The Renaissance Collection

A masterpiece born in the 14th century. Reborn in the 21st.
WE ARE FORTUNATE: FLORENCE ISN’T JUST THE CRADLE OF ART - IT IS A CITY THAT CELEBRATES THE ART OF LIVING WELL.

Anon

Welcome to The Renaissance Collection

We are pleased to introduce The Renaissance Collection, a development of just 30 exclusive residences set in the first phase of 14•21 Firenze, a stunning 14th century Palazzo.

The Collection showcases the work of an international team of architects and craftsmen. Brought together in Florence they share a single focus to restore and bring to life a series of historic buildings set in the heart of the old town, overlooking Brunelleschi’s Duomo. The result will be 14•21 Firenze, a new destination for the city that entrances with its unparalleled architectural history spanning some seven centuries.

Our ambition is always to deliver the perfect marriage of old and new; to sympathetically restore and renovate and to introduce modern services and facilities. To create destinations and, with 14•21 Firenze, to build a new community in Florence that is cosmopolitan, engaged and interested.

We hope you are as excited as we are about 14•21 Firenze and will join us in making it your home.

14.21 Firenze team
Fund Armonia
Owners of 14•21 Firenze
Always a destination

So much has been written about Florence, birthplace of the Renaissance, home to the Negroni and a destination loved by visitors from around the world.

In a city of contrasts, those who call it home point to its rich history as the source of the energy that you can feel today. A vibrancy and sense of style that draws those with an innate appreciation of art and culture, an understanding of la dolce vita, and a desire to keep discovering.

That marriage of appreciation and sense of wonder infuses the city. From the Palazzo Vecchio to the medieval streets and basilicas, the city, a UNESCO World Heritage Site, is full of surprises. Where else can you dip into a museum to discover Giotto’s finest work before turning a corner to come face-to-face with a Michelangelo sculpture on public display?

Spend any time here and you realise that the people are the beating heart of this great city. The Florentine pride in locally sourced Tuscan dishes and traditional recipes like Ribollita. The fashionable bustle of foodie heaven, Mercato Centrale, and the modern elegance of Michelin starred La Bottega del buon Caffè.

Step back onto the streets and enjoy the boutiques of Via de’ Tornabuoni. Stroll or shop the Ponte Vecchio, take in a drink with friends in Piazza della Repubblica and end your night at bookshop turned live music venue La Cite.

Without doubt a city to fall in love with. And now a place to make your own.
Home at the heart

Seldom does an apartment come up in the middle of the old city. Only once in a lifetime does a fully refurbished Palazzo come to the market with a choice of bright residences, stunning views, secluded internal courtyards and open spaces.

And yet 14-21 Firenze stands just 100 yards’ walk from the Duomo, an easy stroll from the many galleries, museums, restaurants and bars that Florence has to offer and only five minutes’ walk to the main Piazzas and the Ponte Vecchio.

Discover yourself. Discover a home in the heart of the city.
A city of culture, a game of quarters

Home to some of the finest architecture and greatest galleries, Florence’s artistic roll-call takes in everything from Giotto’s Campanile to Botticelli’s Birth of Venus. Whilst the Uffizi and Accademia galleries and Pitti Palace attract the attention of art lovers from around the world, stroll the streets and you find that art, in all forms, is woven into the very fabric of the city.

The booming art scene is fuelled by some of the world leading art and design schools including The Florence Academy of Art, IED and Florence Classical Arts Academy. Performing arts play their part as you walk up the hill through the walled rose garden to take in a concert - and the views - at the Abbazia di San Miniato al Monte. Watch a performance of the Florence Symphony Orchestra in its 70th year or enjoy theatre performances whilst you dine at Teatro del Sale.

And neither should sport be forgotten. From cycling to rowing clubs, tennis to sports clubs Fiorentine’s are hard at work. The city is home to Serie A team ACF Fiorentina and hosts Calcio Storico. A forerunner of football and rugby alike, the Calcio pits teams from each of Florence’s neighbourhoods in a tournament culminating on June 24th, San Giovanni Day, the Patron Saint of Florence.
The two ‘f’s, food and fashion, lie at the heart of Florentine culture. Indeed they go far beyond simple nourishment and style, they define a way of living.

Great food, high fashion

Florence is also the birthplace of Italian High Fashion and home to fashion houses of Gucci – which has its own museum – as well as Coveri, Cavalli and Ferragamo, all gathered in and around Via de’ Tornabuoni and Via della Vigna Nuova.

The streets are lined with specialist outlets offering everything from stunning leather crafts, concentrated around Piazza Santa Croce and Borgo dei Greci, to priceless antiques.

With its home on Via de Servi, The Renaissance Collection at 14•21 puts you just moments away from a vast array of cafés, restaurants, bars and markets. Indulge yourself at one of the seven Michelin starred restaurants in the city or enjoy the relaxed atmosphere at one in hundreds of classic Italian Trattorias. Discover the new foodie destinations of which Mercato Centrale, the food and fresh fish market turned food court, serving everything from local delicacies to contemporary global cuisine, is the champion.

And when you have eaten and shopped you kick back and sip on Chianti at one of the many traditional enotecas that line the streets, watch the sun go down over the city from La Terrazza or dance the night away with a Negroni at the Jazz Club.
Stirring up the perfect Negroni

An integral part of typical Italian Aperitivo, and what better place to stir up the perfect Negroni than in its birthplace, Florence?

First and foremost, the key elements

- 25ml Dry Gin
- 25ml Campari
- 25ml Sweet Vermouth
- Orange peel to garnish

And your favourite cocktail glass to sip from, we recommend a classic tumbler to match this classic drink.

When making a Negroni, like any short, spirit-based drink, don’t reach for the shaker as the additional liquid will dilute the flavours.

To begin, pour the gin, Campari and sweet vermouth into your jug of choice with a handful of crisp ice. Stir gently with a long spoon before pouring onto the rocks in your chilled glass. And then it just remains to garnish with a twist of orange zest, or lime for a tangier, sharper taste.

Once you’ve perfected your own, why not visit one of the very best in Florence and see how you compare...

1. VIP’s bar – for the most Instagram-able shot in Florence with panoramic views of the City head to Piazzale Michelangelo.

2. La Terrazza – with a tagline of ‘Float on the rooftops of Florence,’ who wouldn’t want to try this out? Just a stone’s throw from the Ponte Vecchio, relax with a refreshing Negroni whilst taking in the breath-taking city views by the river.

3. Locale – for an unmatched experience visit the reimagined Concini Palace and taste a Negroni in the sumptuous splendour of one of its many 16th century bars and relaxation rooms.
Florence, incredibly well connected

As one would expect of the former capital of Italy, Florence is perfectly situated to provide a gateway to Europe and the world. It offers an unmatched choice of links by rail, plane or road.

Tuscany has the benefit of two international airports. Amerigo Vespucci Airport which is just a 25 minute drive from 14•21 Firenze and the larger Galileo Galilei International Airport in Pisa which, at just over an hours’ drive away, gives fast access to Europe and the world. Visiting is easy for those with friends and family further afield. London Gatwick, Amsterdam and Paris all offer direct flights to Florence in around two hours, as well as onward connections direct to New York and the rest of the world.

Closer to home direct trains from Santa Maria Novella, just 12 minutes’ walk away, alongside great road connections put Pisa, Rome and Milan less than two hours away. Florence is also served with three high-speed ‘Le Frecce’ trains, connecting cities and towns across Italy including Rome, Milan and Naples. And with the city on your doorstep and the rolling hills of Tuscany all around, this is the perfect setting to both relax and explore.
Still standing the test of time

For more than six hundred years Palazzo Pasqui has been centre stage in the unfolding drama that is Florence, playing host to a varied cast of wealthy merchants, noble families, sculptors, artists and architects.

Of all the Florentine architects, Brunelleschi has undoubtedly been central in creating the skyline that we recognise today.

The 14th century marked the emergence of Florence as the pre-eminent world city in commerce, finance, learning and, of course, the arts. Palazzo Pasqui, home to the Renaissance Collection was part of that flowering as the building, owned by the Del Palagio family since the 1300s, was developed into the imposing Palazzo we see today.

The building stands on Via dei Servi, one of Florence’s oldest streets, connecting two great squares that showcase the work of one of history’s architectural masters, Filippo Brunelleschi [1377-1446]. Considered by many to be the founding father of Renaissance Architecture, Brunelleschi’s innate understanding of mathematics and engineering enabled him to perform architectural feats that have not been replicated to the modern day.

This is most notable in the Piazza del Duomo which plays host to ‘el Duomo e Cattedrale di Santa Maria del Fiore’ or the Duomo. The defining feature of the Florentine skyline, it is the largest brick built cupola in the world, rising some 115 meters into the sky to tower over the city. When planning for the cathedral began in 1294, the ambition was to create an architectural and engineering masterpiece without compare. The cathedral remained roofless for 150 years before the sciences caught up with the aspiration and Brunelleschi won a competition to design and construct the dome, overseeing its completion in 1436.

His second work, ‘Ospedale degli Innocenti’ or The Hospital of the Innocents, takes Brunelleschi from a heavenly mandate back down to earth. Standing at the other end of Via dei Servi, the children’s orphanage, funded by the Silk Guild of Florence, is recognised as one of the most notable examples of early Italian renaissance architecture. Its façade dominates the eastern side of the Piazza Santissima Annunziata. Here Brunelleschi references the new age with its foundations in knowledge and mathematics. Simple in design, its nine semi-circular arches and windows link the building to the earth.

Babies were left in a basin at the front portico prior to this being replaced by a rotating turntable built into a door. The turntable could be rotated by the parent to deliver an unwanted baby into the building, without their face being seen.

Looking to the skies but with feet firmly planted on the ground Brunelleschi’s architectural vision casts a long shadow. Many would say Brunelleschi’s influence stretches far beyond that of the Florence skyline for he is also credited for recognising one-point linear perspective with its single vanishing point. This revolutionised art and design the world over leading the move from stylised representations to the natural perspectives we take for granted today.

We have a lot to thank Filippo Brunelleschi for.
A 14th century mansion

The first phase of the 14•21 Firenze is the Renaissance Collection that comprises of just 30 one, two and three bedroom residences. Set in the oldest of the five buildings, standing closest to the Duomo at the eastern end of 14•21 Firenze and located on the corner of Via Bufalini and Via dei Servi, one of Florence’s oldest and most important streets due to its connection of the two major squares in the city.

Originally constructed in 1300, the mansion stood on the boundary of the old city walls. By the 1400’s it had become home to the Pasqui family and quickly became known as Palazzo Pasqui. In later years it would become host to the famous sculptor and architect Jacopo Chimenti and painter Benedetto da Maiano.

Today 14•21 Firenze opens, once again, the doors of the complex with a dynamic living vision.
Renaissance splendour

Each one, two and three bedroom apartment, duplex and penthouse has been beautifully designed for modern living whilst respecting the history of the building and restoring all of its unique features, be that an art deco staircase or the grand antique wooden doors.

- Stunning communal spaces with marble floored hallways leading to the original antique doors to each apartment.
- Choice of perspectives from uninterrupted views of the Duomo to interior courtyards from private terraces or balconies.
- Large windows, many with original shutters, flood the space with soft Italian light.

2.3. Flooring
The flooring of the apartments will be of hardwood floors, placed at angles, herringbone fish design and running slats. The hardwood floor will be chosen from the samples of «Parchettificio Toscano» or similar and made with the following features: The first placed as herringbone fish design and including planks of measuring 90x610 sp. 10 mm, 2 layers of durmast with the upper noble one of 4mm of thickness, multi-layer of betulla, prime choice, bevelled, brushed and naturally oiled. Color to be determined. - The second hardwood design will consist of staggered planks of durmast of 3 layers, single-layered in abete, prime choice, measuring 180/200x1200/2000 spess. 15 mm, noble layer of 4mm, brushed and naturally oiled. Color to be determined.

2.4. Wall finishing
The floor finishing will be plastered and tinted with a fine paint (colors to be determined). The skiting, approximately 10/12 cm high, will be shaped and painted.

2.5. Ceiling finishing
For the ceilings is expected: the preservation and restoration of the warping of the wood, where present and recoverable, will be painted with a color to be chosen. - The recovery of the existing ceiling, if in good enough condition. - Either wise it is expected a countertop plan with a plastered perimetric frame whether the height allows it.

2.7. Kitchen
For the kitchen area we expect to use the large plates 160x320 cm of porcelain stoneware Marazzi serie Grande, marble effect finishings or cement to choose based on the style and color of the kitchen. The porcelain stoneware will be used to cover the top and the rise of the kitchen worktop, as far as the resistance to stains, fire and scratching, it won’t absorb liquids and is easy to clean.

2.8. Electric switches
The electrical system will consist on a variable number of switches, depending to the size of the apartment, roughly between 30/35 switches and adaptors. The selected product is Bticino series Now. Bticino_Now

2.6.5. Heated towel rails
For the main bathroom of the apartment A the following items have been selected: Heater towel rails series Tubes green color RAL6005. For the secondary bathroom: Heated towel rails series Square white color RAL9010 For the bathroom of the apartment B Heated towel rail Caos series Impero chrome finishing.

1.5. Entrance door to the apartments.
The armored entrance door to the apartment will be designed realized with a smooth inners panel with a standard lacquered vanish to determinate the ral color and an external natural antique walnut wood panel. Dimensions 90x210 cm. Handle and door knob with lock aside, like Valli e Valli (finishing to be determined) anti-burglary grade 3 or 4.

Tinteggiatura pareti

2. APARTMENTS

2.1. Inner doors.
The inner doors made of framed and molded panels of antique wood, in either a single or double panel, hidden wiring running parallel to the skirting board, lacquered RAL opaque in color to be determined. Brass door knob of diameter 8mm on door handles and keyhole covers and escutcheons, Yale lock in tuscan style such as Valli e Valli design Antares or similar.
Unit 3-03 & 3-07, Renaissance Collection

Apartments 3-03 and 3-07 illustrated here are both located on the third floor. Residential Unit 3-03 is an ergonomic 3-bedroom, 2-bathroom apartment with net internal area of 74.90 sq.m. (806 sq.ft.) and terraces of 44.50 sq.m (479 sq.ft.) offering outstanding courtyard views.

Apartment 3-03
A stunning three-bedroom, two-bathroom apartment with a superb and extensive private terrace overlooking traditional Florentine Courtyard.

With three bedrooms and a large private terrace, this unit offers a unique blend of comfort and style. A modern gem within Florence’s centre.

Apartment 3-07
A beautiful one-bedroom apartment in the city centre.

This traditional unit offers strikes the right chord by pairing modern design with timeless historic features.

The information presented herein is intended as a guide only and does not constitute tax or legal advice. It should be used for reference only and is non-contractually binding. The Company reserves the right for any changes at its sole discretion. Furniture and equipment are indicative and are not included in the prices. Plans and specifications valid on a purchase are those issued for inclusion in the Sales Agreement.
Construction work is underway

The bricks have been laid, construction is well underway, and the team are hard at work on the final details of the first residences in the collection and on the stunning common areas and outdoor public spaces.

With a restoration of this importance every finish and feature has been carefully considered with unmatched attention paid to every detail. From the 14th century inspired arched underflooring to the spacious internal courtyards and pitched roofs, the finished design at 14.21 Firenze is something truly unique.

A fifty metre boom crane was brought into central Florence to facilitate a full roof replacement including main timber structures.

Barrel vault slabs in the interior space are being restored and then reinforced with concrete works. These slabs were typical of ancient buildings, the circular shapes lend a semi-cylindrical appearance to the total design.

Leonardo da Vinci

For more information please visit www.1421firenze.com or call (+39) 334 3486389
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