



Via Bigelli Aldo 54, Nerola (RM)

Investment Memorandum  
2026



**KNIGHT FRANK'S**  
PREFERRED AGENT IN ROME

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# KEY INVESTMENT HIGHLIGHTS

AN ICONIC CASTLE RETREAT IN  
NEROLA **45 KM TO ROME**

TRANSFORMED INTO AN  
**EXCLUSIVE 5 -STAR HOTEL**  
AND EVENT VENUE

A WIDE RANGE OF HIGH-END  
**HOSPITALITY SERVICES**







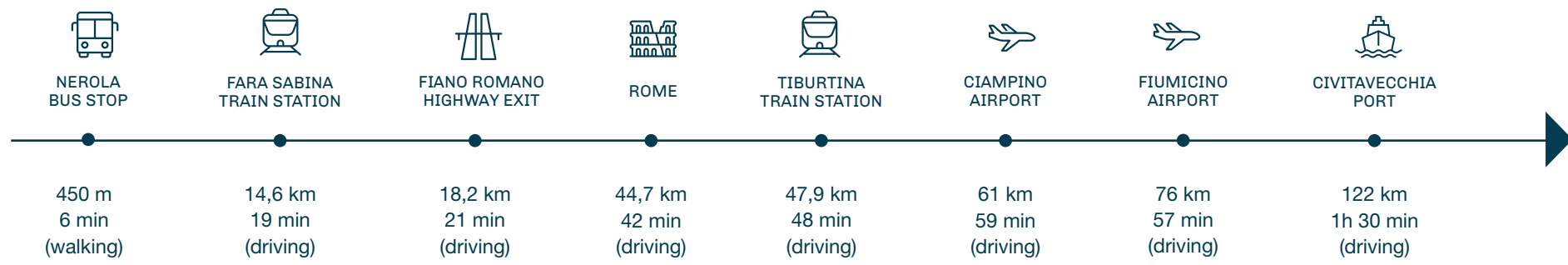
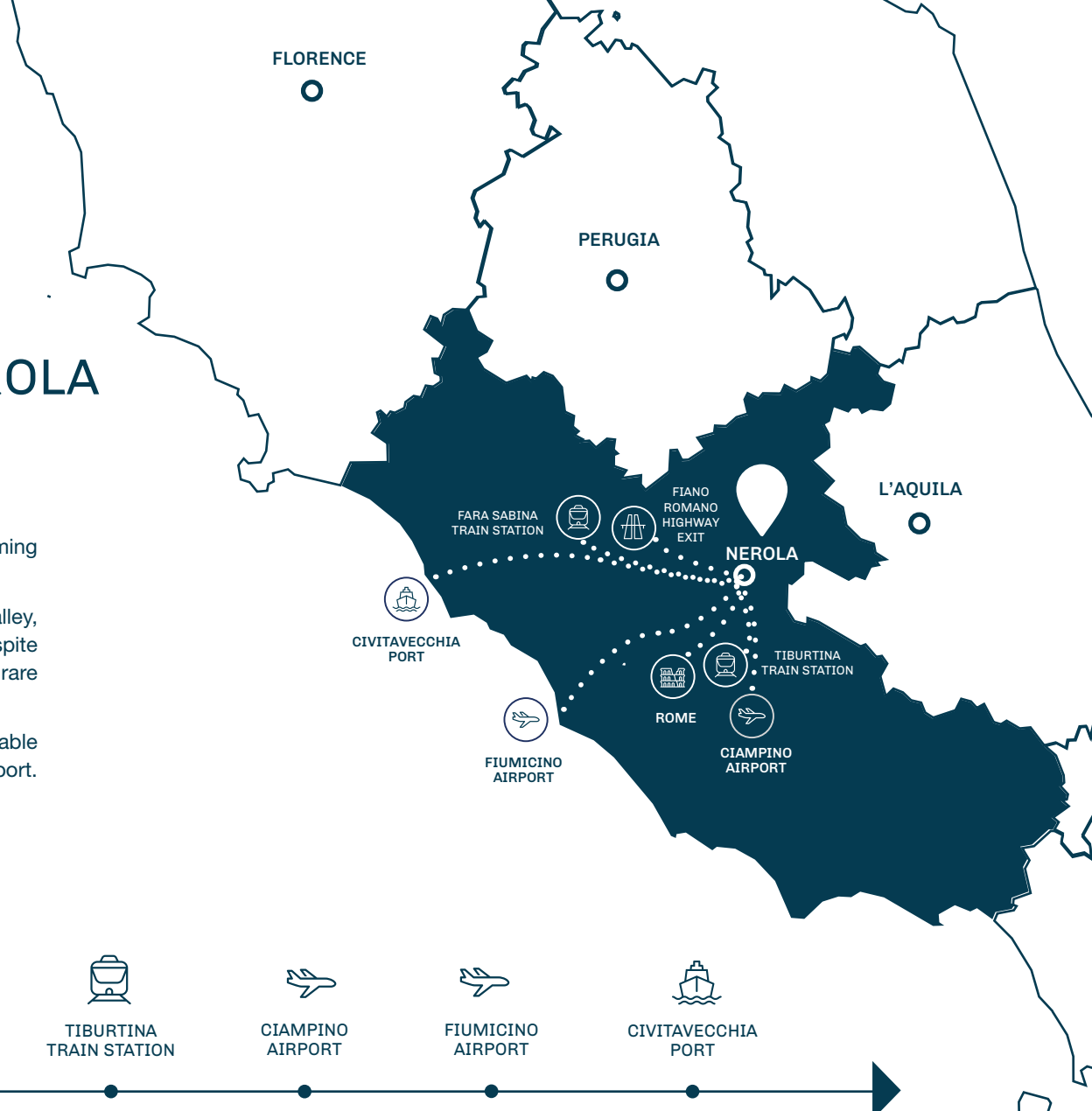
# LOCATION

## A MEDIEVAL FORTRESS IN NEROLA JUST OUTSIDE ROME

Castello Orsini is located just **45 kilometres northeast of Rome**, in the charming medieval village of Nerola, in the heart of the Lazio region.

Perched atop a scenic hill, the castle boasts panoramic views of the Sabine Valley, immersing guests in an atmosphere of tranquillity and timeless elegance. Despite its serene surroundings, Castello Orsini is exceptionally well-connected — a rare balance that makes it ideal for both Italian and international guests.

Just off the A1 motorway and well connected by regional roads, it's easily reachable by car in less than an hour from Rome's city center or Fiumicino International Airport.







# NEROLA AND ROMAN COUNTRYSIDE

## TIMELESS VILLAGES, SCENIC VIEWS AND ITALIAN CHARM

Nestled in the lush landscape of the Sabine Hills, **Nerola** is a peaceful and picturesque village that offers the perfect blend of history, natural beauty, and strategic accessibility. With its winding cobblestone streets, sweeping panoramic views, and centuries-old architecture, it exudes all the charm and authenticity of a traditional Italian hilltop town.

**The Sabina region**, historically inhabited by the ancient Sabines, is a captivating area of central Italy bordered by the Tiber River to the southwest and the Nera River to the northwest.

Rich in cultural heritage, the region is home to numerous historical sites, including ancient churches, monasteries, and remnants of Roman settlements that tell the story of its storied past.

The landscape is serene and idyllic, defined by **rolling hills, centuries-old olive groves, and unspoiled nature** — a haven for those who enjoy hiking, cycling, and immersing themselves in the authentic Italian countryside.

Sabina is also celebrated for its culinary traditions, particularly its high-quality olive oil production. Visitors can enjoy gastronomic experiences such as olive oil tastings and food tours that highlight the region's deep connection to the land and its flavours.





# ASSET OVERVIEW



**NEROLA**  
45 KM TO ROME

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**4,314 SQM INDOOR AREA**

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**51 KEYS**

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**BAR, RESTAURANT, MEETING ROOMS,  
SPA, POOL, GARDEN, PARKING**

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# THE ASSET

## AN ICONIC CASTLE RETREAT STEEPED IN HISTORY

Rising above the rolling hills of the Roman countryside, Castello Orsini is a **majestic 11th-century fortress** that has been **transformed into an exclusive five-star hotel and prestigious event venue**. Originally built in 1070, this ancient stronghold was beautifully restored and reopened in 1994, seamlessly blending medieval charm with modern elegance.

The property is composed of three main buildings: **“Castello”, “Scuderie”, and “Borghetto dei Lecci”**, offering a total of 51 guest rooms. Just outside the castle walls lies **“Villino Salimei”**, an elegant 18th-century villa that adds a touch of classic Italian charm to the estate.

Completing the ensemble an adjacent 16-key hotel, currently closed and not operating, named **Albergo 3 Palme** and offering additional potential.

Guests can enjoy a wide range of high-end hospitality services, including **a restaurant and bar, meeting and event spaces, a stunning outdoor panoramic pool, and a spacious private parking area**. Whether for a romantic escape, a fairytale wedding, or a corporate retreat, Castello Orsini offers an unforgettable setting where history, luxury, and nature come together in perfect harmony.





# THE AREA

VILLINO  
SALIMEI

STORAGE

BORGHETTO  
DEI LECCI

SCUDERIE

POOL AREA

CASTELLO

ALBERGO  
3 PALME



# AREA BREAKDOWN

BUILDING	FLOOR	SQM PER FLOOR	SQM PER BUILDING
CASTELLO	GROUND	1,262	3,205
	MEZZANINE	65	
	MEZZANINE	249	
	FIRST	928	
	MEZZANINE	525	
	POOL AREA	176	
SCUDERIE	GROUND	121	274
	FIRST	153	
BORGHETTO DEI LECCI	GROUND	528	528
VILLINO SALIMEI	GROUND	282	307
	ATTIC	25	
<b>TOTAL</b>			<b>4,314</b>

BUILDING	FLOOR	SQM PER FLOOR	SQM PER BUILDING
ALBERGO 3 PALME	FROM GROUND TO FOURTH	-	1,125
<b>TOTAL</b>			<b>1,125</b>





# ROOM MIX

BUILDING	FLOOR	STANDARD	DELUXE	SUITE	TOTAL
CASTELLO	GROUND	2	2	2	6
	FIRST	/	4	2	6
	MEZZANINE	/	8	1	9
SCUDERIE	GROUND	/	/	2	2
	FIRST	/	/	3	3
BORGHETTO DEI LECCI	GROUND	1	/	/	1
	FIRST	3	/	/	3
	SECOND	5	/	/	5
VILLINO SALIMEI	GROUND	/	8	2	10
	FIRST	5	/	/	5
	THIRD	5	/	/	5
VILLINO SALIMEI	GROUND	/	8	2	10
	ATTIC	/	1	/	1
<b>TOTAL</b>					<b>51</b>

BUILDING	FLOOR	ROOMS
ALBERGO 3 PALME	GROUND	-
	FIRST	4
	SECOND	6
	THIRD	4
	FOURTH	2
<b>TOTAL</b>		<b>16</b>

Castello Orsini

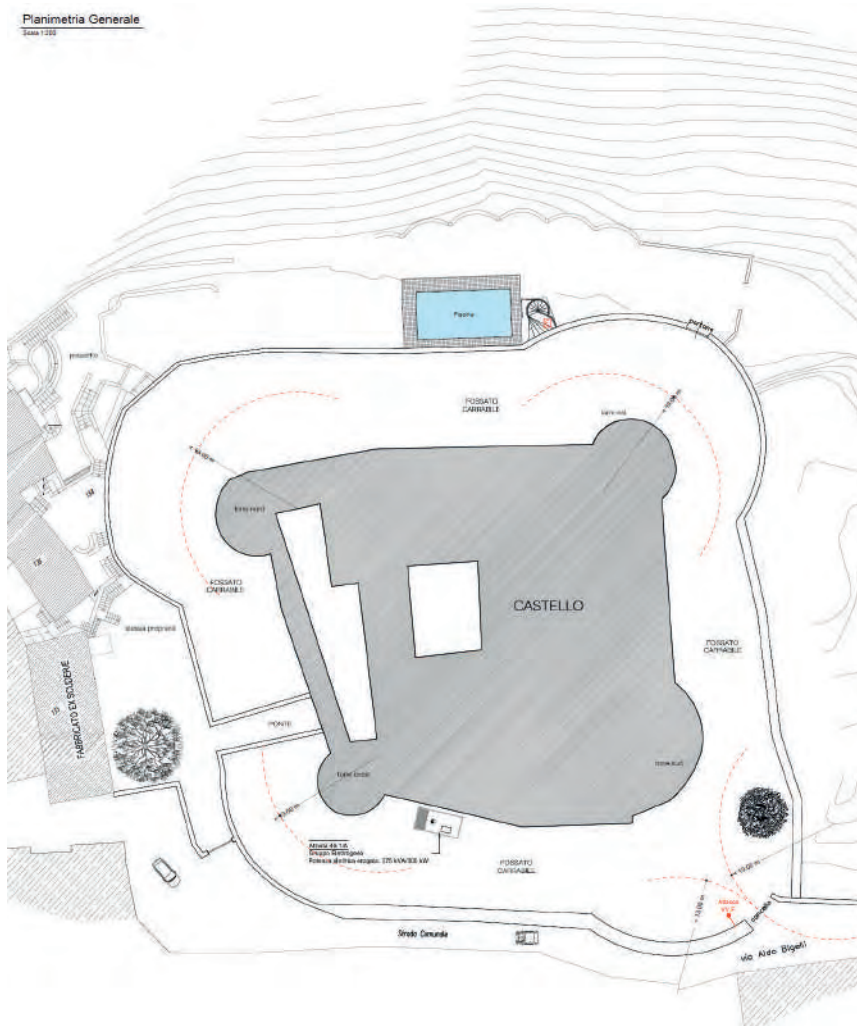




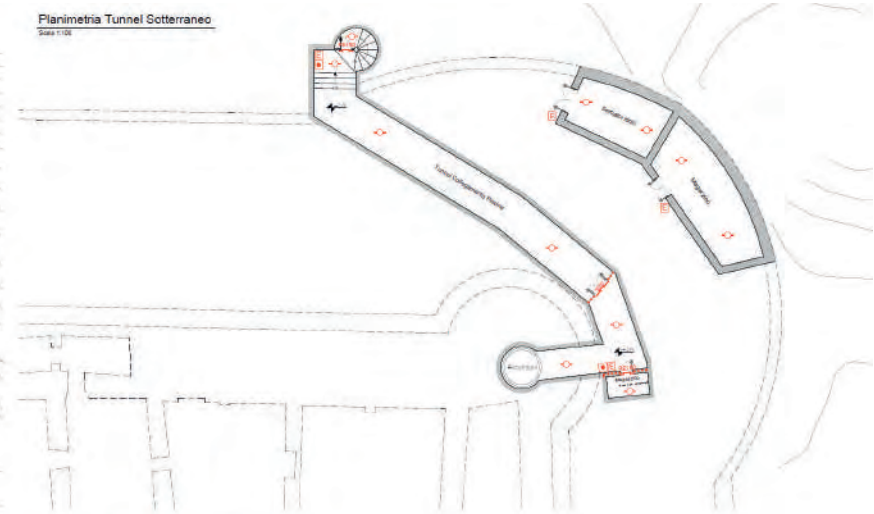
# FLOORPLANS

## CASTELLO & POOL AREA GROUND

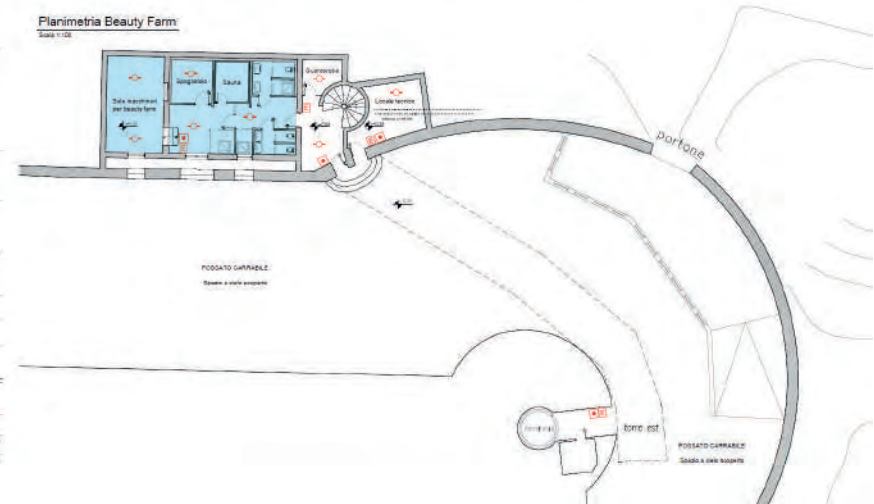
Planimetria Generale  
Scala 1:200



Planimetria Tunnel Sotterraneo  
Scala 1:100



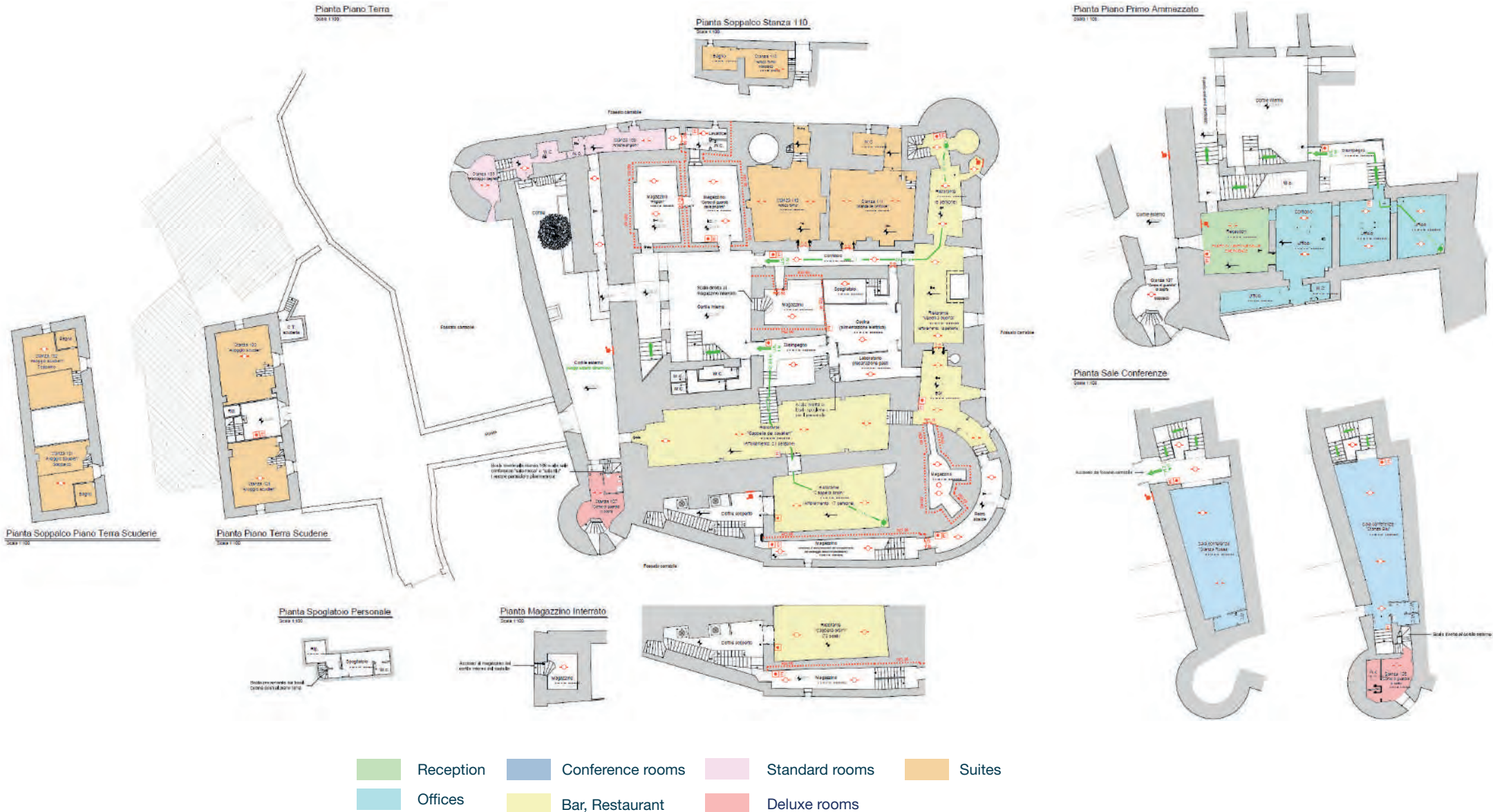
Planimetria Beauty Farm  
Scala 1:100



Pool Area

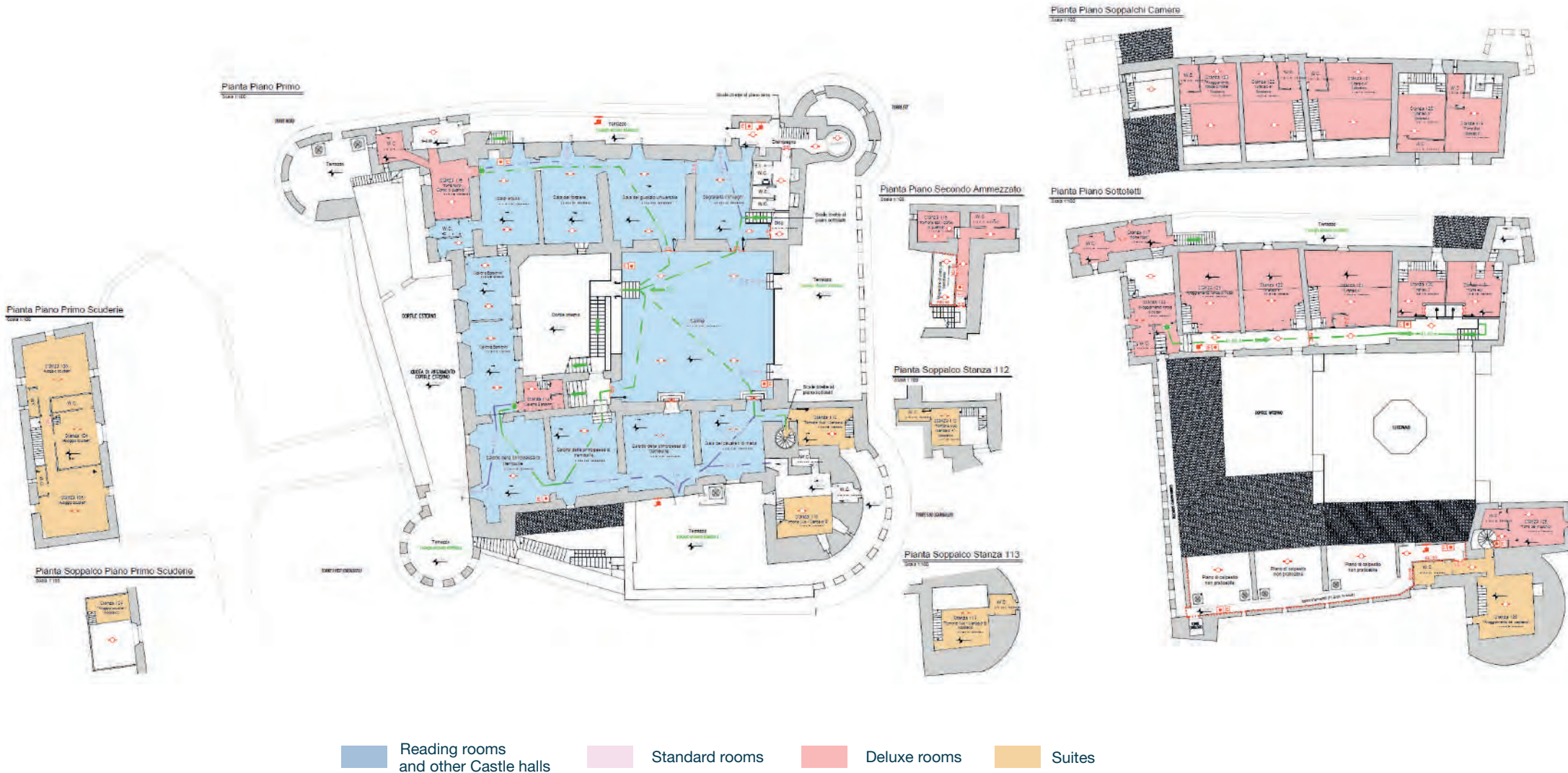
# FLOORPLANS

## CASTELLO & SCUDERIE GROUND | MEZZANINE



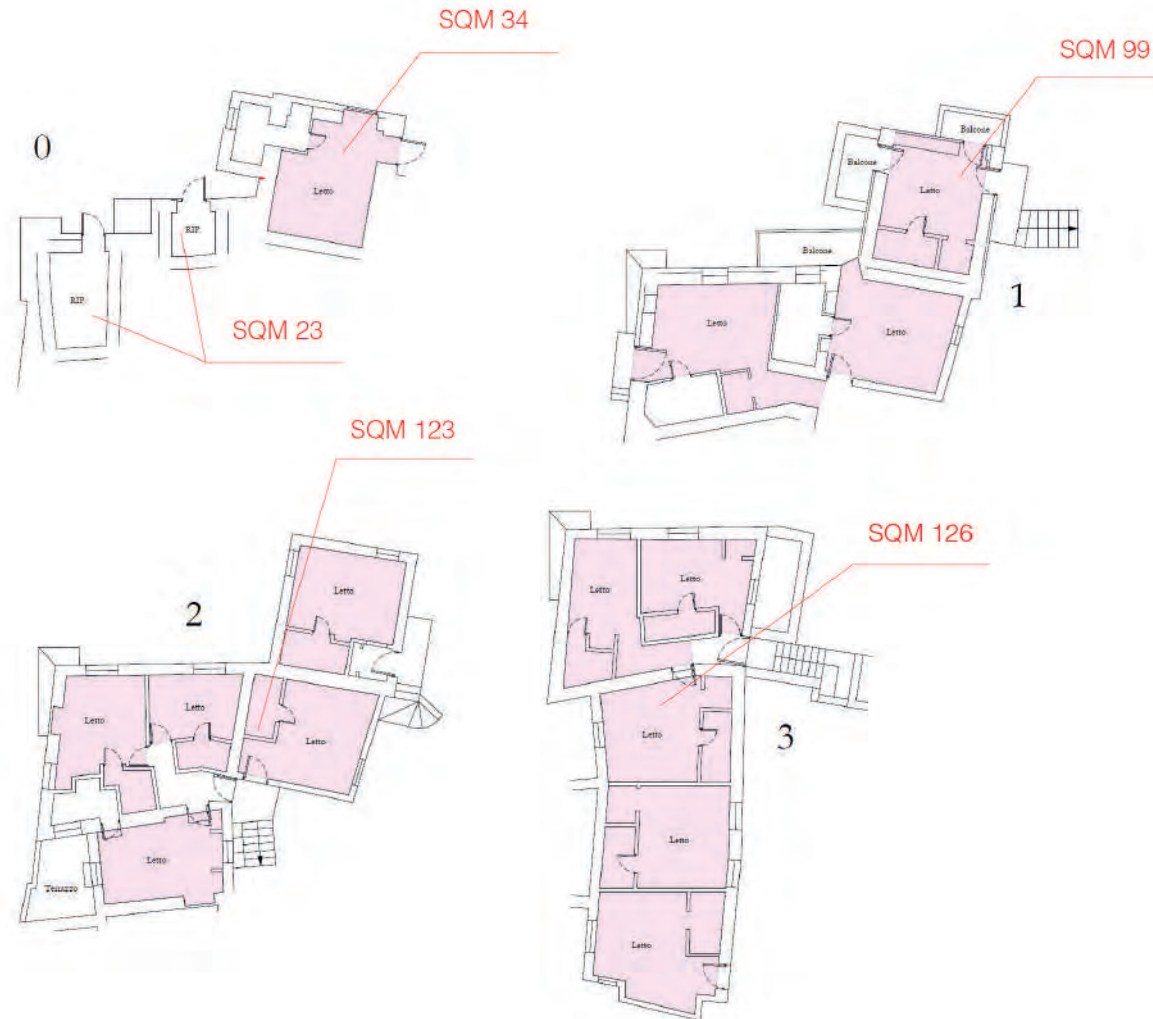
# FLOORPLANS

## CASTELLO & SCUDERIE FIRST | MEZZANINE



# FLOORPLANS

## BORGHETTO DEI LECCI FROM GROUND TO THIRD



Standard rooms

# FLOORPLANS

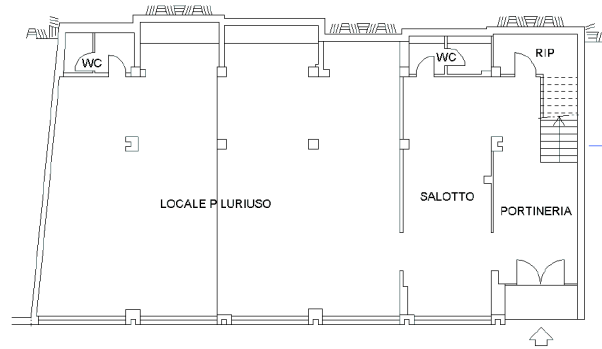
## VILLINO SALIMEI GROUND | ATTIC



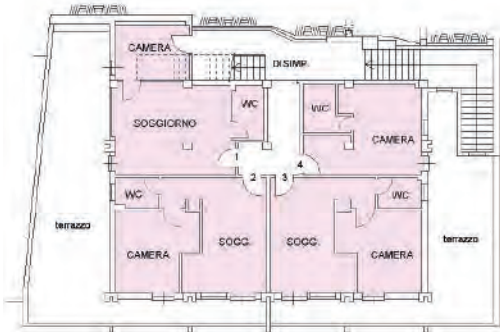
Deluxe rooms Suites

# FLOORPLANS

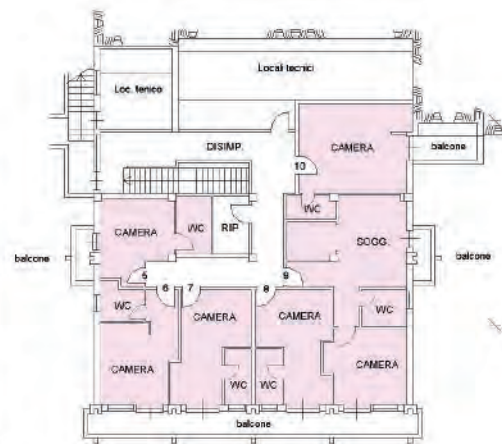
## ALBERGO 3 PALME FROM GROUND TO FOURTH



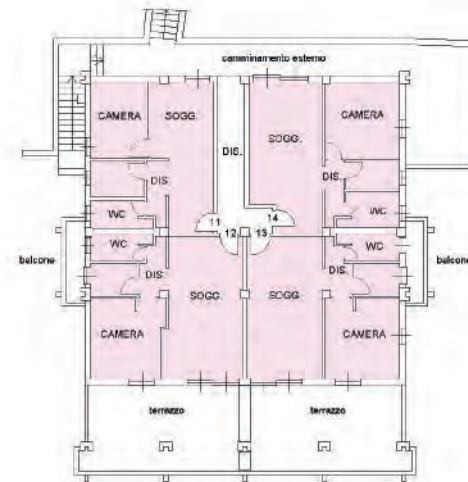
VIA ROMANA  
PIANTA PIANO TERRENO  
H = 3.20



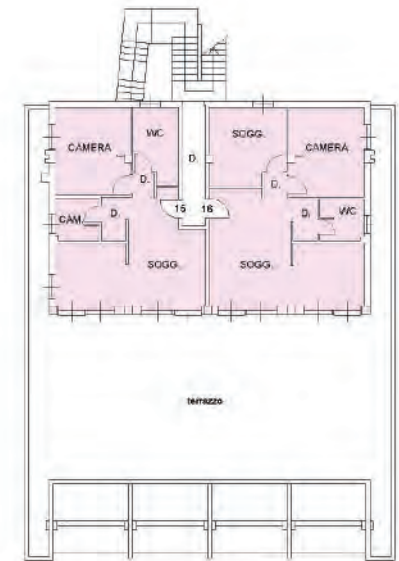
PIANTA PIANO PRIMO  
H = 3.00



PIANTA PIANO SECONDO  
H = 3.00



PIANTA PIANO TERZO  
H = 3.00



PIANTA PIANO QUARTO  
H = 3.00

Rooms





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