



VILLA CAPPONI

FLORENCE | TUSCANY | ITALY





AN HISTORIC VILLA ON THE OUTSKIRTS OF FLORENCE

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14 fabulous new residences within an historic villa

Following extensive restoration and modernisation, Villa Capponi is now home to fourteen luxury apartments, each benefiting from exquisite views and a lovely countryside location near Florence. The revitalised villa combines authentic Classical elegance with the best in modern day residential technologies and lifestyle amenities, for a truly remarkable luxury living experience.

Underground parking and storage • 2 swimming pools,
one of which is in the spa area • Tecno gym • Villa Resident's club
Olive grove and agricultural parkland • Formal English and Italian
gardens • Wine cellar and tasting room

14 luxurious apartments have been created within the classical footprint of the Villa Capponi.

Set within the timeless elegance of Villa Capponi and masterfully created, each apartment is a unique reflection of the villa's rich heritage and grandeur. These residences blend centuries of history with the finest modern comforts, offering a truly distinctive living experience.

Every apartment has its own character, enhanced by enchanting views over the villa's classical Italian gardens and Florentine countryside. Cutting-edge

home technology has been seamlessly integrated, ensuring each home is as functional as it is beautiful. These are contemporary homes with a time-honoured pedigree.

Located in a privileged position, Villa Capponi enjoys the same stunning views that once drew Florence's most distinguished families to build their country estates here.

Villa Capponi is in a beautiful setting, yet just 20 minutes from the cultural wonders and Renaissance treasures of Florence.

RESIDENCE FEATURES

Elmar Cucine kitchens	Advanced cooling and heating	Wi-fi internet connectivity
Devon & Devon and Antonio Lupi baths and washbasins	Bianco Carrara and Bardiglio marble surfaces	Chelini Firenze furnishing in common areas
Savio Interiors floors and doors	Hi-tech 'smart home' system	Sublime views of the Florentine hills



HISTORY

This noble residence reached its finest expression in the eighteenth century, when it belonged to the influential Capponi family.

Following extensive restoration and modernisation, Villa Capponi is now home to fourteen luxury apartments, each benefiting from exquisite views and a dominating location near Florence.

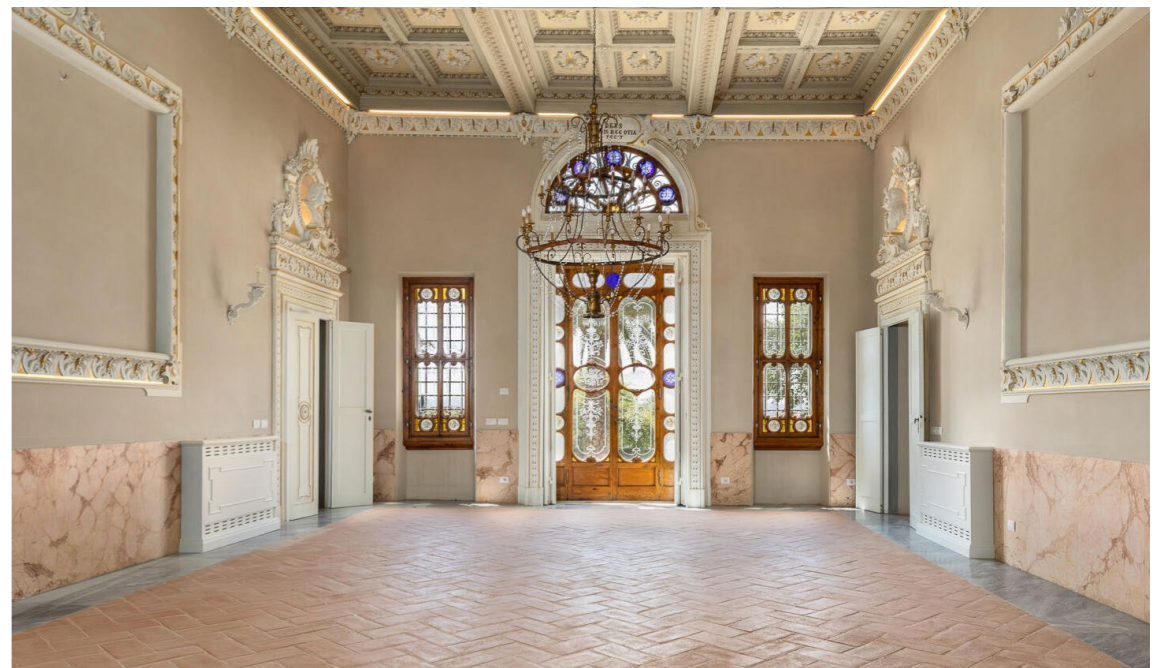
The revitalised villa combines authentic Classical elegance with the best in modern day residential technologies and lifestyle amenities, for a truly remarkable luxury living experience.

Owning part of Villa Capponi means being a guardian of a noteworthy piece of historic Florentine real estate, in a location which is unrivalled for its beauty and convenience.

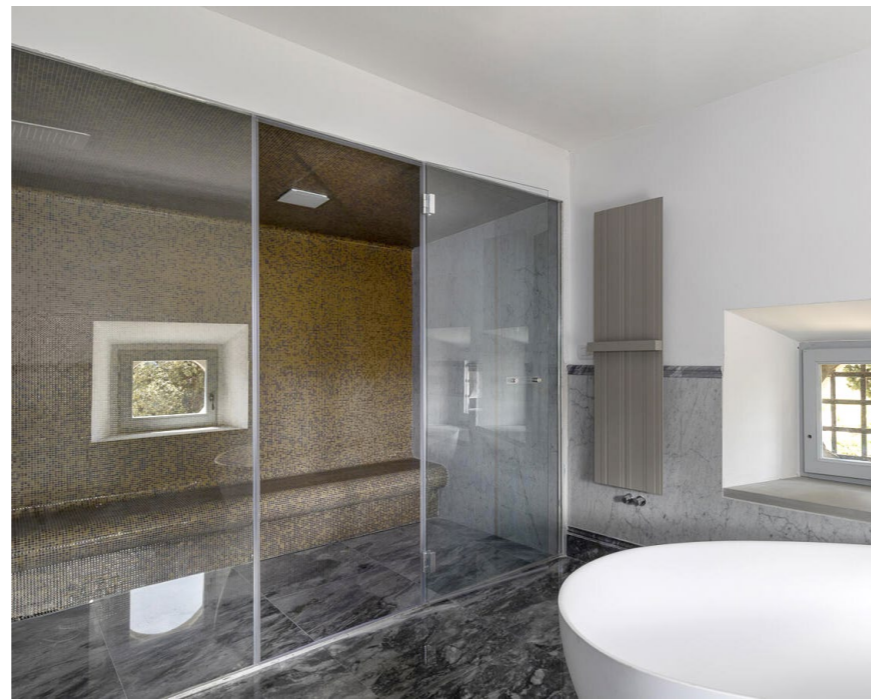
The perfect base from which to explore Tuscany – while being at home in one of this celebrated region's most elegant and exclusive private residences.

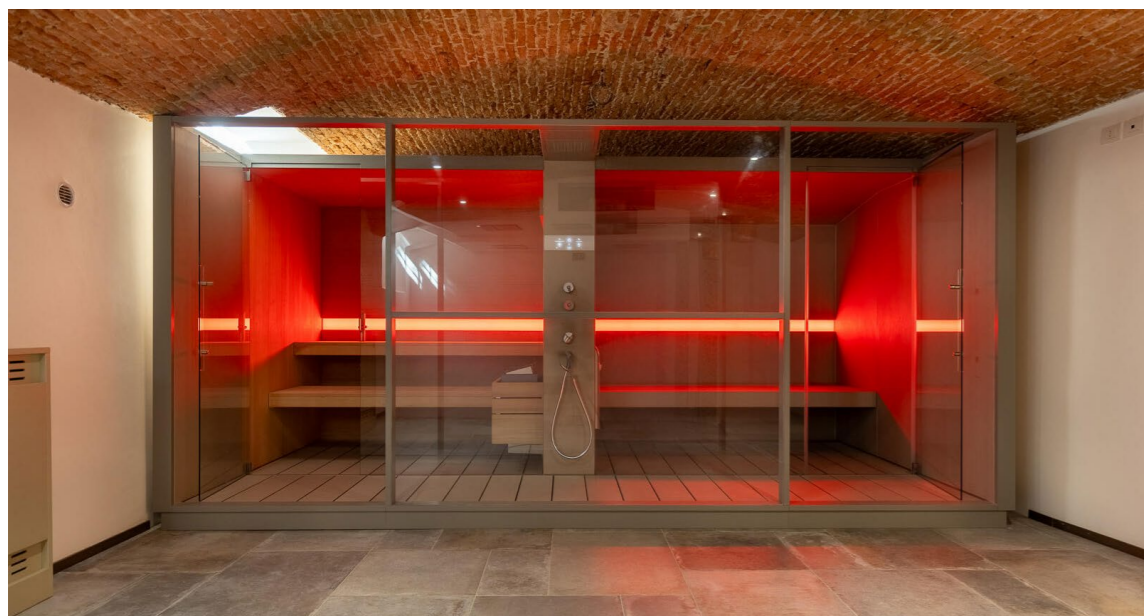












CONTI CAPPONI

PLANS

Surface **324 sqm**

Bedrooms **3**

Bathrooms **3**



The ground floor

The grand piano nobile with two ornate bedrooms displays renowned historic interior details such as vaulted-caisson ceilings, two antique fireplaces and frescos throughout. This is the premiere apartment in the Villa Capponi offering a rare jewel of a residence with grand stairs onto the formal gardens. A truly noble apartment.



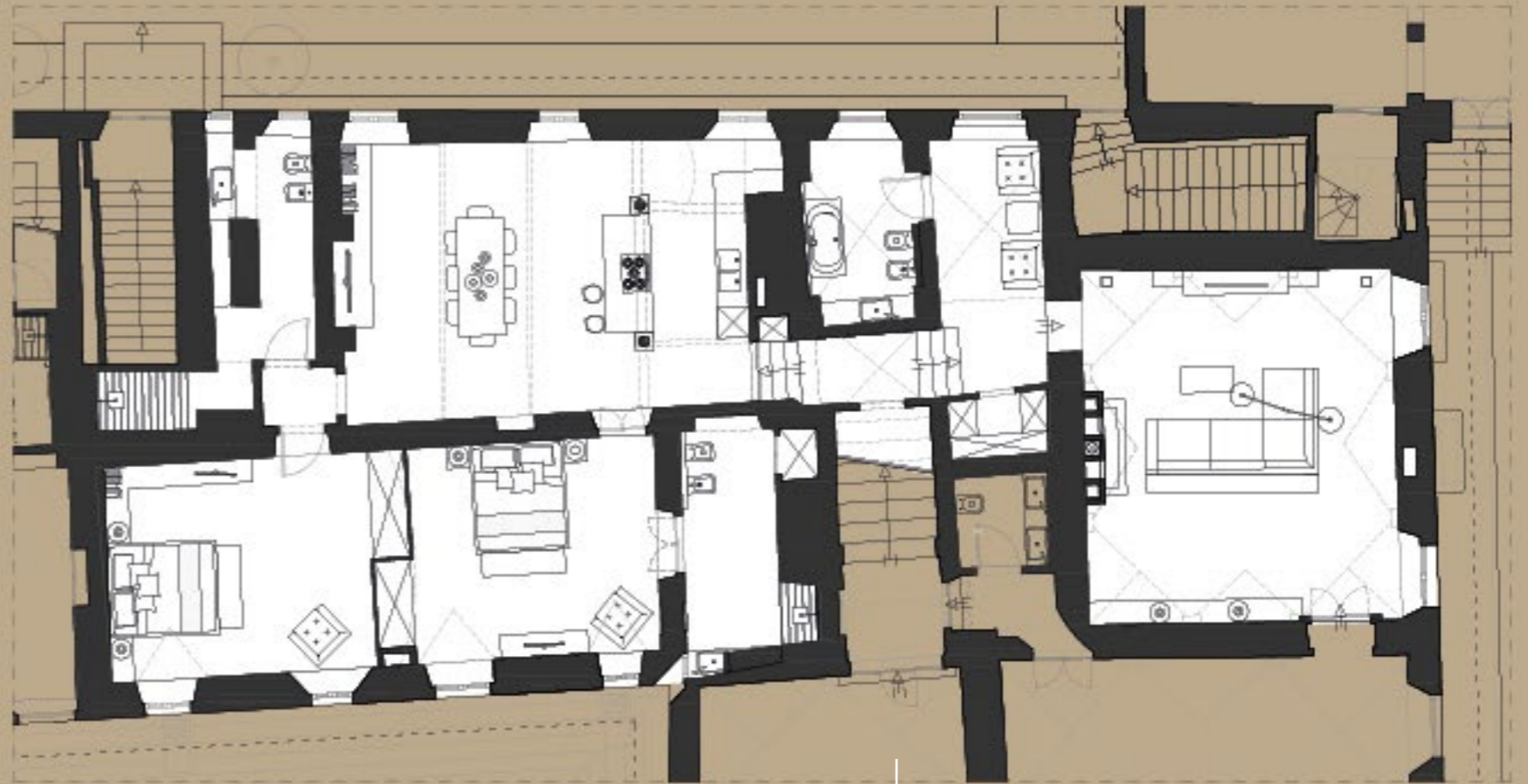
TOSINGHI

PLANS

Surface **231 sqm**

Bedrooms **2**

Bathrooms **3**



The ground floor

A grand two-bedroom apartment situated on the ground floor with an entrance positioned within the noble courtyard.

The grand room enjoys vistas of the Italian formal gardens whilst the apartment is well positioned near to the gym, spa, wine cellar and swimming pool.

The historic kitchen of the noble villa is situated within this apartment. An additional original feature is a frescoed bathroom depicting local beautiful landscapes and a stone bath carved from a solid block of Bianca Carrara marble.



DUCA D'ATENE

PLANS

Surface **216 sqm**

Bedrooms **2**

Bathrooms **3**

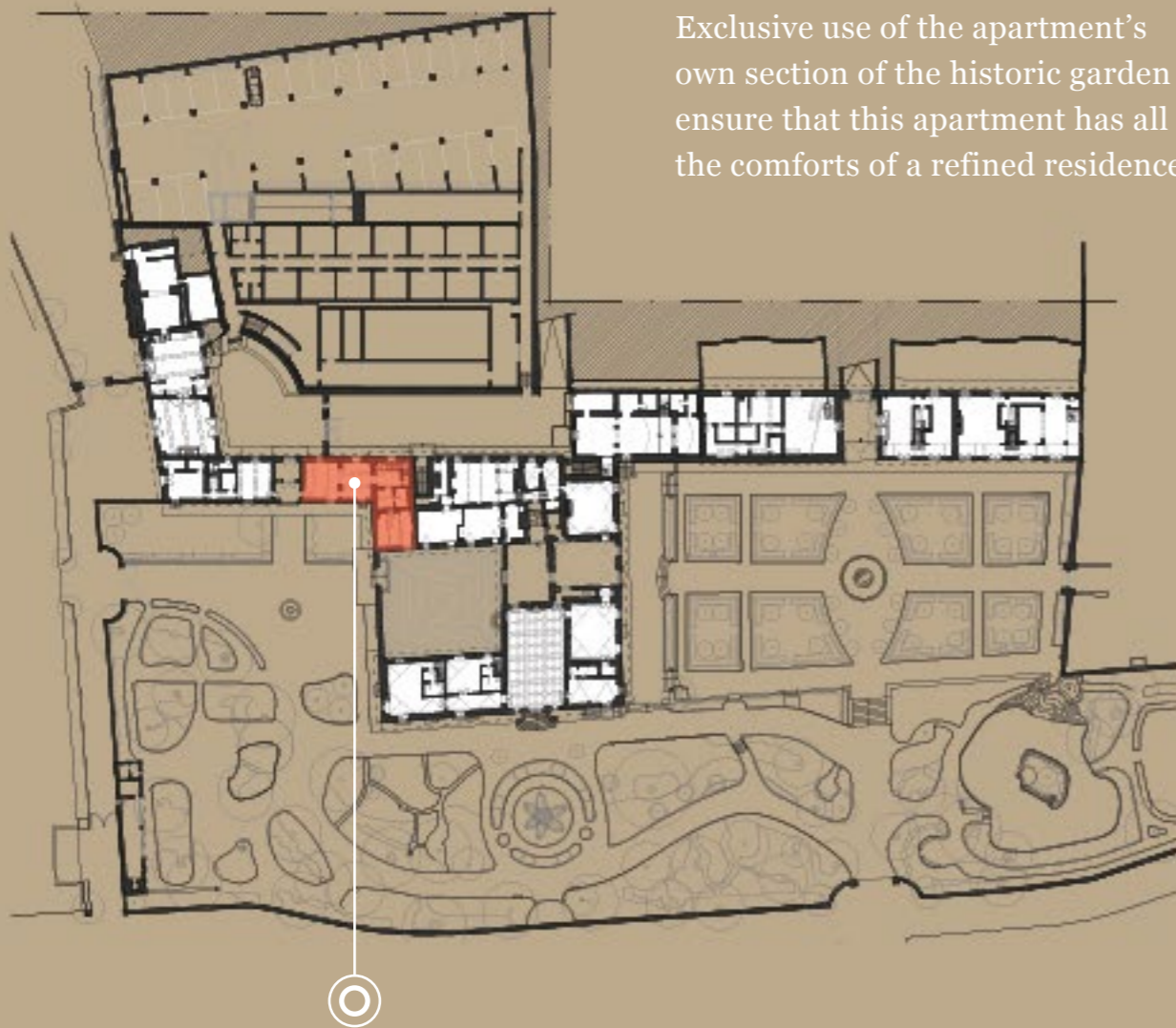
This two-bedroom apartment is situated on the ground floor, with an entrance via the historic stables. It is located within the vicinity of the olive groves and swimming pool.

The historic facades are decorated with volcanic stones, a traditional stone utilised throughout Florentine renaissance architecture. Exclusive use of the apartment's own section of the historic garden ensure that this apartment has all the comforts of a refined residence.

The first floor



The ground floor



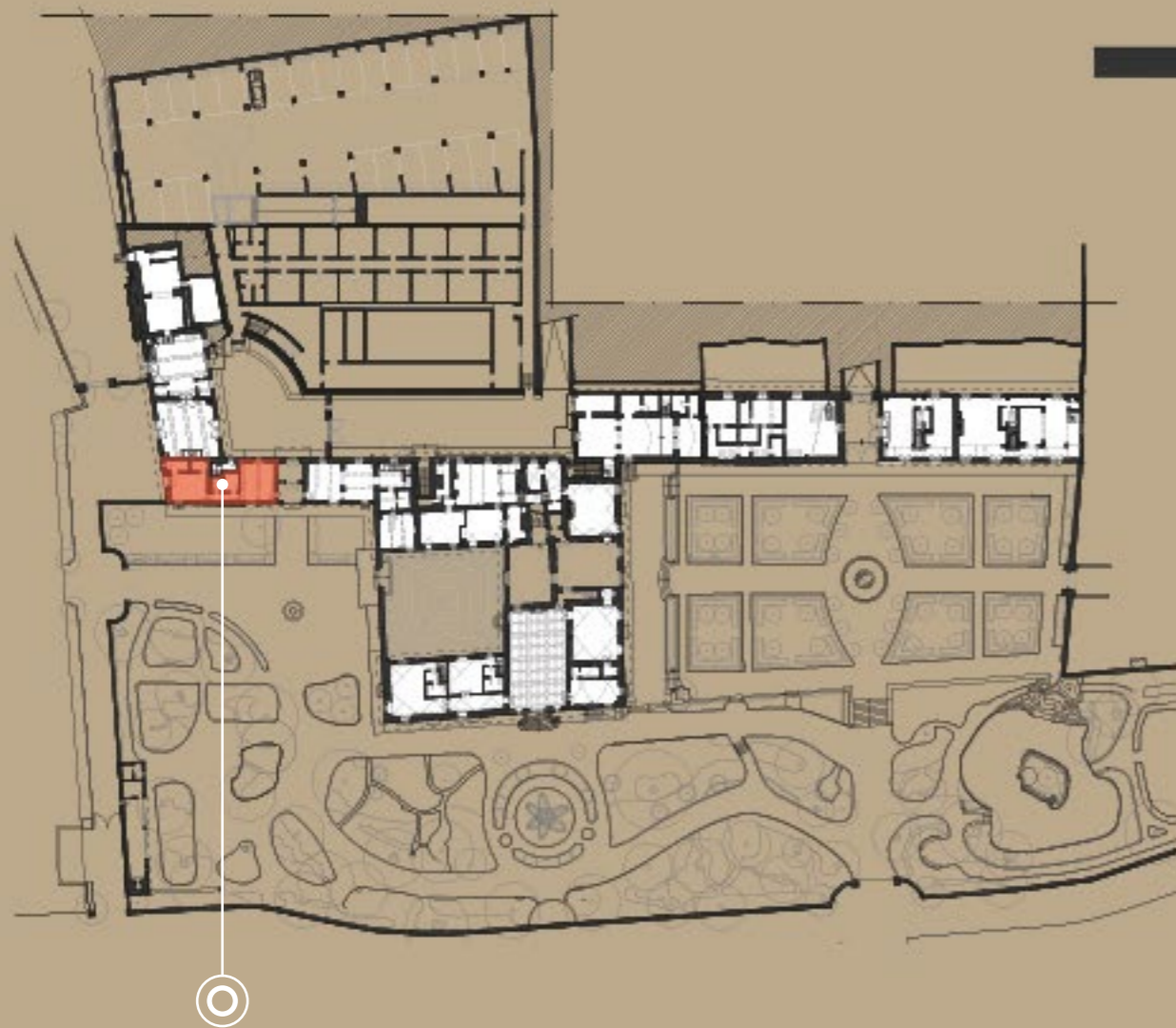
FLORENTIA

PLANS

Surface **76 sqm**

Bedrooms **1**

Bathrooms **2**



The ground floor

An exquisite one bedroom situated in the noble stables. Surrounded by the romantic garden. For keen cooks, the herb garden is a short walk away.

Historic facades decorated with volcanic stones a traditional stone utilised throughout Florentine renaissance architecture and a private garden ensure this apartment has all the comforts of a refined residence.

ETRURIA BORGHERI

PLANS

Surface **293 sqm**

Bedrooms **3**

Bathrooms **4**



The ground floor



The first floor

An independent two-bedroom apartment beautifully set out over two floors, offering olive grove vistas and proximity to the swimming pool, spa and wine cellar. This apartment is both spacious and grand whilst offering all the comforts of home.

CARDINALE ACCIAIOLI

PLANS

Surface **168 sqm**

Bedrooms **2**

Bathrooms **3**



The ground floor

The first floor



Situated in the independent building of the original orangery; this spacious two-bedroom apartment has magnificent views of both the olive groves and formal Italian gardens.

On the upper floor, grand floor to ceiling windows allow light and views to dominate the elegant interior spaces.

With a private garden and located near to the swimming grotto and tranquillity solarium, this apartment offers serenity and harmony.

BETTI DE ANDREIS

PLANS

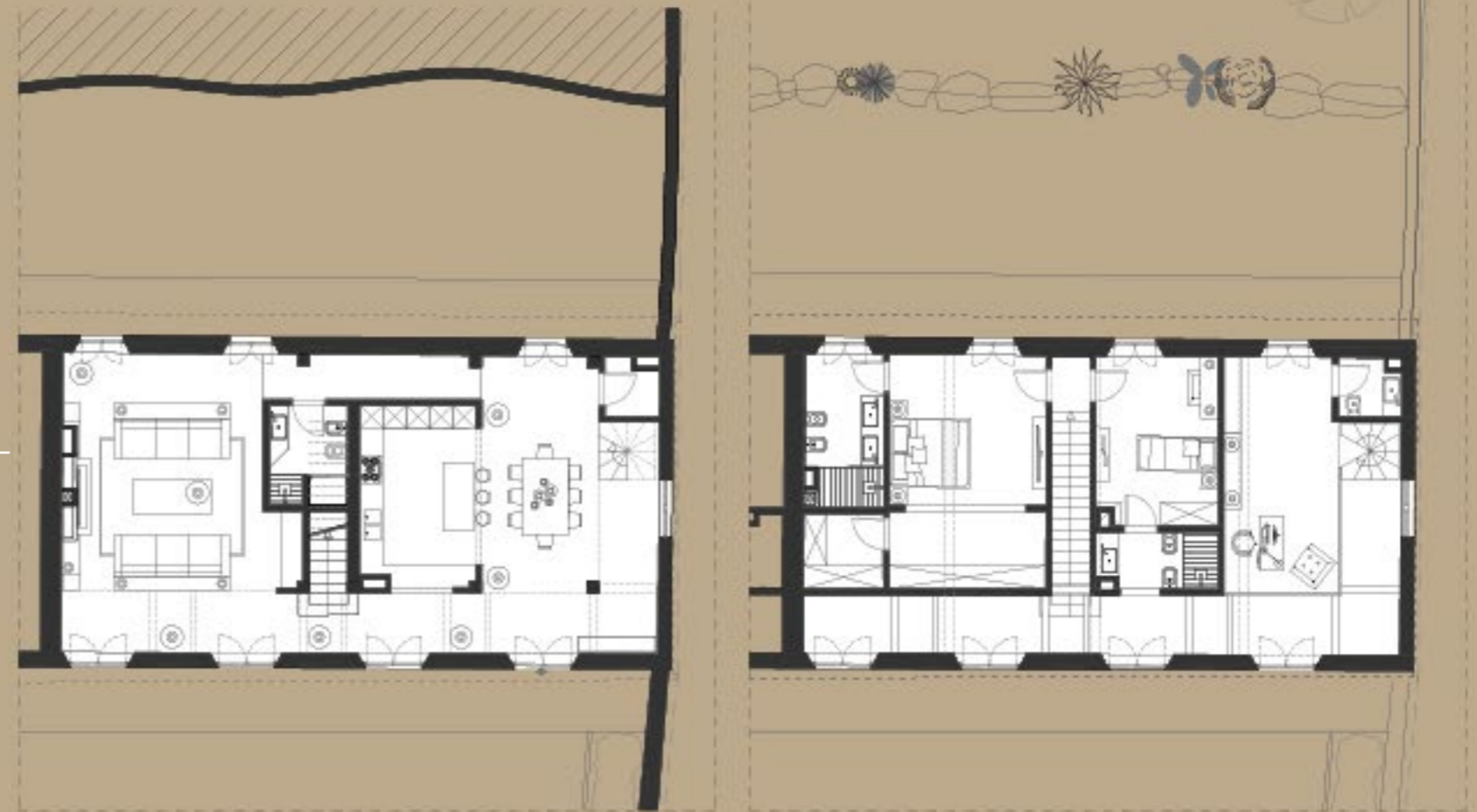
Surface **277 sqm**

Bedrooms **3**

Bathrooms **4**

The ground floor

The first floor



Situated in the ancient orangery, this spacious three-bedroom apartment has magnificent views of both the olive groves and formal Italian gardens.

On the upper floor, grand floor to ceiling windows allow light and views to flood into the elegant interior spaces.

With a private garden and located near to the swimming grotto and tranquillity solarium, this apartment offers serenity and harmony.

GRAN SINISCALCO DEL REGNO DI NAPOLI

PLANS

Surface **178 sqm**

Bedrooms **2**

Bathrooms **3**

The first floor



The ground floor



Situated in the mezzanine floor this historic two-bedroom apartment has olive grove vistas and proximity to the swimming pool, spa and wine cellar.

This apartment is both spacious and grand whilst offering all the comforts of home.



GONFALONIERE DI GIUSTIZIA

PLANS

Surface **233 sqm**

Bedrooms **2**

Bathrooms **3**



The second floor



A sublime grand two-bedroom apartment distributed between two floors, offering privacy, space and views of the olive groves and countryside.

This apartment enjoys a location that gives ease of access to the swimming pool, spa, Technogym and wine cellar.

The first floor



MARCHESI DEL ROSSO

PLANS

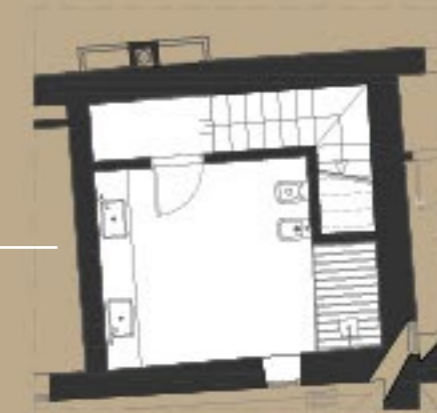
Surface **192 sqm**

Bedrooms **2**

Bathrooms **3**



The second floor



The first floor



This spacious noble two-bedroom apartment offers grand olive grove vista bedrooms and has two generous living areas – the ‘salone’ grand room and the formal dining room.

The apartment is perfectly situated with proximity the Technogym, spa and wine cellars.

JACOPO CHIAVISTELLI

PLANS

Surface **176 sqm**

Bedrooms **2**

Bathrooms **3**



The first floor

The spectacular show apartment designed by Dmitry Kulish, the developer and visionary of Villa Capponi.

This spacious two-bedroom apartment has views over the formal Italian gardens and fountains.

Elegant proportions and a Juliette-balcony ensures the prestige of this unique apartment.

CONTE PALATINO

PLANS

Surface **312 sqm**

Bedrooms **3**

Bathrooms **3**



The first floor

The second floor



The grand three-bedroom apartment overlooking the romantic English gardens and the olive groves beyond is home to a unique master bedroom complete with a private loggia that is the most impressive element of this Florentine Renaissance villa.

This apartment is located near to the swimming grotto and tranquillity solarium and offers peace and harmony.



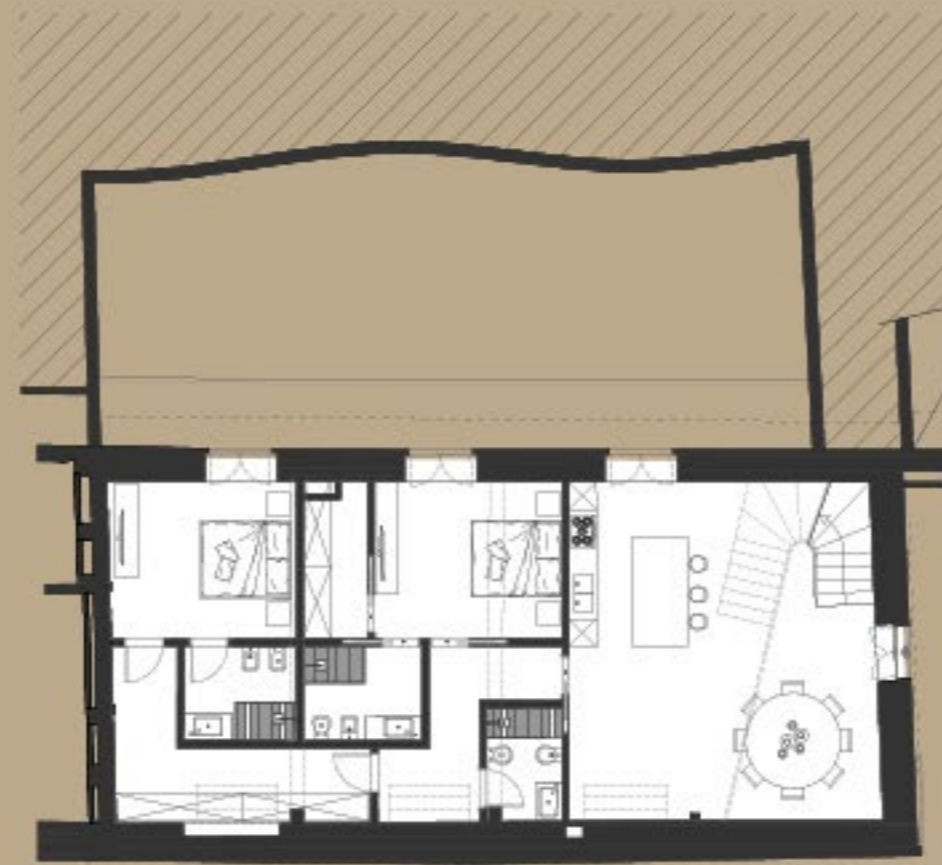
VESCOVO DELLA TOSA

PLANS

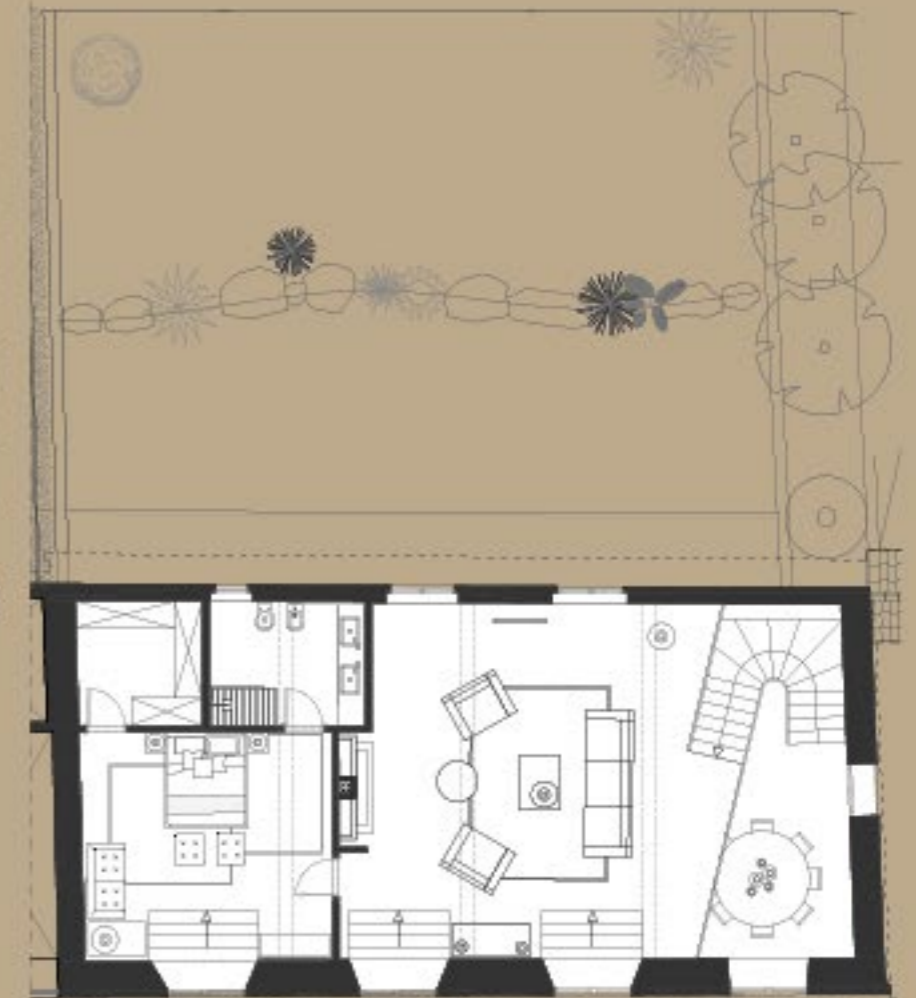
Surface **318 sqm**

Bedrooms **3**

Bathrooms **4**



The ground floor



The first floor

This grand three-bedroom apartment situated in the historic orangery has magnificent views of both the olive groves and formal Italian gardens.

On the upper floor, grand floor to ceiling windows allow light and views to dominate the elegant interior spaces.

With a private garden and located near to the swimming grotto and tranquillity solarium, this apartment offers serenity and harmony.

CHAPEL APARTMENT

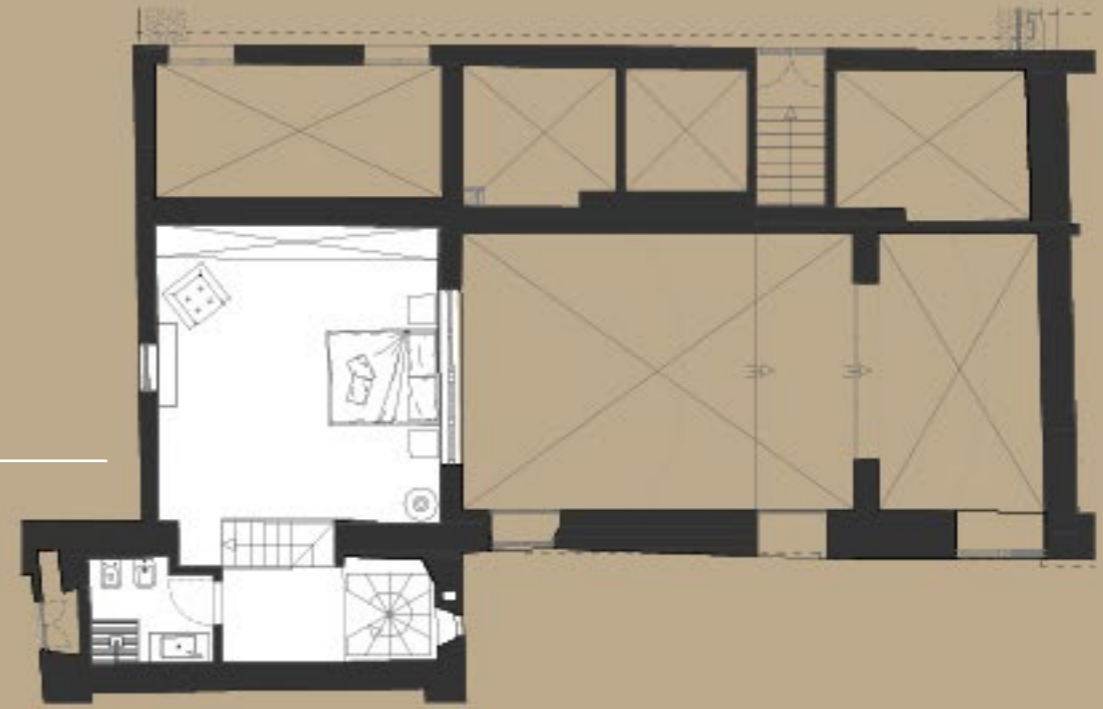
PLANS

Surface 177 sqm

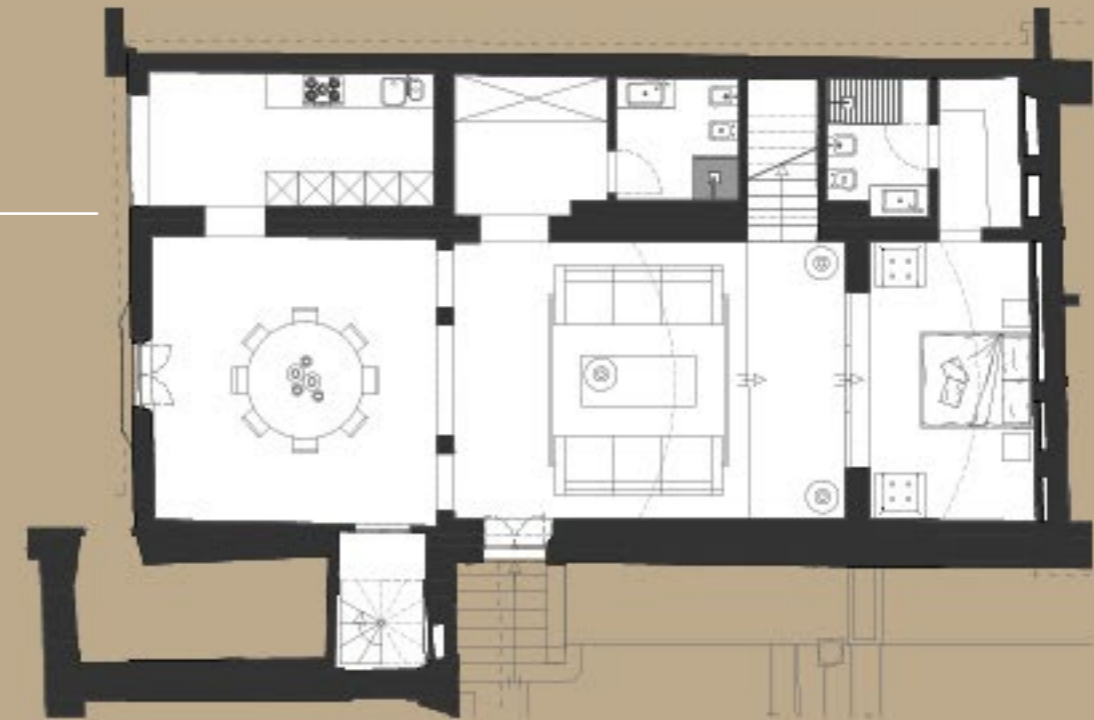
Bedrooms 2

Bathrooms 3

The first floor



The ground floor



This charming two-bedroom residence has a private garden, wonderful countryside views and sweeping vistas of the estate's olive groves, herb gardens and vineyards. Perfectly situated close to the swimming pool and spa areas.



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Particulars dated: 2025
Photographs dated: 2024

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