





ITALIAN LUXURY PROPERTIES

DREAMER REAL ESTATE

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PROPERTIES

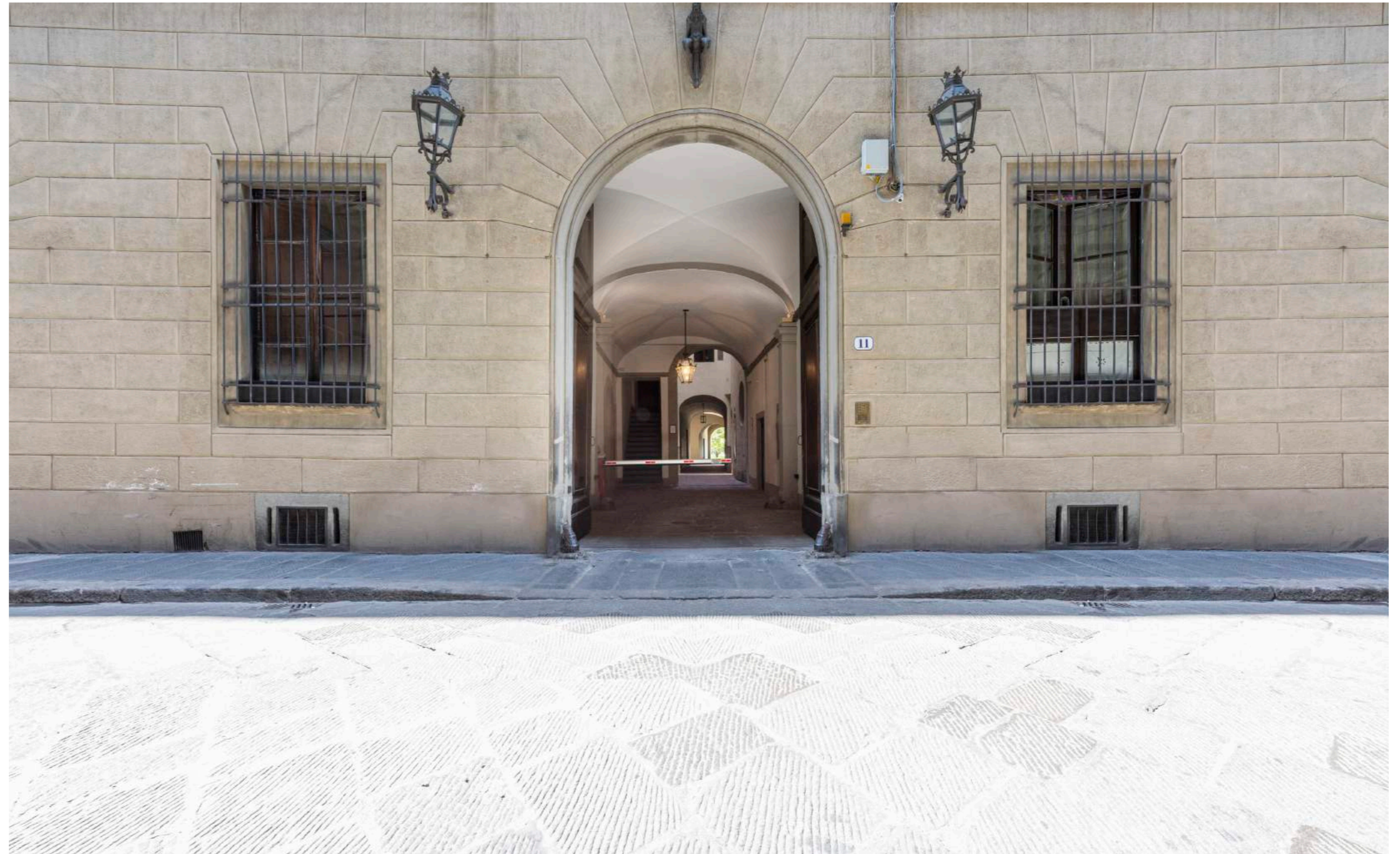
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ITALIAN LUXURY REAL ESTATE

Dreamer Real Estate is a Florence based real estate consulting and brokerage company which deals with prestigious properties throughout Italy due to important and strictly selected partnerships with the major international agencies within the industry.

Targeted business partnerships and liaisons aimed at finding customers and investors worldwide who are interested in the Italian high luxury real estate market. A synergistic union of relationships, visual communication tools, innovative online and offline marketing strategies and a constantly expanding luxury property portfolio. Promoting a luxury property for an international clientele requires precise expertise.

Relational skills and a high emotional component in the purchase are often crucial.



THE DREAMER TEAM

Acquisition team: Professionals dedicated to the acquisitions for a constant expansion of Dreamer real estate portfolio on strategically selected areas.

Sales team: Professionals devoted to deal proposals towards selected and constantly growing international buyers within Dreamer professional network.

Marketing team: Careful market analysis, active management of the real estate portfolio and positioning of its offer through innovative online and offline marketing strategies.

Legal & Fiscal Advisory team: Dreamer, both internally and in liaison with selected partnerships such as lawyers, surveyors, architects, accountants, notaries and others, will advise its customers about all the aspects related to the real estate investments from the beginning to the end until the purchase is completed. As to achieve this Dreamer can carry out the following: Real estate marketing analysis, ROI - ROE analysis, Credit line opportunity, Real estate Due diligence on (technical, legal and tax due diligence), Agreement facilitation, Contracts drafting and preparation, Immigration and tax consultancy.



HISTORICAL VILLA

HILLS OF FLORENCE

SURFACE AREA: 1600 SQM / 17220 SQFT

No. OF BEDROOMS: 11

PRICE: € 6MLN

Stunning 16th-century Villa for sale located just 7 km from the City of Florence. Main building surface of 1,000 square meters. Currently consisting of 5 double bedrooms, 5 en-suite bathrooms. Large annexed dependance of 500sqm, divided into three newly renovated apartments each consisting of kitchen, living room, 2 bedrooms and 2 bathrooms, with independent entrances. The location of the property echoes the typical elevated layout of the Florentine stately homes.

The historic property benefits from excellent maintenance, original antique terracotta floors and large ornate and frescoed lounges. In the main hall of the villa we find an ancient frescos attributed to Luca Giordano, famous Italian painter of the 1600s.

A lovely Italian garden finely cared for and adorned with impressive potted lemons and typical Tuscan plants embellishes the property. Beautiful area and indoor courtyard, designed for lunches and dinners outdoors. The park of the villa with centuries-old plants and including an Italian design garden has an area of 6 hectares. In addition, a 50,000 sqm plot looms over the wall of the villa. Cultivated with olive trees and fruit plants, and several ornamental plants. Authorization to build a Pool. The property is completed by a large and spacious, partially underground cellar re-emerging at the charming Italian garden.



Perspective



Living Room
Private Garden



Outdoor Space
Living Room

PRESTIGIOUS PROPERTY WITH VIEW OF FLORENCE HILLS OF FLORENCE

SURFACE AREA: 1450 SQM / 15600 SQFT

No. OF BEDROOMS: 9

PRICE: € 16MLN

Prestigious Property for sale on the hills of Florence, in the San Domenico area, under the town of Fiesole, overlooking the historic center of Florence. The historic property consists of two villas, the master of which was built by a famous Swiss architect and painter in the late 1800s, finished in the early 1900s in an eclectic Renaissance style. Immersed among the high cypresses of the hills of Fiesole, positioned in an extremely panoramic and private location, surrounded by large private land for 1 hectare of land outlined by thick walls and fences that guarantee total safety and maximum privacy. The property is adorned with spectacular loggias, balconies and grandiose terraces overlooking the historic center of Florence. Both buildings within the surrounding land have two entrances through electric gates from two distinct roads, one that arrives from the Fiesole side with direct access to the main building and one that arrives from the part of Florence city that allows the second entrance from the part of the other smaller villa.

The manor house is distributed over several floors around a majestic classical staircase. On the first floor we also find a double living room with stone portals and original painted coffered ceilings, a billiard room with an authentic stone fireplace, a beautiful dining room and kitchen, and a splendid ancient library preserved in excellent condition connected to an elegant studio room.

On the upper floor, reachable via the stone staircase with typical old decorations, we find the sleeping area consisting of 6 double bedrooms and 6 bathrooms as well as large spaces used as wardrobes.

In the basement, on the other hand, we find cellars and other spacious rooms, currently used as closets and areas for servants. The basement space obviously has the potential to be used for any pleasure, having splendid views of an additional loggia and terrace of over 100 square meters with a 360 degree view of the entire city of Florence.

Moreover inside the one-hectare land, there is a second Villa that extends for a further 350 square meters of floor space with 3 bedrooms and 3 bathrooms, with terraces and balconies, also the latter with breathtaking views.

Both in a central position overlooking the splendid hill of Fiesole adorned with terraces, open parking spaces, and splendid paths in beautiful vegetation. The property includes two private garages and a further dependence / lemon house near the main building, for guests or servants.



Perspective



Main Entrance



Terrace overlooking Florence
Living Room



HISTORICAL VILLA

PIAN DEI GIULLARI

SURFACE AREA: 800 SQM / 8610 SQFT

No. OF BEDROOMS: 5

PRICE: PRICE IS ON REQUEST

Historic Villa in Pian dei Giullari for sale near Florence. Sumptuous 14th century villa nestled in the green hills of Pian dei Giullari, overlooking the city of Florence. The floorplan is 500 square meters, spread over 3 levels. The front facing garden has a large Serliana arch supported by columns, in turn supporting a large terrace. The facade of the building is decorated with a magnificent classic Renaissance and Corinthian portico. The building is suitable for renovations and transformed into an entire luxurious residence with large living rooms, 4 suites on the first floor, each with a private bathroom (with hammam and whirlpool). The ground floor includes, in addition to the main hall, additional spaces used for representation and living area. The villa houses a priceless fresco painted by Antonio del Pollaio which was most likely partially ruined in the purges of Savonarola.

The second "attic" floor could be transformed into an additional independent apartment / suite within the property; On the floor we also find further rooms and rooms to be used at will.

To complete the property, we find large 300 sqm "basement" that could either serve as garage or be transformed into a spa with indoor pool. This space can connect to the Villa through an exclusive underground entrance. The property benefits as a whole from a land of about 3 hectares consisting of park, olive grove for common use with adjacent properties, as well as about 2,000 square meters of garden for the exclusive use of the Villa.



Perspective



Perspective



Main Hall

VILLA

CHIANTI AREA

SURFACE AREA: 700 SQM / 7530 SQFT

No. OF BEDROOMS: 7

PRICE: € 3.9MLN

Wonderful Villa with pool and terraces for sale in Chianti Area. Strategically oriented at the top of one of the best Chianti hills, offers stunning views of the Tuscan valleys and countryside beyond.

Originally built in the year 1000AD, The Villa has undergone a lengthy and meticulously conceived restoration. The Estate is composed of two separate buildings (700mq in total), which are connected by a glass corridor. Both the old tower and the hay barn have been completely restored with old brick floors and reclaimed wooden ceilings, showcasing the best of contemporary Italian design, with a very cool, clean look.

Tower

Main floor: Two large living rooms with glorious arched windows providing a spectacular view over the valley; one twin bedroom with en-suite bathroom; and a separate powder room

First floor: 1 double bedroom with fireplace and a large double shower bathroom; 1 twin bedroom and 1 double bedroom both with en suite bathroom, with the latter having an adjoining living room (perfect for reading) with large fireplace

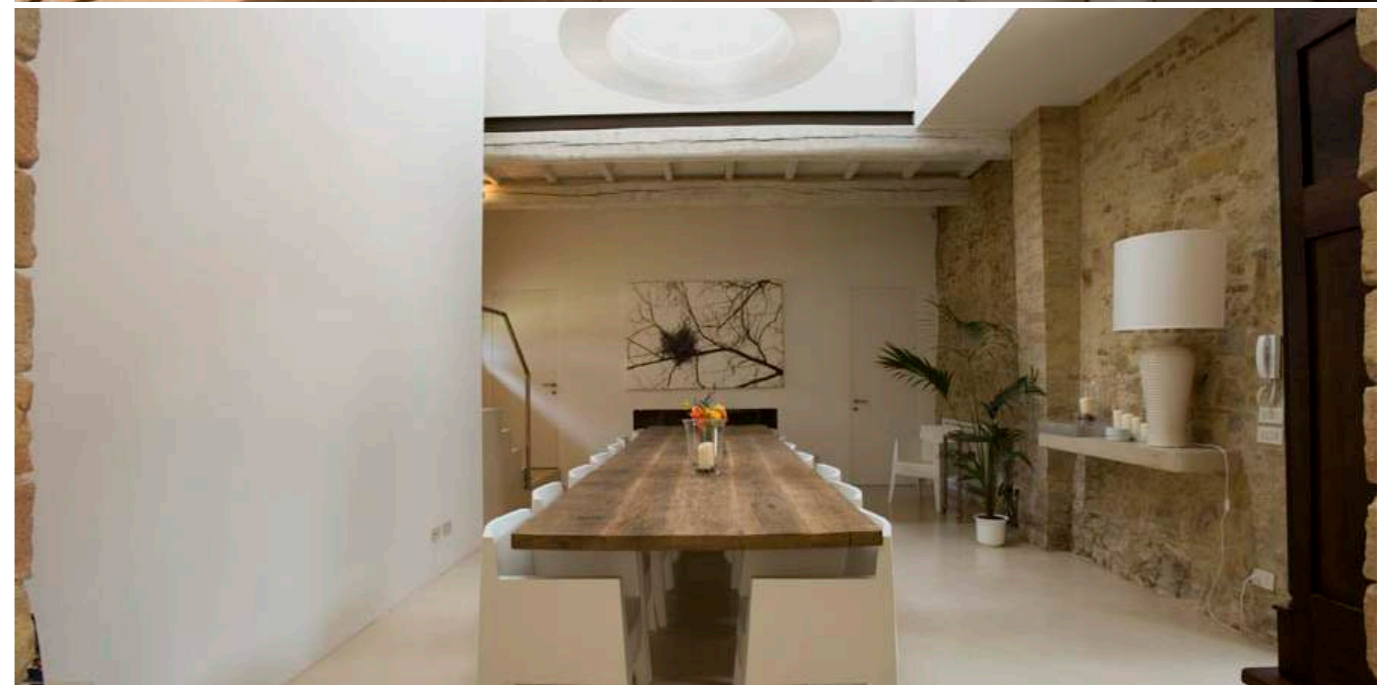
Second floor: master bedroom with separate dressing room, and large bathroom with lavish bathtub and separate walk-in shower. Guest house at swimming pool level: studio with double bed, bathroom with shower, and combination kitchen/ living room.



Perspective



Pool



First Floor Living
Double height Dining Room

CHARMING 15TH CENTURY VILLA HILLS OF FLORENCE

SURFACE AREA: 600 SQM / 6450 SQFT

No. OF BEDROOMS: 7

PRICE: € 4.8MLN

Historic villa from the 15th century, recently completely restored. Its hillside location ensures superb views of Florence and the Tuscan countryside, with the city centre just a 10-minute drive away.

The villa sits atop 5 hectares of private land, dotted with olive trees. All around the house, a romantic terraced garden with ponds and fountains, lemon and persimmon plants, strawberry vine and delicate flowers.

Inside, you will find elegant but welcoming interiors with 7 bedrooms (4 queen, 1 double, 2 single) fully and finely furnished, to accommodate up to 12 adults. Throughout the villa, with its two large living rooms, a bright oversized dining room, frescoes and fireplaces, a warm atmosphere with many comfortable corners for reading, relaxing and entertaining. The spacious fully equipped kitchen connects to the back garden for a delicious al fresco dining.

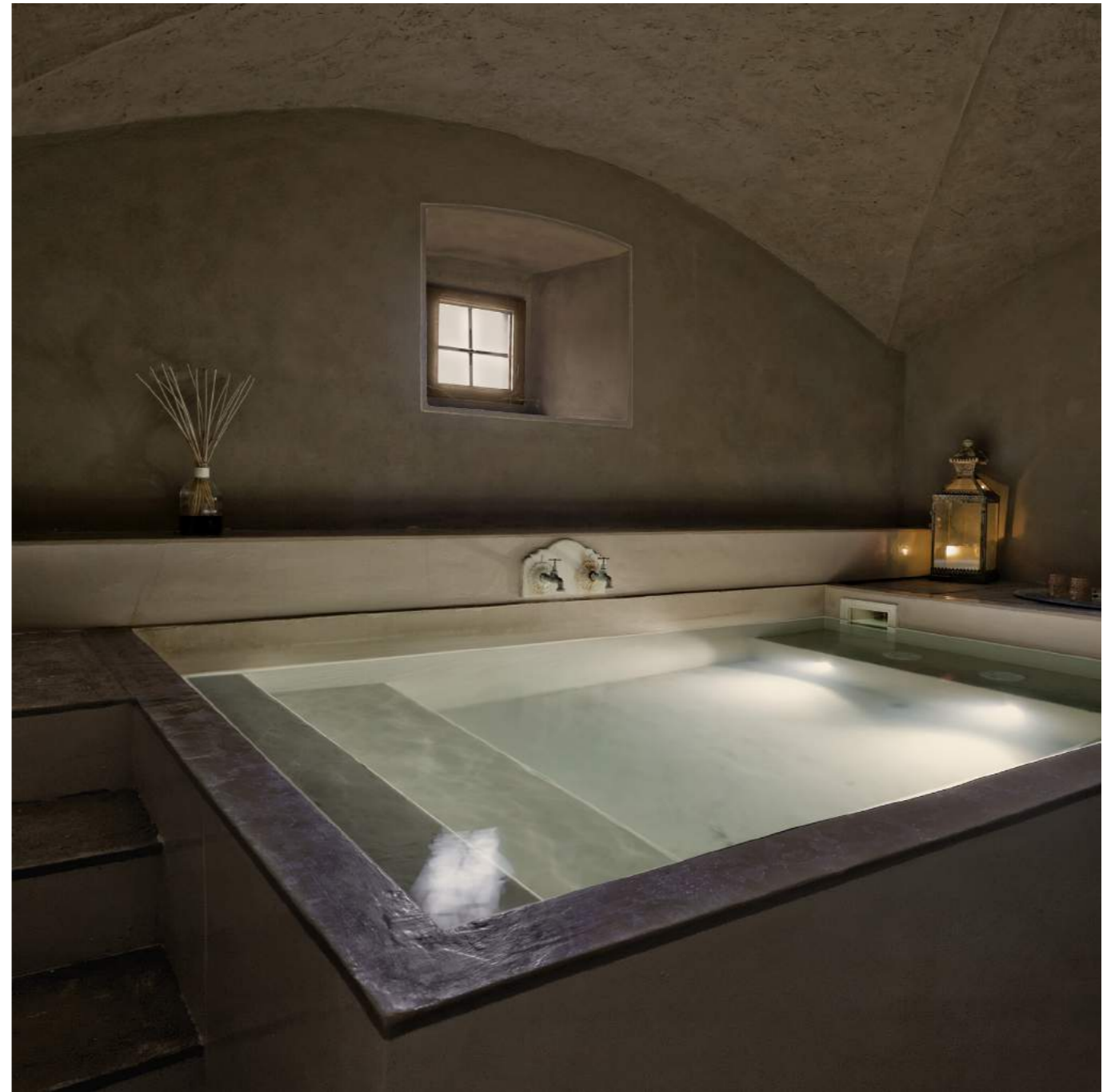
The tower section consists of an independent but connected apartment, with a small kitchenette. First-rate heating system with area thermostats, instant hot water for shower or bath, air conditioning. In addition to the large indoor heated whirlpool (approximately 80 x 120 inches) guests will also be able to enjoy the new plunge pool we have created in one of the garden terraces. Not a standard pool but rather a large jacuzzi-like outdoor pool (160 x 150 inches) with a great view of Florence.



Perspective



Back Garden



SPA

LUXURY APARTMENT IN HISTORICAL VILLA HILLS OF FLORENCE

SURFACE AREA: 480 SQM / 5160 SQFT

No. OF BEDROOMS: 4

PRICE: € 3.5MLN

Luxury Apartment in historical Villa with view and private garden for sale on the next hills of Florence.

Very convenient and strategic location in the sought-after area of San Domenico, Via delle Forbici, a stone's throw from the historic center of Florence. The property is located on the main floor of a historic 15th century villa, about 480 square meters with 3 beautiful frescoed halls with large volumes with ancient working stone fireplaces, 4 bedrooms and 5 bathrooms, bedrooms with private bathroom as well as a service bathroom, a study / library room and a think room, eat-in kitchen and a beautiful dining room with direct access to the loggia and terrace. The property has been recently renovated with high quality finishes, original antique terracotta floors of the time and frescoes in perfect condition, cross vaulted and coffered ceilings.

It includes a charming private garden, loggia, fountain and multiple private outdoor parking spaces as well as a condominium park of about 3,000 square meters, double driveway.



Perspective



Living Room



Dining Room

APARTMENT IN VILLA HILLS OF FLORENCE

SURFACE AREA: 190 SQM / 2045 SQFT

No. OF BEDROOMS: 3

PRICE: € 1.3MLN

Apartment in historic villa, with private pool and garden for sale just 6 km from the main square of Fiesole, Florence. The 190 sqm apartment is spread over two floors. The staircase of the exclusive property leads to the loggia of about 35 square meters, overlooking the hills and the valley. Directly from the loggia you enter the living room where there is a large fireplace, decorated coffered ceilings, continuing on you enter the kitchen which enjoys spectacular views of the vineyards. Also on the floor there is an elegant dining room and finally a guest bathroom.

Upstairs we find the 3 double bedrooms, one of which is currently used as a study and 2 bathrooms, one of which is en suite and very large. From the private path you enter the garden, also owned, meticulously maintained and in perfect condition, there is a gazebo for outdoor lunches and dinners, a splendid leaf-shaped swimming pool, an annex with kitchen, changing room for the swimming pool and bath. The property includes 2 parking spaces. Unique position as it is close to the city but surrounded by greenery.

The Villa, built around the year one thousand, can be traced back to the historic first meeting between Beatrice and Dante as it was owned by the Alighieri family. The meeting between the two would have taken place at the Church of Pagnolle which is located right next to Villa Montecchi, the famous historic home of the family of Beatrice Portinari, and thus called Villa Portinari.



Front Façade



View towards the house



Loggia

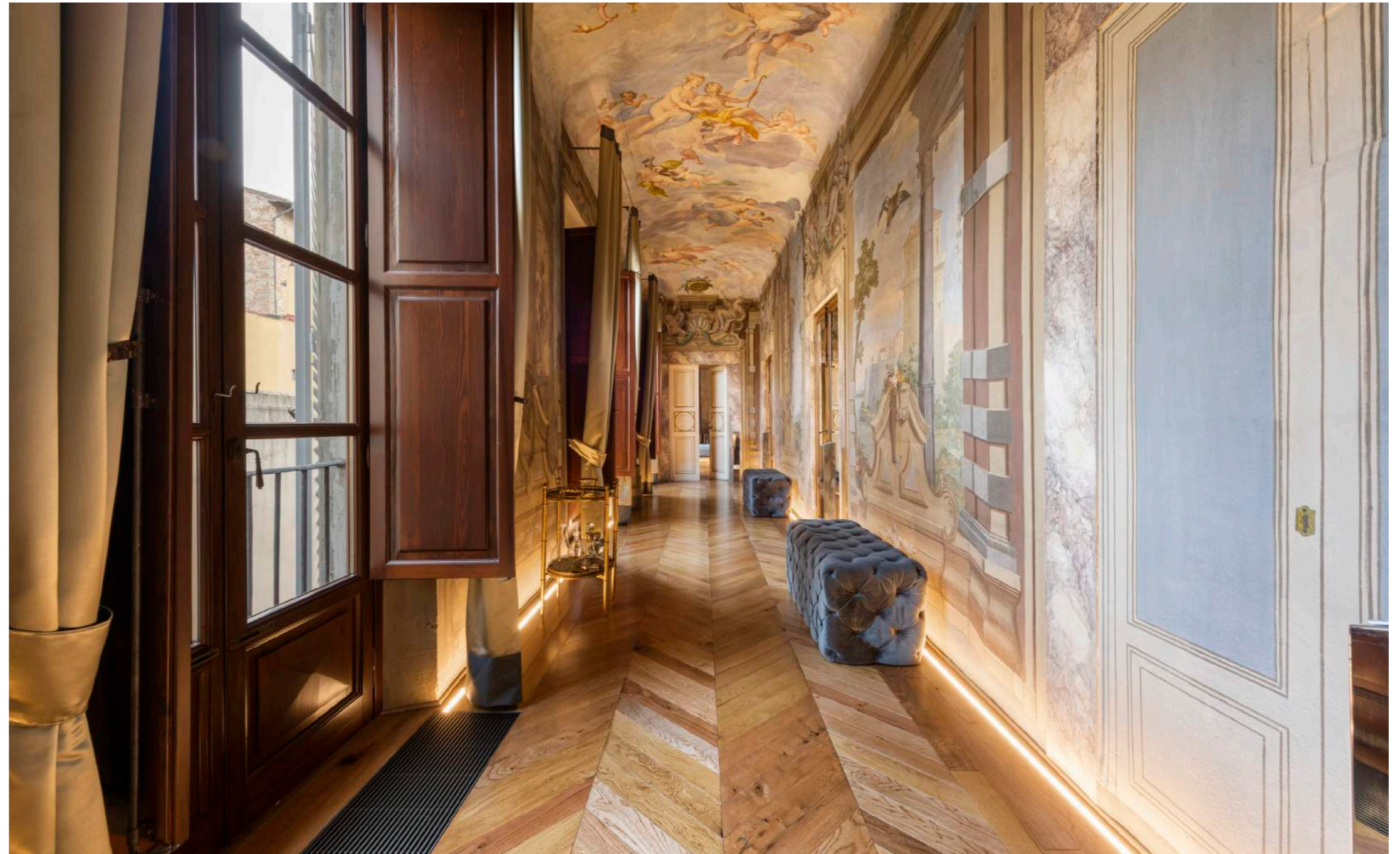
APARTMENT SANTO SPIRITO FLORENCE

SURFACE AREA: 187 SQM / 2012 SQFT

No. OF BEDROOMS: 3

PRICE: € 2MLN

Prestigious apartment for sale in the Florentine Oltrarno. The recently renovated apartment enjoys a double entrance that divides the master apartment from the service apartment. The main entrance leads us directly to the double living room with an island kitchen with a contemporary design with precious black marble and gold veins, on the left the large master bathroom and continuing beyond the living area a beautiful and suggestive frescoed gallery with original frescoes of the eighteenth century. From here you can access the sleeping area with 3 large double bedrooms, one with bathroom in the room and bathroom with bathtub French in the room. The views of the rooms are on a beautiful and lovely courtyard. The suggestive and unique property is also distinguished by its functionality, completely new and excellent quality systems, an accurate choice of materials and furnishings, mostly designed to measure. The secondary access of the apartment leads us to a studio apartment with kitchen and independent service, suitable for servitude, for guests or to be put to income.



Main Entrance



Living & Dining



Courtyard

APARTMENT DUOMO

FLORENCE

SURFACE AREA: 325 SQM / 3500 SQFT

No. OF BEDROOMS: 3

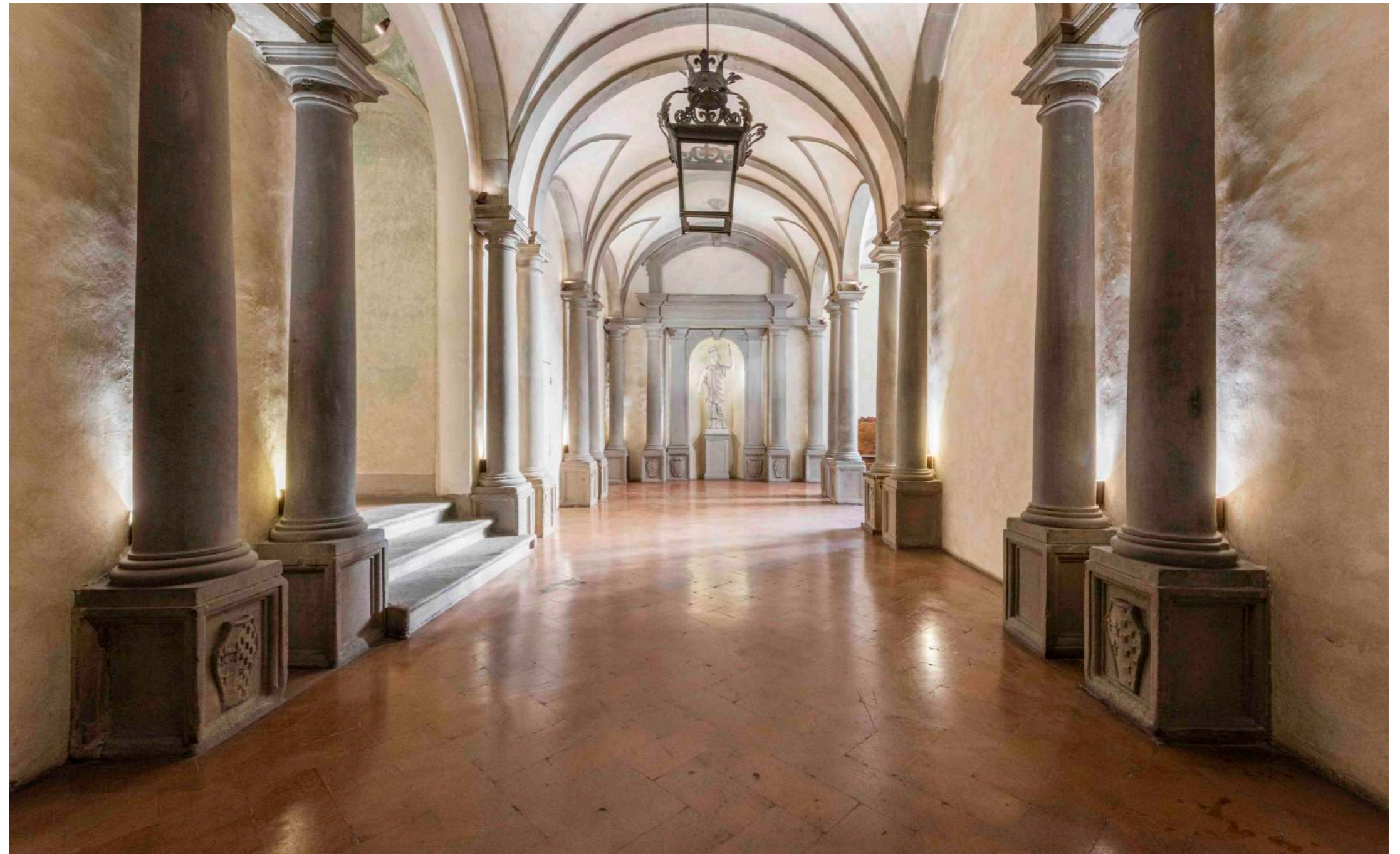
PRICE: € 4.5MLN

Luxurious Apartment for sale in the heart of Florence, inside a noble historic building designed by Gherardo Silvani in the 17th century, in a central and exclusive position there is this wonderful property. The 325 sqm apartment with large living rooms and 3 bedrooms with ensuite bathroom, this is built over a single floor, on the noble floor of the historic building, equipped with a lift. Recently renovated with quality materials and luxury finishes.

From a large and spacious entrance you enter the apartment, on the left is the eat-in kitchen where there is also a room used as a service staff. Continuing there is a large and bright living room, with 6-meter high ceilings that enhance the majesty and prestige that is also recognizable by the neoclassical-style marble pillars and by the splendid frescoes of the end of the 18th century. The flooring inspired by Palazzo Pitti with a geometric theme and small interruptions in mother of pearl. From the prestigious hall you enter a spectacular and evocative dining room with fascinating frescoes on each wall. From the dining room you can reach the internal courtyard, an ideal space for relaxing moments and for eating outdoors.

The sleeping area, consisting of three double bedrooms with bathroom, one of which is lofted thanks to the high ceilings that characterize the entire apartment.

In support of the property we have a spacious garage of 77sqm and a cellar.



Main Entrance



Living Room



Dining Room

APARTMENT LUNGARNO

FLORENCE

SURFACE AREA: 250 SQM / 2690 SQFT

No. OF BEDROOMS: 4

PRICE: € 4.3MLN

Elegant luxury apartment perfectly renovated on Lungarno in Florence, overlooking the Arno and a few steps away from Ponte Vecchio and the historical centre.

This luxury property of 250 square meters consists of 1 double living room and dining room overlooking the Arno, kitchen, 4 bedrooms, one of which in the loft, 4 bathrooms and a small terrace overlooking the Arno. The apartment is located on the third floor of a historic building and accessible through an elevator with private entrance inside the property.

The apartment has been renovated by a famous architect, and was published in the AD Italia magazine. A meticulous care in the choice of materials and details, elegant and prestigious furnishings with antique and design furniture define the place. The living area is characterized by large windows that give brightness and spectacular views. The living room has coffered ceilings and two beautiful windows overlooking the Arno while the kitchen, of high design, is located at a lower level than the rest of the house, as was often the case in noble residences. The original parquet floor was completely hand-restored and given a darker colour, a touch of modernity that confers the property a contemporary look.

The internal staircase leads to the mezzanine with a windowed compartment, designed by the architect as a fourth bedroom for guests, with a closet and a private bathroom. Thanks to the architect's vision, the house features an internal terrace with breathtaking views of the Arno.



Views of Lungarno



Lounge Room



Living Room

LET'S MEET AT OUR OFFICES

Our headquarters are located in the heart of Florence city centre, in the historical Oltrarno area, in the prestigious Palazzo Frescobaldi, embodying Dreamer's philosophy.

Our dedicated team will welcome you in an exclusive environment and will provide you with a tailor made service aimed at finding your dream property.

The client's satisfaction from the first until the final steps has always been of paramount importance to us.





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