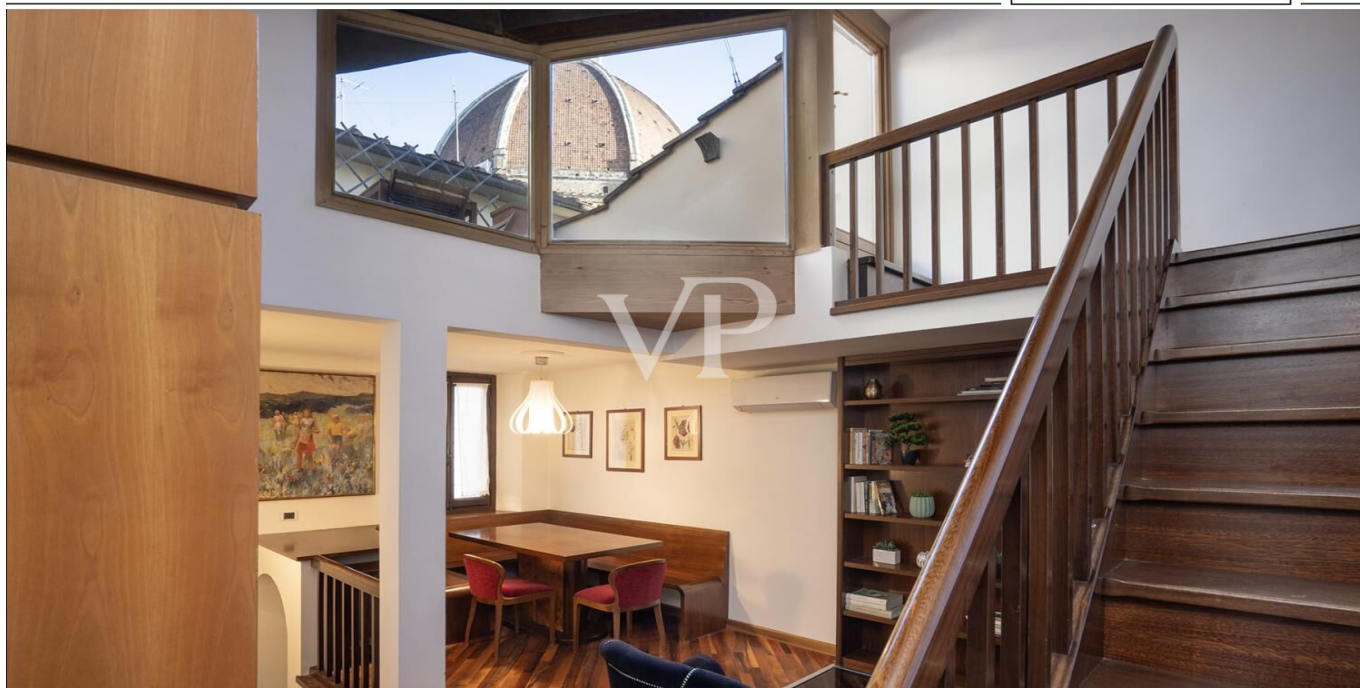


Firenze – Toscana

## Gorgeous penthouse and super penthouse with Duomo view in Florence

Property ID: IT252942333



[www.von-poll.it](http://www.von-poll.it)

PURCHASE PRICE: 847.000 EUR • LIVING SPACE: ca. 88 m<sup>2</sup> • ROOMS: 4

Property ID: IT252942333 - 50100 Firenze – Toscana

- At a glance
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Property ID: IT252942333 - 50100 Firenze – Toscana

## At a glance

|                      |                       |
|----------------------|-----------------------|
| Property ID          | IT252942333           |
| Living Space         | ca. 88 m <sup>2</sup> |
| Floor                | 3                     |
| Rooms                | 4                     |
| Bedrooms             | 2                     |
| Bathrooms            | 1                     |
| Year of construction | 1450                  |

|                |                        |
|----------------|------------------------|
| Purchase Price | 847.000 EUR            |
| Commission     | Subject to commission  |
| Total Space    | ca. 110 m <sup>2</sup> |
| Usable Space   | ca. 105 m <sup>2</sup> |
| Equipment      | Terrace                |

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## Energy Data

|                                |            |
|--------------------------------|------------|
| Energy Source                  | Gas        |
| Energy certificate valid until | 12.04.2029 |
| Power Source                   | Gas        |

|                         |                           |
|-------------------------|---------------------------|
| Energy Certificate      | Energy demand certificate |
| Final Energy Demand     | 336.27 kWh/m²a            |
| Energy efficiency class | F                         |

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## The property



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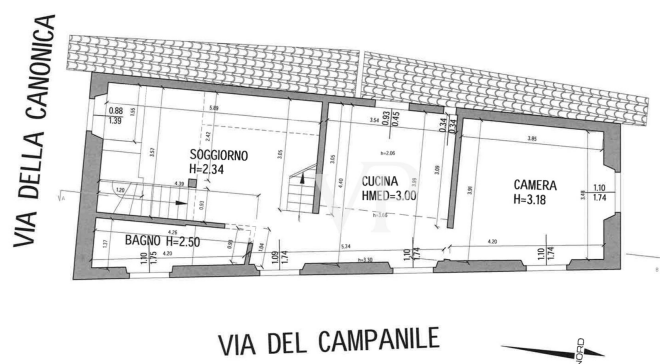
## The property



Property ID: IT252942333 - 50100 Firenze – Toscana

## Floor plans

PIANTA TERZO PIANO scala 1:50



PIANTA PIANO SOTTOTETTO scala 1:50



This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## A first impression

Located in the historic heart of Florence, just a few steps from the Duomo, this apartment offers a unique and privileged location.

In a charming historic building, this charming apartment is on two levels connected by an elegant wooden staircase.

On the main floor, a bright living room receives guests in a warm and welcoming environment. The kitchen, designed to optimize space, is fully equipped. The first bedroom offers a serene and relaxing atmosphere with a spacious closet. The bathroom, finished with fine materials, is an oasis of relaxation: equipped with a spacious walk-in shower, it presents itself as an ideal place to indulge in moments of well-being.

On the upper floor is the second bedroom. With natural light thanks to high windows and exposed wooden beams, it is a bright and warm room, while the property's strategic location ensures total privacy.

This is complemented by a panoramic terrace, ideal for relaxing while admiring the breathtaking view of Brunelleschi's Dome and Giotto's Bell Tower. A magical atmosphere that leaves you breathless.

Excellent investment opportunity for short rentals, already provided with CIN.

Property ID: IT252942333 - 50100 Firenze – Toscana

## Contact partner

For further information, please contact your contact person:

Christian Weissensteiner

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*To the Disclaimer of von Poll Immobilien GmbH*

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