



UMBRIA ABOVE

ITALIAN LUXURY EXPERIENCES

The Umbria Above Collection presents.....

PALAZZO

MISCIATTELLI



Overview

- Palazzo Misciattelli
position and design
- Services and Amenities
- Guest Experience
- Add-on experiences
- What distinguishes us
- Who we are
- Pricing and Commission



PALAZZO MISCIATTELLI - POSITION



Position within Italy: Orvieto, Umbria, lies halfway between Rome and Florence. Guests have the ease of arriving by private car or by train. If by train, we offer a complimentary transfer service.

Position within Orvieto: Palazzo Misciattelli sits in the heart of the historic center of Orvieto, just minutes from the Duomo, as well as dozens of restaurants, shops, cafes and bars.







ORVIETO, UMBRIA

9 important historical sites



PALAZZO MISCIATTELLI - *centrally located*

*4-5 min walk from historic sites,
restaurants, cafes, bars, shopping*

—
design...

Below Ground Floors -1, -2 *Below ground are Etruscan cantinas dating back 3000 years, today a wine maker produces a traditional wine in our cantinas.*

Ground Floor 0 The ground-level floor is dedicated to shared areas such as elevator, reception, gym, sauna, plunge pool / jacuzzi, and gardens.

First Floor 1 First floor is for staff and the owner's private residences, as well as the "Dependance" of 1 bedroom/1bath.

Second Floor 2 The elevator takes guests to the second floor, which is dedicated to the [three luxury guest residences.](#)

Third Floor 3 The third floor offers a roof terrace and bar with lovely views over city rooftops to the countryside beyond, perfect for sunset aperitivos





Double towers of
the Palazzo -
located in the city
center but with
the peace of
private gardens....



design...

A four story aristocratic palazzo with a history spanning 3000 years, Palazzo Misciattelli has 11,000 square feet of glorious spaces...



design...



Views from every window...

design...

Second Floor Luxury Residences

*Buy-out option available.
Contact us for details.*

	Size	#Bedrooms	#Baths	Terraces	View/other
RIPALTA	100 sq.mt. 1075 sq.ft.	<u>2</u> 1 king 1 queen	2	2 private plus 1 shared rooftop	Private staircase to shared roof terrace. Countryside and rooftop views.
ALDEGONDA	73 sq.mt. 785 sq.ft.	<u>1</u> king	1	1 juliet balcony plus 1 shared rooftop	1000 year old church view, Countryside and rooftop views. <i>Zero-step/accessible</i>
OSA	63 sq.mt. 678 sq.ft.	<u>1</u> king	1	1 shared rooftop	1000 year old church view, Countryside and rooftop views.
“Dependance” Extra 5th bed/bath	38 sq.mt. 409 sq.ft.	<u>1</u> (king + 1 single, or 3 singles)	1	1 shared rooftop	Courtyard



The Residences may be booked individually or by a group of friends. (One residence for 2 people, two residences for 4-6 people, or all three residences for 8 people)

Just as if they were booking a hotel room, but with much more space and much more exclusivity.

Note: a 5th bedroom can accommodate 3 people, for a total of 11 people in a buy-out situation.

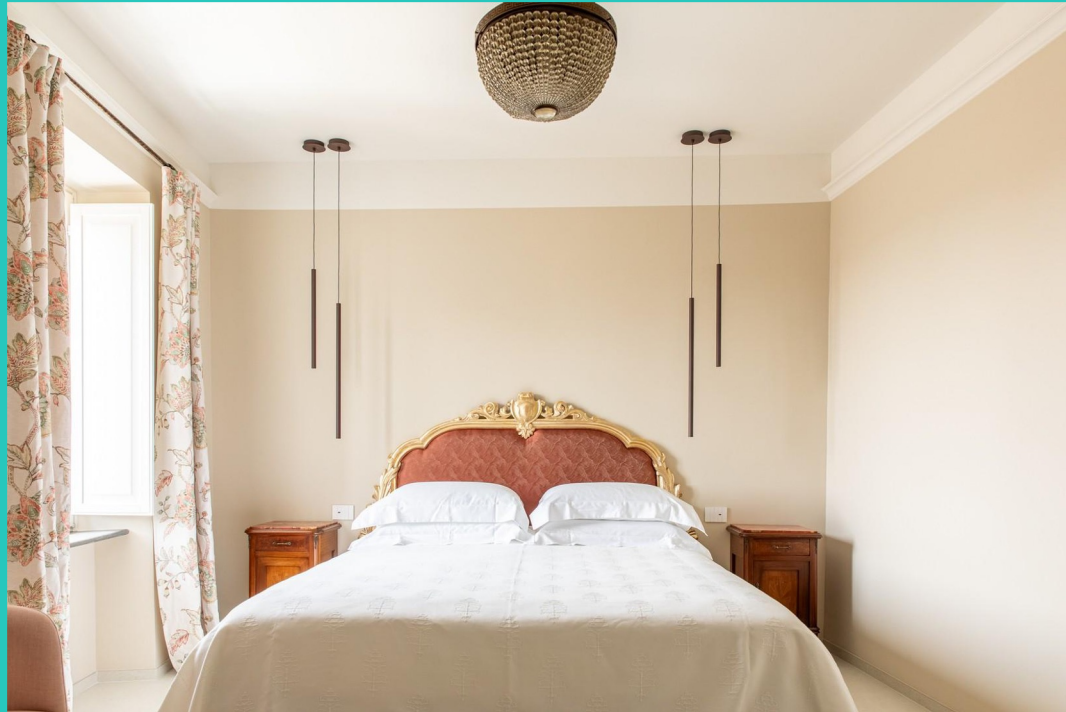
Aldegonda 1 bedroom Luxury Residence



Osa 1 bedroom Luxury Residence



Ripalta 2 Bedroom Luxury Residence



Residence Amenities

- Bed and Bath

- **Bed and bath amenities**
 - Ortigia bath products
 - Frette bath towels, as in Belmond and Four Seasons hotels
 - Hand sewn highest Egyptian cotton sheets made and embroidered here in Orvieto
 - Finest silk and linen fabrics and furnishings: Italian as well as imported from England and France based on Italian inspirations (Nina Campbell, Osborne Little)
 - Professional quality salon hairdryers
 - Luxury mattresses and highest grade mattress covers/bedding (note all mattresses are matrimonial and cannot be split into twins)
 - ○ Bathrobe and slippers



Bedding note

In addition to our phenomenal hand sewn and embroidered Egyptian cotton linens with CC Milano washable bedspreads....

All bedding in Palazzo Misciattelli is matrimonial, either UK super king (180 cm x 200 cm) or European king (160 cm x 200 cm).

We cannot separate beds into single beds.

Guests 12 and up are welcome.

Target market is couples, couples traveling with other couples, also singles, digital nomads

Non-smoking property

We are a 100% non-smoking non-vaping structure.

There are several reasons for this, including but not limited to precious and irreplaceable fabrics, furniture, and materials in the palazzo, as well as the possibility of smoke entering other palazzo windows.

Smoking/vaping is permitted in the gardens as long as consideration for other guests and appropriate distancing is used.

Breakfast...

We are delighted to place complimentary breakfast items in the guests' kitchen on a daily basis

We are moving to a dining room breakfast service this spring

Residence Amenities

- Living and Dining

- Living and Dining amenities
 - Daily housekeeping
 - Acqua di Parma diffusers
 - Mix of modern design lighting and antique crystal chandelier lighting
 - Fully equipped kitchen
 - American coffee maker as well as Italian espresso machine
 - Kettle
 - Private laundry (washer and dryer)
 - Window screens (not a given in Italy!)
 - High tech heating, air conditioning, and security features
 - High speed wifi
 - Bose speakers
 - Safe
 - Plastic-free water bottles
 - Complimentary custom stocked kitchen items
 - Smart television pairable with smartphones, available on request



Property Amenities

- General

General amenities

- Elevator from the ground floor to the luxury residences
 - Gym - Highest quality gym equipment: Technogym (same brand which Bulgari and Belmond hotels use)
 - Concierge service, in person or if the client prefers via messaging
 - Sauna
 - Plunge pool / Jacuzzi
 - Gardens (rare in the center of the city) with dining and lounge spaces
 - Roof terrace for glorious sunset aperitivos
 - 3000 year old Ancient Etruscan grottoes in a wine cellar underneath the palazzo
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TECHNOGYM EQUIPMENT

(ALSO USED BY BELMOND AND FOUR SEASONS)



**Sunset
Aperitivos
from the
roof
terrace**



**Daytime
on the
roof
terrace**

Property Amenities

- Sustainable

- Energy efficient construction and heating/cooling, recycling, keyless entry, double paned windows, plastic-free water bottles (glass)
- Contemporary furniture that is made with environmentally sustainable methods as well as repurposing exquisite antiques.
- Travel sustainable steps:

Conservation

- Recycling bins available to guests and waste is recycled
- Water-efficient toilets
- Water-efficient showers
- Option to reuse towels

Energy and greenhouse gases

- Energy-efficient LED bulbs
- All windows are double-glazed for efficiency
- Code entry and time controlled electricity

Property Amenities

- Accessibility

Accessibility

- One luxury residence is accessible for persons with disabilities. It is also 100% zero-entry (zero-step entry)
 - Another luxury residence is zero step except for the one bedroom
 - Please note that the roof terrace is not accessible via the elevator. The gardens are a lovely alternative as accessible outdoor space.
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Consortia Amenities

(when booking through an
advisor)

- Complimentary continental breakfast items in residence
- Complimentary bottle of local wine
- If desired, a cocktail aperitivo on the roof terrace or in one of our historic palazzo 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 for all or part of the 5k Anello della Rupe path, or a brief walking tour of the town

Guest Experience

Arrival

- Complimentary transfer from train station
- If arriving by rental car, we assist with parking
- Can arrive directly to front door

Check-in

- Sit down or in-residence check-in
- Welcome drink
- Numeric code as key
- Invitation to the historic salons of the palazzo

During stay

- Concierge service on demand
 - If booking for a week, we include a **complimentary dinner** in the Palazzo
 - Independence and **exclusivity**
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What distinguishes us

- Heritage property, family-owned by Italian aristocracy
- Private exclusive palazzo - maximum 8-11 guests on property. Only overnight guests can enter. Sensation of entering a historic behind-the-scenes world, with all the modern luxuries.
- Luxurious quality of furnishings. High quality of the common areas like elevator, Technogym, sauna, gardens
- Not isolated like a villa rental - the owners and staff live on property for any need of the guests
- American and Italian hosts who can anticipate the American client's need
- Authentic city and location, not overly touristed
- Guests have access to 350 acres in the countryside - olive groves, vineyards, white truffle forests
- How we spoil and delight our guests

Add-on Experiences

(Examples)

Culture

- Classic City Tour with Licensed Guide
- Carta Unica (duomo, Underground, St Patrick's Well and 6 other sites)
- Painting/ceramics lessons

Gastronomy

- Our Private Truffle Forest Reserve
- Cooking Class
- Wine Tastings
- Michelin chef private dinners

Active/Relax

- Walks (5k Anello by foot from the Palazzo)
 - Hikes
 - Biking (e-bike)
 - Golf
 - Horseback Riding
 - Shopping! VIP at "The Mall"
 - Spa visit or in-house massage
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Who we are...



Ellen and Arrigo

- Arrigo grew up in Orvieto, in this Palazzo, he knows everyone and everything to do in this beautiful city! Arrigo had a career as an officer in the Italian army.
- Ellen is half-Italian and grew up in the USA. She played 10 years in an orchestra, then was a luxury travel agent with Virtuoso for 6 years, and then worked in tech for another 10 years! Being American, she can anticipate the needs of the American client (from ice to air conditioning to clothes dryers to shopping and meal expectations)



Italian and American

The combination of Arrigo's ancient Italian family and Ellen's American background and luxury travel experience....

Speaks to our ability to give our guests an authentic, exclusive and behind the scenes experience they are looking for.

The guest feels welcomed into the sanctuary of the Palazzo with both a warm Italian benvenuto and light hearted American ease.



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DISCUSSION

PRICING / COMMISSION

QUESTIONS / DISCUSSION

Commission

**We pay commission of 10% to travel agents
and 10-20% to tour operators.**

**Commissions for tour operators or DMCs
may be negotiated**

CURRENT PRICING

Oct 1, 2023 - Sept 30, 2024

	HIGH SEASON	MID SEASON	LOW SEASON
in EURO nightly	<i>May 1 - Sept. 30</i>	<i>Oct. 1 - Nov. 30</i>	<i>Dec. 1 - 25</i>
	<i>Dec. 26 - Jan. 2 (Umbria Jazz)</i>	<i>March 1 - April 30</i>	<i>Jan. 3 - Feb. 29</i>
RIPALTA 2B/2B	1000	900	800
ALDEGONDA 1B/1B	800	720	640
OSA 1B/1B	700	630	560

discounts for weekly and monthly stays...



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www.umbriaabove.com/palazzo

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