

## INVITATION TO A DREAM IN ROME

### The Setting: Castel Gandolfo

In 2019, Rome welcomed 10.32 million foreign tourists, generating an impressive \$51.91 billion in revenue. Even in 2022, with an 81.94% recovery from pre-pandemic levels, Rome seems poised to surpass its previous figures in the coming years.

My hotel project is set in Castel Gandolfo, a historic town located on the slopes of the volcanic Lake Albano, in the picturesque Castelli Romani region. Just a half-hour drive (25 km) from the center of Rome, Castel Gandolfo has long been a summer retreat for noble families and the elite of Rome.

The mansion where my project will come to life is situated within this beautiful landscape, offering views of the lake and access to nature and tranquility, while still being close to the heart of Rome.

### The Mansion: A Historic Masterpiece

Built in the early 1800s, this mansion served as the summer residence for one of Rome's noble dynasties. Nestled within a 90-acre private park, the property includes 7,600 square meters of enclosed space and three interconnected buildings. The front façade, meticulously restored, showcases 200 years of history, while newer additions allow for various renovations and expansions.

The estate boasts:

- ⊗ Two swimming pools, including one Olympic-sized pool
- ⊗ Tennis courts
- ⊗ Underground caves ideal for conversion into a world-class spa
- ⊗ A historic library
- ⊗ A private chapel
- ⊗ A Michelin-star-standard professional kitchen

With its extraordinary setting and features, the mansion is ready to be transformed into a five-star luxury hotel. It is a perfect candidate for prestigious brands like *Kempinski*, *Waldorf Astoria*, or **Somnia Terra Rome**.

### Location Advantages

Castel Gandolfo's proximity to two major airports—Fiumicino (34 km) and Ciampino (9 km)—makes it easily accessible to international travelers. The region's blend of historical landmarks, untouched natural beauty, and top-tier restaurants ensures year-round tourist appeal.



(The historical and sensational landmark "Palazzo Pontificio" is located just 1 km away from Castel Gandolfo.)

### **The Vision: A Luxury Destination**

This hotel will become the premier venue for unforgettable weddings, top-tier events, and prestigious gatherings, consistently attracting the elite of the Lazio region. The mansion is currently operational and hosts private events, but it is poised for its transformation into a luxury hotel.

Pre-applications for restoration and construction permits have been submitted, and once finalized, work can begin immediately. A highly experienced restoration team, with a strong track record in Rome, is ready to bring this dream to life.

The historic structures of this town, nestled on the crater's slope, its botanical gardens resembling works of art, its untouched and extraordinary natural beauty, and its quality restaurants that could be reason enough to visit on their own—all of these factors explain why people come to this region throughout the year and stay here. Just a 5-minute drive or a delightful 25-minute walk down the hill, visitors can swim and boat in the lake or take a stroll through the trees along the shoreline. These activities capture the essence of why people keep coming back to this area.

Since the 17th century, Castel Gandolfo has been the summer residence of the Popes, with the Vatican having 44 hectares of land in this protected area...

## Unique Opportunity in Castel Gandolfo

There is no other building or land in the area that is suitable for the construction of a 5-star hotel. The highly touristic region of Castel Gandolfo only offers a few low-standard 4-star hotels, along with 3-star hotels, guesthouses, or apartment-style accommodations. Therefore, this upscale luxury hotel will undoubtedly become a landmark and symbol of prestige in the region.

The mansion is currently operational and ready to begin its transformation into a hotel. Pre-applications for the necessary restoration, construction, and regulatory permits have already been submitted. Once the project plan is finalized by the new owner, implementation can commence immediately. Additionally, a highly experienced team with expertise in restoration and renovation projects in Rome is ready to bring this vision to life.

This hotel will be the prime destination for unforgettable weddings, top-tier events, and prestigious gatherings. Throughout the year, it will be filled to 100% capacity by the elite of the Lazio region.

## Project Leadership & Structure

As the managing partner of this project, I will personally oversee all aspects of the project management, from construction and preparations to the establishment of hotel operations. Together with the investment partner, who will hold the majority share, we will form a company in Rome that will own the mansion, manage the project development, and handle asset management for the long term. This ensures a well-structured, sustainable approach to both the transformation of the property and its future operations.

To further illustrate the potential of this project, I'd like to share two similar examples that highlight its scale and prestige:

- ✿ Schloss Lieser: This luxury hotel offers a perfect parallel to our project in terms of its historical significance, restoration, and transformation into a high-end destination. You can explore its story here: [Schttps://www.schlosslieser.de](https://www.schlosslieser.de)
- ✿ Reschio: Although not directly connected to my work, this example resonates with the spirit of our project, particularly in its ability to blend Italian heritage with contemporary luxury. More details can be found here: <https://www.reschio.com>

## Financial Overview

Purchase Price: €20 million (+3% commission)

Renovation and Development Costs: Approximately €45 million

Projected First-Year Revenue: Minimum of €12 million

Expected Annual Revenue Growth: 20-25% by the second year

Return on Investment (ROI): Estimated at 6 years

































