

INVEST IN ITALY'S BEAUTY



Eros Zago tel. +39 375 5602855, e.zago@quidquid.eu

HISTORY AND WELLBEING, COMFORT AND BEAUTY

Ca' Bertacchina is an ancient country house full of charm and history, completely immersed in greenery and just minutes from the centre of Verona.

The overall architectonic complex, whose original group of houses dates back to 1500, includes a neoclassical private church dedicated to St Ignazio di Loyola.

Investing in Ca' Bertacchina is an opportunity to combine the scents and colors of the Italian countryside with the access to beautiful renown Italian tourist attractions such as Verona and Garda Lake.



NEAR THE NATURE, NEAR VERONA

Ca' Bertacchina is the ideal residence for those who want to experience an authentic and healthy place without sacrificing comfort. Its position is the perfect combination: it guarantees tranquility and contact with nature while being just a few minutes away from both the city and a wide network of services

Located in Verona, in via Gardesane, it is about 16 km from Lake Garda, 7 km from the Verona Nord motorway exit and from Catullo Airport. It is connected by several bus services to pharmacies, shops, supermarkets and shopping centers, all within 2 km.



OUR PHILOSOPHY: PRESTIGE, SPACE AND HARMONY

By cleverly alternating shared space and private space, the structure offers privacy with the freedom to socialise.

Functional and recreational spaces, such as car parks, garages, swimming pools, tennis and playgrounds, could be wonderfully integrated into the green area.

The property at the moment consists of several living spaces: Villa Cartolari, the Small Court, and the Corte Grande. More could be built in the future. These spaces are so vast that some could be dedicated to residential and some to receptive infrastructures.

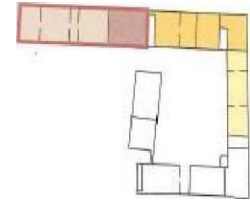


THE VILLA CARTOLARI. EXCLUSIVE ELEGANCE

Villa Cartolari is a typical manor house with a double staircase with a symmetrical and elegant style.

It consists of a sixteenth-century main building that was expanded in the following centuries.

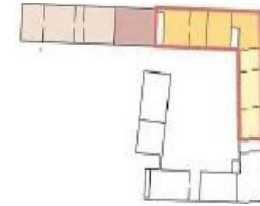
The building next to it is from the seventeenth-century and it has preserved most of its original shape and the valuable decorations that enhance its façade. The beautiful Villa is immersed in a pleasant garden full of trees, an oasis of leisure.



C.A. BERTACCHINA

THE SMALL COURT, THE VALUE OF MEMORY

The Corte Piccola is delimited by a body of colonial houses that exhibit the typical features of rural architecture, Renaissance porches and arches



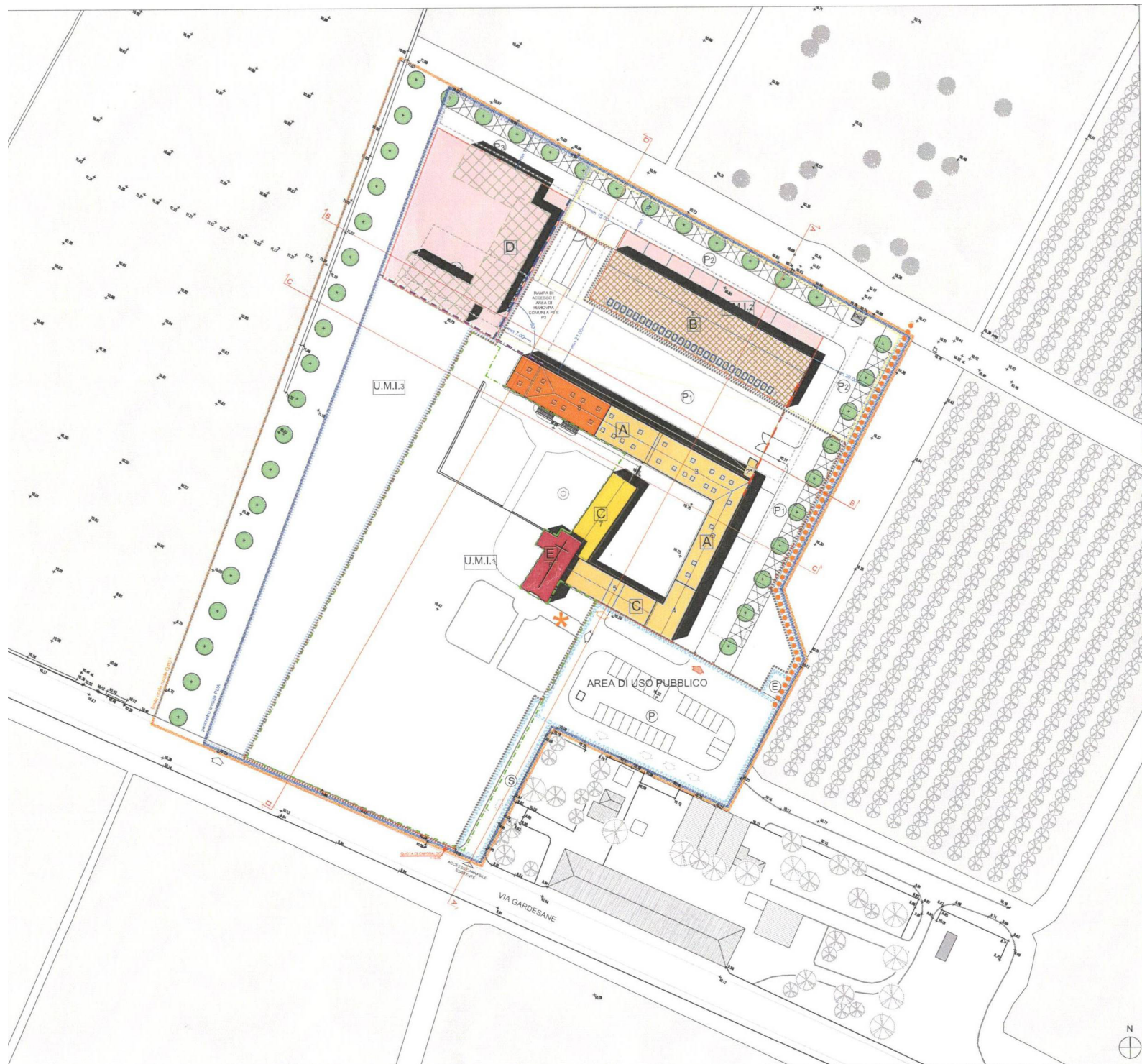
CA' BERTACCHINA

A PRIVILEGED PRESENT, AN INVESTMENT FOR THE FUTURE

Choosing to invest in Ca' Bertacchina offers the opportunity to take advantage of the nearby services and stunning Verona while developing a unique estate experience in the most charming Italian country side.

Ca' Bertacchina is a superb residence, surrounded by greenery and close to the city. You can visit Giulietta and Romeo's home town and swim in Lake Garda while enjoying nice evenings eating and drinking spectacular local products al fresco with a view of the mountains.





CA' BERTACCHINA SURFACE

Residential Buildings A + C to renovate	sqm	3632,03	
Religious Building	sqm	163,52	
Residential Buildings B + D to build	sqm	3249,27	
TOTAL RESIDENCIAL SURFACE	sqm	7044,91	
Parking Undergorund	sqm	1900	76 places
Parking Outside	sqm	1850	65 places
TOTAL Residential, Parking and Gardens	hectares	3.5	
Agricultural Land	hectares	30	
TOTAL	hectares	33.5	



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