



# Independent apartment for Sale in Firenze

## San Frediano

### Confidential Negotiation

Ref. CBI162-2221-182



**600 sq.m | Bathrooms: 6 | Bedrooms: 3 | Rooms: 10**

#### **A secret space in the Heart of Florence**

Coldwell Banker is excited to unveil a hidden gem nestled within the historic folds of San Frediano, a neighborhood rich in history in the pulsating heart of Florence. We present to you not merely a property, but a livable work of art.

#### **An Entrance Symbolizing Privacy and Elegance**

Access to this masterpiece is revealed through an impeccably conceived garage for two cars, introducing you to a world where luxury and design transcend every expectation. This is just the beginning of a journey through space and light, designed with an eye towards the future.

#### **Architecture that Enchants**

With an area of 600 sqm, the property unfolds in an embrace of volumes and lights, where the gaze travels freely from the floor to the ceiling, located at a height of 13 meters. The architectural mastery is evident in every detail, from innovative spatial solutions to the asymmetrical wooden staircase that seems to defy gravity.

#### **A Vibrant Heart of Light and Water**

The living room is dominated by a pool with a transparent bottom, an engineering marvel that filters natural light through strategic



skylights, creating playful patterns of light that dance on the surface of the spacious living area with a fireplace. This is the quintessence of luxury living, an unparalleled sensory experience.

#### Details Without Compromise

The kitchen, a masterpiece of design and functionality with a central island, is equipped with the finest Gaggenau technology. Every element, from the dining table to the seating, has been custom-made to embody exclusivity.

#### Multi-Level Elegance

From the comfortable ground floor, with its fully equipped guest room, to the first floor where the master suite is located, complete with a fitness area, Turkish bath, and a vertical garden providing a touch of Zen greenery. An independent annex ensures privacy and autonomy for guests, while on the second floor a bar and cinema area promise entertainment and relaxation.

#### An Urban Refuge with a Green Heart

The uniqueness of this property also lies in the outdoor spaces, a rare luxury in the historic center of Florence, promising moments of tranquility and beauty.

#### A Purchase Beyond Expectations

Offered complete with custom furnishings, resulting from collaboration with the best names in design and luxury, this property represents a rare opportunity to own not just a house, but a piece of contemporary history, an unparalleled living experience in the heart of Florence.

We invite connoisseurs of true luxury to discover this secret corner of beauty and tranquility, a property that represents the best Florence has to offer.

## Certification

Energy Class: F

## Property Informations

**Address:** Via Santa Maria

**Zip Code:** 50125

**Bedrooms:** 3

**Bathrooms:** 6

**Rooms:** 10

**Internal condition:** Excellent

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**Floor:** Building

**Parking space:** Covered

**Lift:** Yes

**Current Status:** Available after the deed of sale

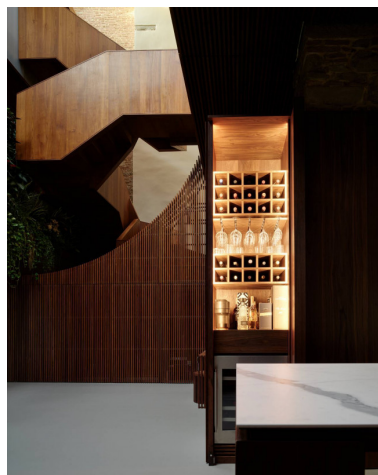
**Balconies:** Present

**Terrace:** Present

**Garden:** Private

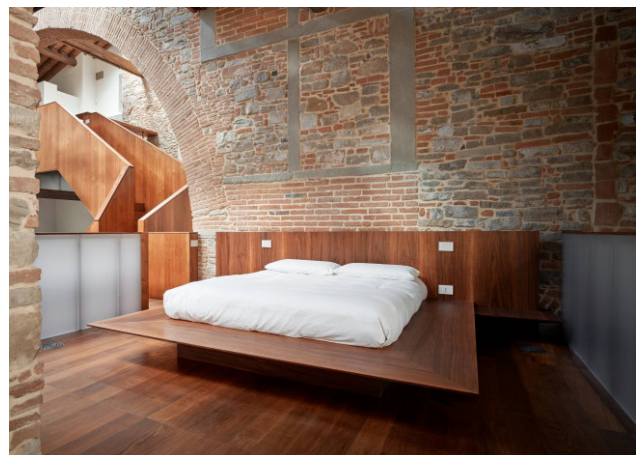
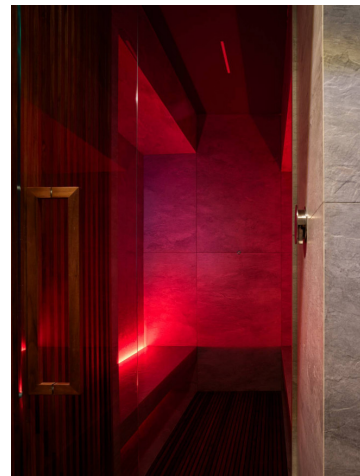
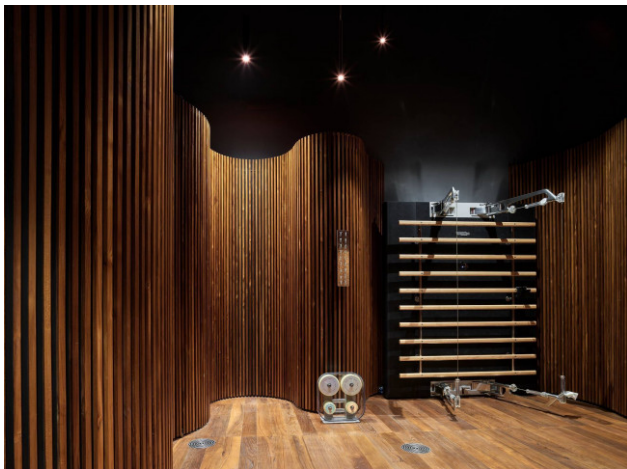
**Kitchen:** Open kitchen

**Garage:** for two cars



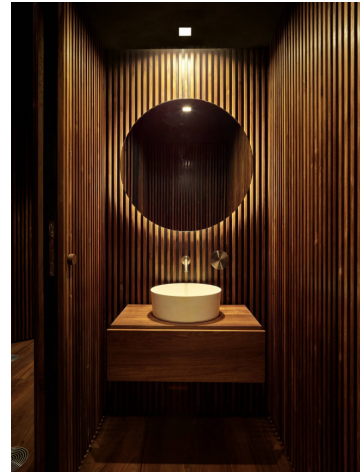
**24RE**

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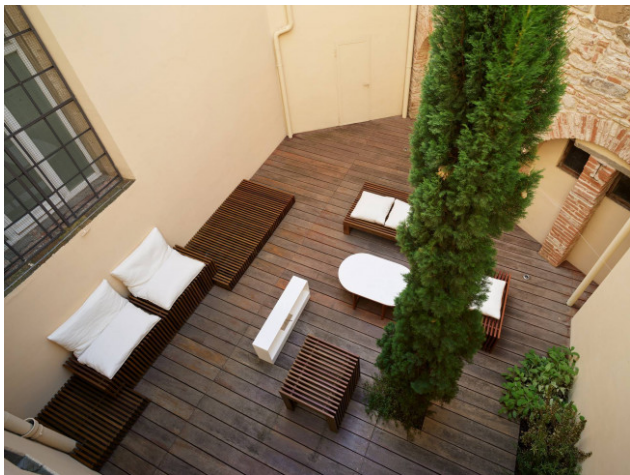
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