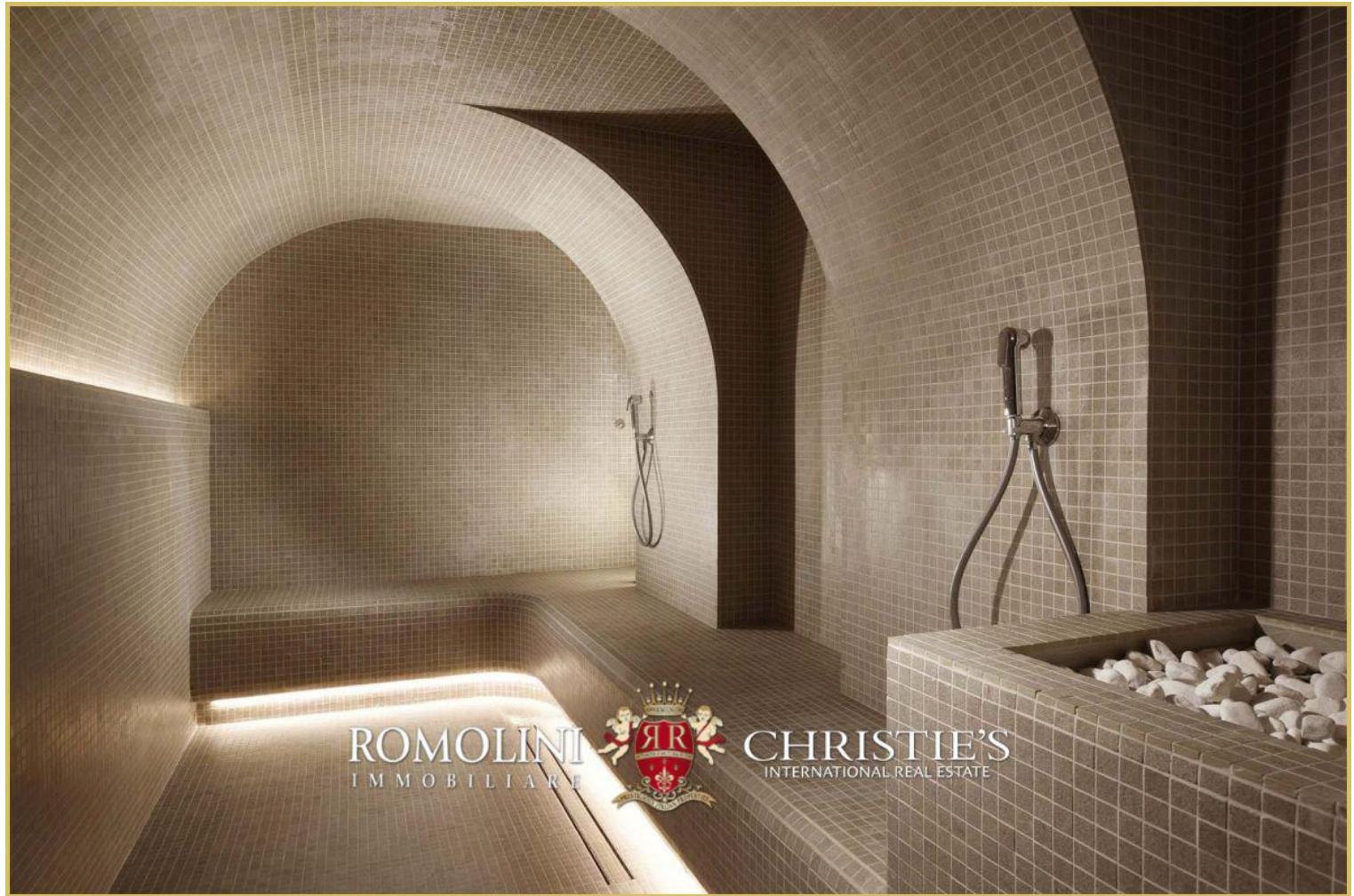
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