



RENT, SELL AND MANAGE PROPERTIES
IN FLORENCE AND TUSCANY

WELCOME

The heat wave has arrived... It's time to do as the Italians do, and take every opportunity to go to the seaside, to the shady green hillsides, and of course, to every open terrace or garden with music and aperitivo in the city. Avoid the streets in the heat of the day, but there are still ways to enjoy Florence while escaping the heat! Enjoy airconditioned exhibitions, festival concerts and performances in climate controlled theatres, and spend the cooler evenings outside socialising at the specialty bars and concerts that have popped up all along the Arno river. In case you can't get to the sea, we've included our annual list of all the swimming pools in town so you can always find a place to refresh yourself with a swim! Stay cool and enjoy the summer vibes and entertainment. With best wishes from SUZANNE, CORSO, BEI, EGLA, VANNI, ANNA PIA, RAFFAELLA, AND MARISA.

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PITCHER & FLACCOMIO PICKS FOR JULY

BEST EVENT: ESTATE FIORENTINA 2026, THE SUMMER LONG FESTIVAL OF EVENTS AND PERFORMANCES THROUGHOUT FLORENCE, Until September

The Estate Fiorentina involves 139 entities, has 121 widespread projects, four special thematic events, nine large festivals, and 14 summer spaces. We are set for a summer of creativity and entertainment! Some of this month's hottest events are:

Festival au Desert. The group led by Kader Tarhanine brings to the stage the sounds of the desert and Tuareg traditions, reinterpreted through a contemporary lens. Savāna Funk offer a powerful blend of funk, rock, and Afro-inspired influences, while Alessio Bondi enriches the programme with an intimate musical research deeply rooted in Mediterranean tradition. The presence of Mamah Diabaté evokes the great musical heritage of West Africa, weaving together ancestral rhythms and oral storytelling.

Apriti Cinema. The most spectacular cinema of the Florentine Summer is back, in a new splendid location, Piazza de' Pitti, with more than 40 free-entry evenings, including previews, guests and great tributes to the cinema of the past.

Florence Dance Performing Art Festival. The 37th edition of the Florence Dance Performing Arts Festival takes the form of a mosaic of artistic experiences, cultures, and generations, united by the overarching theme of "Projection of Light." Bringing together major international companies, emerging voices, and iconic city landmarks, the Festival renews its mission: to host renowned international artists, support the creativity of the next generation, foster dialogue between tradition and innovation, and transform Florence into a vibrant space where dance illuminates the present and opens up visions of the future.

Sagrati in Musica. These concerts will take place in Florentine churches and basilicas and will be performed by young musicians. The events are free and open to all!

Cinema nel Chiostro. The Sant'Orsola museum complex once again hosts *Cinema nel Chiostro*—an open-air summer cinema organized by M.Arte in collaboration with Spazio Alfieri for programming, and part of the *Estate Fiorentina* (Florentine Summer) festival. This project restores one of the city's most evocative venues to the public through film, transforming the former convent into a shared viewing space dedicated to auteur cinema, thematic film series, and new voices from the international scene.

Secret Florence. The project, created by five internationally renowned entities, Fabbrica Europa, Lo Schermo dell'Arte, Musicus Concentus, Tempo Reale and Centro Nazionale per la Danza Virgilio Sieni, is conceived for stage spaces that are mostly unseen or rarely visited by the public, or known spaces reinterpreted in a surprising way, where dance, music, art and cinema performances adapt each time to the architectural and acoustic characteristics of different places.

For the whole program: <http://estatefiorentina.it/>

BEST P&F RENTAL: A STYLISH AND COSY APARTMENT IN THE CENTER OF FLORENCE



A two bedroom and two bathroom apartment, right in the center of Florence. The apartment is just a few minutes' walk from Piazza Santa Croce and the Duomo, in the heart of the historical centre of Florence, close to the Sant'Ambrogio market, post office, supermarkets, restaurants and bars. This is a nicely refurbished apartment

with amenities and a very spacious bedroom, close to restaurants and shops, on the main bus line, including that rare treasure in Italy: a dryer. [More information and photos here.](#)

BEST FREE OFFERING: FLORENCE YOUTH FESTIVAL 2026

The Florence Youth Festival (FOG) was founded in Florence in 1999 with the aim of offering young musicians from all over the world the opportunity to enjoy a unique musical experience in the beautiful setting of Tuscany. The 2026 edition will take place from July 7 to August 26, with most performances hosted in the Loggia dei Lanzi. There are youth orchestras from Belgium, Denmark, Taiwan, Ireland, the U.K., Hong Kong, Italy, Spain, Macao, and Germany. All concerts are free of charge and open to the public. [More information.](#)

BEST CONTEMPORARY FESTIVAL: D.OFF DANCE MEETS THE CITY

D. OFF – Dance Meets the City returns for its 24th edition until 24 September 2026, bringing contemporary dance to public spaces across five Italian regions: Tuscany, Friuli Venezia Giulia, Marche, Puglia and Calabria. Directed by Roberto Lori and promoted by Associazione Culturale Art Hub, the festival features performances, artist showcases and community workshops that connect dance with urban spaces and local communities. The program includes renowned companies such as Artemis Danza, Ersilia Danza, Hunt CDC and Compagnia degli Istanti, alongside emerging local artists. All events are free of charge, making contemporary dance accessible to audiences of all ages. [More information.](#)

BEST DINING OUT: HISTORIC DA BURDE OPENS IN THE CITY CENTER

One of Florence's best trattorias opens in the city center: Da Burde—a historic Florentine trattoria awarded the "Tre Gamberi" distinction—brings lampredotto, peposo, and fine wines to Starhotels Michelangelo, without toning down the cuisine. The reason is clear: to offer visitors local cuisine, while guaranteeing they won't fall into the tourist traps often found in cities with high visitor numbers. The Gori brothers are thus making their move into the city proper, after more than a century on Via Pistoiese. Their historic original location remains open, however; it is one of the most consistent and highly regarded spots for food and wine—offerings that have always gone hand in hand there, earning the Goris the "Tre Gamberi" award, the highest honor for trattorias in the Gambero Rosso Ristoranti d'Italia guide. It's the perfect moment to savour this traditional fare - whether at their original location for locals, or the new spot for visitors to the city. Find them [here](#).

BEST OF THE REST

FRIDAY NIGHTTIME OPENINGS OF THE VASARI CORRIDOR

From [The Florentine Magazine](#): Beginning July 4 and running every Friday evening through December 26 (excluding August 15), the Vasari Corridor will host special nighttime visits. These guided group tours do not require a ticket to the Uffizi Gallery and offer a rare opportunity to experience the corridor's unique architecture and atmosphere after dark. Tours run from 7-11pm, with ten slots per group running every 20 minutes. The visit lasts approximately 45 minutes, and full price admission is 20 euro. Advance booking is required either online, via call center, or in person at the museum's ticket office. A maximum of five tickets can be reserved per booking. The tour concludes in piazza Pitti, exiting through the Boboli Gardens via the Rondò di Bacco gate.

THE SAN NICCOLO TOWER IS OPEN FOR VISITS

The San Niccolò Tower is now open for the season until the end of September. The medieval tower dates back to 1324 and once formed a part of the old walls around the city. It is the only one of the city towers to retain its original height of 60m (the others were lowered during the siege of 1529 to make them less vulnerable to cannonball fire). This year you can make the climb (around 200 steps) between 5pm and 8pm each day, with visits beginning every 30 minutes. For Bookings write to info@muse.comune.fi.it

RIVERSIDE AND OUTDOOR STREET FOOD POP-UPS ARE HERE FOR THE SUMMER SEASON

Every summer, the open air spaces of Florence come to life with pop-up venues across town that combine live music and entertainment with the best of street food. Whichever area of Florence you love to frequent, you will not lack options. This summer's offerings including: [Il Molo](#), [LIGHT](#), [Ultravox](#), [Fico' Bistro](#), [Lumen](#), [Love Orticoltura](#), [Caffe' Letterario](#), [Chiosco del Giardino delle Rose](#), [L'Atollo](#), [Circolo Aurora](#), [Anconella Garden](#), [Festa del Mugello](#), [Habana500](#), [La Limonaia](#), [Villa Vittoria](#), [Fuoribordo](#), [Fiorina sull'Arno](#), [The Lodge](#), [Flog](#), [Atollo](#), [Manduca](#), [Easy Living in Fattoria](#),

[Manifattura Tabacchi](#), [Serre Torrigiani in Piazzetta](#), [Palagetto Garden 2026](#), and even the reopening of the historic venue [Flo'](#) as a botanical terrace. Each one of these summer venues is offering a full program of concerts, events, and magic to accompany the delicious foods that are being served up all summer. Click their links to see the upcoming events!

BOAT RIDES ON THE MAGNIFICENT ARNO RIVER

An hour's journey in which you will be welcomed by the river and sheltered from the hustle and bustle of the city, while the city of Florence flows by the sides of the boat. The profession of the Renaioli dates back to the beginning of the 20th century. Most of the boats were destroyed during the flood that struck Florence in 1966. In 1995, the Associazione dei Renaioli decided to restore them as they were part of the city's historical heritage. Today the Renaioli boats are ready to carry you along the waters of the Arno river. Contact them directly through whatsapp or by calling the number on their [website](#) to organise your seat on these river boat rides for summer.

MUSART FESTIVAL 2026

Musart Festival 2026 returns to Florence from June 28 to July 26 with a lineup that brings together international stars, big names in Italian music, and a special classical music event in the heart of the Medici Park of Pratolino, a UNESCO site just a few kilometers from the city center. Ben Harper, Mannarino, Alfa, Elio e le Storie Tese, Luca Carboni, Carmina Burana with the Orchestra and Choir of the Maggio Musicale Fiorentino, and Vittorio Nocenzi's dawn concert: the eleventh edition of the Musart Festival Florence promises to be one of the highlights of the 2026 summer concert season. [Read more here](#).

FLORENCE IN THE '50S, '60S, AND '70S, AT VILLA BARDINI

In Florence, from May 7 to October 18, 2026, Villa Bardini provides the evocative setting for the exhibition "Florence '50s '60s '70s – Images from the Foto Locchi Archive", a fascinating journey through the city's history seen through the unique perspective of the historic agency. Through 150 documentary photographs, the exhibition traces three decades of transformation across art, sport, society and everyday life, capturing the full vitality of Florence in the second half of the twentieth century. More information at the [website](#).

ESTATE A SAN SALVI, Until August

One of the most interesting summer events in Florence is undoubtedly 'Estate a San Salvi', organised by Chille de la Balanza in the charming pavilions of Florence's former psychiatric hospital. The programme begins in June and runs throughout the summer, including a traditional concert on 15 August. There are three events scheduled for June:

Scenes from the Master's Funeral by Dario Fo – 2 June (in Italian)

Once Upon a Time... the Asylum – an evocative night-time walk through the pavilions – 9 and 10

June (in Italian)

You Choose the Film – 16 and 17 June, on the theme of Palestine

See the [website](#) for more details and to reserve your spot.

GIARDINO DELL'ARTECULTURA, May until September

The Giardino dell'ArteCultura is one of the most popular summer spaces in Florence and offers every day a rich program of events for all tastes and all ages. This well-equipped space, inside the Garden of Horticulture in Florence, offers every evening various art and entertainment initiatives for adults and, for children, in the park not far from Piazza della Libertà. Events schedule available on the [official Website](#).

DOMENICOALMUSEO : STATE MUSEUMS FREE FOR EVERYONE, AND CIVIC MUSEUMS FREE FOR RESIDENTS ON THE FIRST SUNDAY OF EVERY MONTH

On the first Sunday of every month, Florence opens up all of its state and civic museums free for residents of the city, or people born here. Here's a list of the state museums free to all: Uffizi, Accademia, Bargello, Medici Chapels, Pitti Palace (all museums), San Marco, Palazzo Davanzati, Medici Villas. And civic museums free to residents: Palazzo Vecchio, Arnolfo Tower, Santa Maria Novella, Stefano Bardini Museum, Fondazione Salvatore Romano, Museo del Novecento, Brancacci Chapel in Santa Maria del Carmine. You'll find more information at: www.musefirenze.it

MORE EXHIBITIONS AND CULTURAL EVENTS

MARK ROTHKO AT THE PALAZZO STROZZI, Until August

The Rothko exhibition arrives at Palazzo Strozzi in Florence, one of the most important exhibitions ever dedicated to an undisputed master of modern art. He is one of the most prestigious artists in the world, and the monographic exhibition in Florence, with satellite sections at the Museum of San Marco and the Laurentian Library, is an absolutely unique event. Mark Rothko's career is traditionally divided into three distinct periods: all are represented in the 70 paintings on display in Florence, which come from major museums in both the United States and Europe that normally house his works. The architecture of Palazzo Strozzi and the Florentine spaces are the ideal setting for exploring Rothko's technique, which translates the tension between classical measure and expressive freedom into painting; colour creates a new perception of space and gives the canvas a particular material dimension, beyond normal two-dimensionality. [Website](#).

A JOURNEY IN FASHION FROM FLORENCE TO FIFTH AVENUE, ON SHOW AT THE PITTI PALACE

Ferdinando Sarmi, born in Ravenna into an Italian noble family, began his international career in 1951 by taking part in the historic fashion show organized by Giovanni Battista Giorgini in Florence,

an event symbolizing the birth of Made in Italy. Noticed by Elizabeth Arden, he moved to New York to lead the fashion line of her brand. In 1958, he founded Sarmi New York, becoming one of the leading figures of American haute couture. He dressed icons such as Marlene Dietrich, Audrey Hepburn, Marilyn Monroe, and Pat Nixon, also gaining recognition from the international press. The exhibition dedicated to him traces his career from the 1950s to the early 1970s, highlighting his ability to merge Italian sartorial elegance with the glamour of American society. [More information.](#)

BASELITZ. AVANTI! AT THE MUSEO NOVECENTO, Until September

The Museo Novecento in Florence presents Baselitz. AVANTI!, a major exhibition dedicated to Georg Baselitz, organised in collaboration with the artist's studio. Spread over three floors, the exhibition brings together around 170 works, including engravings, paintings and sculptures, with a special focus on engraving, a central but lesser-known aspect of his work. The exhibition traces over sixty years of activity, highlighting the radical nature of his language and his famous practice of reversing images, which challenges the viewer's perception. Born in 1938 in pre-war Germany, Baselitz used destruction and historical crisis as a starting point to profoundly renew the figurative tradition. The exhibition also highlights the artist's strong connection with Florence, a city that was fundamental to his development, where he stayed in the 1960s and 1970s and returned several times until his solo exhibition in 1988 at Palazzo Vecchio. [Website.](#)

ESTATE FIESOLANA, Until September

Estate Fiesolana 2026 is one of the most anticipated cultural events of the Florentine summer. There are massive events coming up! Theater events include Massimo Gramellini (July 13) with "The Hour of Sentimental Education," Daniela Lucangeli (July 16) with "You Call Them If You Want," and Massimo Recalcati (September 9). Musically, concerts are scheduled by Irene Grandi (July 8), Joan Thiele (July 26), and Australian multi-instrumentalist Xavier Rudd (July 29). The lineup also features international artists such as the Yellowjackets (July 14), as well as Italian names such as Raphael Gualazzi (July 3), Nada and Ginevra Di Marco (July 17), and a concert reuniting Bobo Rondelli and Nico Gori (July 27). Classical theater will also be featured: Alessandro Riccio will stage "The Labors of Hercules" (July 22). The Teatro Pubblico Ligure will also return with the "Tales of the Sea" series, featuring performances by David Riondino, Roberto Alinghieri, Simone Regazzoni, Arianna Scommegna, and Pietro Grossi. Dance will also be featured, with performances by Lyric Dance Company (July 7), and Balletto di Milano (August 3). The program also features a tribute to Miles Davis by Andalusian dancer Israel Galván. Have a look at the complete program of Estate Fiesolana 2026 [here](#) and [here](#).

SWIMMING POOLS IN FLORENCE

SWIMMING IN FLORENCE: POOLS, POOLS, WHERE ARE THE POOLS?

It's too hot to function some days in the city, and the need to find a pool is relentless, unless you're lucky enough to have a friend with one at home or a hotel with great amenities! If you're on the search for a quick dip, here are your best options. One small note: most pools now require a swimming cap for use. For more details and tips, check out this article by [The Florentine Magazine](#) as well!

Le Pavoniere

The famous swimming pool of La Cascine park, with a restaurant, bar, open air swimming pools, and an outdoor stage for a nightclub set up during the summer nights. Open Every Day from 10.00 until 18.30. Via della Catena 2, La Cascine park, [Website](#)

La Piscina Goffredo Nannini, Comunale di Bellariva

Three pools to enjoy including a 50m olympic pool, a learning pool, and a play pool, with 3.5 hectares of park, bar, and restaurant for relaxing. Open Monday to Friday 10.00-18.00, Saturdays, Sundays, Festivi: 09.30-19.00. Lungarno Aldo Moro 6, San Niccolo, [Website](#)

Rari Nantes Florentia

The reopening of the bar and restaurant area means that after the pool you can enjoy parties every night on the Arno! They also program Yoga Dolce: Tuesdays and Fridays 09.00-10.00, Aperi yoga: Tuesdays and Thursdays 18.00-19.00. Piscina Gigi Raspini, Lungarno Francesco Ferrucci 24, [Website](#)

Piscina Poggetto-Flog

Ready for the summer! Open every day from 10.00-19.00 up until September. Via Michele Mercati 24b, Open every day from 10.00-19.00 [Website](#)

La Costoli

An olympic sized swimming pool, two outdoor pools, and a children's pool, all equipped with a bar, snacks for sale, and lots of grass for picnic lunch. The Costoli swimming pool in Campo di Marte will be open to the public until the 31st of August. Monday: 14.00-18.00, Tuesday, Wednesday, Friday, Sunday: 10.00-18.00. Viale Pasquale Paoli, Campo di Marte [Website](#)

Firenze Camping in Town

A campsite where you can pay for day access to use their two swimming pools, one for children and one for adults. There is also a restaurant/pizzeria, and all the amenities of the camp site including pool tables and lounging areas. Via Generale C.A. della Chiesa, 1/3, [Website](#)

B-Side, Virgin Active, and Klab

This is the only reason I might pay for a gym membership - to use the swimming pools. Spread across several locations, both companies have a few swimming pools on site, plus you get to use all the other benefits as well like sauna, steam room, turkish baths, oh, and equipment for exercising if that's your thing! Check out their websites for all the details: [B-Side](#), [Klab](#), and [Virgin Active](#)

Asmana Wellness World

Known by Florentines as the place to go for spa indulgence, Asmana has indoor and outdoor pools, beauty and massage treatments, whirlpools, salt pools, saunas and steam rooms. It may be too hot for the steam (the summer humidity is free!) but it's a great time to take advantage of their cool swimming pools. Find the [prices and information here](#).

JULY WISHES

May you catch a cooling breeze on the banks of the Arno or on a roof with a view, and drink in the summer months of festivals and music outdoors in the best of company.

All the best,

The Staff of Pitcher and Flaccomio

Newsletter written and compiled by Marisa Garreffa.

Pitcher & Flaccomio Newsletter: Direttore responsabile Raffaella Galamini - Pubblicazione con iscrizione n. 5697 del 23\01\09 presso il Tribunale di Firenze

P&F

CLASSIFIEDS



SALE – Piazza Antinori Attic – Historic Center

Top floor, refurbished apt, approx. 200 sq. mt.(2000 Sq. Ft), and 35 Sq.Mt. (350 Sq. Ft.) of terrace. 3 bed, study, 4 bath, air conditioning, autonomous heating. Possible elevator.

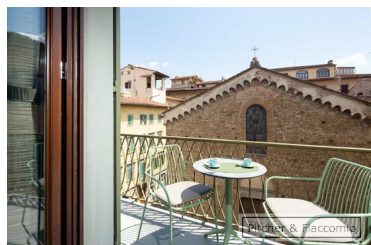
Asking Price 2,200,000 Euro



SALE - Paterno Farm House - 25 Km East of Florence

Free standing, refurbished stone house approx 400 Sq. Mt. (4000 Sq.Ft.), surrounded by 1.500 Sq. Mt. (15.000 Ft) of garden. 5 Bed, 4 Bath, autonomous heating, independent apartments.

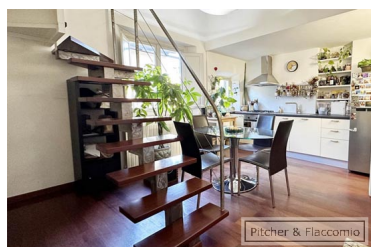
Asking Price 800.000 Euro



SALE - San Remigio Apt - Historic Center

Refurbished Apt, third floor with elevator, approx 120 Sq. Mt. (1200 Sq.Ft.), plus 5 Sq.Mt. (50 Sq.Ft.) of balcony. 3 Bed, 2 Bath, autonomous heating, Air. Conditioning.

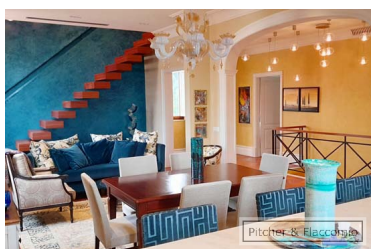
Asking price 1,100,000 Euro



SALE – Via Tornabuoni Apt – Historic Center

Third floor (80 easy steps up), refurbished, modern style apt on two levels, approx. 75 sq. mt.(750 Sq. Ft). 1 bed, 1 bath, air conditioning, autonomous heating. Possible Elevator.

Asking Price 420,000 Euro



SALE – San Miniato Apt – Historic Center

First and top floor, refurbished, approx. 160 Sq. Mt. (1600 Sq. Ft.). plus 30 Sq. Mt. (300 Sq.Ft.) of terraces. 2 bed, 3 bath plus study on loft; quiet, high decorated ceilings views.

Asking Price 2,500,000 Euro



SALE – Bagno a Ripoli Modern Villa – 10 Km from Florence

Modern style free standing villa, approx. 450 sq. mt.(4500 Sq. Ft), and 5000 Sq.Mt. (50.000 Sq. Ft.) of garden. 8 bed, 7 bath, air conditioning, pool autonomous heating.

Asking Price 1,650,000 Euro

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