

LUXURY RESIDENCES AT PALAZZO MISCIATTELLI, ORVIETO, ITALY

<https://www.umbriabov.com/palazzo/>

Palazzo Misciattelli is a four story, 11,000 sq ft palazzo, offering 3 guest residences:

1. **Ripalta:** 100 sq.mt./ 1075 sq.ft. 2 bedroom, 2 ensuite bath, living, kitchen, dining, laundry, 2 private terraces.
2. **Aldegonda:** 73 sq.mt./ 785 sq.ft. 1 bedroom, 1 ensuite bath, living, kitchen, dining, laundry, juliet balcony.
3. **Osa:** 63 sq.mt./ 678 sq.ft. 1 bedroom, 1 ensuite bath, living, kitchen, dining, laundry.

Decor: Mix of modern and classic.

Accessibility: Elevator. One luxury residence is accessible; it is also 100% zero-step entry.

Bed and bath amenities	Living and Dining amenities
<ul style="list-style-type: none"> ○ Ortigia bath products ○ Frette bath towels ○ Locally sewn/embroidered Egyptian cotton sheets ○ Finest silk and linen fabrics and furnishings ○ Professional quality salon hairdryers ○ Luxury mattresses and highest grade mattress covers/bedding ○ Bathrobe and slippers 	<ul style="list-style-type: none"> ○ Daily housekeeping ○ Acqua di Parma diffusers ○ Fully equipped kitchen (every residenc) ○ American and Italian coffee makers. Kettle. ○ Private washer and dryer ○ Window screens ○ High tech heat, AC, and security ○ High speed wifi (really!) ○ Bose speakers ○ Safe ○ Plastic-free water bottles ○ Smart television

General property amenities	Sustainability features
<ul style="list-style-type: none"> ○ Elevator ○ Gym (Technogym) ○ Concierge service ○ Sauna ○ Plunge pool / Jacuzzi ○ Gardens with dining/lounger ○ Roof terrace ○ 3000 year old Ancient Etruscan grottoes 	<ul style="list-style-type: none"> ● Energy efficient heating/cooling ● Plastic-free water bottles (glass) ● Sustainable furniture ● Recycling waste ● Water-efficient toilets ● Water-efficient showers ● Option to reuse towels ● Energy-efficient LED bulbs ● Double-glazed windows ● Code entry (no plastic keys) ● Timed electricity in common areas

What distinguishes us	Consortia amenities
<ul style="list-style-type: none"> ● Private exclusive palazzo. Max 8 guests on property. Only overnight guests can enter. Sensation of entering a behind-the-scenes world, with all the modern luxuries. ● Luxurious quality of every element. ● Not isolated like a villa rental - the owners and staff live on property. ● American and Italian hosts who can anticipate the visitor's need ● Authentic city and location, not overly touristed ● How we spoil and delight our guests 	<ul style="list-style-type: none"> ○ Complimentary continental breakfast items in residence ○ Complimentary bottle of local wine ○ Cocktail aperitivo on the roof terrace or in one of the historic salons ○ Early check-in/check-out based on availability ○ Hand written welcome card ○ Complimentary copy of the book "Piera", written by the mother of the owner ○ An accompanied walk to running path or brief walking tour of the town

Add-on Experiences:

Cultural	Gastronomic	Active
<ul style="list-style-type: none"> ● City Tour with Licensed Guide ● Painting lessons with an artist ● Ceramics lessons 	<ul style="list-style-type: none"> ● Our Private White Truffle Forest Reserve ● Michelin chef private dinners ● Cooking Class ● Wine Tastings 	<ul style="list-style-type: none"> ● Walks ● Hikes ● Biking (e-bike) ● Golf ● Horseback Riding ● Birdwatching ● Shopping!

Other:

- Guests over the age of 12
- All beds are matrimonial and cannot be split into twins
- No pets allowed