



Il Castello Borghese

The one of two existing jewels in the world

Beautiful Property Of The Historical Summer Residence Of The Royal Family Of Borghese and Popes

A place where every stone is steeped in history, nature enchants, and the views take your breath away.






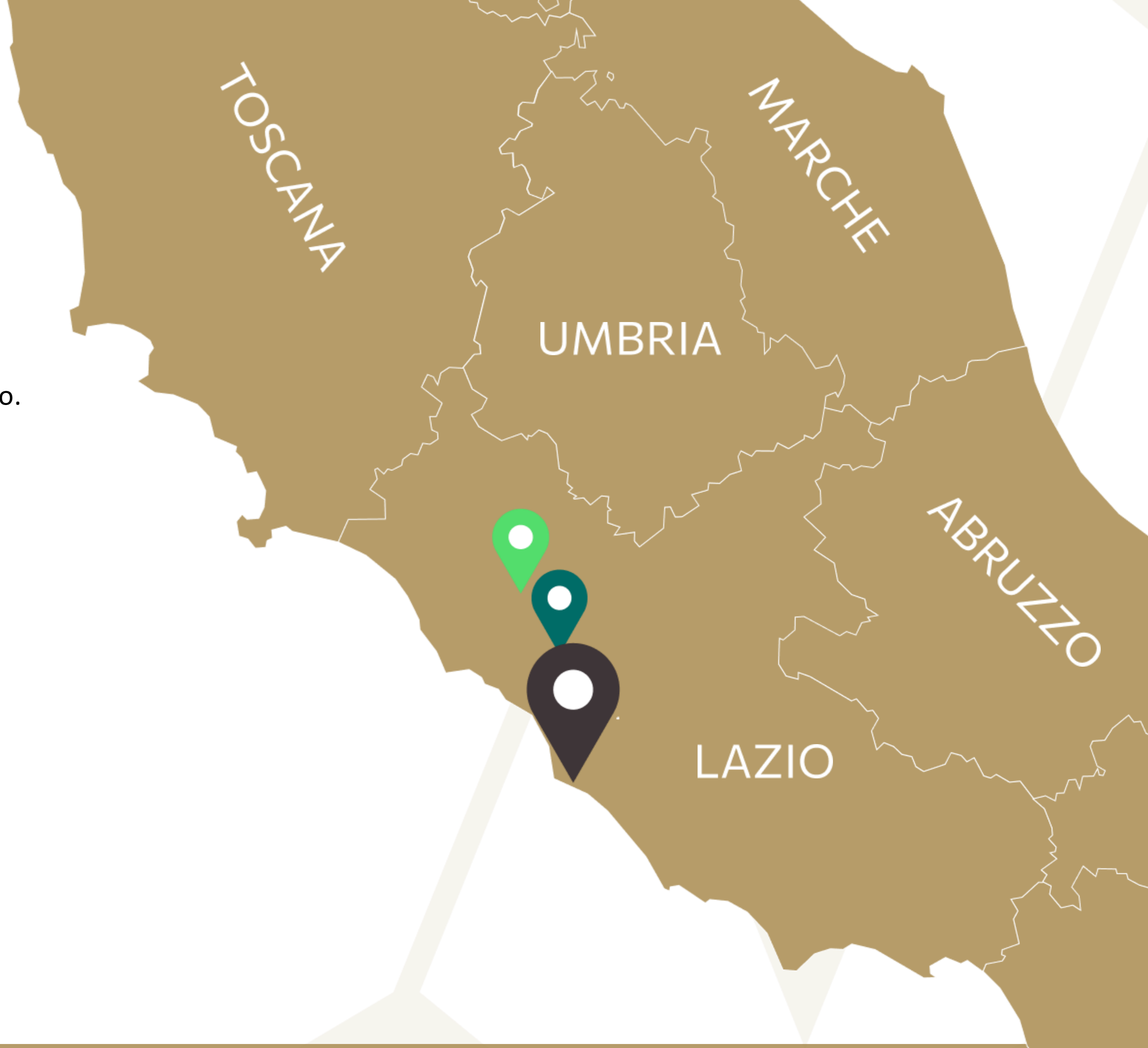


Location

Il Castello Borghese is located a half-hour drive from Rome, right in the middle between Anzio and Nettuno.

During the Roman Empire, Emperor Nero lived and worked here, and later the wealthiest Romans began building their countryside villas.

-  Il Castello Borghese
-  International Airport
-  Rome Centre



The Ortophoto of Borghese Land



The Land Of Il Castello Borghese And Its Entrances

AREA TO COVER
ON WESTERN
PART



Villa Borghese



WEDDING
HALLS

IL CASTELLO
BORGHESE

AREA TO COVER
ON EASTERN
PART

GOLF GROUNDS

HELIPAD

Via Antonio Gramsci





The Location

Since then, this luxurious region in the heart of Italy has undergone numerous changes. Millennia have left their mark, making it a chronicle of antiquity, unique culture, and breathtaking natural heritage.



The Seaside

The lands of Il Castello Borghese extend directly to the Tyrrhenian Sea from the south. Here, there is a gentle sandy beach, a private port, and a small bay.

For centuries, the access to the sea in these places has been strategically important for trade, naval positioning, and maritime communication with the world. For you, it will become a direct connection to that very Italy that any traveler dreams of: azure shores, pristine yachts, and the rhythmic sound of the waves.



The **Development** In These Areas Began As Early As 1648.

Il Castello Borghese was a jewel of Italy, and the privilege of owning it fell to the most influential families of its time. At various times, the owners of the property included senators, lawyers, and even Pope Paul V.

The castle

The castle located within the villa's grounds was constructed in the late 16th century and remains a remarkable example of Italian Baroque architecture.

It showcases a magnificent yet austere combination of stone, from the façade to the interior decor. The spirit captivates you from the threshold, but the true essence awaits inside.

The halls and rooms are adorned with numerous works of art, acquired by the Borghese family throughout different periods of their history.



Piece Of The History

Il Castello Borghese and it's land, with its unique history, resembles an ancient chronicle that has survived to this day in almost pristine condition.

Every square meter of land here holds the memory of centuries of history, and every stone remembers more than any wise man.

At the same time, this chronicle is accessible to the thoughtful reader, the true connoisseur of history, the seeker of genuine exclusivity, and the admirer of "not for everyone" objects.

Currently, Il Castello Borghese continues to operate and is merely seeking a new owner who will provide a worthy setting for this unique gem, Il Castello Borghese.





The Architecture

Il Castello Borghese park preserves an elegant architectural ensemble, and the entire property is officially recognized as a historical heritage of Italy.

The main buildings here have preserved their original architecture, allowing visitors to literally touch the history of the Bel Paese (beautiful country).

The Architecture & Interior

The noble estate stands out with its ascetic and restrained style, characteristic of the time of its construction and the cultural features of Lazio, central Italy.

The entrance portal still preserves a decorative lintel with an image of a mask. Additionally, there is a relief depicting three stars, representing Cardinal Costaguti, the first owner. These artifacts of antiquity are stylistic elements that have endured through the ages, reaching us today.





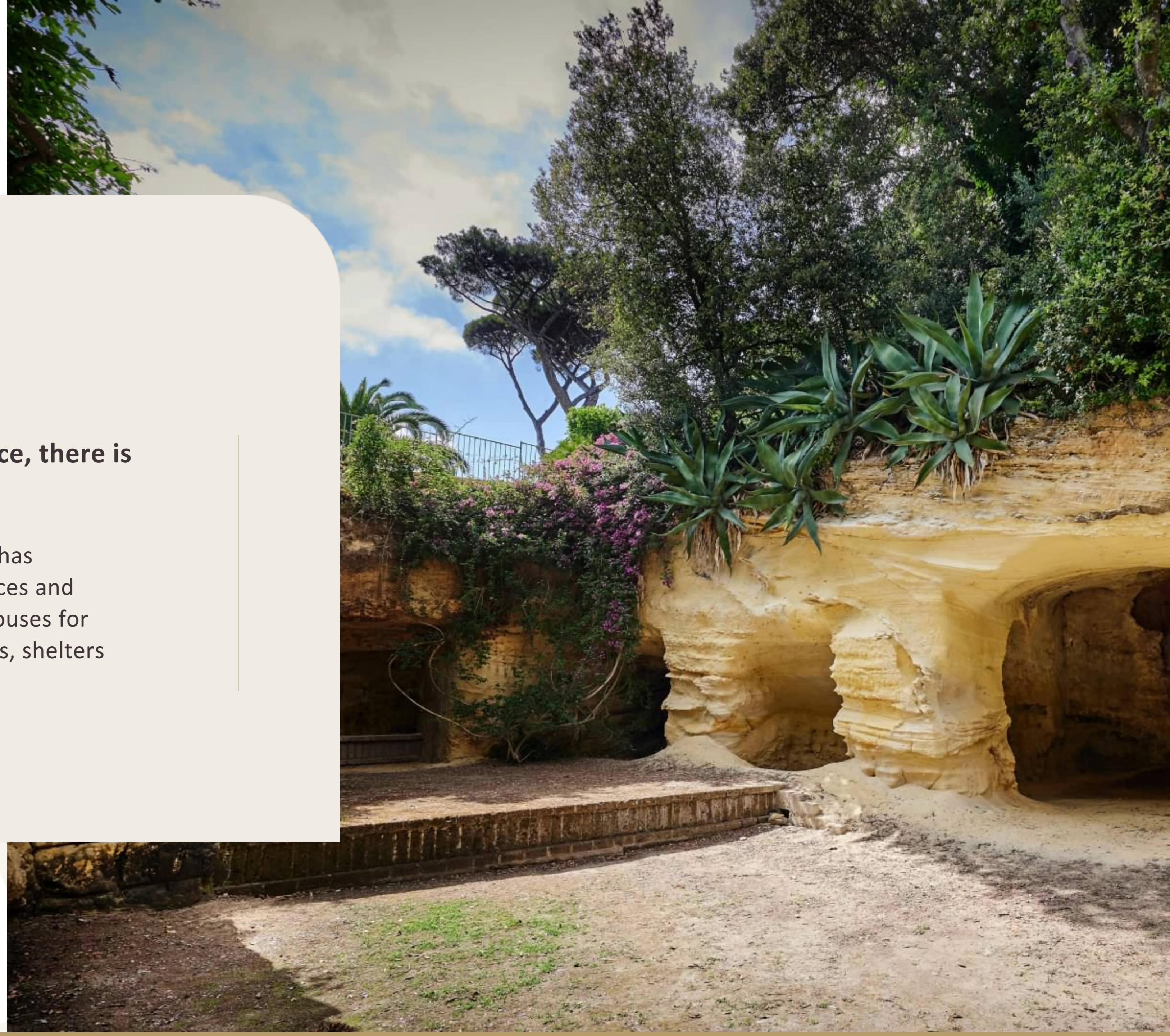
The Architecture & Exterior

To this day, the architectural structure of the building maintains its strict layout, which has remained largely unchanged over the centuries. The interiors impress not with decorative elements, but with their historical significance and authentic reflection of the passage of time. The rich library originates from the Palazzo Statiella in Naples.

The Caves

On the grounds and beneath the residence, there is a whole gallery of ancient caves.

Throughout the centuries, the role of the caves has constantly changed, adapting to the circumstances and demands of the time. They were used as warehouses for servicing the port, wine cellars, mushroom farms, shelters from invaders, and even military headquarters.



A close-up photograph of a white ceramic plate filled with spaghetti topped with clams and fresh herbs. The plate is set on a dark wooden table. To the right of the plate, a silver fork and a black-handled knife are visible. The background is slightly blurred, showing a blue and white patterned cloth.

Italian Cousine

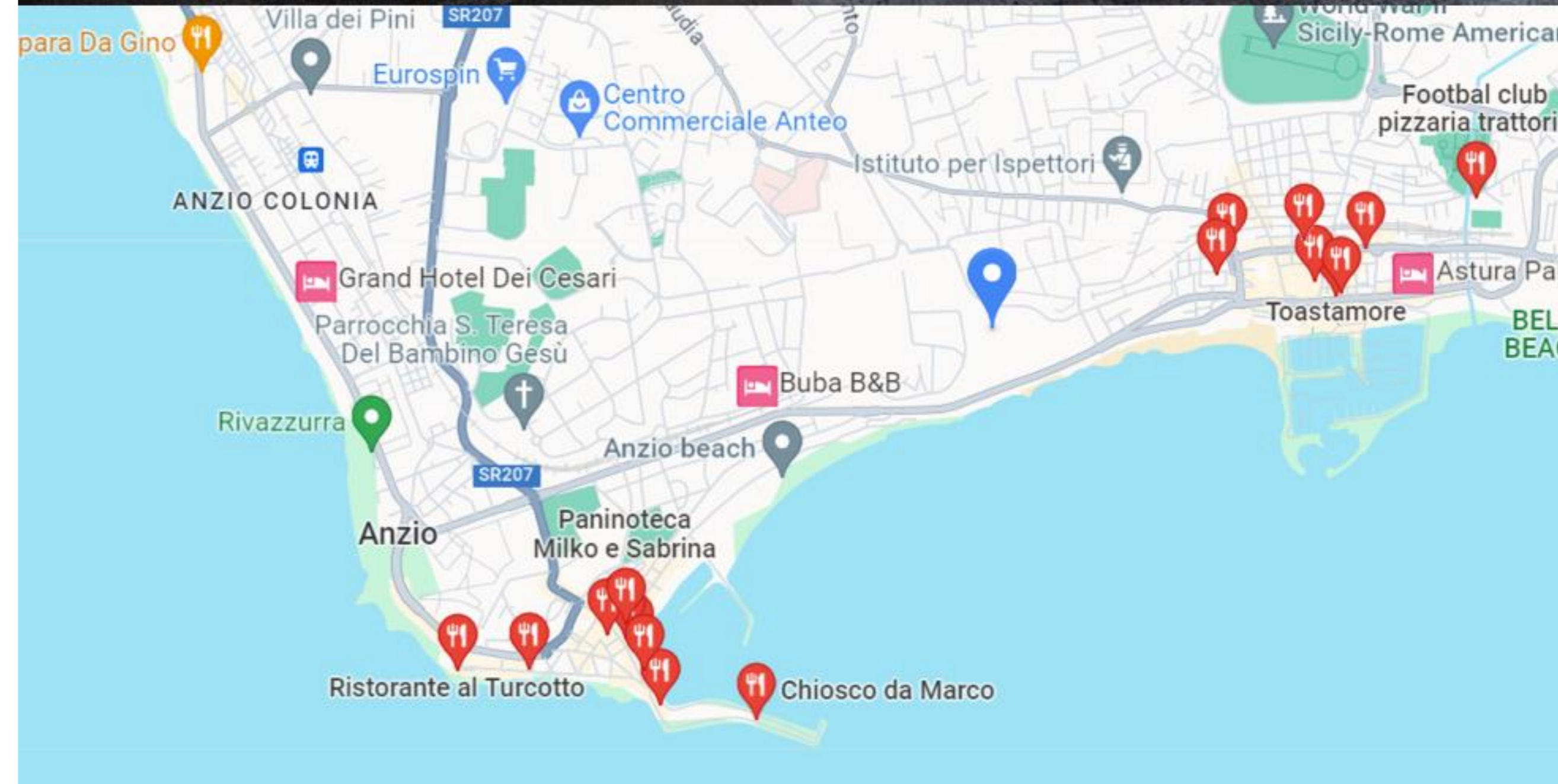
Italian cuisine is far most one of the best and favourite one in the world. You could enjoy every day Roman cuisine from fresh, seasonal and simply-prepared ingredients from the Roman Campagna.

These include peas, globe artichokes and fava beans, shellfish, milk-fed lamb and goat, and cheeses such as Pecorino Romano and ricotta.

Restaurants & Bars

There are amazing range of restaurants around Il Castello Borghese or in the area of Nettuno or in the area of Anzio.

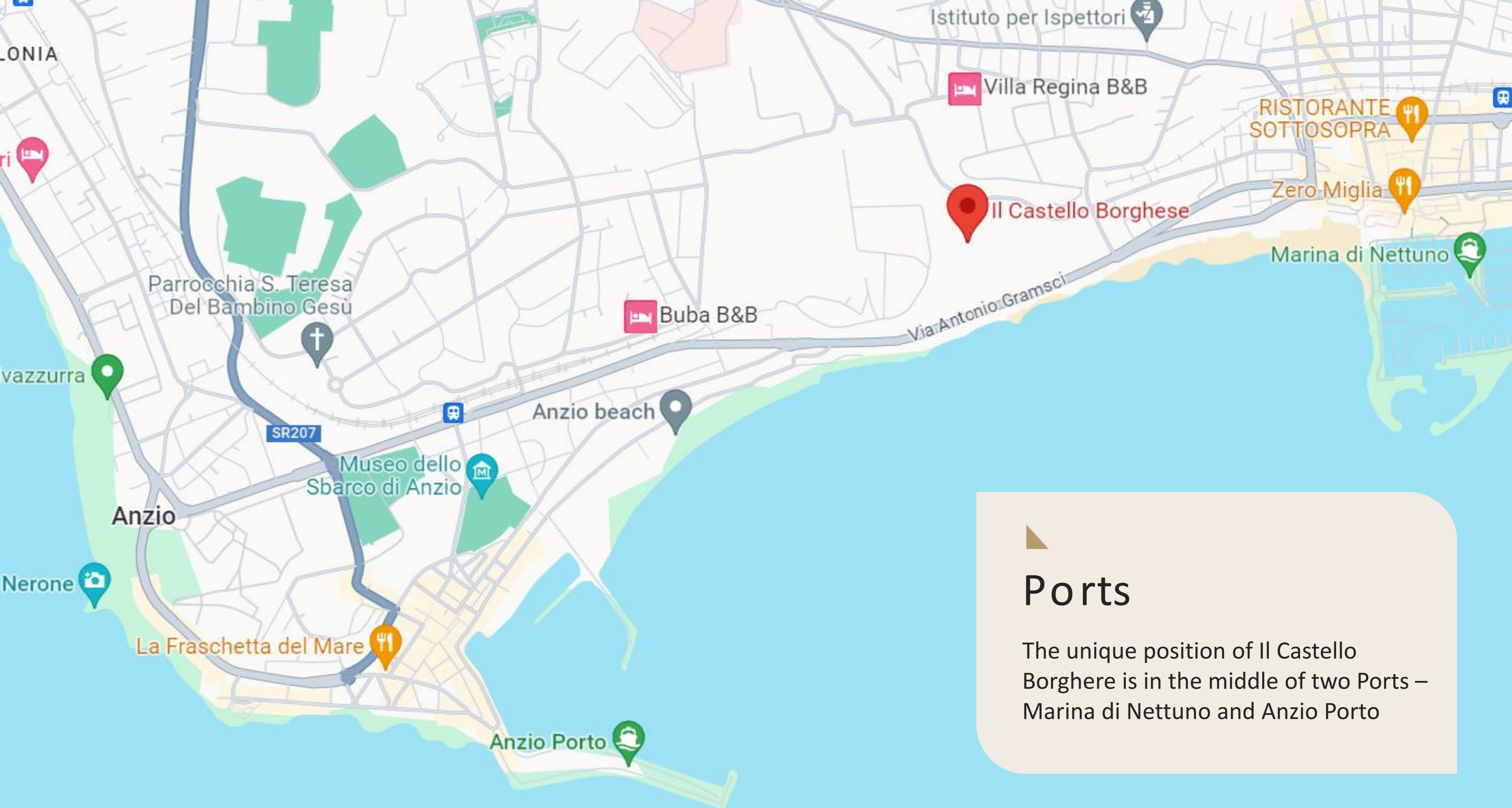
You can enjoy delicious Italian cousine every day.





The Residence Has Excellent Transportation & Logistic Accessibility

The lands of Villa Borghese are spread just 40 minutes away from the airport and 30 minutes from the center of Rome. It is easily accessible via the highway or train.



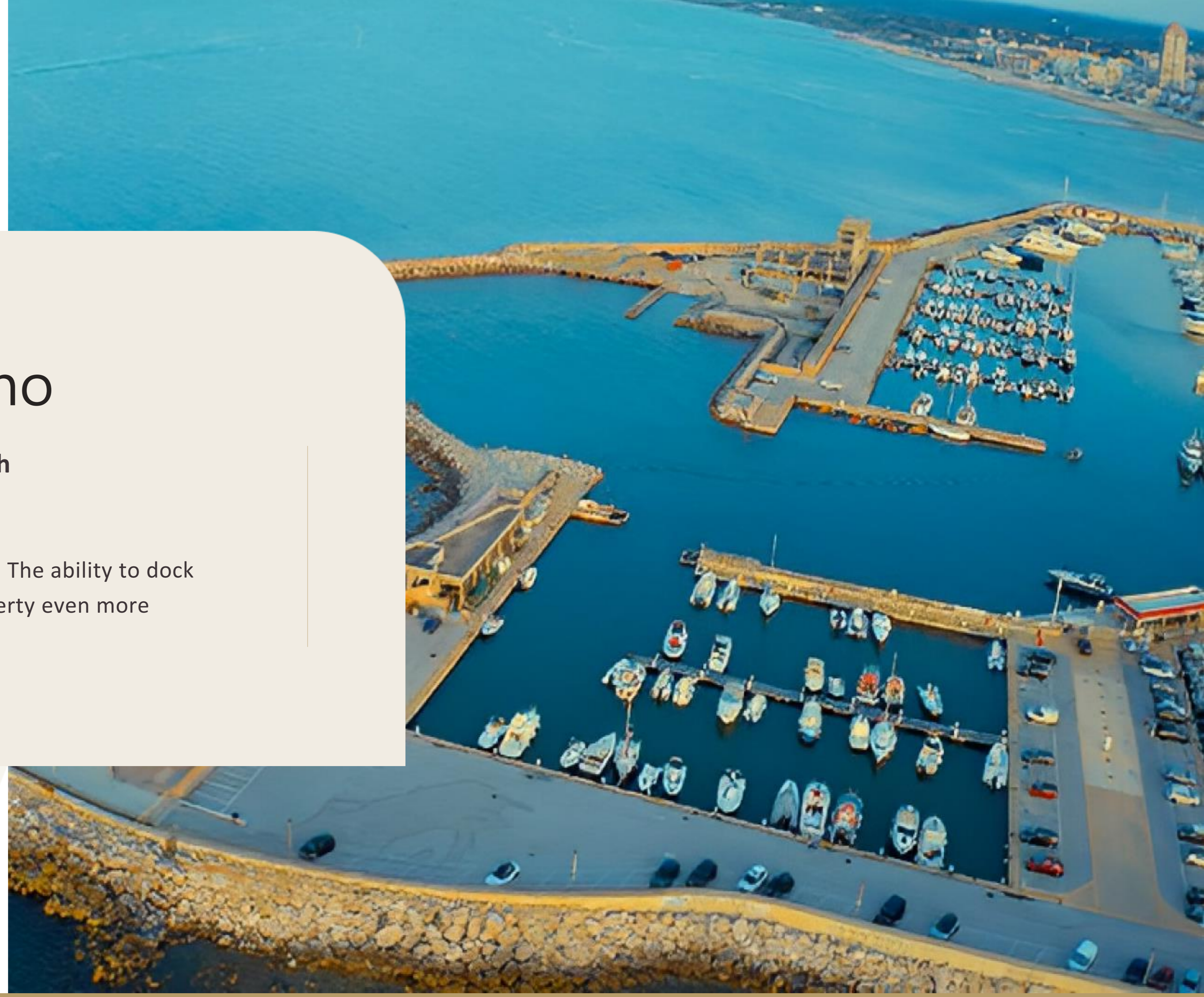
Ports

The unique position of Il Castello Borghese is in the middle of two Ports – Marina di Nettuno and Anzio Porto

Marina Di Nettuno

The most picturesque way to reach the residence is by sea.

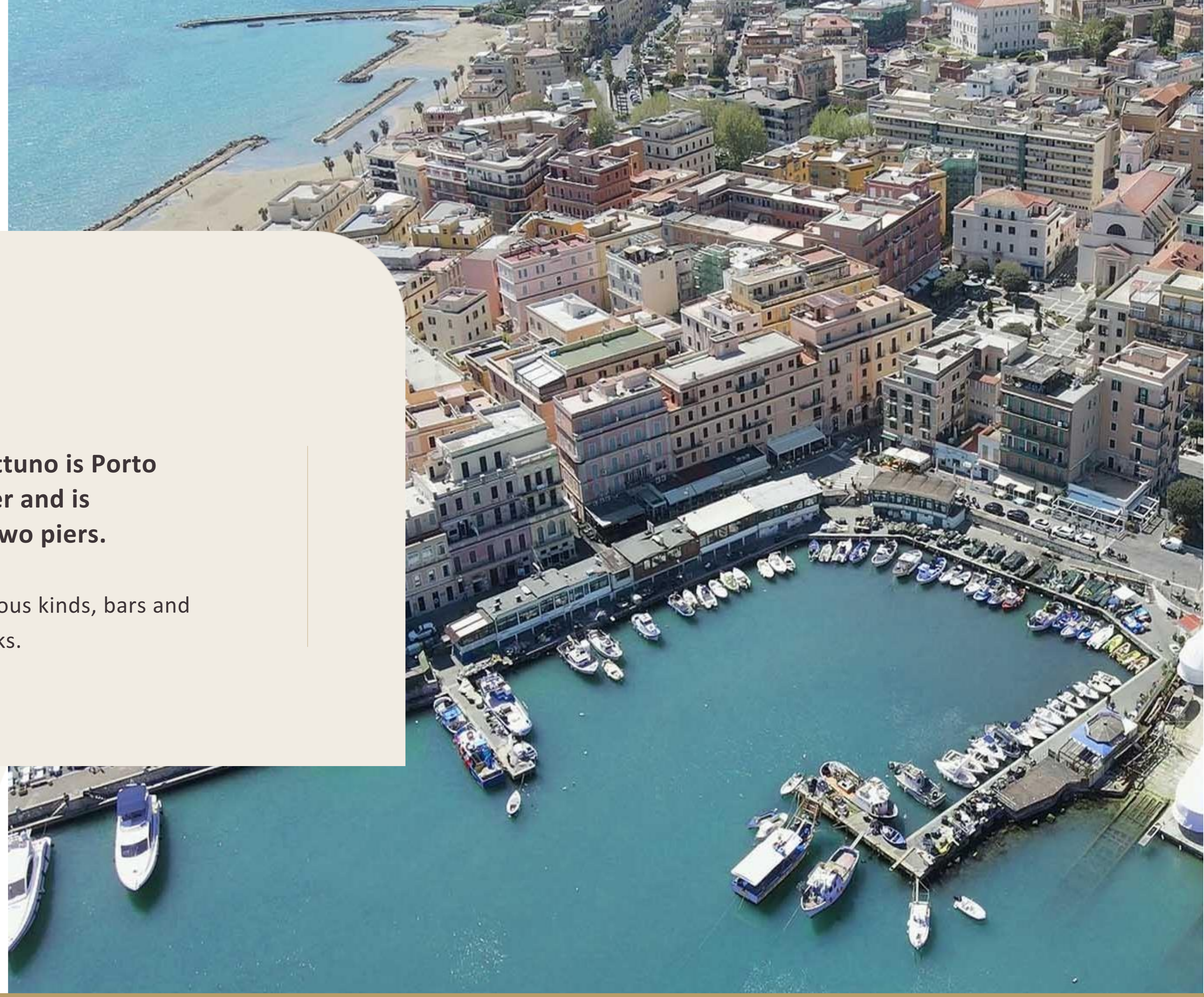
The estate has its own dock and marina. The ability to dock your own yacht or boat makes the property even more enticing.



Porto Anzio

On the other side of Marina di Nettuno is Porto Anzio. It's located in the city center and is characterized by the presence of two piers.

Near the port you will find shops of various kinds, bars and restaurants, and 2 paid guarded car parks.



The Helipad

Another exotic way to arrive is by air. The residence features its own helipad, making air travel to and from Rome and other cities in Italy even more convenient.



The Flora

As soon as you arrive, you will be immersed in the breathtaking flora of Il Castello Borghese. And believe me, even the most seasoned connoisseur will not remain indifferent.

Here, flowerbeds bloom, dense forests provide coolness, and endless fields please the eye.

What makes the flora unique? Here, there is a mixed forest of oak and cork oak, pine trees, and Aleppo pines.

Lavender grows in the garden, while various parts of the park feature exotic plants such as palms, stone pine, oleander, cypress, and samshits.

The layout of the park is inspired by Italian gardens of the Renaissance era. And Il Castello Borghese is surrounded by an orange grove and fruit trees.



198 549 m² Exclusive Property For Sale

An astonishing landscape unfolds, where dense forests intertwine with open spaces and water bodies.



The reserve is rich in fauna: it is home to wild boars, foxes, hares, wild piglets, ducks, pigeons, and pheasants.



Neighborhood: Villa Borghese

Il Castello Borghese is in the nearest neighborhood to Vila Borghese – the property and home of princess Borghese.

Il Castello Borghese and it's land surrounds historical monument of Villa Borghese.



Historical Connotations & Memorial Facts

In 1840, a park was designed on the estate's grounds. Later, Marcantonio Borghese-Aldobrandini made additions and renovated the palace, bringing it to the form in which it can be seen today.

In the early 20th century, the Villa Borghese began to be rented out to families, and ownership included the furniture, furnishings, and even the library of the vice-king of Naples.



History



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Then, Marcantonio Borghese-Aldobrandini made additions and renovated the palace, bringing it to the form in which it can be seen today.



During the Anzio-Nettuno landing, the advanced headquarters of the U.S. 5th Army's 6th Corps was located in chambers.



The residence was visited by Benito Mussolini.



The residence was visited by U.S. President Bill Clinton.

Here, he held an unofficial meeting with Berlusconi for negotiating relations between Italy and the U.S

Neighborhood: Tennis Courts

Within the villa's grounds, there are dedicated tennis courts providing opportunities for elite leisure and sporting activities befitting this prestigious location.

In a sense, this continuation of an aristocratic tradition honors the legacy of the previous owners.



Offers Several Options For Development:

01

HOTEL, HOLIDAY RESORTS

Space for constructing a hotel, spa and swimming pool, with 2 floors and one underground floor. Area possible to build up to 34 630 m².

02

WEDDING, EVENT VENUES, CONFERENCE FACILITES

A dedicated space for hosting events with a current area of 700 m².

03

MAGNIFICENT VILLAS, REPRSENTAVE OFFICES

Possibility to divide the territory into two separate ones. Luxury villas can be built on each of them. The area is possible to build on western part area possible to build up to 7 258 m² in the original forest, on eastern part area possible to build up to 27 372 m² with a beautiful view of the sea.

04

COMPACT VILLAS

Family villas can be built in the territory. Houses can have two above-ground floors and one underground floor. Area to cover on western part is 94 831 m² area possible to build up to 7 258 m². Area to cover on eastern part area 84 676 m² area possible to build up to 27 372 m². Houses can have their own gardens integrated into the landscape.

05

SPORTS, LEISURE COMPLEXES

The land offers the possibility of implementing sports facilities. Sports club with accommodation in a wonderful environment with a view and access to the sea. Sports facilities can also offer restaurants, bars, spas, accommodation and more.

06

CLINICS, SPAS, REHABILITATION CENTRES, RECONDITION PREMISES

Unique combination of sea and pine wood forest creat a perfect conditions for all kinds of clinics or rehabilitation centers, especially luxurious one. Wonderful air, panoramic views and a touch of history and religion recover body and mind.

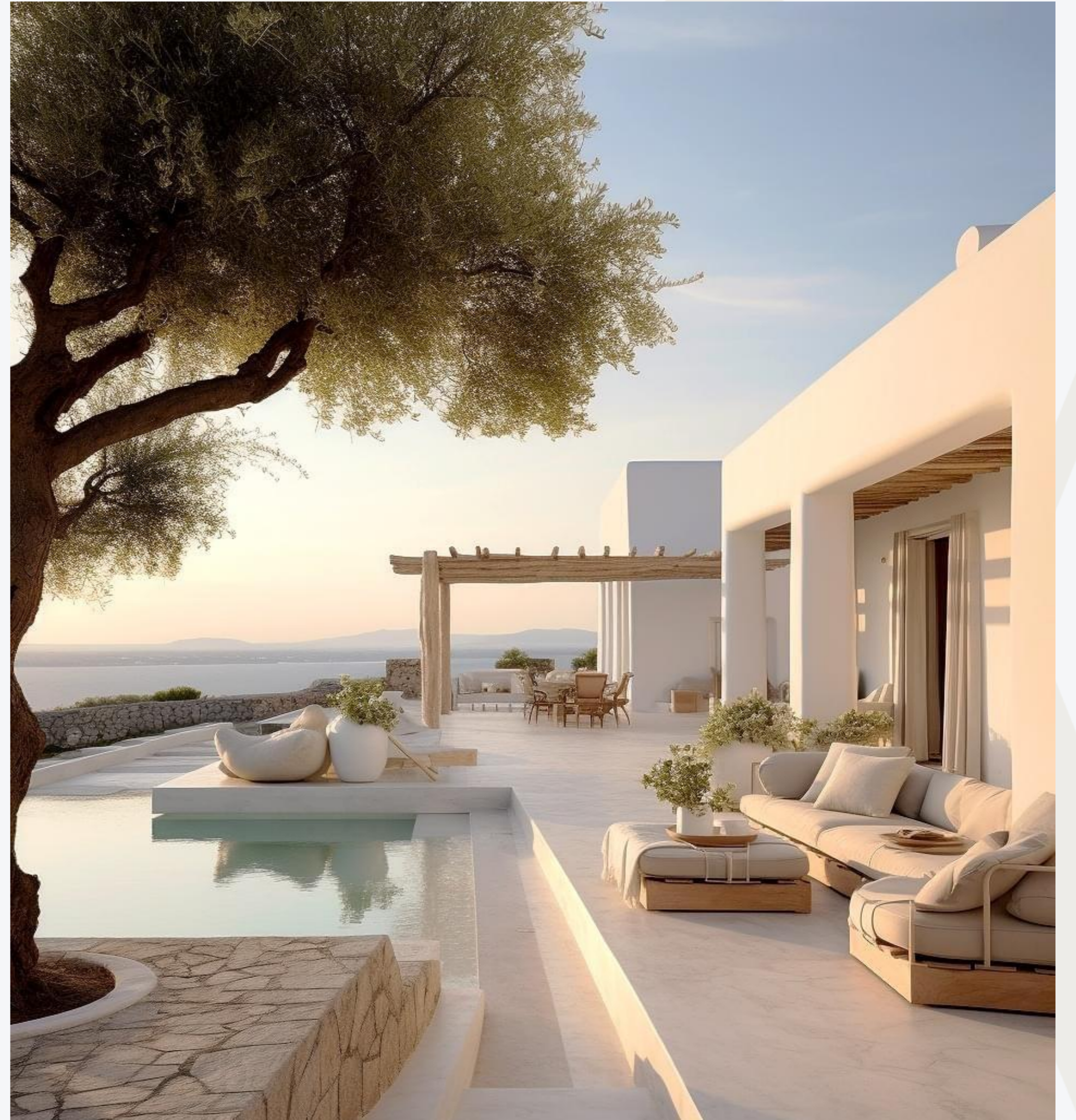


The Architectural Impressions

...endless variations of beauty.

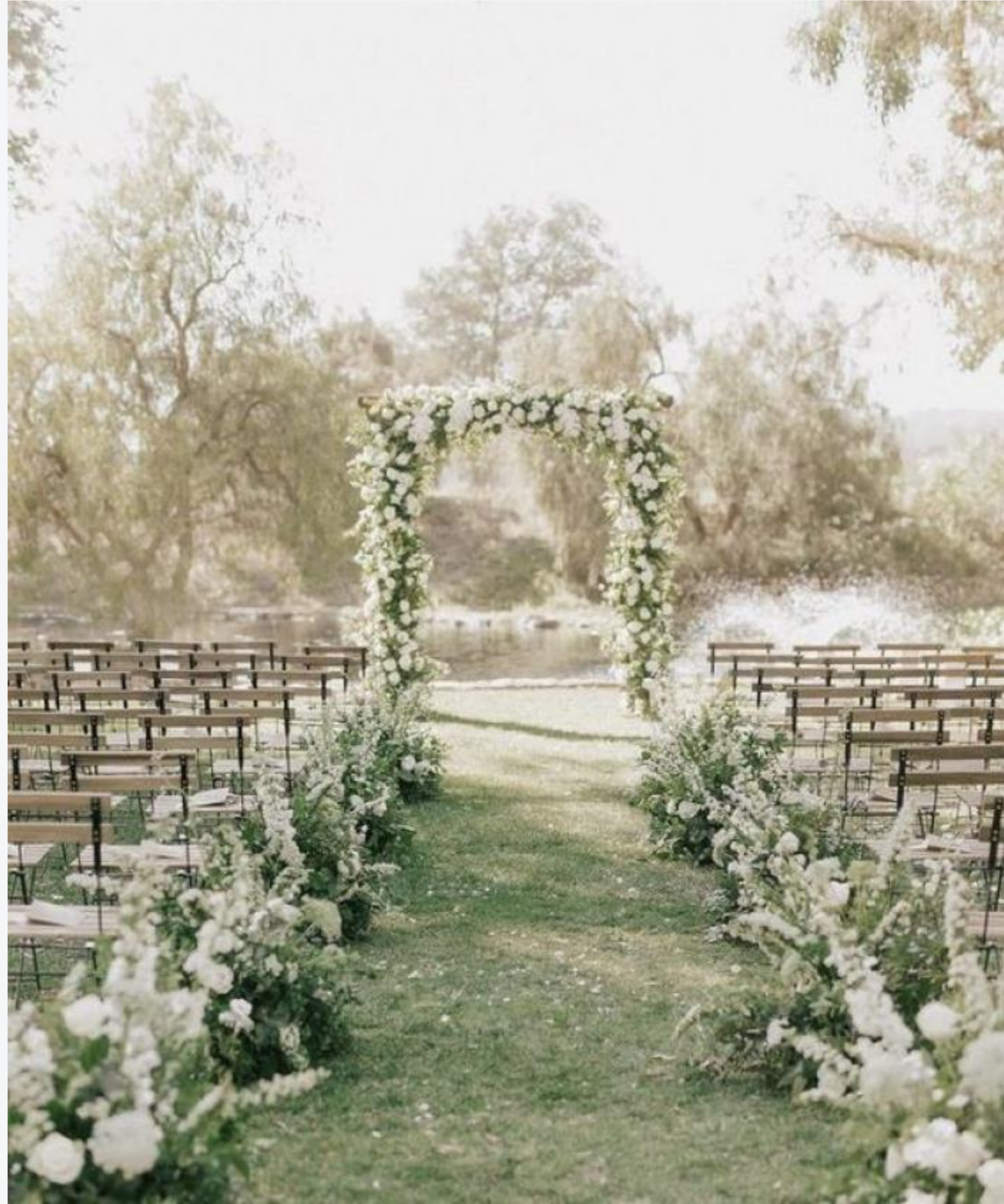
Hotel Inspirations





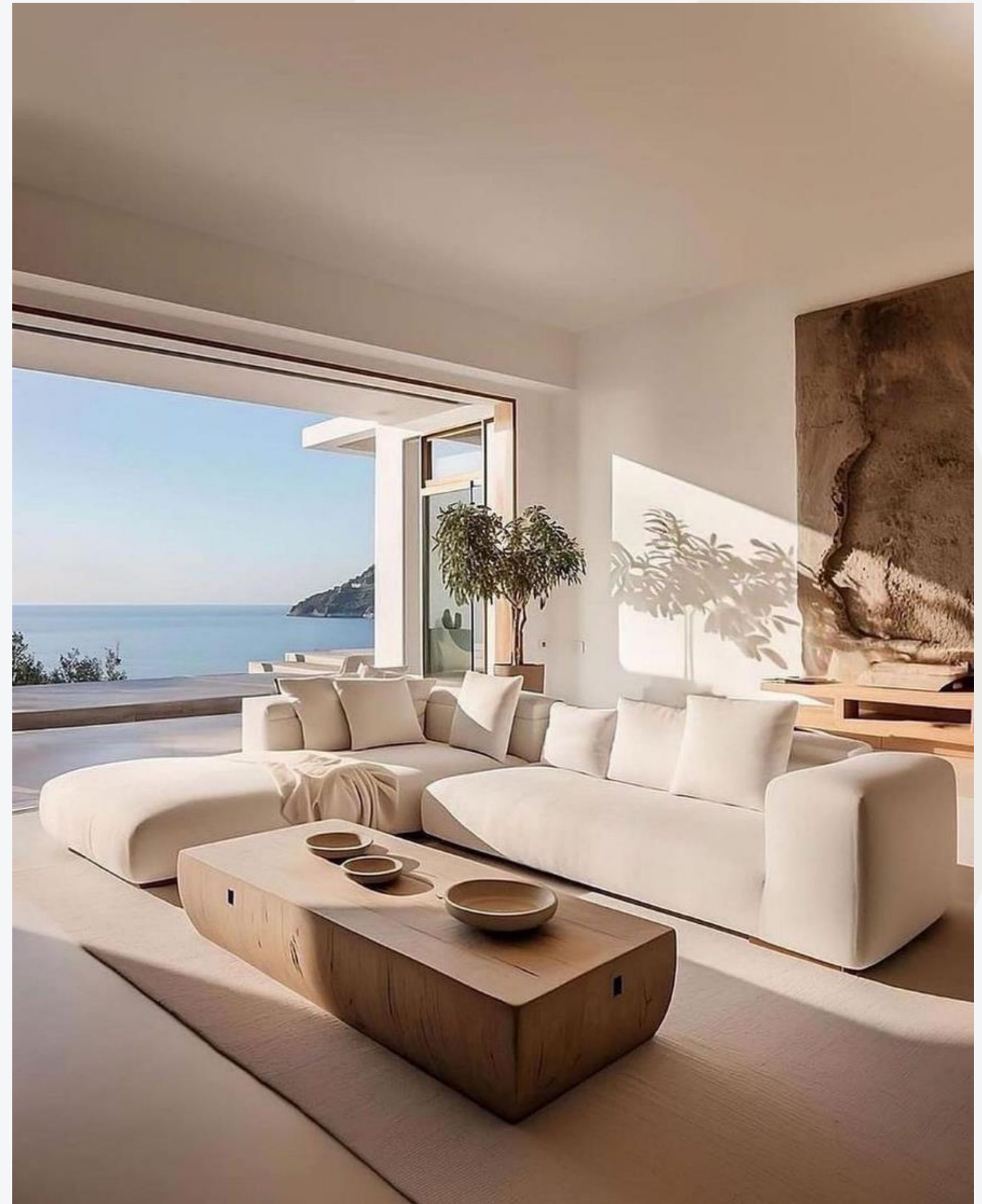
Wedding venue





Exclusive villas





Compact villas





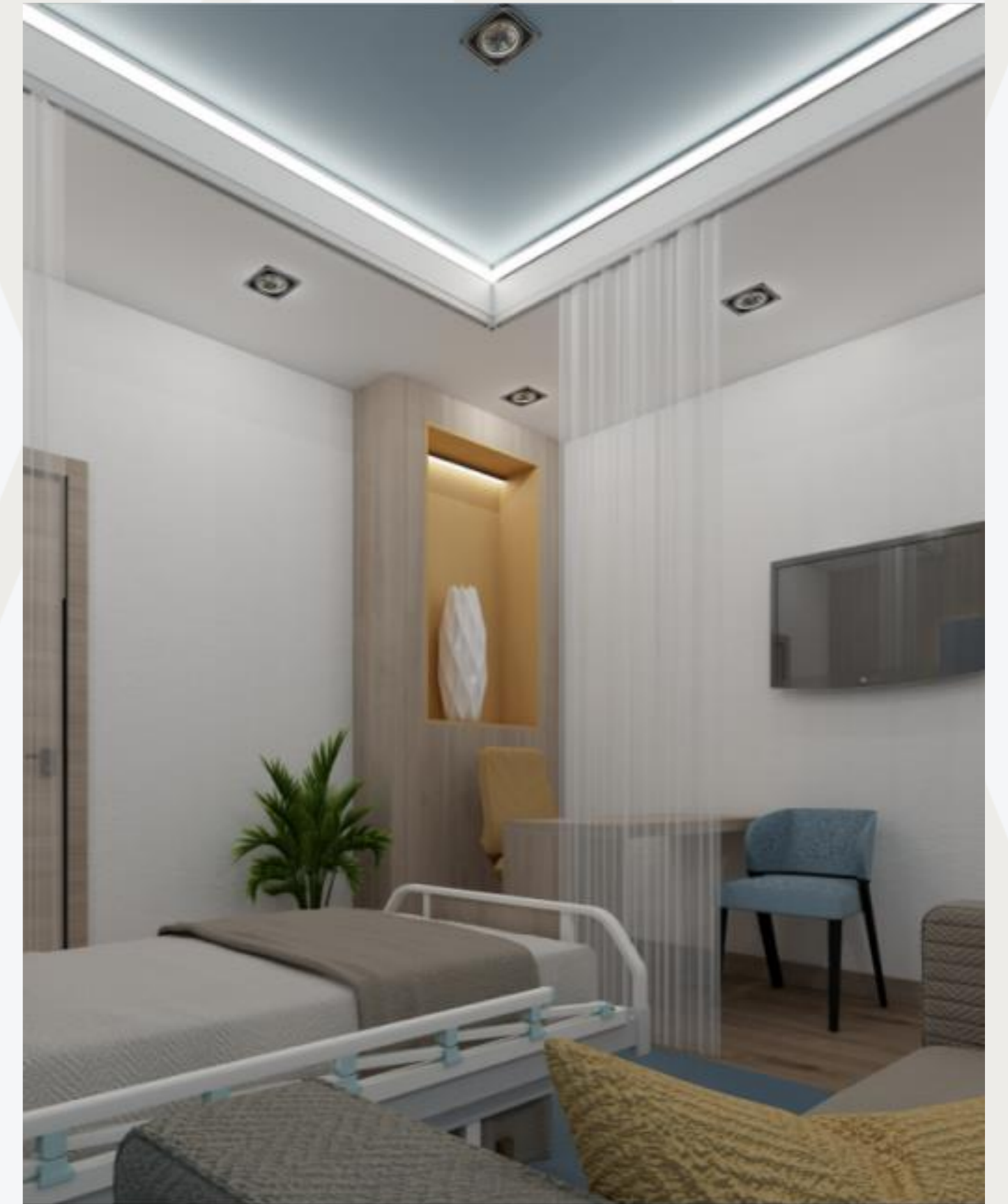
Sports complex





Clinics/
rehabilitation
centres





“

"Whoever you may be, whether a stranger or not, as long as you are a free person, wander where you wish, take what you want, leave when you want. Everything here is arranged so that a stranger can enjoy before the owner himself."

Mark Antony III, in the late 18th century

Isn't this the best way to speak of the hospitality of this place and the luck of its future owner?

Il Castello Borghese

A dream turned into reality. The lands of the reserve and the architectural ensemble offer the owner an unlimited range of opportunities, both commercial and non-commercial.

We are ready to welcome the new owner at the helm of Il Castello Borghese. A person who will leave their mark in the history of this place with a firm hand.



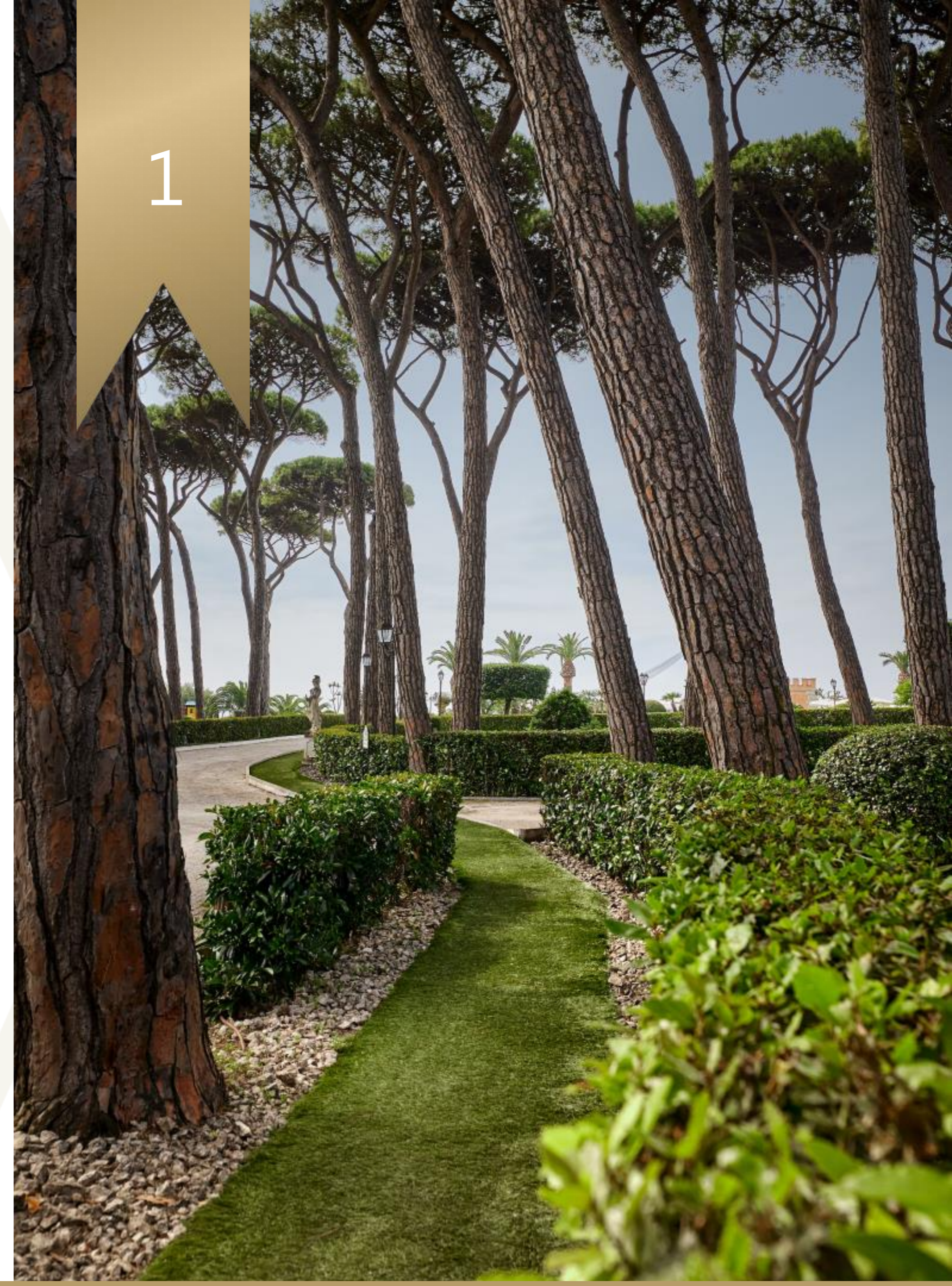
Il Castello Borghese: Here You Can...

ESTABLISH YOUR OWN RESIDENCE

And transform it into a unique and exotic vacation spot.

You will have all the advantages of this place at your disposal: from soft sandy beaches and your own bay to a golf course, from the amazing air of Italian Anzio to the serene dignity of the ancient walls of the villa, which will become your own castle.

1



Il Castello Borghese: Here You Can...

DEVELOP ANY TYPE OF COMMERCIAL REAL ESTATE

And transform the estate into a hotel, renting it out entirely or creating a venue for private gatherings, business meetings, and conferences.

2



Il Castello Borghese: Here You Can...

PROTECT YOUR ASSETS

Il Castello Borghese, as an investment property, is stable, and the volatility of such an asset is minimal. These lands have been valuable for millennia, always remaining an enticing piece for aristocrats and the upper class.

Both now and in 10 or even 100 years, Il Castello Borghese will remain a worthy investment property, the value of which will only continue to grow.

3



Il Castello Borghese: Here You Can...

IMPLEMENT ANY OTHER IDEA YOU HAVE IN MIND

You can complete the construction of bungalows, acquire the villa for further resale, provide it for organizing events, or even establish your own yacht club and golf club on the premises.

There are numerous scenarios for land utilization, and the owner is not limited by anything.

4





Il Castello Borghese

...awaiting a new name on the pages of its history
...and it is in your hands!

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