

# ALF 4

Le Case di Gaia Immobiliare – Gaia's Houses Real Estate, Florence - EXCLUSIVE OFFER – REF: ALF n. 4 –

This property is located IN THE AREA OF PIAZZA INDIPENDENZA , Florence, in a central position, just outside the Restricted Traffic Zone (ZTL), convenient for the main railway station of Santa Maria Novella and is also very close to the historic city center.

The apartment is located on the second floor of a mid-19<sup>th</sup> century palazzo, formerly the residence of a member of the court of the King of Italy, in the brief period when Florence was the Capital of Italy. Access to the apartment is gained by stairs or elevator.

This is a large apartment of **78 square metres\* (839.5850 square feet)** on one floor of the palazzo, and is luxuriously and elegantly renovated and furnished. It is comprised of an entrance, a lounge with a balcony, a kitchen, a spacious double bedroom; and a bathroom with shower.

The renovation of this apartment was carried out in 2020, to the highest standards, with rare attention to detail, bringing out the true beauty of the frescoed walls and ceilings, and faithful to the original décor of the palazzo. All of the work was carried out to the highest standard of craftsmanship, using the best materials, and designed to last many years. All of the rooms are light and airy, having splendid decoration on their high ceilings and walls.

The entire apartment is equipped with the latest smart-functioning technology, which can be managed remotely, and the property can be fitted with an alarm system. It has air conditioning, its own heating system with independent thermostatic controls in every room, acoustic insulation, cooker with induction rings, washer-dryer, double-glazing, designer furnishings, and fibre-optic internet line with Wi-Fi.

The apartment is offered for sale completely furnished, with designer furniture, accessories and lighting fixtures, as seen in the photography. The property is in perfect condition and ready for occupancy as a home, or can be immediately placed on the tourist rental market as prestigious accommodation. The rental of this property has the potential for an annual return of at least 13/14% on the purchase price.

The property is extremely close to the historic city centre, but usefully just outside the Restricted Traffic Zone, and is conveniently placed for the main Railway Station. There is easy access by car, with the possibility of garage parking very close by, on a long or short-term basis. All the main sights of the historic city center can be easily reached on foot.

**ASKING PRICE: 468,000 Euros**

NB: the photography published here is of the actual apartment, and not architect's projection.

Security features: access with smart card – potential for fitting an alarm system

Insulation class A ++ | Led SATELLITE TV | Internet Wi-Fi Free |

DISTANCES from the apartment:

Stazione SMN (800 m)

Gallerie Accademia (600 m)

San Lorenzo (650 m)

Duomo (1,2 km)

Ponte Vecchio (1,5 km)

Santa Croce (1,8 km)

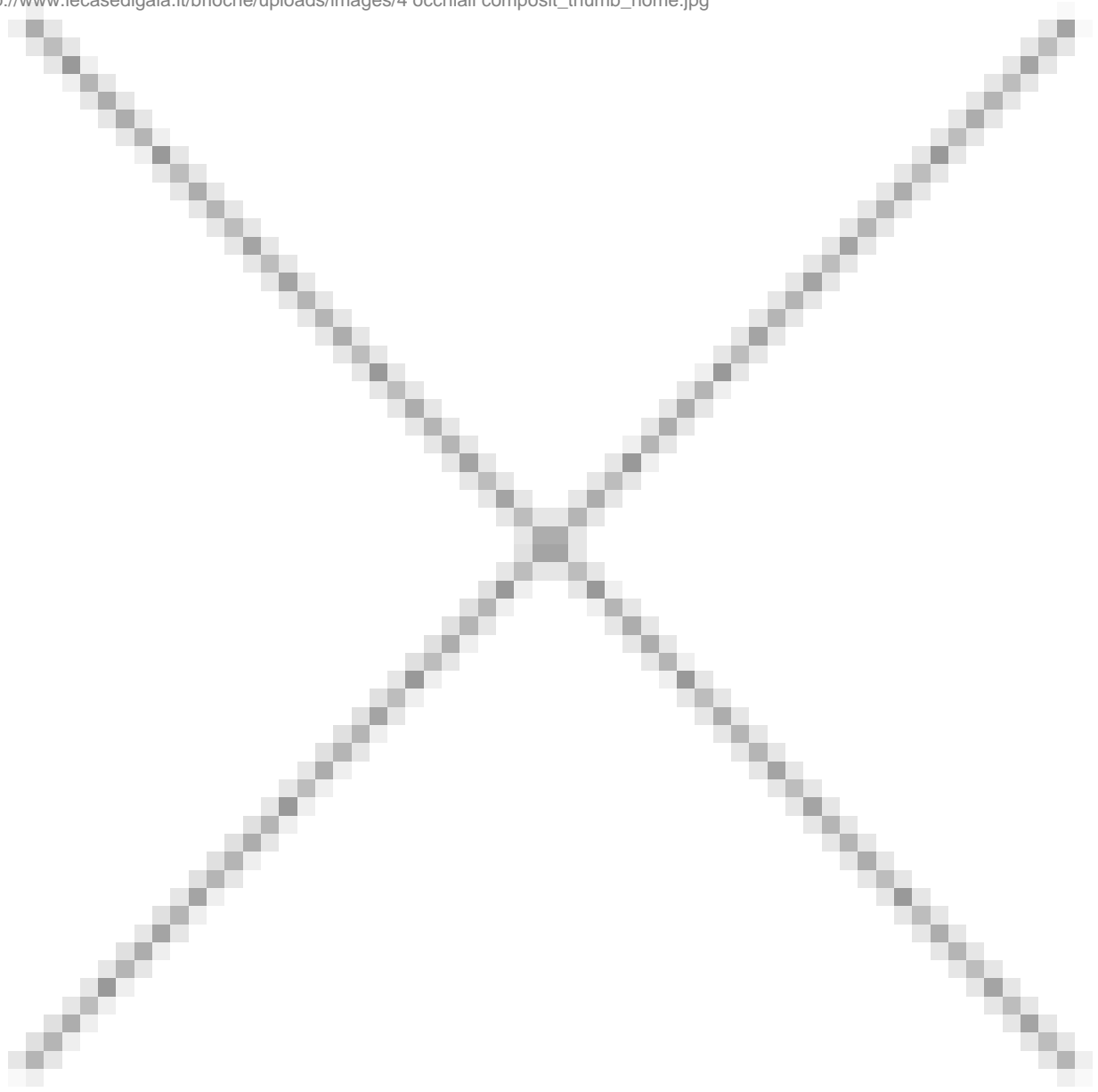
parco Cascine (2,2 km)

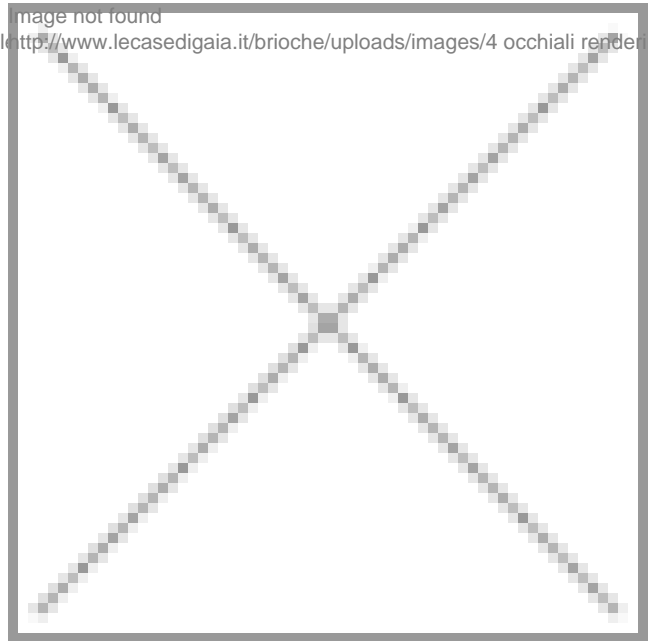
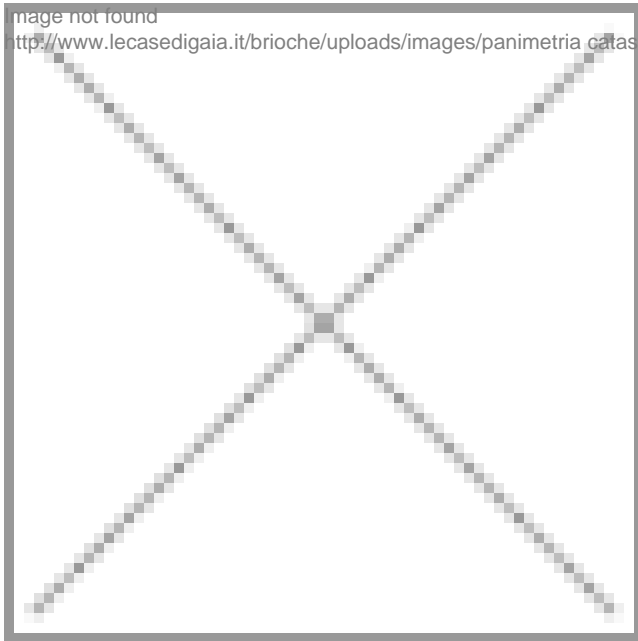
Peretola airport (8,5 km)

\*In Italy, it is a convention that when selling a property the surface area is calculated from the entire footprint of the property, which includes part of the the thickness of the walls which legally form a part of that property . This measurement is known in Italy as the “**Metratura commerciale lorda**, or catastale” and is not to be mistaken for the Usable surface area (“Superficie utile netta”)

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## DETAILS

Nr. Camere da letto: **1**

Categoria: **immobili di lusso**

Tipologia: **-**

Prezzo: **€ 468,00**

Terrazzo: **no**

Bagni: **1**

Giardino: **no**

Cucina: **abitabile**

Con Ascensore: **si**

Box: **no**

Classe energetica: **D**

Riferimento: **ALF 4**

Arredamento: **arredato come da foto**

Balcone: **si**

Tipo proprietà: **appartamento**

Data annuncio: **29/03/2022**

Locali: **3**

Superficie (mq): **78**

Riscaldamento: **centrale con termoregolazione autonoma**

Piano: **2**



Stato: **come nuovo**

Cantina: **no**

Spese cond. (mensili): **-**

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## MORE INFO ABOUT THIS HOUSE:

 +39 055 2321242 - +39 338 9905888  [info@lecasedigaia.com](mailto:info@lecasedigaia.com)