

Florence centre





# Central Florence

Exquisite apartment in the historical centre of Florence

Floor space: 420 sqm

3 Reception rooms . 4 Bedrooms . 7 Bathrooms . 2 Entrances . Lift . Balcony

In the heart of Florence, just a few steps away from the main monuments and the most iconic squares, this prestigious apartment of approximately 420 square metres represents a unique opportunity for those who wish to experience the authenticity of the city without sacrificing the highest standards of contemporary comfort.

Located within a period building, the property has been skilfully renovated to preserve historical features, such as the precious frescoes on the ceilings, while integrating them with modern and functional solutions. The apartment has been separated into two independent units, each with its own entrance, thus offering the possibility of living independently or creating a customised home for different family or professional needs.

The internal layout comprises a total of 4 bedrooms and 7 bathrooms, divided to ensure maximum privacy and comfort. The first unit, which occupies a portion of the flat, is characterised by a large living room enriched by frescoed ceilings, creating an environment of great charm and brightness. The dining area and kitchen, fully equipped with high-quality finishes, are perfect for hosting events or elegant dinners. The bedrooms are spacious, and the bathrooms are modern and finished with fine materials.

The second unit, which is completely independent, offers a living room with original architectural elements, a separate kitchen, and bedrooms and bathrooms that respect the same high level of finish and design as the first unit. The architecture of the apartment and the distribution of space make both units ideal for families, professionals or those who wish to live in an exclusive context. The real estate unit offers high-level finishes, with parquet floors and modern heating systems.

The central location allows one to enjoy a spectacular and unique view of the Duomo of Florence as well as being within easy reach of the artistic and cultural wonders of this incredible city.







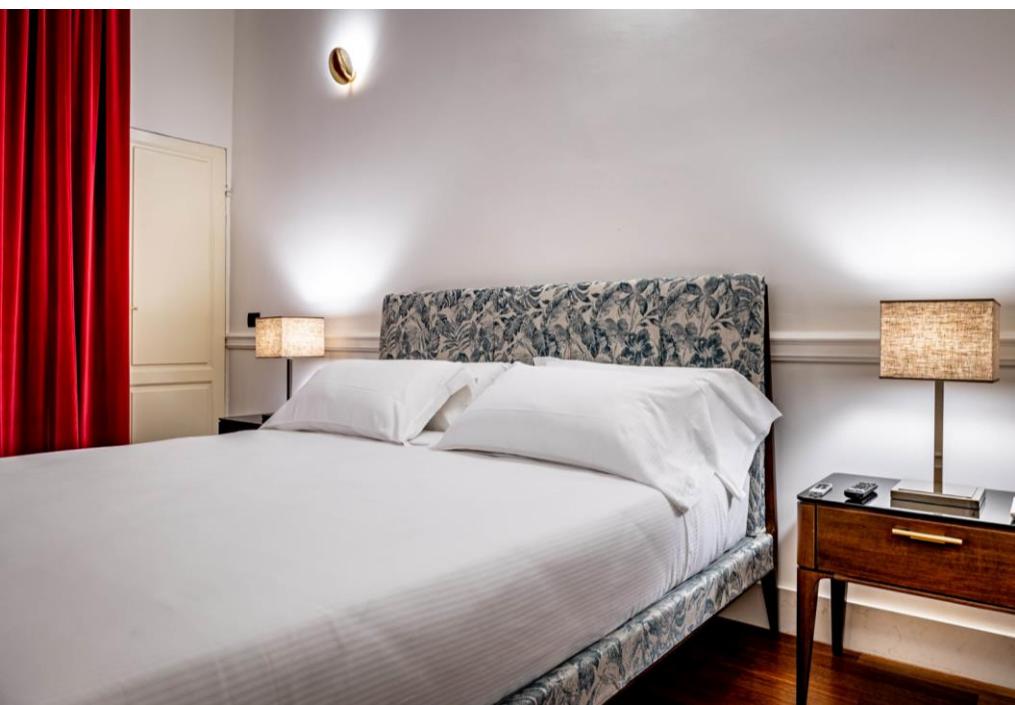




















**Knight Frank Tuscany**

Via del Purgatorio 18R

50123 Florence

+39 055 218 457

[tommaso.trauba@it.knightfrank.com](mailto:tommaso.trauba@it.knightfrank.com)

[www.tuscany-realestate.it](http://www.tuscany-realestate.it)



#### NOTICE AND DISCLAIMER

1. **Particulars.** Particulars of the property above are given in good faith as a general introduction and cannot be taken as an offer or parts of an offer. Neither Chianti Estates Sales Srl trading as Knight Frank ("Chianti Estates") nor Knight Frank LLP ("Knight Frank") nor any joint sales agent has any authority to make any representations about the property and accordingly any information given in this brochure, by word of mouth or in writing by Chianti Estates and/or Knight Frank or joint agents is to be considered as merely indicative and without responsibility.
2. **Photos, maps and measurements.** Photographs show only certain parts of the property as they appeared at the time they were taken and are not to be deemed as representative of other areas of the property. Areas, measurements and distances are approximate only.
3. **Planning regulations.** Chianti Estates and Knight Frank exercise their best efforts to ensure the consistency of the property with planning regulations. It is then the sole responsibility of any interested buyer to check that all necessary planning, building authorizations or other consents were obtained.
4. **Purchase tax and purchase costs.** Purchaser of a real property in Italy is liable for all costs connected to the purchase process inclusive of taxes and agent's fees. Particulars dated:2024  
Photographs dated:2024

Chianti Estates Sales Srl is an Italian corporate entity with registration number 00848800520, qualified to act as a real estate broker under the laws of Italy and a member of the Knight Frank network. Its registered office is Via XX Settembre 5, 53017 Radda in Chianti, Siena, Italy.