



CA' BERTACCHINA

COUNTRYSIDE VERONA RESIDENCE



Un investimento per il futuro

Situated in the lush landscapes of **Verona**, **Ca' Bertacchina** beckons those seeking an authentic and tranquil Italian lifestyle without compromising on modern comforts. This idyllic residence, strategically positioned just 5 km from Verona city center, 16 km from the captivating beauty of Lake Garda, and 7 km from Catullo Airport, offers a harmonious blend of nature and convenience.

With its prime location providing easy access to the center of the city and nearby tourist attractions, yet nestled away from the commotion, **Ca' Bertacchina** presents an **ideal opportunity for the development of a business hotel, family hotel, or residential area.**

Ca' Bertacchina emerges as a symphony of history and untapped potential. As you explore the pages of this brochure, envision the endless possibilities that **Ca' Bertacchina** holds – a parcel of land that transcends time, offering a blend of heritage and potential that is truly unparalleled.

Our Philosophy

Through thoughtful alternation between communal and private areas, the structure not only provides but also fosters human interaction and socialization.

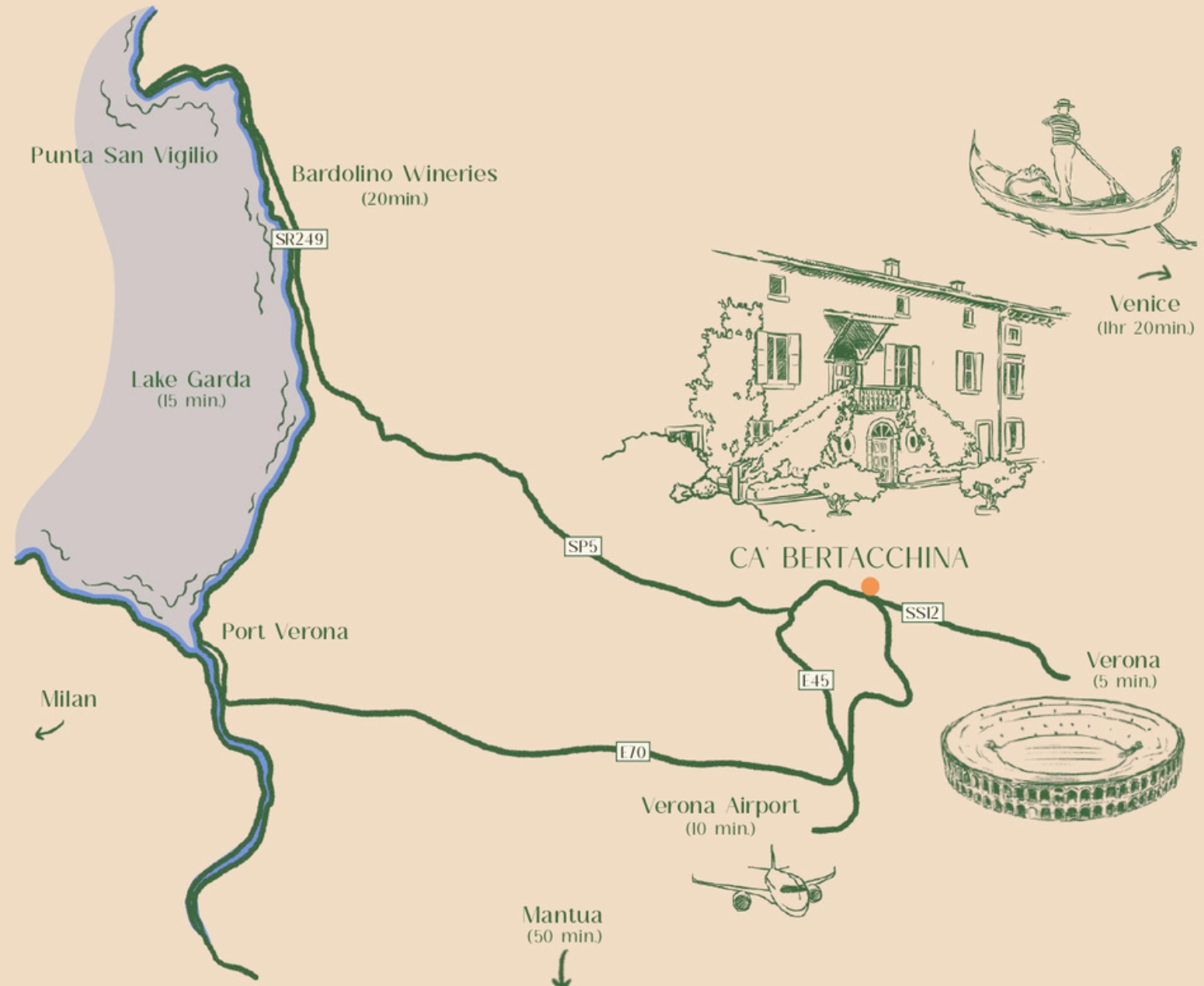
Functional and leisure spaces, including parking lots, garages, pools, tennis courts, and playgrounds, have the potential for seamless integration within the expansive green zones. Currently consisting of several living spaces: **Villa Cartolari**, **the Historical Court**, and **the Great Court**, the property has the capacity for future expansion. The vastness of these areas allows for a portion to be allocated to residential use and another for receptive infrastructures.



The Perfect Location

Ca' Bertacchina is an idyllic Italian retreat in the enviable location of Verona. **Positioned by the Garda Mountains**, this enchanting villa strikes a harmonious balance between tranquility and accessibility. This strategic locale ensures residents enjoy **proximity to an array of essential services**, including pharmacies, shops, supermarkets, and bustling shopping centers.

Surrounded by the verdant beauty of the Italian countryside, Ca' Bertacchina stands as a gateway to cultural treasures, with the majestic **Garda Lake**, the charming **Mantua**, the timeless **Venice**, and the renowned **Bartolino wineries** all within easy reach.



The Site Plan

- A** Villa Catelori and the Church - 1,600sqm (divided into 3 floors)
- B** The Great Court - 2,000sqm (extended on 3 floors)
- C** Historical Court - 2,132sqm (extended on 2 floors)
- D** Ongoing Evolution - 1,200sqm (potential to develop small villas or an apartment court)
- E** Parks and Parking - 35,000sqm

Ca' Bertacchina consists of **31 hectares**, while the total residential surface area consists of **7044.91 square meters**.



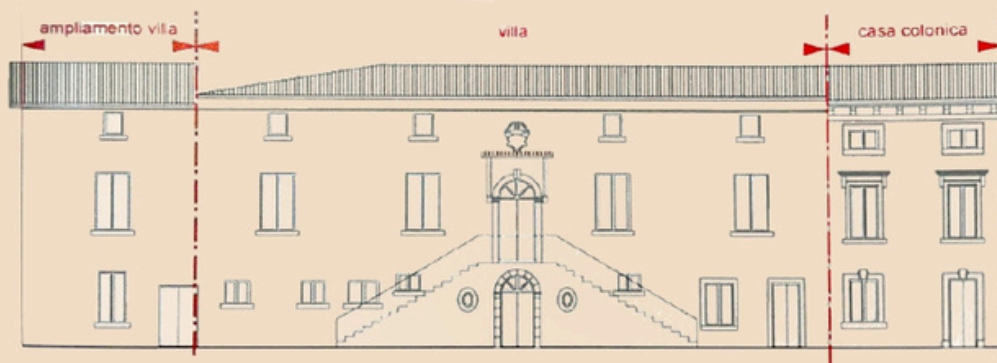
A

1,600sqm

Villa Cartolari

The exterior entrance is graced by a charming double staircase, a feature that adds to the architectural allure of this **seventeenth-century** country house. Villa Cartolari's design reflects the tastes of its original builders, with subsequent expansions seamlessly integrated over the centuries. The structure has retained the majority of its original form and the precious embellishments that enhance its facade. The villa's symmetrical layout creates a sense of classical charm. Embracing the facade is a romantic garden that offers a genuine oasis of leisure.

Bertacchina presents endless possibilities for those considering ventures such as a boutique hotel, Airbnb accommodations, or a family-friendly retreat.



B

2,000sqm

The Great Court Today and Tomorrow

Blooming behind Villa Cartolari and the Historical Court, the Great Court emerges as a promising addition to the **Ca' Bertacchina** estate. **Currently under development**, this upcoming section holds immense potential in the form of **17 apartments** (style seen on the right). **As the Great Court takes shape**, it promises to be a harmonious marriage of classical elegance and contemporary identity, adding a new chapter to the rich history of **Ca' Bertacchina**.

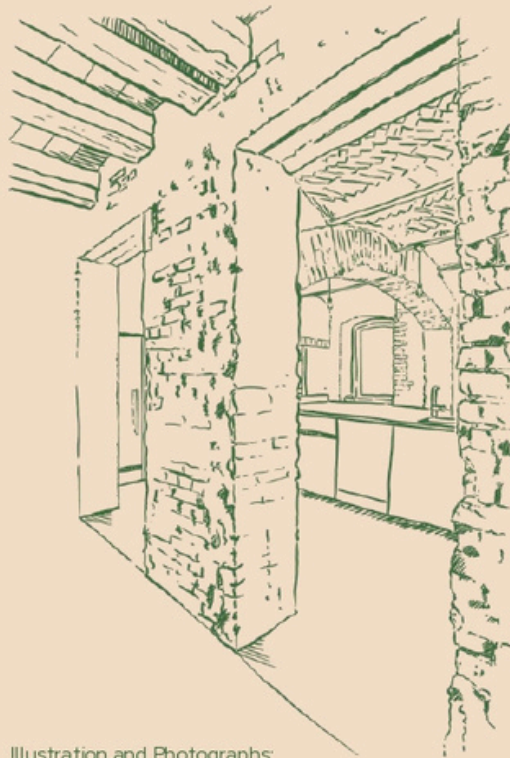


Illustration and Photographs:
Predicted style of site currently
under construction.





2,132sqm

Historical Court

Nestled within **Ca' Bertacchina** estate, the Historical Court is a welcoming sanctuary adjacent to Villa Cartolari. Enclosed by a collection of houses, the Historical Court features an authentic representation of Italian, rustic, countryside architecture. The structures showcase **Renaissance porches, entablatures, and arches**, embodying the timeless elegance of the region.



D

1,200sqm

Ongoing Evolution

Adjacent to the Great Court, **Ca' Bertacchina**, presents an interesting **opportunity for the construction of small villas, a boutique hotel, residences or additional apartment complexes.** This prime location offers a peaceful setting while being conveniently close to the heart of the property. The area of ongoing evolution holds the **potential for upscale accommodations.**

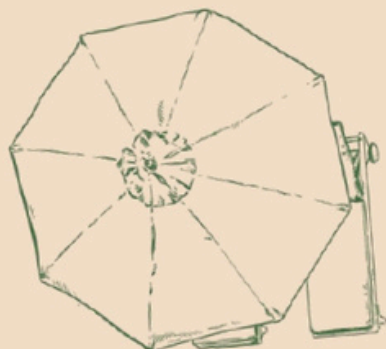


E

35,000sqm

Surrounding Park Possibilities

The future of **Ca' Bertacchina** holds exciting possibilities, with areas for enhancements that promise to elevate the estate's allure. Envision the tranquillity of the Verona countryside, paired with modern amenities, such as **swimming pools**, inviting residents and guests to bask in the Mediterranean sun, **tennis courts**, a pond or even a **yoga platform** emerges as a delightful possibility. As **Ca' Bertacchina** continues to evolve, these potential amenities contribute to the estate's versatile character and sophisticated leisure. There is potential to craft a classic **countryside park**, with pathways inviting to a quiet stroll, bordered by fragrant flowers, and vibrant foliage. There is also ample space to create convenient parking areas close to the buildings of **Ca Bertacchina**.





An Investment in the Future

Investing in **Ca' Bertacchina** represents not just an acquisition of a property but an immersion into a lifestyle. The rich history woven into the estate, along with the existing architectonic complex dating back to the 1500s, provides a **unique foundation for development**. The vast living spaces offer the opportunity to blend tradition with modernity, with the **potential for future expansion**. Additionally, the integration of functional and recreational spaces into the expansive green areas complements the Italian villa lifestyle.

- A** Villa Catelori and the Church - 1,600sqm
- B** The Great Court - 2,000sqm
- C** Historical Court - 2,132sqm
- D** Ongoing Evolution - 1,200sqm
- E** Parks and Parking - 35,000sqm



Verona (5 min.), in the northeastern region of the country, is renowned as the setting for Shakespeare's romantic tragedy, "Romeo and Juliet". Verona exudes an enchanting aura with its well-preserved medieval architecture, winding cobblestone streets, bustling piazzas and its unforgettable centerpiece, the ancient Roman amphitheater, Arena di Verona. Whether strolling along the Adige river or finding the Juliet's famous balcony, Verona captivates visitors with its allure.



Lake Garda and the Garda Mountains (15 min.), situated in northern Italy, is enveloped by picturesque towns and verdant hills. Lake Garda is the largest lake in the country and a jewel of the Italian landscape. The surrounding mountains, part of the Southern Limestone Alps, provide a dramatic backdrop to the serene lake, offering opportunities for hiking, mountain biking, and rock climbing. Charming lakeside villages include Punta San Vigilio, Sirmione with Roman poet's, Valerius Catullus, villa, and Limone sul Garda. Historic castles and villas dot the shoreline.



The Bardolino wineries (20 min.), through centuries of expertise and passion, produce the renowned Bardolino wine, celebrated for its vibrant character. Welcomed by gentle breezes from Lake Garda, these vineyards contribute to a unique terroir, offering visitors a journey into Italian viticulture and a testament to the deeply-rooted connection between the land, vines, and winemaking.



Mantua (50 min.), surrounded by three lakes and medieval walls, echoes centuries past as the birthplace of poet Virgil and the noble Gonzaga family. Boasting architectural gems like Palazzo Ducale and Mantua Cathedral, the city's squares and streets offer a journey through time, a tapestry of Renaissance art and vibrant local life.



Venice (1 hr 20 min.), built on a network of winding waterways, is the epitome of human ingenuity and artistic brilliance. From the grandeur of St. Mark's Basilica to the bustling markets of the Rialto Bridge, Venice flaunts its unique history, at the crossroads between Gothic, Renaissance, and Byzantine influences. Navigating its canals unveils Venice's romantic charm with historic palaces and hidden glimpses of its glorious past.



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