

Pisa

# Historic Palazzo on the Lungarno – Renaissance Residence with Modern Comforts in Pisa

Property ID: IT254151935



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**PURCHASE PRICE: 890.000 EUR • LIVING SPACE: ca. 149 m<sup>2</sup> • ROOMS: 3**

**Property ID: IT254151935 - 56100 Pisa**

- **At a glance**
- **The property**
- **Energy Data**
- **Floor plans**
- **A first impression**
- **Details of amenities**
- **Contact partner**

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## At a glance

<b>Property ID</b>	<b>IT254151935</b>	<b>Purchase Price</b>	<b>890.000 EUR</b>
<b>Living Space</b>	<b>ca. 149 m<sup>2</sup></b>	<b>Commission</b>	<b>Subject to commission</b>
<b>Rooms</b>	<b>3</b>	<b>Total Space</b>	<b>ca. 149 m<sup>2</sup></b>
<b>Bedrooms</b>	<b>2</b>	<b>Usable Space</b>	<b>ca. 149 m<sup>2</sup></b>
<b>Bathrooms</b>	<b>2</b>	<b>Equipment</b>	<b>Terrace</b>
<b>Year of construction</b>	<b>1550</b>		
<b>Type of parking</b>	<b>1 x Garage, 100000 EUR (Sale)</b>		

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## Energy Data

Type of heating	Underfloor heating
Power Source	Electric
Energy information	At the time of preparing the document, no energy certificate was available.

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## The property



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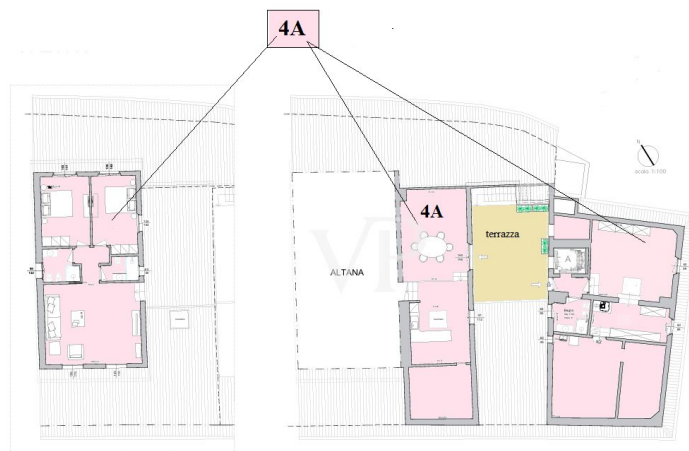
## The property



Property ID: IT254151935 - 56100 Pisa

## Floor plans

### Piano Quarto



Appartamento 4A : terrazza panoramica, cucina pranzo, soggiorno, camera matrimoniale , bagno, camera matrimoniale con bagno, ampio sottotetto utilizzabile con bagno, superficie mq 216

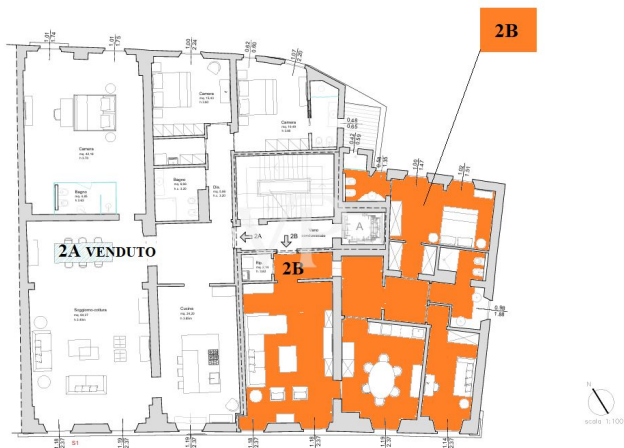
### Piano terzo



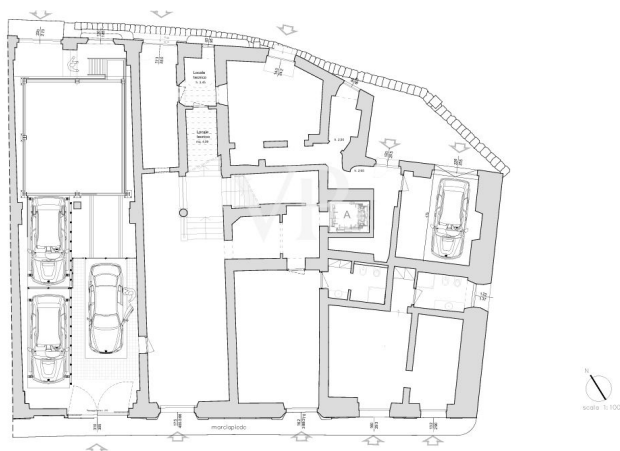
Appartamento 3A: ingresso, doppio soggiorno, cucina abirabile, 3 camere matrimoniali, disimpegno, 4bagni, lavanderia, ripostiglio, soppalco sup. mq 263

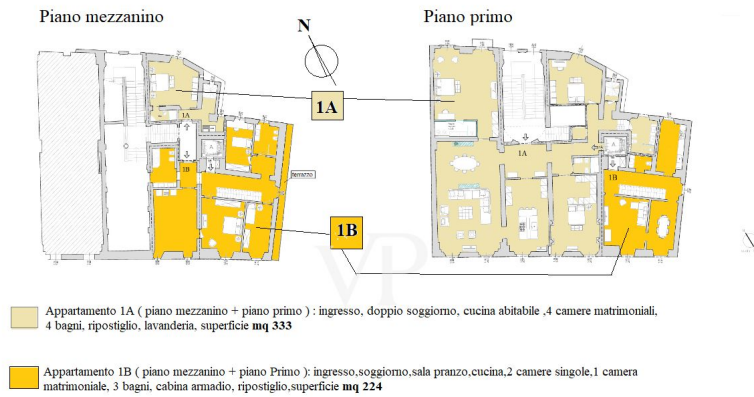
Appartamento 3B: ingresso, soggiorno, sala pranzo -cucina, disimpegno, 1 camera singola, 1 camera matrimoniale, 2 bagni, sup. mq 149

## Piano secondo



Appartamento 2 B : ingresso, soggiorno, cucina/pranzo, disimpegno, 1 camera matrimoniale, 1 camera singola, 2 bagni





This floor plan is not to scale. The documents were given to us by the client. For this reason, we cannot guarantee the accuracy of the information.

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## **A first impression**

Just 3 kilometers from Pisa's Galileo Galilei International Airport, on the most exclusive side of the Pisan lungarno, stands imposing with its unique graffiti-decorated façade, a historic palace that was the home of Alamanno Aragona d'Appiano, grandson of Cosimo I dei Medici. From 1665 until 1841 it belonged to the Grassi family, patricians of Siena, after which the palace passed to the noble Agostini Venerosi della Seta family until 2008. Since this date, after various vicissitudes, the owner of the palace is an important Real Estate Company, which after a long process for the approval of the restoration project with the Superintendence of Cultural Heritage, through a qualified consolidation work, is restoring the building to its former glory.

The palace was built in the 16th century (like all the other Renaissance palaces that characterize the Lungarno), from the amalgamation and merger of tower houses, symbols of power of the noble families of the Pisan Republic. The palace consists of five floors plus the altana, and has been split into seven prestigious residential units all served by elevators. The ground floor consists of: a large condominium entrance with access from the lungarno, characterized by the vaulted and decorated ceiling; a mechanized garage for five cars; two appurtenant rooms with bathroom, one of which also has access from the lungarno; an exclusive garage with access from Via delle Belle Torri.

The mezzanine floor subdivided and merged with the first floor to which it is connected by private internal stairs and by the elevator consists of the sleeping area pertaining to apartments 1 A and 1B on the first floor where we find a double bedroom with bathroom of apartment 1 A , the two single bedrooms, bathroom and double bedroom of apartment 1B.

The first floor is fractionated into two units, 1A and 1B. Apartment 1A connected with the pertinent part in the mezzanine floor consists of: large entrance hall, private study, important living room used as a living room adjoining the dining room with kitchen island; service bathroom; double bedroom with private bathroom; another double bedroom and bathroom. Apartment 1B connected to the remaining part of the mezzanine floor consists of: living room with adjacent dining room; kitchen , and service bathroom.

The second floor is split into two units 2A and 2B, reached by condominium staircase and elevator. Apartment 2A has been sold . Apartment 2B consists of: living room; dining room with open kitchen; laundry room; large bathroom and a master bedroom with bathroom.

The third floor is split into two units, 3A and 3B, reached by condominium staircase and elevator. Apartment 3A consists of : large entrance hall; living room; kitchen-dining room; master bedroom with private bathroom; service bathroom; laundry room; two double

bedrooms, one with private bathroom. Apartment 3B consists of: living room; dining room with open kitchen; laundry room; hallway; single bedroom; bathroom; and one double bedroom with bathroom.

The fourth floor houses an exclusive penthouse from which one can admire, to the south the Lungarno, to the north, from the large panoramic terrace, a part of the city and in the distance the Pisan hills. The apartment, reachable by the condominium staircase or by elevator, consists of : dining room with open kitchen; large living room; a bathroom; two double bedrooms, one of which has a private bathroom. Part of the penthouse is a large attic with bathroom where an attic could be obtained.

Apartments delivery June 2026

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## Details of amenities

### Construction and Technical Specifications

The building's foundations have been treated with a chemical barrier to prevent rising damp. The load-bearing walls have been fully restored and reinforced at the second floor level to improve seismic resistance. At roof level, a perimeter coping structure was added. The roof has been completely rebuilt using laminated wooden beams and joists, covered with a double layer of fir wood boards. On top of this, an 8 cm thick layer of phenolic foam insulation was applied, followed by a weatherproof slate-finished membrane and traditional Tuscan-style roof tiles (\*coppi\* and \*embrici\*).

All intermediate floors have been structurally reinforced and acoustically insulated. Interior partition walls between individual units have also been soundproofed using materials that meet current acoustic regulations.

### Finishes

On the ground floor, a special plaster resistant to damp will be applied, leaving sections of the original stonework exposed for aesthetic impact. Existing frescoes and decorative elements in the grand staircase will be carefully restored. In areas without frescoes, walls will be finished with traditional lime plaster and painted accordingly. The same approach will be taken for the interior finishes of the residential units.

### Flooring and Wall Coverings

The flooring in the entrance hall and stair landings will be crafted from \*pietra serena\*, a fine Tuscan sandstone. Common technical rooms will be finished with durable porcelain stoneware tiles. The residential units will feature oak wood flooring throughout, with bathrooms clad in porcelain tiles that replicate the appearance of marble.

### Windows, Doors, and Fixtures

Each unit will be equipped with a solid wood entrance door. Windows will be made from certified pine wood with double glazing and complemented by traditional wooden shutters. Interior doors will be lacquered wood. The original solid wood entrance gate facing the Arno will be restored and fitted with an electric opening system. Vehicle access from the riverfront will be through an automatic gate designed to mimic classic stonework. Other openings on the ground floor will be fitted with natural wood finish solid timber doors.

### Heating and Cooling Systems

Each apartment will be equipped with underfloor heating using low-temperature radiant panels and an independent cooling system. Additionally, every unit will include a 200-liter hot water storage tank and a pressure booster system.

### Electrical, TV, Wi-Fi, and Telephone Systems

All apartments will feature integrated Wi-Fi and telephone wiring as well as video intercom systems. Each unit will be fitted with a main electrical panel with a residual-current circuit breaker for safety, accessible wiring conduits, and modern light switches and sockets. The

**TV/SAT system will be centralized, with individual connections leading to each apartment.**

**Elevator**

**In addition to the beautifully decorated main staircase, a modern elevator with a six-person capacity will be installed in the already constructed shaft.**

**A detailed technical specification document (Capitolato) is available upon request.**

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## Contact partner

**For further information, please contact your contact person:**

**Christian Weissensteiner**

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*To the Disclaimer of von Poll Immobilien GmbH*

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