



Regione Toscana



**Complex**  
**“Villa Olga Basilewsky - 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:

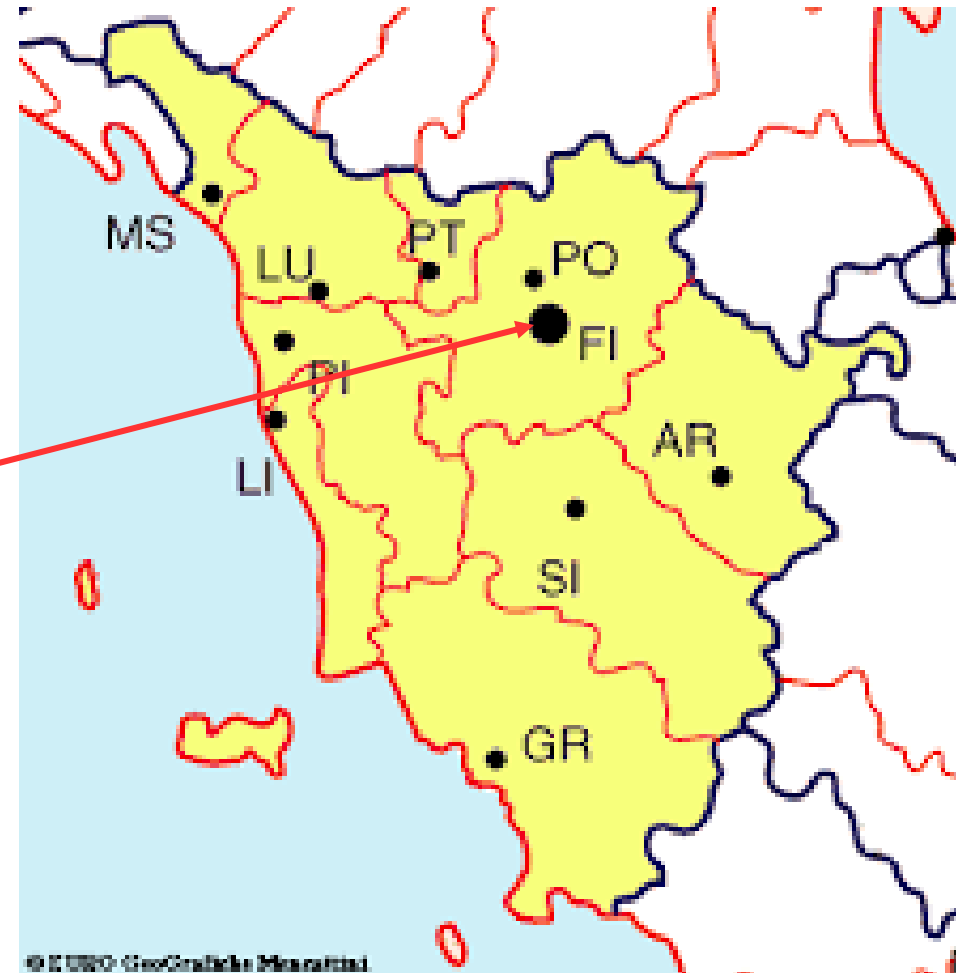
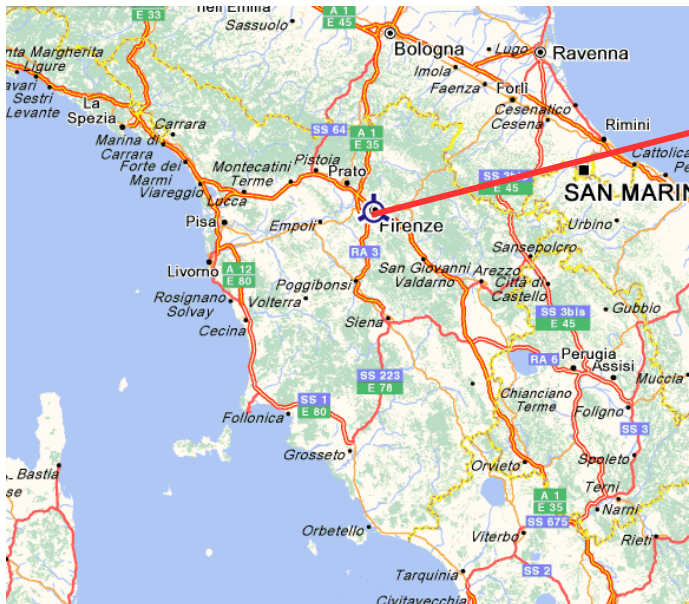
Florence 8Km  
Pisa 80km  
Bologna 100Km

## 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







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## VILLA BASILEWSKY COMPLEX





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# GENERAL DESCRIPTION OF INVESTMENT OPPORTUNITIES IN FLORENCE

## Main characteristics:

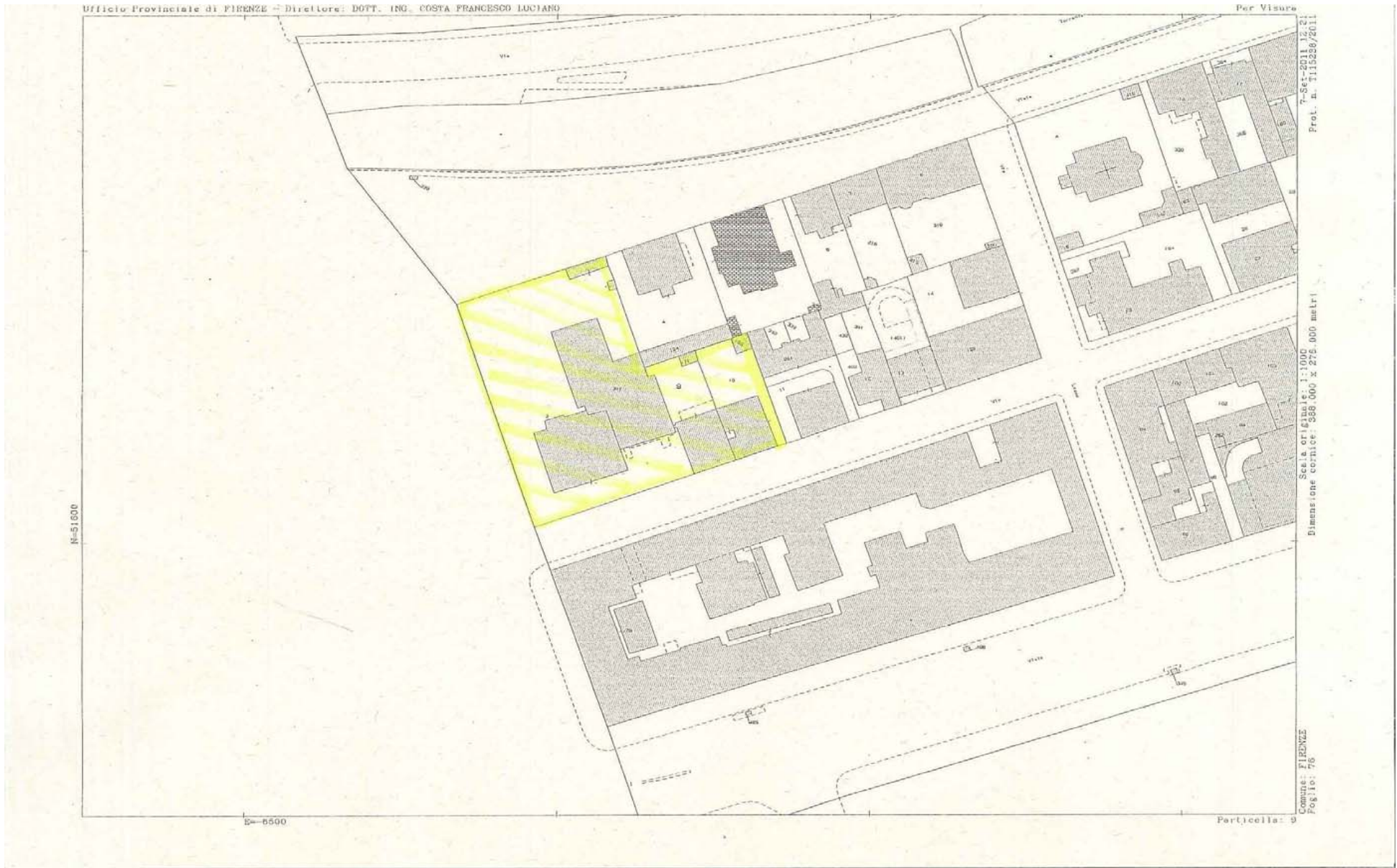
- Property of the Region of Tuscany
- Building intended for sale by public auction
- Building to be RESTORED
- Gross total surface area 7000 msq
- Appurtenant uncovered area 3000 msq
- Intended use SOCIAL - HEALTH
- Complex bound by the Ministry of Cultural Heritage and Activities, Italian decree 95/2010
- Area subject to law on protection of the cultural Heritage (Italian Legislative Decree 42/2004)





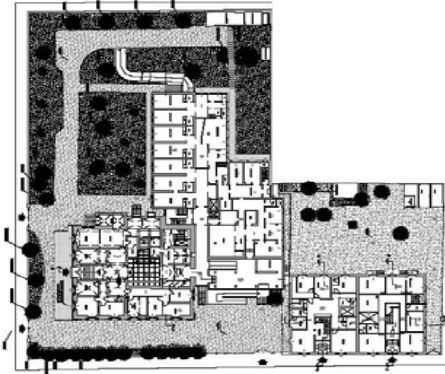
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# DETAILED CLASSIFICATION FOR THIS PROPERTY

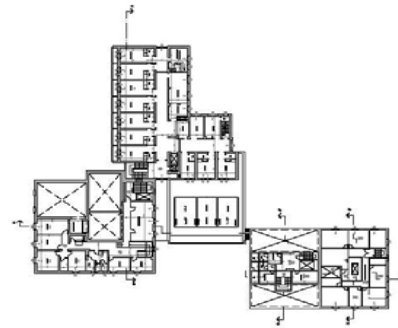




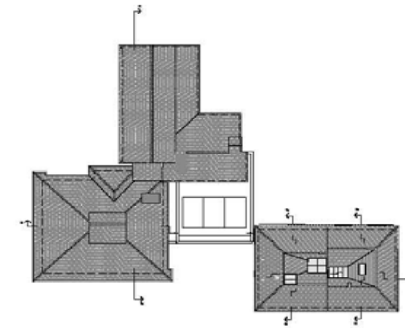
# PLANIMETRIC REPRESENTATION



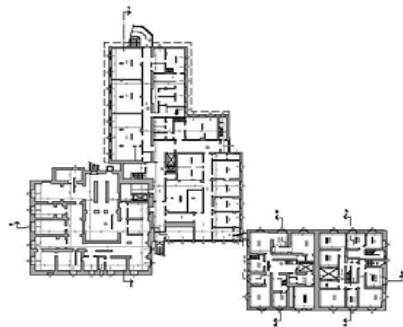
PIANO TERRENO



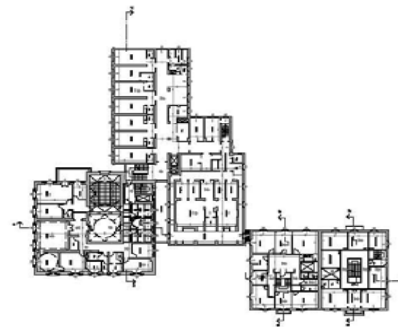
PIANO SECONDO



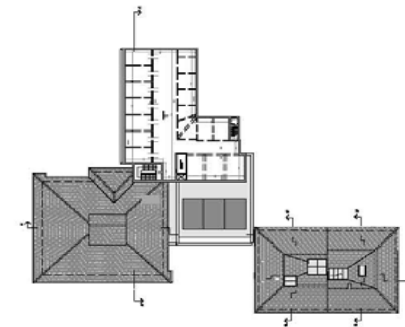
PIANO COPERTURE



PIANO SEMINTERRATO



PIANO PRIMO



PIANO SOTTOTETTO





## HISTORICAL OVERVIEW

### FIRENZE – VILLA BASILEWSKY – VIA LORENZO IL MAGNIFICO, VIALE FILIPPO STROZZI

The complex is located in a valuable semi-central position in the city of Florence facing the first main ring roads. Is close to the main Exhibition Centre of the city, Fortezza da Basso. It is very close to the historic town centre and is well served by public transport which is being further improved with the construction of tramways n.2 and n.3.

Built between the end of the 19th century and the start of the 20th, during the most extensive urban works for Florence carried out by Giuseppe Poggi, the lot was purchased by an aristocratic Russian family, the Basilewskys, members of the famous colony of Florence. Built by the architect Aleksandr Julievic Jag according to the canons of neoclassicism, it was donated to the city of Florence under the condition that it would be destined to be a nursing home. The villa is built on four floors, the basement, the ground floor, first floor and second floor. The main façade is the one overlooking Viale Filippo Strozzi and that is why it is characterised by a basement, corner stones and a wide access gate with rounded arch also surrounded by indentations. The windows have the typical decorations of Florentine kneeling windows, the triangular gable and the sill resting on the curved and protruding supports as well as the various decorative mouldings. Even the different floors are marked by bands of strips and rods that highlight the various walking surfaces and visually combine all of the window sills. Inside the building, as well as the entrance, there are monumental double flight stone stairs, with highly valuable volute decorations, that lead to a large vestibule with domed ceiling and stucco mouldings painted grey like imitation stone. The adjoining rooms, which are also monumental, the ballroom and reception room have high quality fittings. The ballroom has golden stuccoes that are partly destroyed except for the ceiling, the reception room has an imposing wooden coffered ceiling. Still on the same floor is the private chapel. The villa is surrounded by a large garden with a fence wall and attractive cast iron railings and tall trees. It can be accessed via two monumental wrought iron gates facing onto Viale Filippo Strozzi and another on Via Lorenzo il Magnifico. Adjacent to and accessible to the villa via a stairwell, there is a modern building of small architectural value intended for hospital use.

The property is completed by two 19th century buildings adjacent to the villa facing onto Via Lorenzo il Magnifico: the small Villa Borchi and the small Villa Passerini which are both on four floors, basement, ground, first and second and have a rear garden.

In neoclassical style with skirt roofs and angular drafts, central door and roof terrace with central distribution around the stone staircase that connects all floors.

The Villa Borchi is distinguished for its picturesque decorations on the ceilings of the first floor.