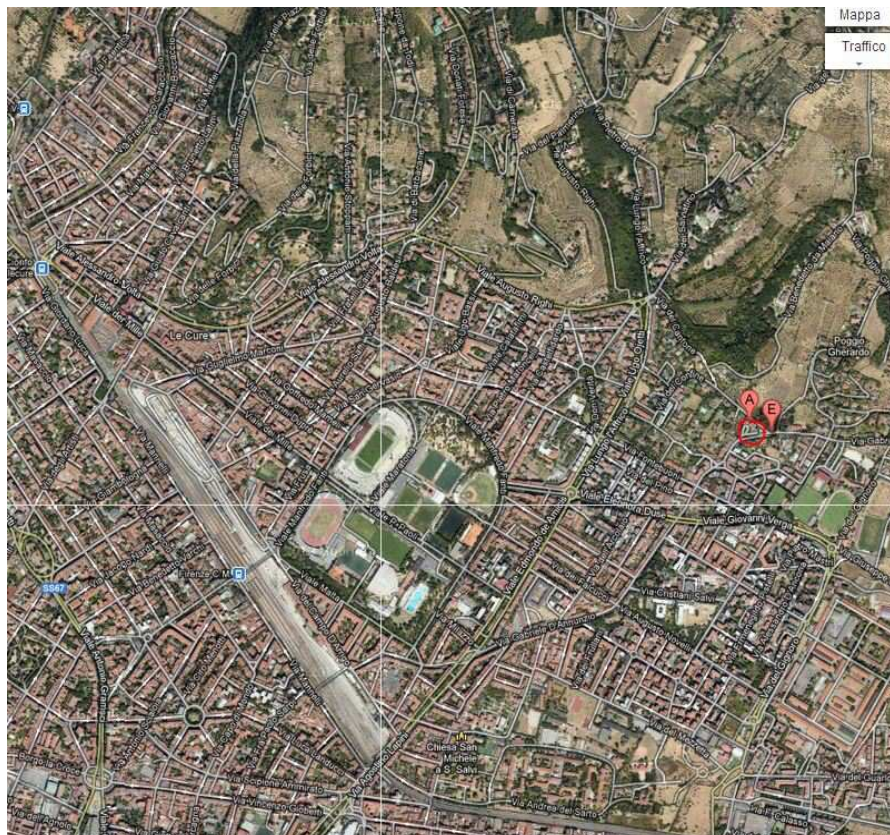


# HOTEL VILLA GABRIELE D ANNUNZIO

## TERRITORIAL PLACEMENT



## URBAN PLACEMENT





# HOTEL VILLA GABRIELE D'ANNUNZIO

## Description:

Private Hotel located in a multi-storey building, placed in Florence in Via Gabriele D'Annunzio No. 141 A/B.

The property is a detached building composed of 5 levels above ground floor and one basement, equipped with an outdoor courtyard, with an exclusive garden and car parking.

In the garden a relax area has been attained with a pool of m.6,00x12,00 size and related locker rooms.

The acceptance common areas are located on the ground floor together with the bar and the breakfast room.

The rooms on the ground floor, on the mezzanine floor, on the first floor, on the second and third floor can be reached through the common staircase and through the two elevators, that go up from the basement to the attic floor, where service rooms and locker rooms are located.

## Dislocation:

Semi-central, at the slopes of the south Florence's hills, between Fiesole and Settignano, in a very pleasant setting also regarding to the environment, connected with excellent public transport up to the city center. This area is no subject to the limited traffic area.

## Main distances:

Railway Station of Central S.M. Novella Km. 5.8

Amerigo Vespucci Airport Km.11,0

Highway A1 - A11 exit Florence South km. 7.0

Historical city center of Florence Km. 5.0

## Building type:

The property is characterized by a vertical load-bearing structure above ground, with steel braces in reinforced concrete, while the rear-end collisions exteriors are of masonry stones or mixed, residues of the previous convent building. The horizontal and coverage ceilings are in brick. The eaves are made of wood in "Florentine" style.

The basement, situated below the original building and the external portion, is built entirely in reinforced concrete.

The facades, together with its main front pilasters ending at the top with arched pattern, are characterized by plaster civil finish, painted with traditional Tuscan colors. The window frames are made of wood.

## Centuries of construction:

The original structure of the monastery was built in the second half of Nineteenth century.

## Restructuring activities:

In 1999 a major redevelopment was competed with changing the original destination of the property, with the newly built of the first floor and the attic, as well as the entire basement.

On the same occasion the outside spaces, the garden and the parking were completely redesigned, in addition to construction of the outside pool.

## Conservative state:

The property is in good conditions.

## Fitting and system status:

The facilities equipment can be considered very good.

## Finishes:

Very good, in respecting the traditional Tuscan materials.

## URBAN REFERENCES

The building is intended to the hospitality industry.

According to the P.R.G. force the City of Florence property, the building is identified in homogeneous zones P.R.G. A5; the main building is in Class D8, "isolated buildings of special interest", while the outdoor courtyard is identified in B1 area built saturated.

## PRODUCT CONSISTENCE

88 (82 + 6) ROOMS DIVIDED IN:

- 72 (68 + 4) DOUBLE

- 8 TRIPLE

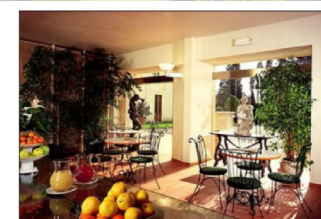
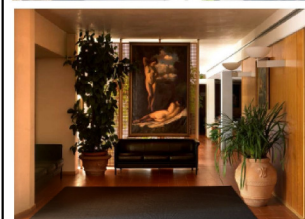
- 8 (6 + 2) SINGLE ROOMS

OUTDOOR SWIMMING POOL WITH GARDEN

PARKING 50 PARKING SPACES

BAR, CAFETERIA, BREAKFAST ROOM, MEETING ROOMS

2015	ECONOMIC	
HOTEL	OCC.	68,90%
	ADR	76,30
	REVPAR	52,60
FLORENCE 4 STARS:	OCC.	74,80%
	ADR	94,38
	REVPAR	70,63



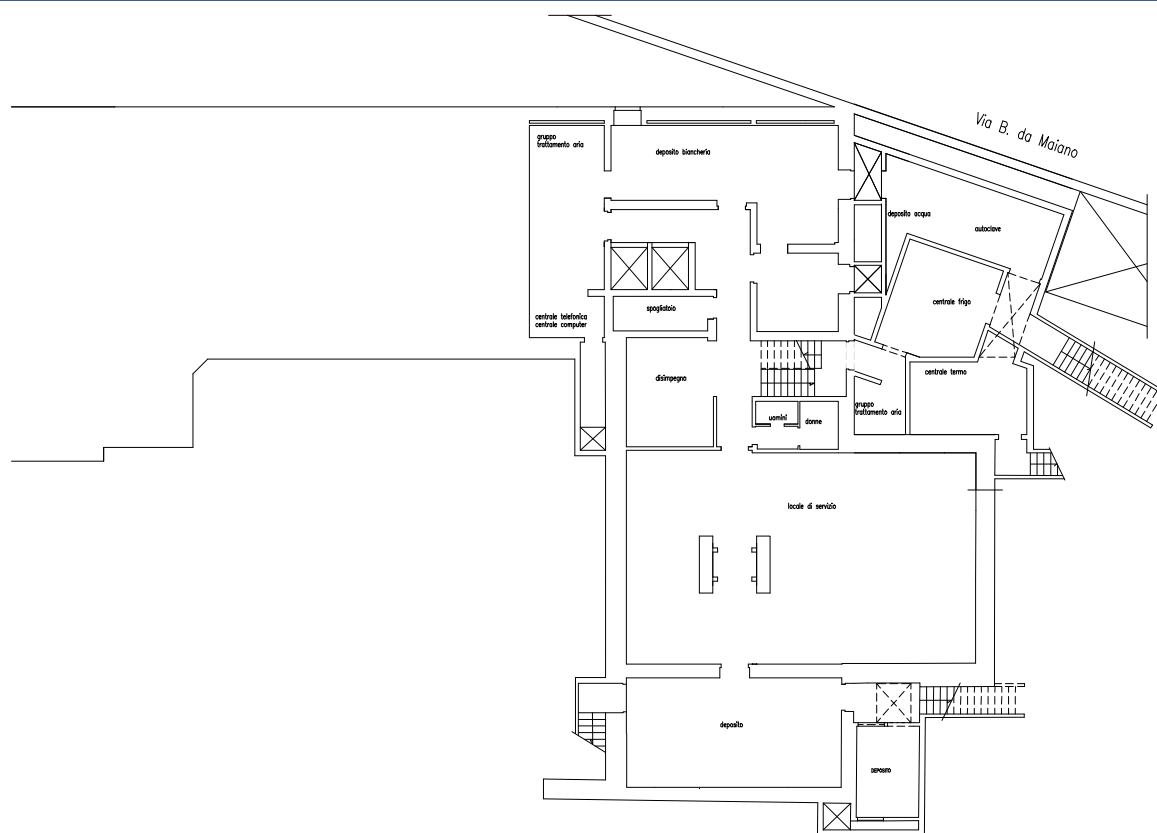
Surfaces refer to the gross surface profit, expressed in square meters

FLOOR	SURFACE	OUTSIDE TERRACE SURF.	TERRACE SURF.	ATTICS SURF.	TOTAL AREA
BASEMENT	565				565
GROUND FLOOR	800	3670			4470
MEZZANINE	747		10		757
FIRST FLOOR	747				747
SECOND FLOOR	724		62		786
THIRD FLOOR	621			103	724

The information contained in this brochure are approximated

## ARCHITECTONIC LAY OUT: BASEMENT

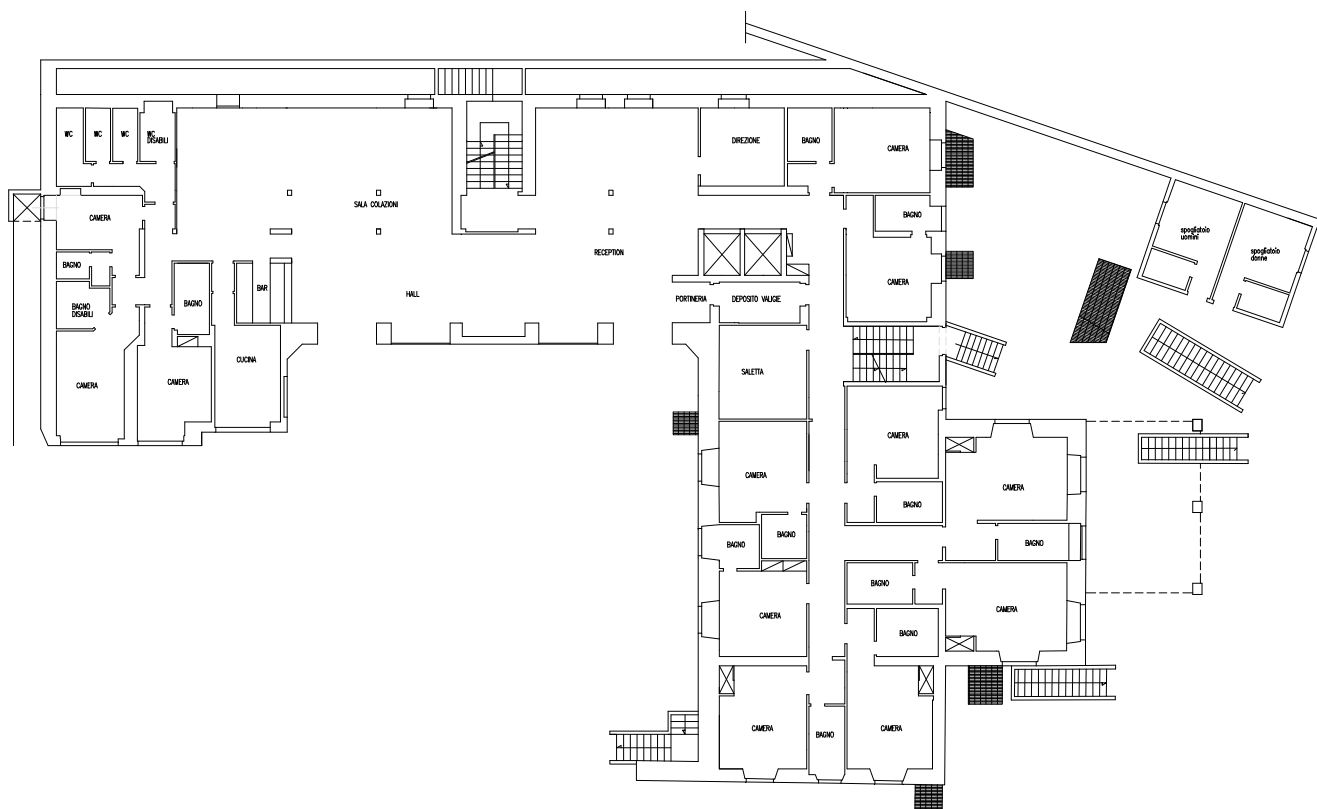
Floor: technical/service rooms



PLAN BASEMENT

## ARCHITECTONIC LAY OUT: GROUND FLOOR

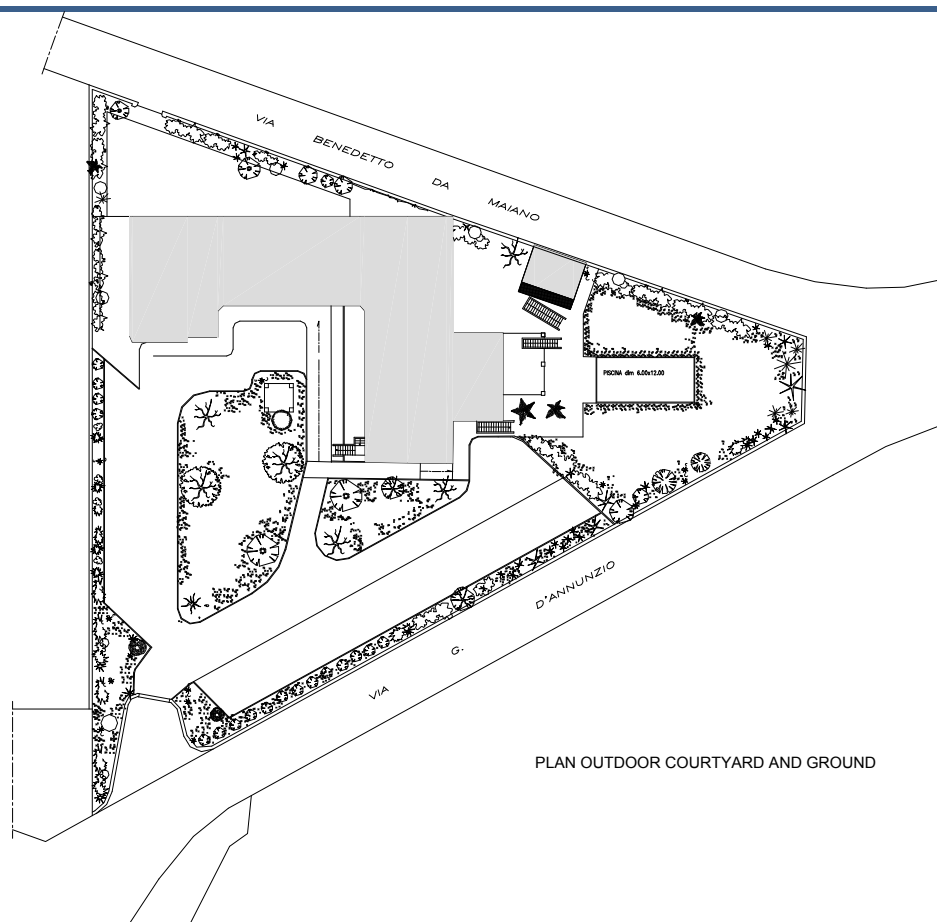
Floor consists of hall, bar, reception, breakfast room, rooms with related private toilets inside, service rooms, outdoor courtyard with car parking and swimming pool.



PLAN GROUND FLOOR

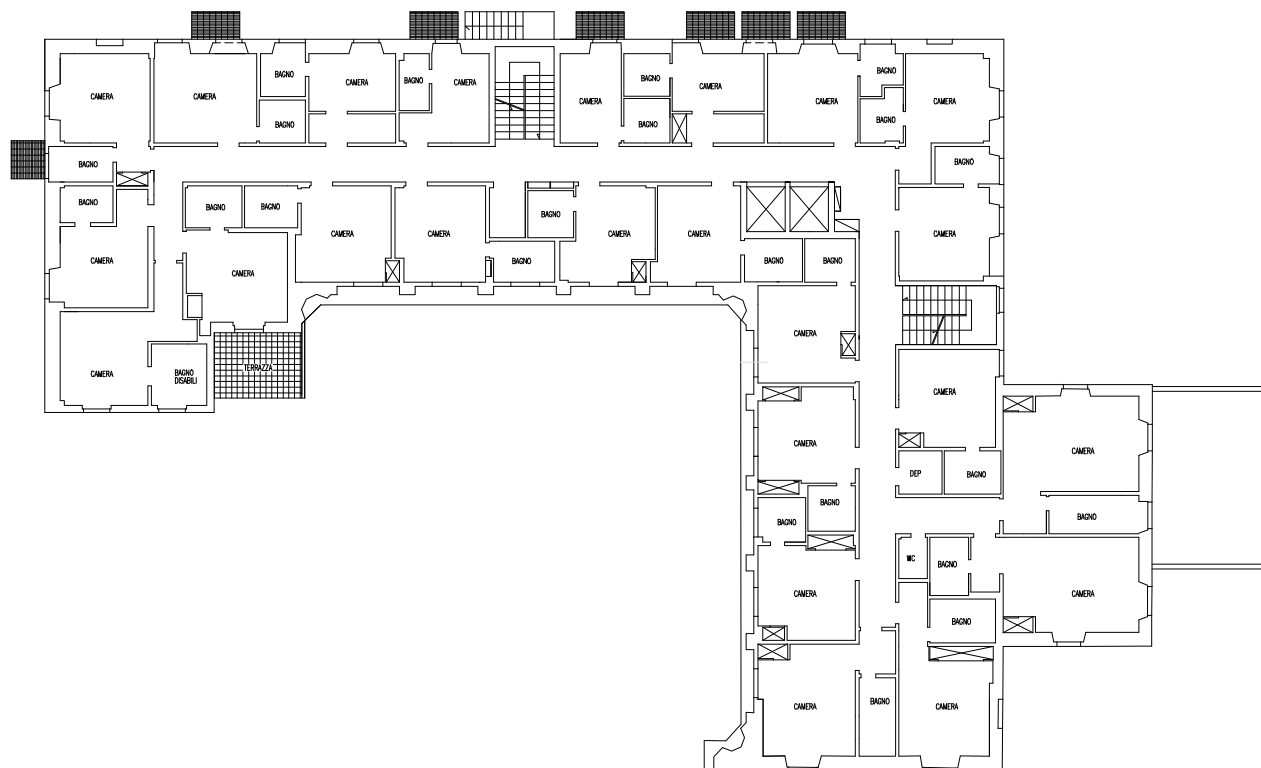
## ARCHITECTONIC LAY OUT: OUTDOOR COURTYARD AND GROUND

Floor consists of hall, bar, reception, breakfast room, rooms with related private toilets inside, service rooms, outdoor courtyard with car parking and swimming pool.



## ARCHITECTONIC LAY OUT: MEZZANINE

Floor consists of rooms with related private toilets inside, service rooms, terraces.



PLAN MEZZANINE

## ARCHITECTONIC LAY OUT: FIRST FLOOR

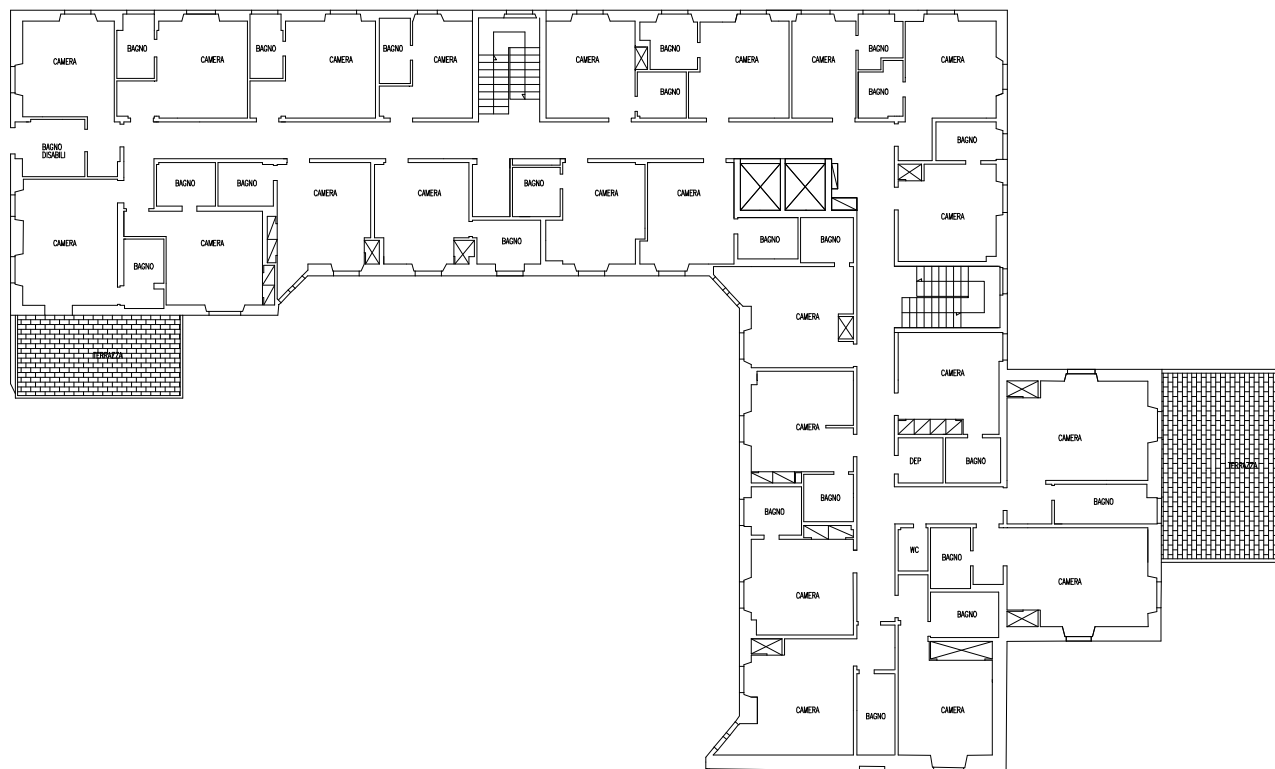
Floor consists of rooms with related private toilets inside, service rooms.



PLAN FIRST FLOOR

## ARCHITECTONIC LAY OUT: SECOND FLOOR

Floor consists of rooms with related private toilets inside, service rooms, terraces.

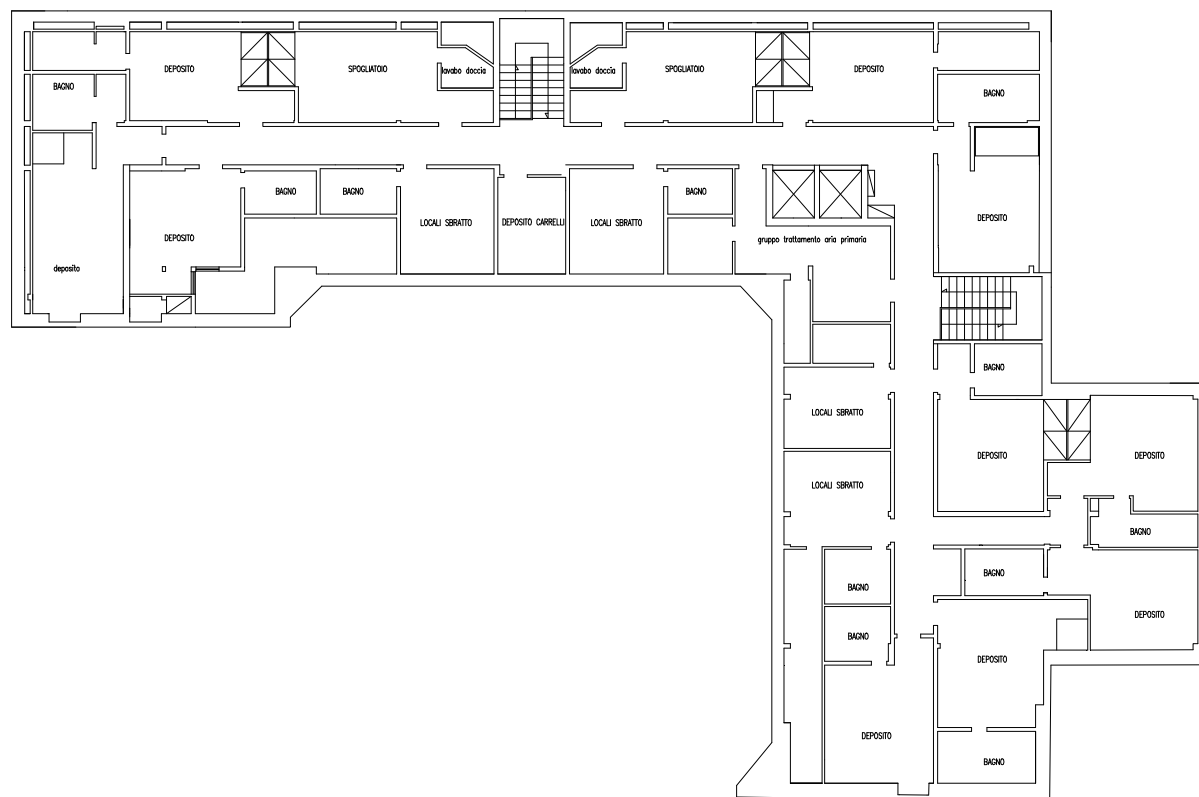


PLAN SECOND FLOOR



## ARCHITECTONIC LAY OUT: THIRD FLOOR

Floor consists of technical rooms / service, attics.



PLAN THIRD FLOOR The

information contained in this brochure are approximated