



## Apartment Two-bedroom (3+kk)

€ 2 805 049 | CZK 70 000 000

245 m², Firenze, Toscana





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Total area	245 m <sup>2</sup>
Parking	-
Garage	Yes
Cellar	-
PENB	G
Reference number	108266

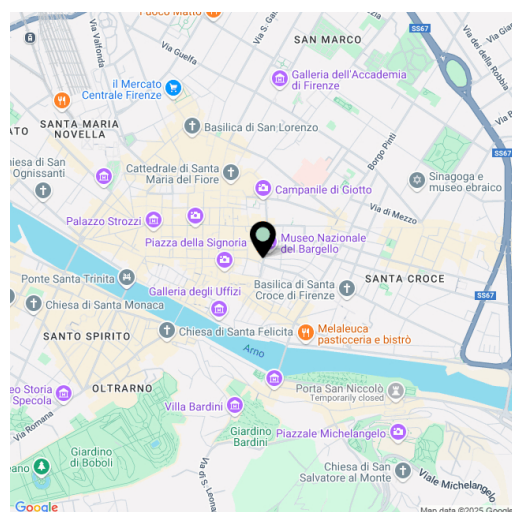
**A luxurious, stylish duplex apartment after careful reconstruction and with its own garage parking space is located in a historic building with an elevator right in the center of Florence, the cradle of the Renaissance and a UNESCO World Heritage Site.**

The entrance level of the apartment (4th floor of the house) consists of a large airy reception hall with kitchenette, bathroom and master bedroom with dressing room and large en-suite bathroom. The turret with its own bathroom is ideal as a studio or second bedroom.

The property has undergone a **masterful renovation**, for example the **terracotta floor** with **hexagonal tiles** and **star decorations** has been preserved. The living room impresses with its **original fireplace** made of finely decorated **engraved stone** and a ceiling with exposed beams, the ceiling height at the highest point is **8 meters**. Large windows overlooking the street ensure a rich supply of daylight. The apartment comes with a large **garage space** (approx. 25 m<sup>2</sup>) in the basement of the building, the house is equipped with an **elevator**.

**A unique location** in the heart of the **historic center of Florence**, in close proximity to **Piazza della Signoria**, inhabited since the Bronze Age, or the **Basilica of Santa Croce** founded in **1222**. Other important monuments are also within easy reach, such as the **Uffizi Gallery**, Piazza del Duomo with its incredible **cathedral**, the **Medici Palace** and the adjacent basilica decorated by artists Michelangelo and Brunelleschi. Shops and boutiques are just a few meters from the building, as are all necessary services. There are direct flights from Prague to Florence, the journey by car takes about 10 hours.

Floor area 220 m<sup>2</sup>.



\* Area of the unit according to the Civil Code. The area consists of the sum total area of the entire unit bounded by perimeter walls.