

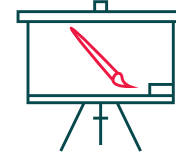
10 reasons to buy in Florence



Peretola and Pisa airports together offer direct **flight from 93 locations globally** whilst Rome and Milan are within a 1.5 and 1 hour train journey respectively

€100k

The new Italian flat tax on worldwide earnings is **attracting HNWIs with Florence high on their list**



Few cities can rival Florence for its renaissance art, culture and food, highlights being the Uffizi gallery, the Duomo, the Galleria dell'Accademia and the Boboli Gardens

€790 per sq ft

Prime **prices increased by 3% in 2019** and at €790 per sq ft compare favourably with other second home hotspots in Italy and the south of France

9

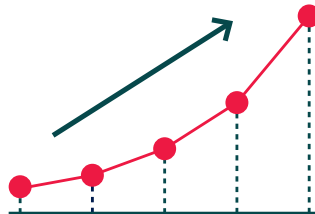


The city is home to **9 Michelin-starred restaurants**

21

minutes

A new 5.3km tram line provides a **direct link from Florence city centre to the Airport**. The new T2 line has reduced travel times to 21 minutes



The number of foreign **residents in Florence increased by 36%** between 2012 and 2019 to reach close to 133,000

35%

Since 2010 property prices have dipped 35% but are now 4% above their 2017 low with **strong demand for holiday rentals** a key draw for investors



The city has **three highly-rated international schools** (The International School of Florence, The Canadian School and The Sacred Heart Institute) and two universities (the University of Florence and the Academy of Fine Art)

5.3

million

Over **5.3 million tourists** visited Florence in 2019 providing strong rental demand

Contact our experts, we would love to help.

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