



Regione Toscana



Complex
“Villa Fabbricotti – Florence”
Municipality of Florence (FI)



Regione Toscana

MAP OF TUSCANY WITH LOCATION OF FLORENCE

MAIN DISTANCES:

Rome 290 km Milan
310Km Pisa 80km
Siena 50Km

AIRPORT DISTANCES:

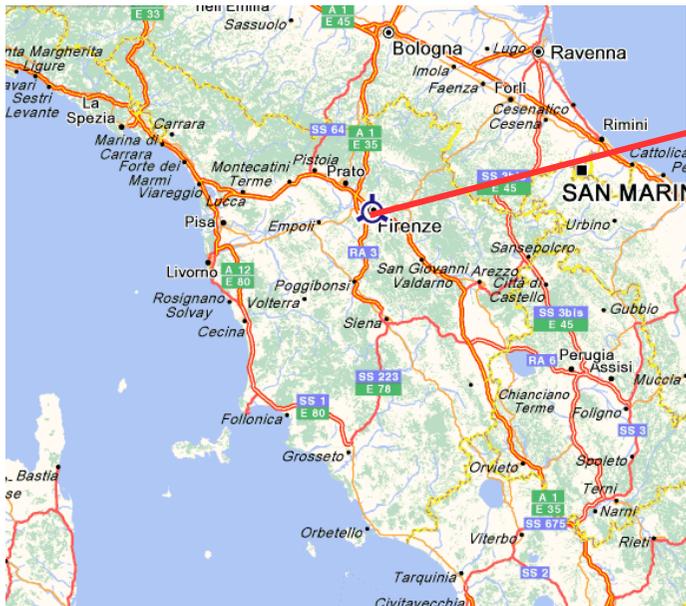
Florence 8Km
Pisa 80km
Bologna 100Km

MAIN MOTORWAYS:

A1 FirenzeNord 10Km
A1 Firenze Sud 9 km
S.G.C. FI-PI-LI 10Km

MAIN TRAIN STATION:

Florence SMN (city center) 4Km



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Regione Toscana

THE REGION'S MAIN ATTRACTIONS





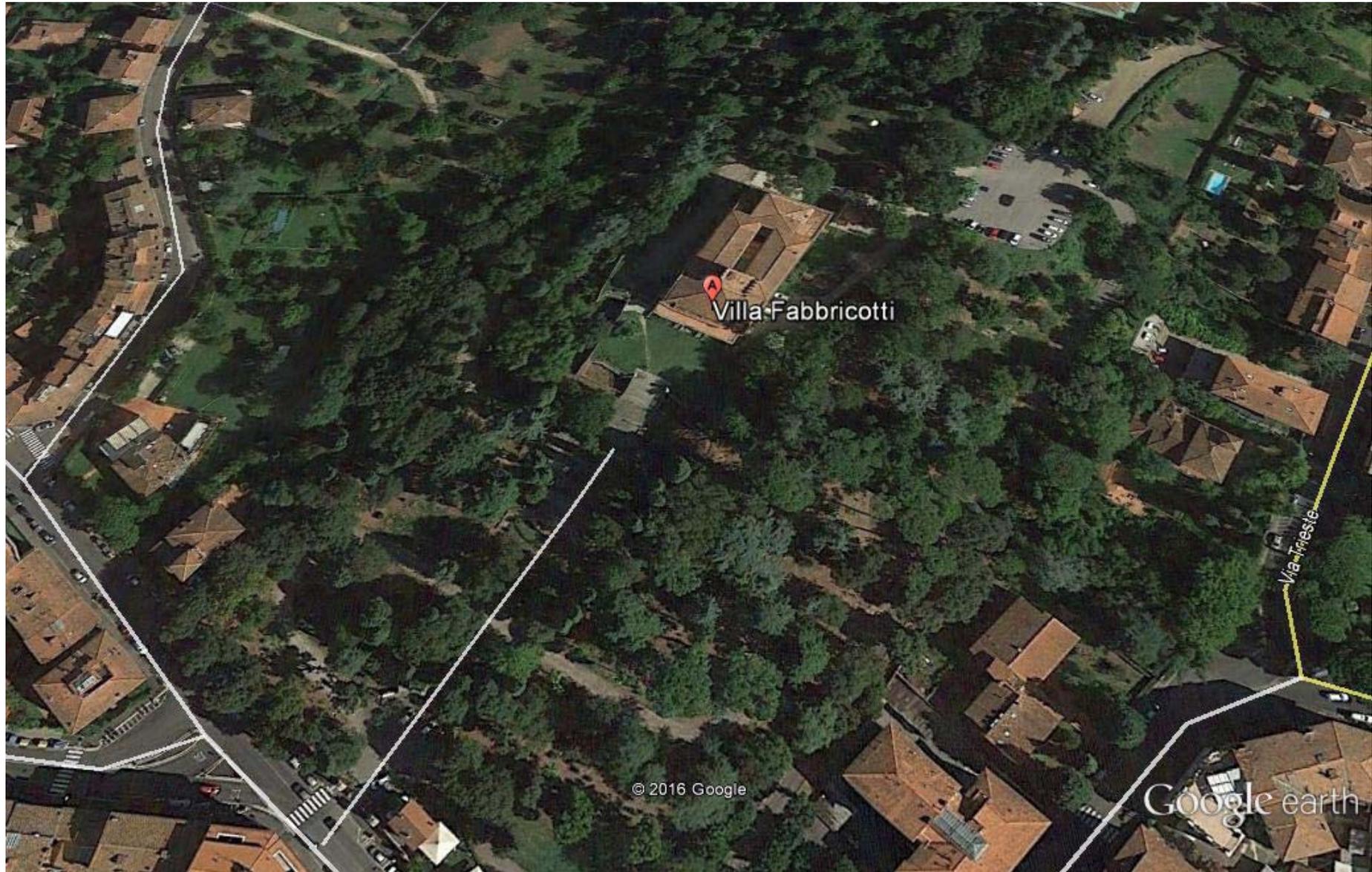
LOCATION





Regione Toscana

VILLA FABBRICOTTI COMPLEX





GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN FLORENCE

Main features:

- Property of the Region of Tuscany
- Building intended for sale by public auction
- Building in good condition
- Main building total gross surface area 1800 sqm
- Appurtenant uncovered area. 37,800 sqm
- Intended use PUBLIC OFFICES / PUBLIC PARK
- Complex bound by the Ministry of Cultural Heritage and Activities, Italian decree 237/2007
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





DETAILED CLASSIFICATION FOR THIS PROPERTY





PLANIMETRIC REPRESENTATION OVERVIEW

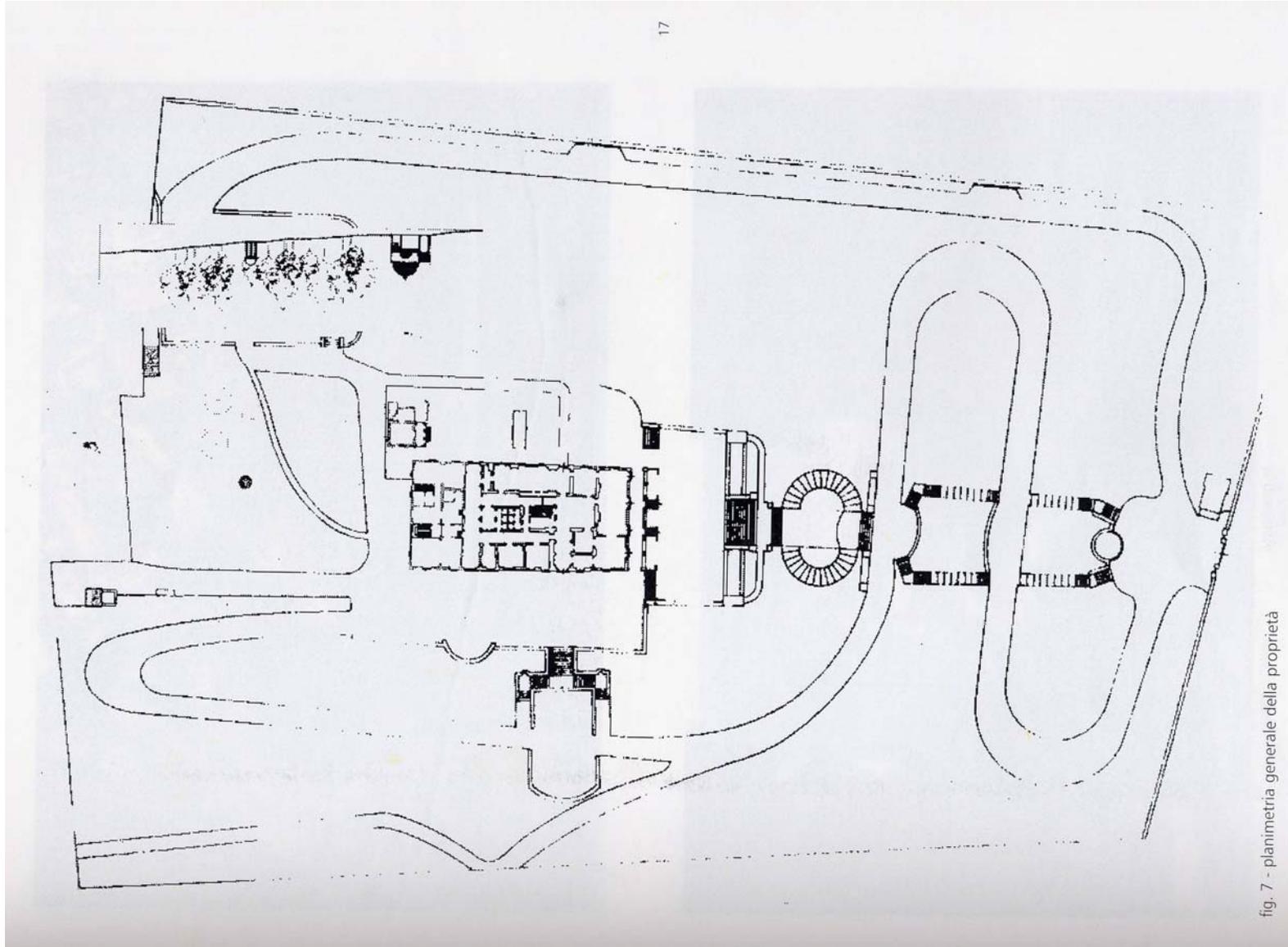
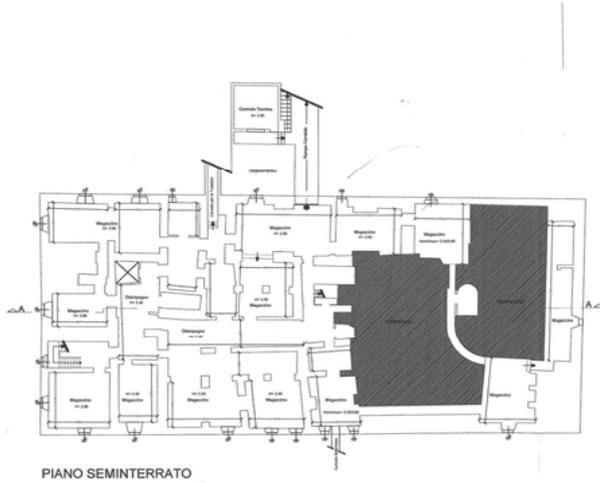


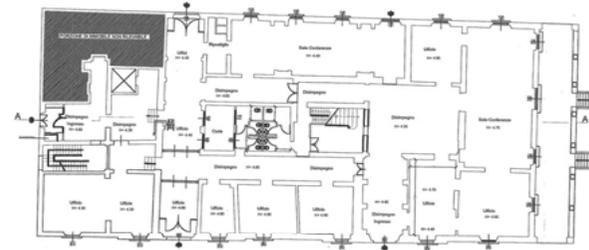
fig. 7 - planimetria generale della proprietà



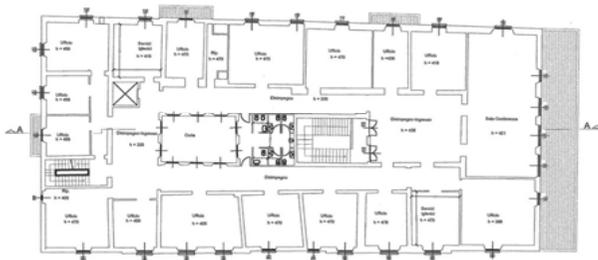
PLANIMETRIC REPRESENTATION MAIN BUILDING



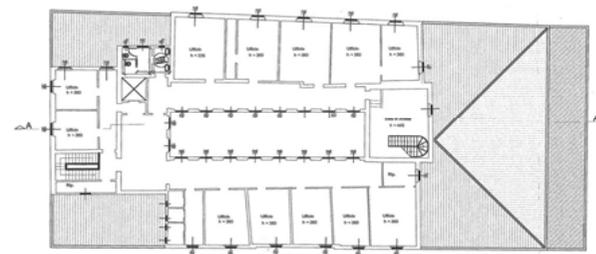
PIANO SEMINTERRATO



PIANO TERRA



PIANO PRIMO



PIANO SECONDO



PIANTA PIANO TERZO



HISTORICAL OVERVIEW

FLORENCE - VILLA FABBRICOTTI VIA VITTORIO EMANUELE II n. 64

Located in a prestigious area of Florence on via Vittorio Emanuele II, just behind the first Florentine hills, the villa has been built in a dominant position in the district. The property consists of a historic villa with a crenelated tower, lemon house, large park with a monumental staircase, propylaea and monumental entrance gate, caretaker home, shrine, private chapel, neo-gothic turret and nymphaeum.

Historical Villa: Located in a dominant position, it consists of three floors above the ground as well as a basement and the turret that is one floor above the third floor. The Villa has a gross total area of around 1,800sqm. It is based on a 1300s castle. In 1500s it became the property of the Strozzi family and in the second half of the 19th century it was purchased by the marble entrepreneur Giuseppe Fabbricotti who, by commissioning the architect Vincenzo Micheli, restored it and modified the entrance creating, as well as the porch with overhanging terrace, a new monumental access ramp with service rooms below (lemon house). The main floor has several rooms decorated with late nineteenth century tempera paintings by Annibale Gatti, a painter from Forli. The monumentality of the complex made it suitable for the stay of historical figures such as Her Majesty Victoria, Queen of England and Empress of Indies and Elisa Baciocchi, Grand Duchess of Tuscany and sister of Napoleon Bonaparte, who died here.

Garden and monumental stairs: In keeping with the romantic garden style, the monumental park, over 3 hectares, has been planted with rare species as well as ordinary species. It is crossed by a double ramp, which is also monumental and consists of stairs and paths that lead from the gate to the villa. The route is dotted with historical artifacts such as fountains, statues and decorative elements.

Propylea and monumental gate: decorative monument with double stone columns and brick facades supporting an impressive cast iron gate as well as a boundary fence in stone and cast iron.

Caretaker's house: detached cottage near the access gate, consists of two floors for a total of 65 square meters with elegant and stylized Art Nouveau decorations.

Temple: small open construction with circular plan, in tholos hexastyle, consisting of ionic columns supporting a small dome. Built for the purpose of decorative item for use in the romantic garden

Private chapel: independent building close to the main villa, in neoclassical style with a gable and entrance colonnade and dome cover. Interior with tempera decorations.

Neo-gothic turret and nymphaeum: these artifacts are also purely decorative and join the other artifacts that generally characterise and complete the romantic garden. The neo-gothic turret is intentionally in ruins and the nymphaeum is in an attractive position, being intentionally semi-hidden to inspire awe.