



UMBRIA ABOVE
ITALIAN LUXURY EXPERIENCES

PALAZZO MISCIATTELLI

ORVIETO, UMBRIA, ITALY



PALAZZO OVERVIEW

Palazzo Misciattelli offers **three luxury guest residences** in a historic aristocratic Italian palazzo in the center of Orvieto in Umbria. Designed as a **small boutique hotel** with extremely exclusive access, the Palazzo boasts a roof terrace, sauna, gym, elevator, and private gardens. In 2023, Palazzo Misciattelli returned to its original splendor after a multi-year renovation.

A four story palazzo with a history spanning 3000 years, Palazzo Misciattelli covers 10,000 square feet of glorious spaces.

- The ground-level floor is dedicated to shared areas such as reception, gym, sauna, jacuzzi, and gardens.
- The first floor is for staff and the owner's private residence.
- The elevator takes guests to the second floor, which is dedicated to three guest luxury residences.
- The third floor offers a roof terrace and bar with lovely views over city rooftops to the countryside beyond, perfect for sunset aperitivos.

Each of the three luxury residences features bedroom(s), living, dining, and kitchen areas, and laundry space.

The [RIPALTA RESIDENCE](#) - 2 bedrooms, 2 baths

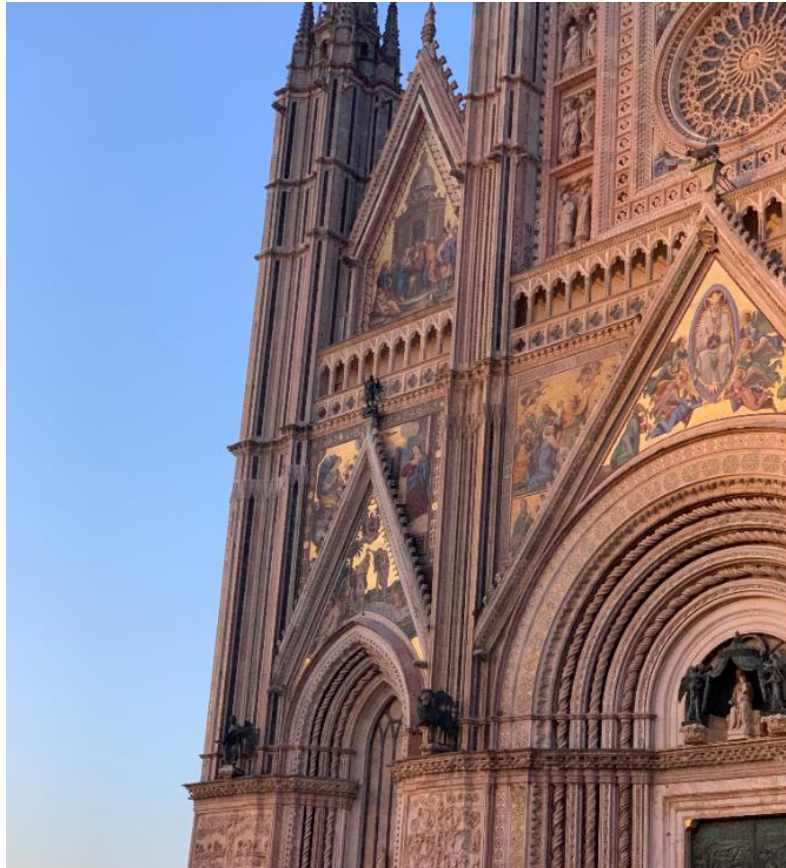
The [ALDEGONDA RESIDENCE](#) - 1 bedroom, 1 bath

The [OSA RESIDENCE](#) - 1 bedroom, 1 bath

A warm Italian and American welcome greets each guest, as the staff and owners are natively Italian and American. We at Palazzo Misciattelli understand American clients' needs and preferences before they even arrive. From clothes dryers to air conditioners to dining schedules and more, we understand the American perspective. And in case of any need or emergency, the owners and managers live on property and are available to make our guests' stay a smooth and delightful one.

LOCATION

- **Position within Italy:** Orvieto 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.



RESIDENCE AMENITIES

Every item in the residences is of an extraordinarily high quality.

- 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
- Living and dining amenities:
 - 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
 - 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

- Daily housekeeping
- 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
- Garden 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



Sustainable features

- **Travel sustainable steps:**
 - Energy and greenhouse gases**
 - Energy efficient construction and heating/cooling
 - Lighting uses energy-efficient LED bulbs

- All windows are double-paned for efficiency
- Key card or motion-controlled electricity

Conservation

- Recycling bins available to guests and waste is recycled
- Water-efficient toilets
- Water-efficient showers
- Option to reuse towels
- Plastic-free water bottles
- Furniture includes modern furniture that is made with environmentally sustainable methods as well as repurposing exquisite antiques.

Accessible features

- 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.



ADD-ON SERVICES

- Wash and fold service
- Private chef in luxury residence or in the garden
- Stocking kitchen in advance or during stay with groceries

- Aperitivo on the rooftop terrace, in one of our historic Palazzo salons, or in the privacy of the living room of your own luxury residence
- Winery visits and guided tours of the city and region
- Massage booked either in-luxury residence or in a thermal spa 30 minutes away.

CONSORTIA AMENITIES

- 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
- Invitation to noble historic rooms of the palazzo

WHAT DISTINGUISHES US

- Family owned and run. The family is of the Italian aristocracy going back several centuries.
- Clients have additional access to the family's 350 acres in the Italian countryside, including olive groves, vineyards, white truffle forests, and hills.
- Private exclusive aristocratic palazzo (1100 sqm). Maximum 8 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, unless in case of buy-out
- Authentic city/location, not overly touristed
- American and Italian hosts who can anticipate the American client's need

MARKET

Many luxury travel visitors to Italy have typically chosen hotels in Rome, Florence, and Venice, and skipped over Orvieto entirely.

They may have visited Orvieto only as a day trip between Rome and Florence, for the simple reason that there was no luxury option available.

With Palazzo Misciattelli, clients now have the ease and possibility of finding the comfort and high quality they seek in the very center of Orvieto.

COMMISSION FOR TRAVEL AGENTS

We are delighted to pay commissions to agencies, DMC, and tour operators as we value them for our own success. Contact us for details.

RESERVATION REQUESTS

Please visit our website or contact our Sales Team at:

info@umbriaabove.com

+1.419.343.9938

+39.329.239.7586

OUR WEB LINK AND A SHORT 17 SECOND PROMOTIONAL VIDEO

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

<https://www.instagram.com/reel/CuOqcw-tRLy/?igshid=MzRIODBiNWFIZA%3D%3D>