

Via Borgo San Lorenzo, • Firenze, Italy

PROPERTY OVERVIEW

A rare opportunity to acquire a prestigious first-floor apartment in the heart of Florence's UNESCO World Heritage historic centre. Located at Via Borgo San Lorenzo 6, this property sits on one of the most iconic streets in all of Tuscany, connecting Piazza San Giovanni to Piazza San Lorenzo — mere steps from the Florence Cathedral (Duomo).

The building presents a classic Florentine facade with stone arches, traditional wooden shutters, and an elegant period portal — as visible in the accompanying exterior photographs. The building is in excellent condition and is equipped with a lift (ascensore).

FLOOR PLAN & DIMENSIONS

Floor: 1st floor | Building: Historic palazzo in excellent condition | Lift: No

Room	Area	Ceiling Height
Living Room (Soggiorno)	13.80 m²	2.95 m
Bedroom 1 (Camera)	17.10 m²	3.00 m
Bedroom 2 (Camera)	15.90 m²	2.95 m
Bedroom 3 (Camera)	15.70 m²	2.95 m
Kitchen (Cucina)	7.60 m²	3.00 m
Wardrobe / Storage (Guardaroba)	17.00 m²	2.77 m
Entrance Hall (Ingresso)	8.50 m²	—
Corridor (Disimpegno)	7.30 m²	—
Shower Room (W.C.-Doccia)	3.10 m²	2.55 m
Bathroom (W.C.-Bagno)	6.15 m²	2.60 m

Approximate Total Area: ~120 m²

KEY FEATURES

- 3 spacious bedrooms with ceilings ranging from 2.95 to 3.00 m — typical of prestigious Florentine historic buildings
- 2 bathrooms (one with shower, one full bath)
- Large wardrobe / storage room of 17.00 m² — ideal for conversion
- Interior courtyard (cortile) providing natural light
- Kitchen and coffee bar spot
- Entrance hall and internal corridor for optimal privacy layout

LOCATION & SURROUNDINGS

Via Borgo San Lorenzo is one of the most strategically located streets in Florence, positioned between Piazza San Giovanni (home of the Baptistery of San Giovanni, one of Italy's oldest monuments) and the iconic Piazza San Lorenzo.

Walking distances from the property:

- Florence Cathedral (Duomo di Santa Maria del Fiore) — 2 minutes on foot
- Baptistery of San Giovanni — directly accessible from the street
- Basilica di San Lorenzo & Michelangelo's Secret Rooms — 3 minutes
- Mercato Centrale (Central Market) — 3 minutes
- Galleria degli Uffizi — under 10 minutes
- Ponte Vecchio — under 10 minutes

HOSPITALITY & INVESTMENT POTENTIAL

This property represents a first-class investment opportunity in one of Europe's most visited cities. Florence consistently ranks among Italy's top tourist destinations, and Via Borgo San Lorenzo is at the epicentre of visitor footfall year-round.

Potential uses include:

- Luxury holiday apartment / premium short-term rental (Airbnb / VRBO): The demand for boutique accommodation in the centro storico commands premium nightly rates and consistently high occupancy
- Affittacamere or Boutique B&B: With 3 bedrooms, 2 bathrooms, a full kitchen and spacious common areas, the layout is optimally suited for accommodating up to 6 guests
- Casa Vacanze of the highest category: street-level visibility on one of Florence's busiest arteries ensures year-round booking potential
- Primary or secondary luxury residence: A rare chance to own a genuine piece of Florentine history in the most prestigious central location

The property is situated in a ZTL (Limited Traffic Zone), protecting the quality of the neighbourhood while ensuring constant pedestrian traffic and tourist activity at the doorstep.

A unique opportunity — first-floor apartment in the heart of Renaissance Florence.





“Selected images have been digitally enhanced through AI to showcase the true potential of the property. These visuals are based on the actual layout and materials, while the current condition of the apartment may vary due to its present state.”

