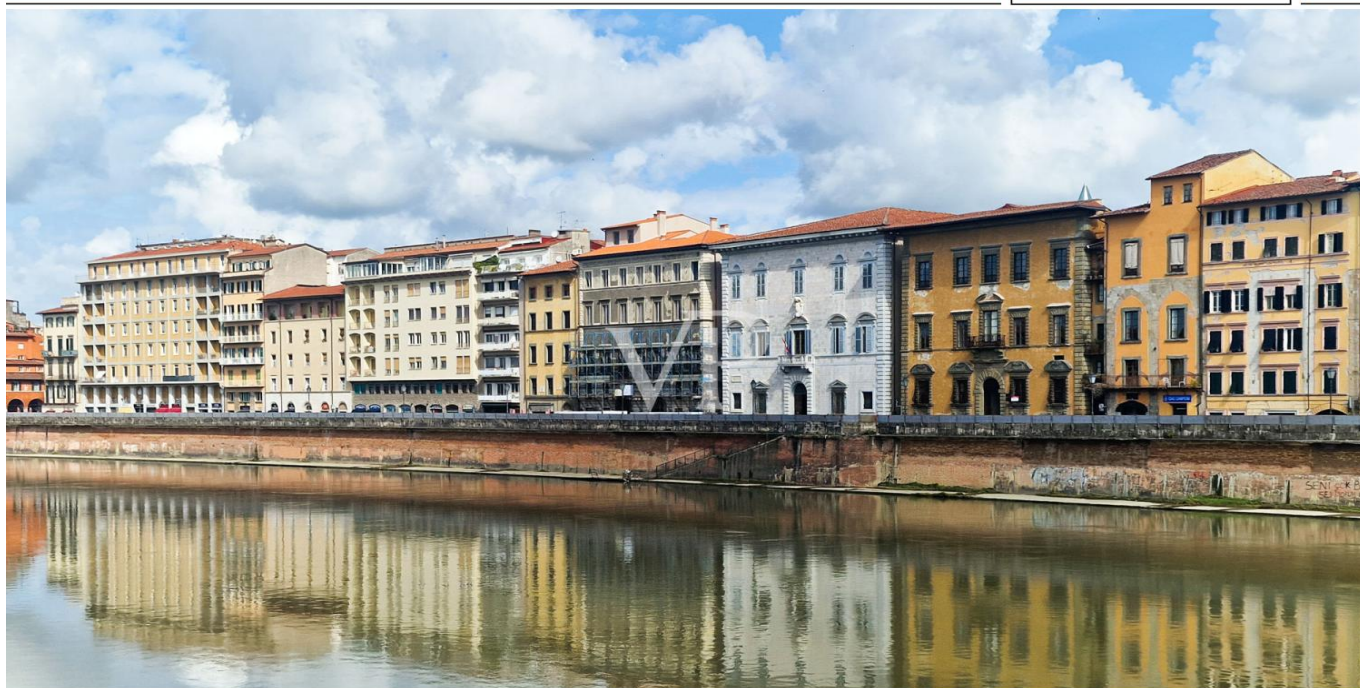


Pisa

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 m² • ROOMS: 3

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At a glance

Property ID	IT254151935
Living Space	ca. 149 m²
Rooms	3
Bedrooms	2
Bathrooms	2
Year of construction	1550
Type of parking	1 x Garage, 100000 EUR (Sale)

Purchase Price	890.000 EUR
Commission	Subject to commission
Total Space	ca. 149 m²
Usable Space	ca. 149 m²
Equipment	Terrace

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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.

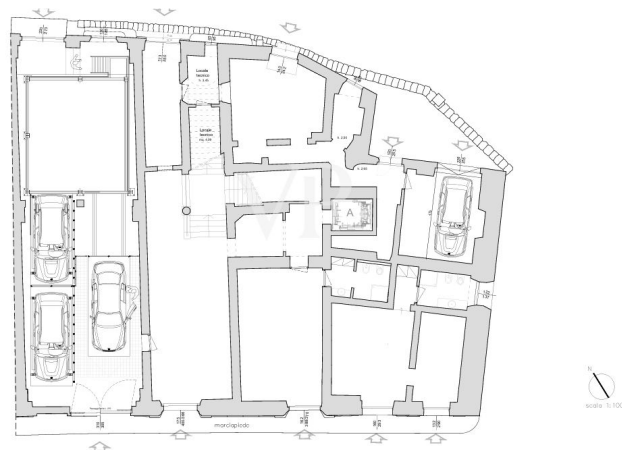
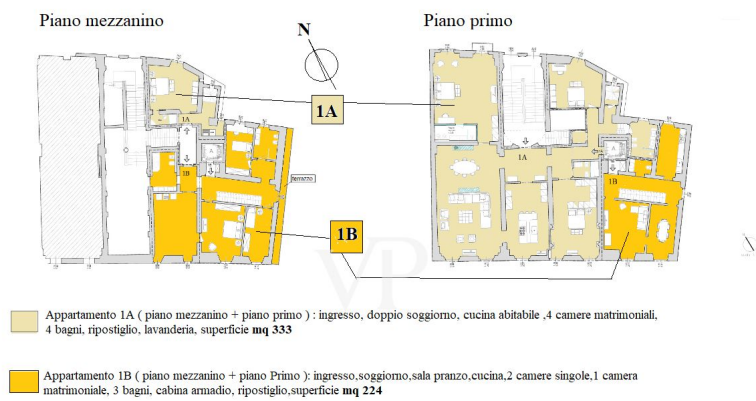
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The property



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Floor plans



Piano secondo



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

Piano terzo



Appartamento 3A: ingresso, doppio soggiorno, cucina abitabile, 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

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A first impression

Just three kilometers from Pisa's Galileo Galilei International Airport, on the most prestigious stretch of the city's Arno riverfront, stands a remarkable historic palazzo. Its striking graffiti-adorned façade sets it apart, and its walls hold centuries of history. Once the residence of Alamanno Aragona d'Appiano, a nephew of Cosimo I de' Medici, the building later belonged to the noble Grassi family from Siena (1665–1841), before being inherited by the Agostini Venerosi della Seta family, who retained ownership until 2008. Today, the property is in the hands of a respected real estate group that, following a detailed restoration plan approved by the Italian cultural heritage authorities, is carefully and skillfully restoring the building to its original grandeur. The beauty and charm of Pisa's riverfront, lined with Renaissance palazzi that seem to flow alongside the river itself, have long inspired poets. Giacomo Leopardi once described the Arno in a letter to his sister as "a scene so vast, so magnificent, so cheerful, so radiant..." Meanwhile, Percy B. Shelley, in a letter to Lord Byron, wrote: "Stand on the marble bridge... and tell me if anything can surpass a sunset in Pisa." These tributes are now engraved in full on marble plaques set into the river wall near the historic Caffè dell'Ussero. The palazzo was originally built in the 16th century, like many others along the river, through the unification of several medieval tower houses—once symbols of power among Pisa's noble families. The building spans five floors plus a rooftop terrace, and has been transformed into seven elegant residential units, each accessible by elevator. On the ground floor, a stately entrance hall with vaulted, decorated ceilings opens directly onto the Arno. This level also includes a mechanical garage for five cars, two ancillary rooms with bathrooms (one with direct street access), and a private garage accessible from Via delle Belle Torri. The mezzanine level, connected via private stairs and elevator to the first floor, serves as the bedroom area for apartments 1A and 1B. It houses a master bedroom with ensuite for apartment 1A, as well as two single bedrooms, a bathroom, and a second master bedroom for apartment 1B. The first floor is divided into two units. Apartment 1A, which connects to its mezzanine level, features a spacious foyer, private study, impressive living room, adjacent dining area with open kitchen, guest bathroom, and multiple bedrooms with ensuite baths. Apartment 1B includes a living room, dining area, kitchen, and guest bathroom, also linked to its sleeping quarters on the mezzanine. The second floor hosts apartments 2A and 2B, both accessible by elevator or stairs. Apartment 2A has been sold. Apartment 2B offers a living room, open-concept kitchen and dining area, laundry room, large bathroom, and a master bedroom with ensuite. On the third floor, apartments 3A and 3B provide even more spacious layouts. Apartment 3A includes a large entrance hall, living room, eat-in kitchen, three bedrooms (two with private bathrooms), a guest bathroom, and a laundry room. Apartment 3B features a living and

dining area with open kitchen, laundry, a single bedroom, a bathroom, and a master bedroom with ensuite. The crowning jewel of the palazzo is the fourth-floor penthouse, offering panoramic views—southward over the Arno, and northward across the rooftops to the distant Pisan hills. The penthouse is accessible by both elevator and stairs, and features an open-plan kitchen and dining area, a spacious living room, two master bedrooms (one with private bath), and an additional bathroom. A generous attic space with bathroom provides the opportunity to create a charming loft or additional living space. Completion 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

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