



Regione Toscana

**Complex**  
**“Via Pietrapiana – 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:

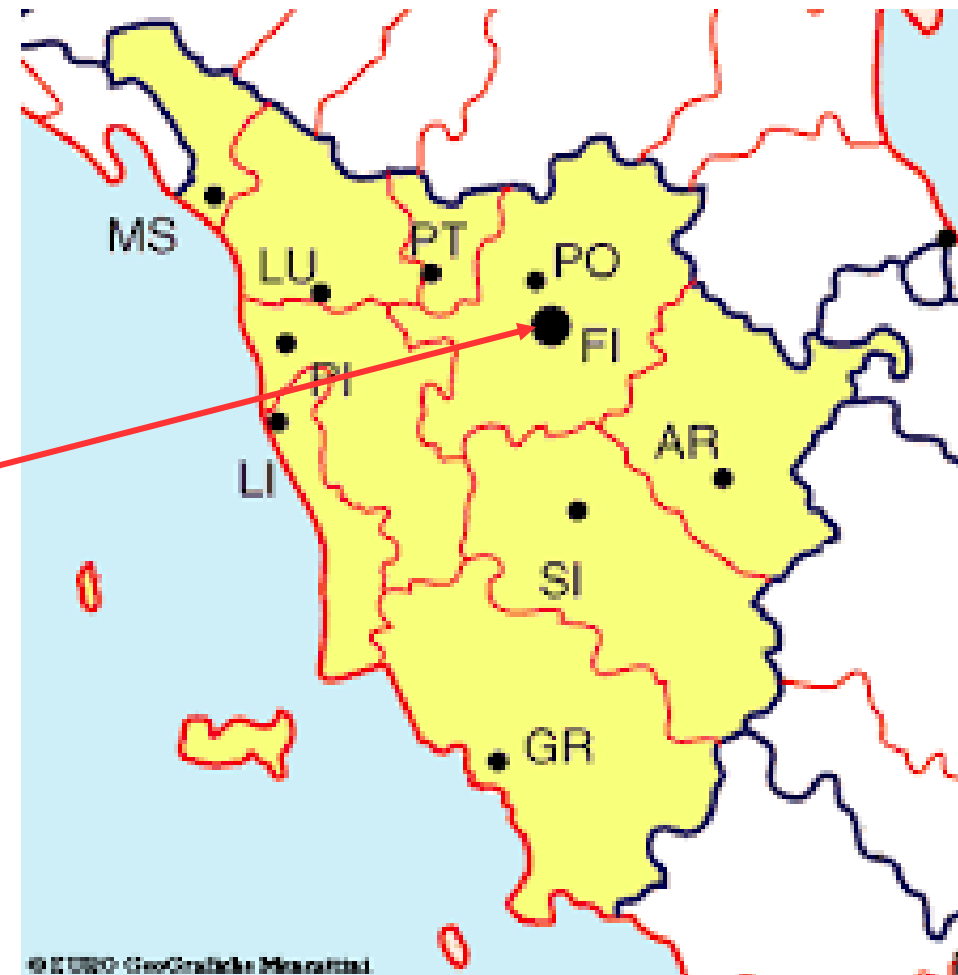
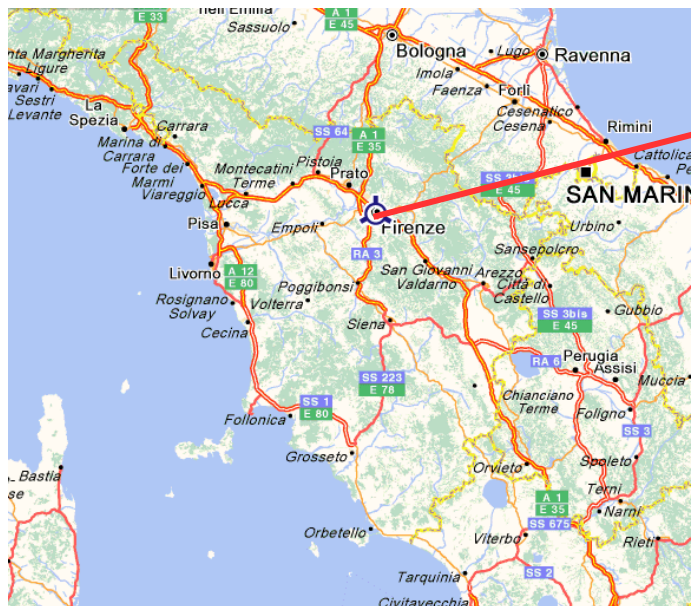
Florence 8Km  
Pisa 80km  
Bologna 100Km

### 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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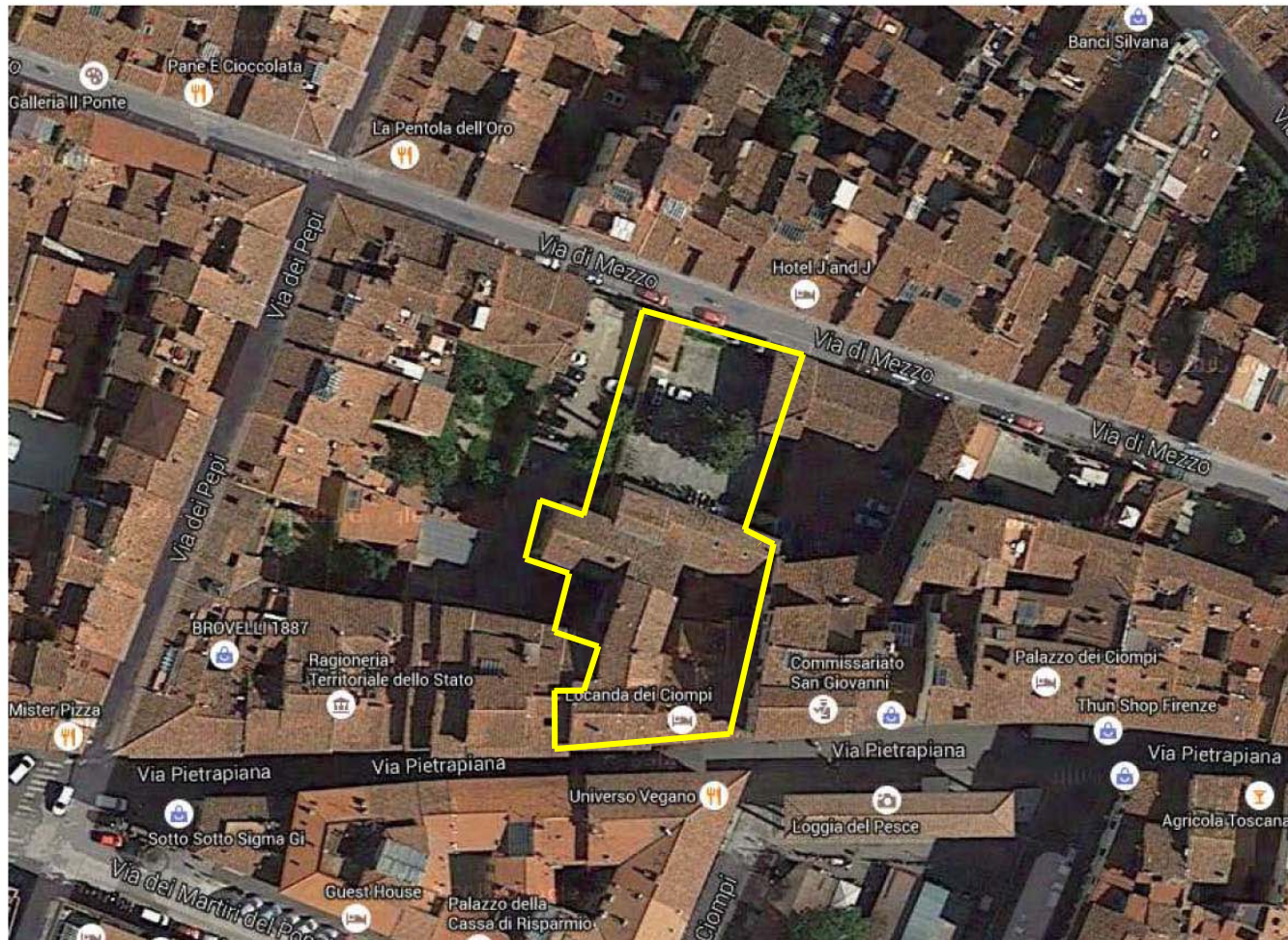
# THE REGION'S MAIN ATTRACTIONS







# VIA PIETRAPIANA COMPLEX



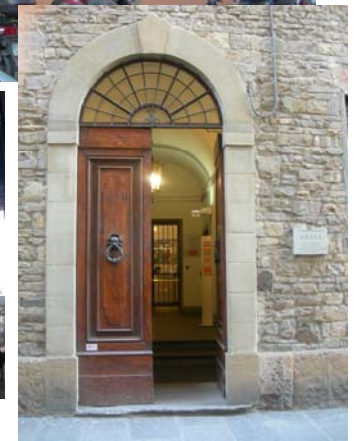


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# GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN FLORENCE

## Main features:

- Property of the Region of Tuscany
- Building intended for sale by public auction
- Building in good condition
- Covered surface area 1600 sqm
- Appurtenant uncovered area 650 sqm
- Intended use OFFICES
- Complex bound by the Ministry of Cultural Heritage and Activities Italian Decree 96 / 2006
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





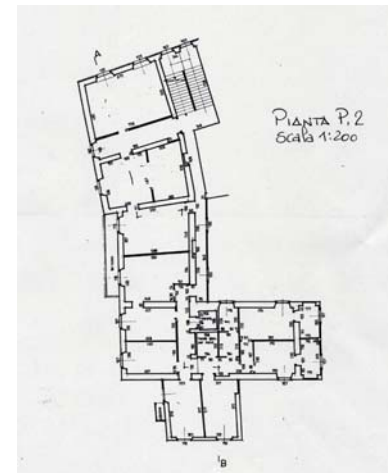
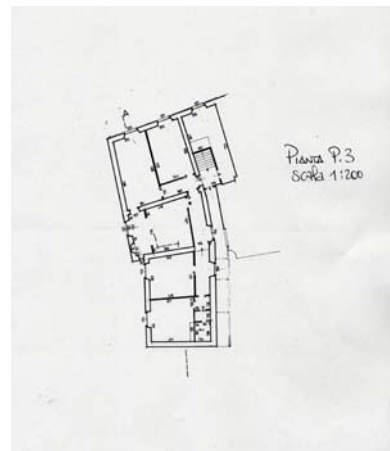
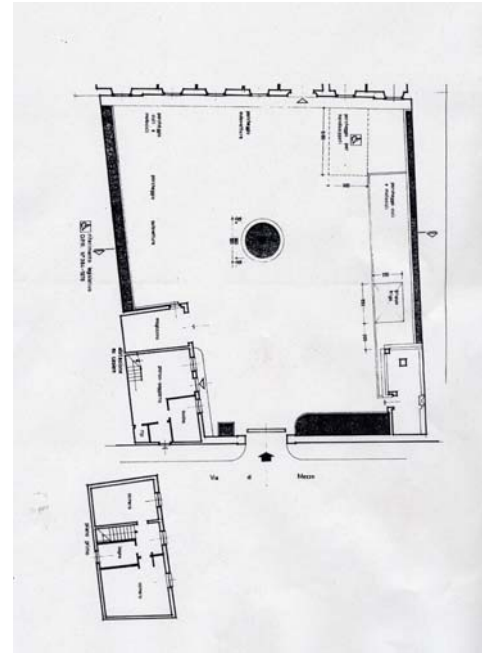
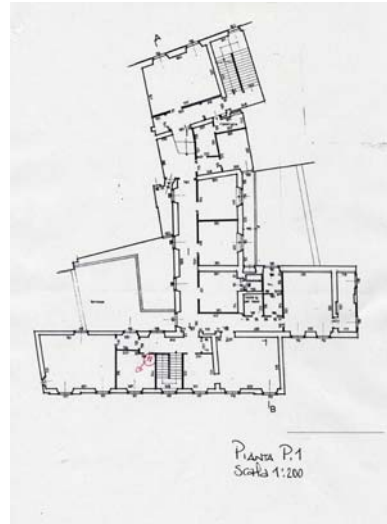
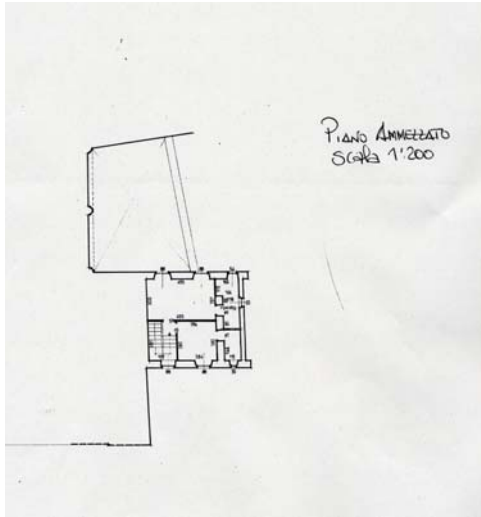
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# DETAILED CLASSIFICATION FOR THIS PROPERTY





# PLANIMETRIC REPRESENTATION







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## HISTORICAL OVERVIEW

### **FLORENCE – PROPERTY ON VIA PIETRAPIANA n. 30, VIA DI MEZZO n. 17**

The property, which is composed of two buildings dating back to different historical periods, is situated in the city center, five minutes walk from the Duomo.

The oldest building constitutes a typical example of florentine residential architecture of the Renaissance: the layouts and the architectural volumes are compact to make the most of the limited urban space available. The façade, entirely covered with stone blocks, is marked by the horizontal rhythm of belt courses and segmental arches, with decorations in pietraforte. Within the courtyard, the pillars capitals have decorations of extraordinary quality.

The nineteenth-century building, which overlooks via di Mezzo, was built organically, following the original layout, and it is characterized by a neo-sixteenth century design.