



CA' BERTACCHINA



UNA NUOVA SCELTA DI VITA. E MOLTO DI PIÙ.

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 tranquillity and contact with nature while being just a few minutes away from both the city and a wide network of services, including several bus services, pharmacies, shops, supermarkets and shopping centres.

Located in Verona, in via Gardesane, it is about 16 km from Lake Garda, 7 km from Catullo Airport.

<https://goo.gl/maps/xTbaBuRTjQ9WyiYH8>



HISTORY, 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 the 1500s, includes a neoclassical private church dedicated to St. Ignazio di Loyola.

Investing in Ca' Bertacchina is an opportunity to combine the scents and colours of the Italian countryside with the access to beautiful renown Italian tourist attractions such as Verona, Sirmione, Garda Lake, Mantua, Venice and the Bartolino wineries.



OUR PHILOSOPHY: PRESTIGE, SPACE AND HARMONY

By cleverly alternating shared space and private space, the structure offers while also encouraging human contacts and socialisation.

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

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



A - THE SMALL COURT, THE VALUE OF MEMORY

The Small Court is enclosed by a body of colonial houses that exhibit the typical features of Italian rural architecture, Renaissance porches and arches.



VILLA CARTOLARI: EXCLUSIVE ELEGANCE

THE GREAT COURT

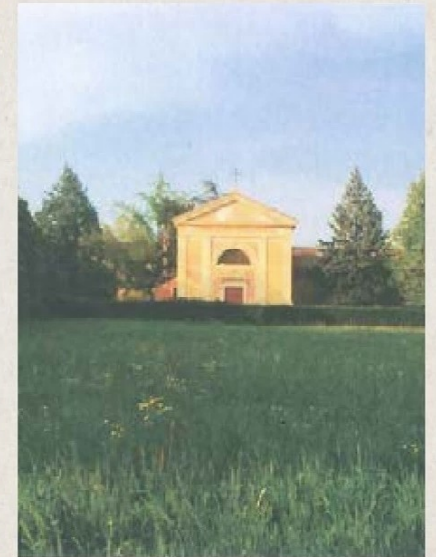
Villa Cartolari is a typical manor house with a double staircase and a symmetrical and elegant style.

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

The adjacent building is from the seventeenth-century and 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, a true oasis of leisure.

Great court development for the already existing supporting structure.



CA' BERTACCHINA SURFACES PROJECT

Residential Buildings A + C to renovate	sqm	3632.03	
Religious Building	sqm	163.52	
Residential Buildings B + D to build	sqm	3249.27	
TOTAL RESIDENTIAL SURFACE	sqm	7044.91	
Parking Underground	sqm	1900	76 places
Parking Outside	sqm	1850	65 places
TOTAL RESIDENTIAL, PARKING AND GARDEN	ha	3,5	
AGRICULTURAL LAND	ha	27.5	
TOTAL	ha	31	

All these areas included in the project are provided with building permits and paid construction taxes.

The area has already undergone preparatory works in order to comply with municipal requirements.



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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	