



# PALAZZO DI VARIGNANA

HERITAGE OF ITALIAN LIFESTYLE

1705



# PALAZZO DI VARIGNANA

## HOSPITALITY

- Legacy for the Future: the words of the founder Carlo Gherardi
- The Resort
- The Villas
- Country House
- Bars & Restaurants
- Events, corporate events, weddings

## HEALTH AND WELLNESS

- Varsana SPA
- Acquaviva Method
- Sports & Outdoor Activities

## AGRICULTURAL ESTATE

- The History
- EVO Oil
- Wine
- Agro-food products
- Adopt an olive tree

## EXPERIENCES

- Concorso d'Eleganza Varignana 1705
- Art
- Gardens

# HOSPITALITY



# HOSPITALITY

Arising from the passion for beauty, Palazzo di Varignana is a place where nature, well-being, cuisine, and emotions come together to give a new meaning to the concept of hospitality.

## LEGACY FOR THE FUTURE

“I’ve lost count of the number of times I’ve found myself answering the same question: what on earth motivated you, after a busy life traveling around the world, working in the digital sector and in the intangible Fintech industry, to invest in such a complex and tangible project as a historic resort and in Varignana?

The answer goes back a long way and has taken shape over the years, from spending time with so many people from different cultures, having branches and offices across four continents, and spending time in many hotels around the world.

I think business trips and tourism are the main activities that unite people, sharing their experiences, culture, lifestyle, food and traditions... and hotels are one of the most important places to meet. What’s more, particularly in America, there is a tradition: if someone has been lucky in life, at a certain point that person will want to take the success from a life of work back to the place where his or her roots lie, to leave a legacy for the future.

I naturally wanted to do this in Bologna, taking the values, work, beauty, works of art, and artifacts I have collected on my travels to the Varignana hills, which I have become increasingly attached to over the years. In 2005, I decided to restore Palazzo Bargellini Bentivoglio, a kind of chateau, precisely to pay tribute to a beautiful area, with wonderful hills, rich in memories preserved over millennia, starting from the Roman Empire with Via Emilia and the hills where olive trees and vines were cultivated at that time.

This is also, where we find the idea behind Palazzo di Varignana, a project of renovation and regeneration: of historical buildings, of abandoned land and farmhouses and their crops, such as olive tree and vines. These also thanks to the significant reclamation of the agricultural land, have returned to mark out the profiles of the hills surrounding the Resort, where today our high quality, locally sourced produce comes from, and which we are proud to export all over the world.

Our daily commitment at Palazzo di Varignana 1705 is therefore to welcome our guests, giving them the chance to fully experience the history of this area, in the comfort offered by the Resort’s services, surrounded by the beauty of the large park and ornamental gardens, with spa experiences, fitness programs, and fine cuisine: basically everything we call “Heritage of Italian lifestyle”.



**Carlo Gherardi - founder of Palazzo di Varignana**

# THE RESORT

Enveloped by the magic quiet of the Bolognese hills, the Palazzo di Varignana resort looks over the town from which it takes its name. The heart of the Resort is Palazzo Bentivoglio, a country castle with four traditional towers dating back to 1705, renovated respecting the charm of its history. The main historic building is surrounded by a contemporary village built in stone, according to a coherent and harmonious architecture with the surrounding landscape. Around the complex extend 30 hectares of land divided between vast green spaces, parks, water sources and breath-taking views. These join the land of the farm, which in its 350 hectares produces ground-to-table products, protagonists of the restaurant dishes.

## The Rooms and Suites

A combination of nature and elegance in which natural elements blend with precious handcrafted materials in large spaces with an enveloping brightness.

The 150 large rooms and Suites of Palazzo di Varignana become intimate, almost familiar places, sublimated by the aesthetics of the furnishings and decorations. Design and state of the art technology are proposed alongside comfort. The rooms range from 23 to 76 square meters and have a common feature: the brightness, which combined with the refinement of colours, materials and the immense natural wonder, in which they are located, ensure that each room offers the best of comfort and maximum hospitality.

### Standard

Size: from 23 to 25 sqm

Ideal for a pleasing break from everyday life, our Standard Rooms offer comfort and privacy in an environment decorated with a contemporary style and natural colours that blend in with the splendid surrounding nature of the Bolognese countryside.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

### Superior

Size: from 25 to 35 sqm

Spacious and illuminated by large windows, our Superior Rooms offer a comfortable and quiet stay. The soft tones of the interiors and the simple elegance of the furnishings create an intimate and enveloping atmosphere.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine



## **Deluxe**

Size: from 25 to 35 sqm

A linear fusion between the interior and exterior characterizes the furnishings of the Deluxe Rooms with a view. Natural materials and warm colours, masterfully combined in large spaces receive the natural light that comes from the balconies, which offer a stunning view on the magical spectacle of the hills or the charming private park of the adjacent Villa Amagioia.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Deluxe Garden Rooms**

Size: 30 sqm + 12 (Patio) sqm

A linear fusion between the interior and exterior characterizes the furnishings of the Deluxe Garden Rooms. Natural materials and warm colours, masterfully combined in large spaces, receive the natural light that comes from the private garden, which includes an outdoor leisure area and sun loungers.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Deluxe Prestige**

Size: 30 + 12 (patio) sqm

Our Deluxe Prestige Rooms are the ideal choice for those looking for privacy in a refined setting. Warm and bright colours, stylish furnishings, parquet floor, and large windows make the environment luminous and cosy, in perfect harmony between the interior and exterior.

The large south-facing patio is perfect for enjoying the magnificent view of the hills- the natural setting of the resort- as well as the golf driving range and the lakes.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Deluxe Executive**

Size: 30 sqm

Superior category rooms with a classic contemporary style furnished with precious details and materials. The choice of warm shades for walls and furnishings offer guests a relaxing and welcoming environment, in an ideal continuum between indoor and outdoor spaces.

Equipped with:

Led TV 40" with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Family Connecting Room**

Size: from 50 to 60 sqm

Our spacious Family Connecting Rooms have been specially designed to fully meet the needs and expectations of families traveling with children, for an extra pleasant and comfortable stay with a particular focus on privacy.

Equipped with:

Led TV 40'' with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Junior Suite**

Size: from 35 to 45 sqm

Our elegant Junior Suites offer a comfortable and bright environment perfect for a relaxing wellness stay. Some rooms also have a stunning view from the balcony overlooking the hills in which the resort is immersed.

Equipped with:

Led TV 40'' with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **Junior Suite Executive**

Size: 45 sqm

Our elegant Junior Suites offer a comfortable and bright environment perfect for a relaxing wellness stay. Some rooms also have a stunning view from the balcony overlooking the hills in which the resort is immersed.

Equipped with:

Led TV 40'' with Sky and DAZN – minibar – air conditioning – Wi-Fi – safe – coffee machine

## **One Bedroom Suite**

Size: 50 sqm + terraces

The natural tones of the interior blend with the landscape overlooked by the vast windows, embellishing the Suite. The large living area also makes the Suite an ideal place for convivial family moments or to carve out moments of pure luxury.

Equipped with:

Led TV 55'' with Sky and DAZN - minibar - air conditioning - Wi-Fi - safe - coffee machine

## **Vital Spa Suite**

Size: 58 sqm

Vital suites are synonymous with pure well-being, providing the most complete escape from daily life thanks to the 22sqm of private SPA. A Pleasant retreat bathed in light that filters through the many windows, balconies or patio, combining the ultimate in relaxation with the versatility of space.

Equipped with:

Led TV 55" with Sky and DAZN - minibar - air conditioning - Wi-Fi - safe - coffee machine

## **Suite Executive**

Size: starting from 60 sqm

The Executive Suites give guests a full experience of relaxation and beauty, combining the elegance and spaciousness of the interior spaces with a spectacular panoramic view of the almond groves of the Rio Rosso Garden nearby.

Equipped with:

Led TV 55" with Sky and DAZN - minibar - air conditioning - Wi-Fi - safe - coffee machine

## **Two Bedroom Suite**

Size: 120 sqm

The Two Bedroom Suite features two double bedrooms, an elegant living room with a sofa bed, two en-suite bathrooms, and an additional half bathroom.

The style is contemporary, with refined design elements tailored to ensure comfort and privacy, accommodating up to six guests. The private garden, overlooking the Rose Pool, allows guests direct access to the suite via an external gate. Equipped with:

Led TV 55" with Sky and DAZN - minibar - air conditioning - Wi-Fi - safe - coffee machine

## **Presidential Suite**

Size: 50 sqm + terraces

For the most demanding guests, the Presidential Suite is a true 76-square-meter apartment, a perfect synthesis of design, comfort and style. Privileged location, modern and refined furnishings, in a spacious and bright environment, parquet floors and large windows, offer the guest an elegant and classy stay.

This luxurious Suite is equipped with a sitting area and sauna that connects the bedroom with the main terrace of 20 sqm in which there is a Jacuzzi.

The second terrace, in the bedroom, offers one of the most fascinating 360-degree views in the entire resort.

Equipped with:

Led TV 55" with Sky and DAZN - minibar - air conditioning - Wi-Fi - safe - coffee machine





## **PALAZZO DI VARIGNANA LUXURY VILLAS**

A stone's throw from the resort, our villas are set in the natural spectacle of hills and gullies. Like enchanted places in which space and time seem to have been suspended, they are the result of the recovery and regeneration work of ancient country houses brought back to life to offer guests a holiday immersed in privacy and relaxation, among private pools and large gardens.

### **Amagioia**

Amagioia is an elegant private residence belonging to Palazzo di Varignana. The villa has an extraordinary view over expanses of olive trees and vineyards and is surrounded by a private garden of 5 hectares – a true work of botanical art listed in the prestigious “Grandi Giardini Italiani” (great Italian gardens) network.

Guests also have access to a private 100-sqm infinity pool and a 19 sqm Jacuzzi with a large solarium from which they can enjoy a breath-taking view of the surrounding hills.

Amagioia Luxury Villa is divided into two floors and offers interiors with a timeless charm, in which classic and modern elements have been harmoniously combined. The recent renovation has created a welcoming but at the same time refined environment, respecting the original design.

The ground floor has two comfortable bedrooms for 4 people, both with private bathroom. The living room is bright thanks to its large windows and offers direct access to the garden. An imposing wooden staircase leads to the first floor with another living room and three bedrooms: two deluxe rooms and a junior suite, both with private marble bathrooms. The master bedroom features a walk-in shower, which connects the bedroom with the bathroom.

The two floors of the residence are connected by a beautiful two-storey library designed by local artisans. On the ground floor, a conservatory of over 40 sqm leads to a private garden with oaks part of a unique collection in Italy.

Guests can have all their meals in the nearby restaurant of the resort, request the private chef service or, those inclined to cook can do so in the fully equipped kitchen on the ground floor.

The villa can be booked with two different formulas. The first includes a daily breakfast at the resort and a three-hour entrance to the traditional Varsana SPA path.

Alternatively, guests can choose to experience absolute privacy with the “Villa Only” formula.

### **Rio Rosso**

Villa Rio Rosso is an original stone residence on two floors, located within the garden of the Palazzo di Varignana, dotted with centuries-old oaks.

The villa is accessed through the enchanting garden of fragrances and immersed in the greenery, creating a magical atmosphere.

Villa Rio Rosso has four elegant bedrooms with traditional wooden and terracotta ceilings and thick stone walls that ensure silence and give guests a cozy feeling.

Two bedrooms have a private living room and one of them has also a splendidly furnished terrace that overlooks the woods towards the ancient hamlet of Varignana.

On the ground floor, guests can have access to a large living room with a kitchen where they can enjoy convivial moments.

The classic furnishings and the wainscot of the villa are skillfully manufactured by Italian wood craftsmen and combined with unique pieces of Italian antiques, carefully selected, such as the wrought iron glided headboards, the chests, and the ornaments in general.

The large arbor facing-south-west allow guests to enjoy the villa outdoors all the year round.

In the summer, guests have access to a large solarium facing the orchard.

This area accommodates a small heated circular swimming pool with hydro jets and delightful nocturnal lightning effects.

Surrounded on all sides by the green hills of Bologna, the residence offers glimpses of historical places of particular value, such as the famous pre-Romanesque crypt of the Church of San Lorenzo and the Malvezzi Tower dating back to 1078, both located in the village of Varignana.

Guests can enjoy absolute privacy and every comfort including a parking space inside the courtyard area, reserved only for guests.

The villa can be booked with two different formulas. The first includes a daily breakfast at the resort and a three-hour entrance to the traditional Varsana SPA path.

Alternatively, guests can choose to experience absolute privacy with the “Villa Only” formula.

## **Pergola**

Villa Pergola is a splendid private house built in a shabby chic style which is part of the Palazzo di Varignana estate and is immersed in the green hills of Bologna. It is the right choice for travelers who love nature and are looking for privacy and tranquility.

The house comfortably accommodates up to 12 guests with its large common areas overlooking an elegant external portico with a view of the Bologna skyline and four bright suites, each decorated in a different style. The 4000 sqm park includes a solarium with two Jacuzzis and a panoramic pool with a view on the hills of Varignana.

The four rooms' name are inspired by the natural elements of the earth that recall also the colors and materials of the rooms' furnishing.

On the ground floor, there is the Ivory Suite, a material that is dominant in the room.

On the first floor, the two rooms Cobalt and Ardesia take the name of the two minerals with which the two dominant colors in the ceilings of the two suites, blue and gray-blue, were once created respectively.

Finally, the upstairs room, Graphite, recalls the evident traits of the wallpaper inspired by design sketches made with pencil.

## **Tamburina**

Villa Tamburina is a classic country residence that, following a major architectural recovery work, stands today as a luxury villa surrounded by greenery, particularly suitable for those who are looking for relaxation and privacy.

Overlooking the wonderful rows of olive trees that draw the profiles of the hills of Varignana, La Tamburina is a three-story stone villa perfect for "green" stays for up to ten guests.

The large living room overlooking the charming landscape of the gullies houses all the common areas: a kitchen, equipped for all cooking needs, spacious living rooms with sofas and a large TV and leisure areas with comfortable chaise longues for relaxation and reading.

Beautifully decorated with classic taste and custom-made furnishings manufactured by the best Italian artisans, it has a charming atmosphere of bygone times also thanks to the wall decorations and the precious curtains.

Upstairs, five elegant double rooms with private bathrooms welcome guests for relaxation. Each room has a stunning view of the landscape and is equipped with a small table and a desk.

The bathroom area is arranged in an original and flexible way, with small independent rooms.

Two communicating bedrooms ensure the utmost comfort to families with children.

Other spaces make this house unique: the top floor comprises areas equipped for work, meditation, or play, all located in a separate section that does not disturb other activities in the house. On the ground floor, there is also a small study with a screen and Wi-Fi connection to accommodate any business needs or to provide special privacy.

Surrounded by a well-kept garden, guests staying at La Tamburina can enjoy a large heated and illuminated infinity pool, equipped with outdoor furniture, sun loungers, and umbrellas as well as enchanting views of the landscape. The beautiful outdoor pergola offers the possibility to dine outdoors.

The car park is reserved and easily accessible from the main road by entering the fully fenced area of the garden to ensure safety and comfort.

The villa can be booked with two different formulas. The first includes a daily breakfast at the resort and a three-hour entrance to the traditional Varsana SPA path.

Alternatively, guests can choose to experience absolute privacy with the "Villa Only" formula.

## Colombara

Overlooking the splendid Vineyard Amphitheater, Villa Colombara is an ancient stone farmhouse of great charm, with traditional wooden floors, terracotta tiles, and exposed ceilings.

Arranged on two levels, it can accommodate up to twelve guests and offers all types of comfort.

On the ground floor, a spacious kitchen with a dining table is connected to one of the living rooms.

Other spacious rooms gradually opening towards the garden are equipped with sofas and a big TV, tables for games, and areas with armchairs for relaxation and reading.

The classic taste of the fine decorations such as the wallpapers, carpets, and curtains, offers villa guests a stay full of charm and elegance.

A bedroom with a private bathroom is located on the ground floor, while the remaining five double rooms are located on the first floor, reachable by a large staircase and an elevator. Each room has its own soul and a

peculiar design. Among the rooms, a splendid suite with a private lounge is designed for guests who need more privacy.

The splendid view of the countryside immerses guests into the landscape dotted with vineyards and, in summer, offers breathtaking sunsets over the hills.

The outdoor heated infinity pool with hydro jets overlooks the rows of olive trees and the Bolognese plain, providing guests with all the quiet that the agricultural landscape can give. The external pergola makes it possible for guests to dine outdoors.

The car park is reserved and easily accessible from the main road by entering the fully fenced area of the garden to ensure safety and comfort.

The villa can be booked with two different formulas. The first includes a daily breakfast at the resort and a three-hour entrance to the traditional Varsana SPA path.

Alternatively, guests can choose to experience absolute privacy with the “Villa Only” formula.

## **Santa Maria Maddalena**

At the top of the hill, Santa Maria Maddalena dominates the view above the splendid Anfiteatro sulla Vigna. This Villa oozes a particular historic charm, thanks to its medieval chapel recently restored.

The Villa counts five elegant double rooms on two floors, served by the open spaces on the ground floor, living rooms, dining room, bar and large kitchen with the possibility of dining outdoors while enjoying a wonderful view towards the countryside.

The first bedroom with a private bathroom is located on the ground floor, while the remaining four double bedrooms are located on the first level, reachable by a large staircase and lift. Two connecting rooms ensure the comfort required by families with children. Each room offers a magical view of the landscape dotted with vineyards and during the summer offers splendid sunsets over the hills.

The furnishings are cured in every detail, characterized by a contemporary design although guided by tradition and the classic elegance of the lines, symmetries and sober handcrafted decorations. They are all designed specifically for the villa and made by the best Italian craftsmen. They are combined with the careful restoration work that the property has undergone.

During summer time, the infinity pool offers guests a quiet place to rest surrounded by 6.000 sqm of private park with a magical view of the Bolognese plains.

The parking is reserved and easily accessible from the main road by entering the fully fenced area of the garden to ensure safety and comfort.

# COUNTRY HOUSE OLIVETO SUL LAGO

Offering a real taste of country lifestyle, without giving up any comfort, the Country House is the right choice for those who wish to treat themselves to a getaway from the city and indulge in the beauty of our hills.

Oliveto sul Lago Country House was born from the restoration of an ancient residence destroyed by the fighting on the Gothic Line during World War II and it preserves the charm of the bucolic tradition combined with a refined style in the creation of each space and in the selection of furnishings.

A charming avenue of cypresses and olive trees leads the guest to the Country House, located on top of a gentle slope overlooking the Varignana valley and opens up to one of the most suggestive olive groves of the hills of Bologna.

The large outdoor garden offers a space of about 200 square meters made of natural travertine stone for outdoor events up to 110 people, an infinity pool on the valley with solarium open between May and September, and a private parking area.

Inside, the reception, flanked by the corner bar, overlooks the large living area divided into lounge and breakfast room, dominated by a large central fireplace and illuminated by a spectacular window overlooking the olive grove and equipped with an outdoor terrace perfect for enjoying a relaxing breakfast outdoors in the summer months.

A continental breakfast is prepared every morning and includes homemade pastries, juices and jams of our production, as well as fruits and vegetables from our farms and cold cuts and cheeses from local farms.

Oliveto sul Lago is equipped with 12 rooms, 11 of which are spread over the two floors of the main building and one inside the former private chapel of the villa, which, during the renovation project, was transformed into a room of special charm, with private garden and Jacuzzi.

The rooms range from 20 to 25 square meters in size, with the exceptions of the only Suite of 40 square meters, with a private garden of 46 square meters. They are all different from each other but all characterized by the combination of modern comforts and traditional warmth.

All the rooms on the ground floor have a patio with pergola, while those on the upper floor feature a terrace overlooking the garden or the hills, from which you can fully enjoy the extraordinary spectacle of the sun rising or setting behind the valley.

The cuisine provided by the Country House, exclusively reserved for events with more than 20 participants, offers the opportunity to taste typical products from Emilia Romagna, fresh and carefully chosen according to the season: all the authenticity and naturalness of the typical cuisine enclosed in a set of tradition and creativity.

The Oliveto sul Lago Country House offers a romantic atmosphere and a dreamy setting, the ideal frame for a promise of love.

In addition to weddings, at the Country House it is possible to organize private events or small conferences and business meetings to share moments of joy with your friends and relatives or immerse yourself in alternative and enjoyable working days in a charming place.

The Oliveto sul Lago is the perfect place to take part to our wellness programs, designed for those who want to relax the body and mind and where wine and extra virgin olive oil become the protagonists of a genuine cuisine, but also a sensory well-being.

Inside the winery, located around the edges of the vineyard of the farm of Palazzo di Varignana, you can taste the production of wines and extra virgin olive oils, combined with typical products of the Emilia Romagna territory.



## **The Restaurant**

The Oliveto sul Lago restaurant, set in the hills and surrounded by our olive trees, offers the opportunity to enjoy an evocative view while tasting local cuisine prepared exclusively with local products.

The bright central hall features large windows overlooking the olive grove and can host up to 60 people, maintaining the pleasure of an intimate and familiar dinner. For those who enjoy eating in the open air, there is the option of enjoying lunch or dinner in our outdoor space overlooking our lovely pool.

## **BARS & RESTAURANTS**

The strong connection with the earth and its raw materials, scents, and colors constitute the most authentic soul of our cuisine, which is expressed in different styles across the three restaurants of the resort.

### **Our gastronomic vision**

The 0 km farm's products, including the award-winning extra virgin olive oil, are the protagonists of the menus, from the restaurants to the banquets.

### **Treno Reale – Carrozza Ristorante**

The authentic vintage coach, dating back to 1921, the prototype of the royal train, after decades of neglect, has come back to life evoking its splendor and atmosphere.

The refined and elegant cuisine accompanies guests on an original culinary journey that, through the menu, celebrates the historical period and the routes of the Royal Train, starting with a skillful search for excellent raw materials.

### **Il Grifone Fine Dining Restaurant**

The charm and timeless beauty of Palazzo Bentivoglio characterize the most sophisticated culinary corner of the resort: the Il Grifone restaurant. The original gourmet dishes prepared at Il Grifone are the result of a careful and wise interpretation of the tradition combined with creative cuisine and locally sourced ingredients. The choice of food pairings is meticulous and can satisfy the most demanding palates while respecting the original taste of the products and their nutritional properties.

### **Chef Francesco Manograsso**

Born in Calabria then adopted by Emilia-Romagna, he comes from a family of restaurateurs, from whom he inherited curiosity and passion for cooking. After several important experiences in 4- and 5-star hotels on the Romagna Riviera, he arrived in Bologna at Ristorante Bitone, an icon of traditional cuisine, and then moved on to the brigade of the Neoclassical Restaurant at the Royal Carlton Hotel. It was his meeting with Michelin-starred Chef Vincenzo Cammerucci that brought out his ability to think outside the box, starting from local raw materials to create new dishes and combinations in search of the most authentic taste. An internship at the famous starred restaurant Schoneck in Alto Adige completes his training.

Francesco arrived at Palazzo di Varignana in 2014 and in 2016 became Head Chef of the fine dining restaurant Il Grifone.

*"Each dish is born from the encounter between the 0 km raw materials grown at Palazzo di Varignana and my childhood memories, which trigger an ever new creative process.*

*The resort's vegetable garden is an inexhaustible source of inspiration and the vegetable element has become, over time, more and more central to the preparation of my menus: thanks to research and experimentation, I have understood its infinite expressive potential, to the point of creating an entirely vegetable-based tasting menu.*

*Cooking for me is also a game: each dish is a concentrate of contrasting flavours and textures. The study of ever different techniques, such as drying or fermentation, allow me to enhance and utilise the raw material as much as possible, preserving all its nutritional characteristics and avoiding waste".*

## Aurevo Restaurant

The Aurevo restaurant is a tribute to our extra virgin olive oil, the "green gold" of these lands, and the soul of our contemporary and sustainable cuisine. The wood-fired oven combined with the expert hands of our master pizza maker offer the guests of the resort homemade pizzas with a unique taste (available for dinner from Wednesday to Sunday).

## Trattoria Le Marzoline

Flour, eggs, a rolling pin, and expert hands. These are the authentic ingredients of the Le Marzoline trattoria's cuisine. The chefs employ local products respecting the identity of the local area and the seasonal availability of ingredients to offer guests all the taste of the Emilia-Romagna culinary tradition while celebrating ancient rituals handed down through generations by the *arzdone*, the women of the house.

## Ginkgo Longevity Restaurant

Ginkgo is the result of a work of integration and synthesis of all values revolving around the scientific method, which are brought to the table here through haute cuisine dishes with a unique taste.

In the Longevity menu, designed by Dr. Annamaria Acquaviva, dietitian nutritionist and scientific director of the resort, the protagonists are food combinations of nutraceutical compounds that enhance physical and mental performance and promote beauty and well-being. The menu is anti-inflammatory, low-fodmap, free of gluten, dairy products and refined carbohydrates.

## Our Bars

Ideal for relax and enjoy delicious aperitifs or happy hour in pleasant company, thanks to the wide variety of cocktails.

### Lounge Bar

Open every day from 9.00 AM to 12.00 AM

With its wonderful outdoor terraces overlooking the endless hills that surround the resort, the lounge bar is a profusion of design, style, and creativity. The perfect place to enjoy delicious aperitifs in full relaxation or a "happy hour" in pleasant company, the lounge bar, thanks to its large offering of cocktails, is a great place where you can gather with friends after work, after dinner, or during the weekend. This charming and cozy bar can also show its other soul, turning into a location for events and business meetings.

### Pool Bar

In the summer season, while alternating swims in the pool and naps on the sun loungers, the informal atmosphere of the pool bar is ideal for those who want to have a light salad or a quick snack while relaxing by the pool.

## Winery

The Palazzo di Varignana agricultural estate presents its new cellar: A 1,100-square-meter area built according to the principles of semi-underground architecture, made from locally-sourced natural materials such as olive wood and red bricks, perfectly integrated with the surrounding nature. Elegant design finishes and colors that recall the autumn foliage decorate the tasting room, where a terrace opens onto the magnificent vineyard.

Alongside native vines such as Sangiovese, Albana, Famoso, Malbo Gentile, and Pignoletto, we also grow international grapes such as Pinot Nero, Pinot Bianco, and Chardonnay. We employ the latest production technologies to preserve the genuineness and organoleptic properties of our wines.

The barrique cellar, under its imposing red brick vaults, houses the French oak barrels in which the young wines rest and age to reach the right degree of maturity and become the best expression of the terroir and the grape varieties that generated it.

In the sparkling wine area, we find Villa Amagioia inside the characteristic pupitres, traditionally used for remuage, the last fundamental step before disgorgement of the classic method.

The winery and vineyard unfold within a wonderful natural Amphitheatre, an exceptional location that, already since July 2021, has hosted several events related to the world of wine tourism, such as concerts and open-air cinema with tasting.

The tasting room is open every weekend to offer guests a unique experience to discover our wines: Chardonnay, Classic Method Spumante, Pinot Noir and Sangiovese Superiore.

## **EVENTS, CORPORATE EVENTS AND WEDDINGS**

Versatile settings offer modular layouts that can accommodate a variety of needs and are perfect for any occasion and event, from business meetings to private events.

### **Corporate events**

An elegant foyer opens from the historic cellars of Palazzo Bentivoglio which leads to the 300-square-meter Congress Center. Lit by natural light and equipped with blackout windows, it can adapt to any type of event.

A gallery that houses a precious private collection of artworks and antiques acts as a link with Spazio Belvedere, a 770-square-meter multifunctional area on two floors, the perfect location for banquets, fashion shows, concerts, dances, receptions, and presentations.

### **Weddings**

Our resort is a place where beauty meets the attention to the finest details and is the perfect location for couples who dream of a magic setting and enjoy being served by impeccable staff. The work of our team goes beyond setting up a classic event: it rather creates a work of art, where you can make your dreams come true on the most important day of your life.

# HEALTH & WELLNESS





# HEALTH & WELLNESS

At Palazzo di Varignana, a vacation turns into an opportunity to discover new lifestyles for those who want to get (back) in shape, find their inner balance, reduce stress, and increase their energy levels for full harmony between body, mind, and soul.

## VARSANA SPA

Varsana SPA is a refuge to rediscover a profound wellbeing and experience the slow flow of time, which finds its highest form of inspiration in the water and the elements of nature.

Varsana SPA offers the guest of Palazzo di Varignana a multi-sensory experience in search of authentic wellness of mind and body, including traditional spa path, outdoor pools and private spa.

## Traditional program

The traditional path winds its way through a wide circuit of hot tubs, saunas, Turkish baths and it also has a special sound bath in which it is possible to immerse oneself in the splendid classical notes of the Varignana Music Festival, the unmissable musical event hosted every summer at Palazzo di Varignana.

An expression of the deep bond with the territory are two new private rooms: the Cava d'Oro Bianco, which reproduces a Cervia salt quarry to offer guests the benefits of halotherapy, and the evocative Grotta dei Calanchi, a tribute to the clay soil formations typical of the Bolognese hills surrounding the resort, where it is possible to have scrubs and mud baths with our EVO oil for body care.

## Outdoor pools

Guests can access the seven outdoor swimming pools between May and September at the following times:

June, July, and August: 9 AM - 8 PM

May, September: 10 AM - 7 PM

## Ars Vivendi

An exclusive experience is definitely the Ars Vivendi, a private Spa dedicated to the art of living well, where to find personalized paths of emotional care, between spirit and matter, abandonment of the senses and vocation for discovery.

Two rituals will lead you to discover the roots of the connection between body and mind:

The Hammam, to immerse yourself in the Arab culture's practice of body care for purifying it from the toxins of everyday life. A pursuit of harmony following Middle Eastern suggestions through perfumes, elements, and sounds. The application of products with olive oil will help you rediscover full-body presence and the perception of the senses.

The Ofuro will bring you to discover the Japanese approach to wellbeing. A treatment where the connection between mind and spirit shapes a new meaning of self-care. The traditional Japanese bath is a spiritual journey

where absence becomes presence, emptiness is filled, time expands and you can find your roots in the ancient ritual of the tea ceremony, served on the tatami.

Two journeys – through time and space – to treat yourself following the culture of the people who reached a wellness state through different rituals. We selected them to offer our guests new paths towards harmony and pleasure of living.

## Treatments

Let yourself be amazed and pampered by the unique, traditional yet innovative style of the **Varsana SPA** team of wellness professionals.

### Facial and body treatments

There are many proposals available; you can choose the best suited to your needs from relaxing, reshaping, moisturizing, peeling and radiofrequency. Not to be missed, the treatments made with the new Varsana SPA cosmetic line, based on the products rich in antioxidants and soothing properties cultivated by our farm, such as pomegranate, olive oil, saffron and Sangiovese.

### Massages

There are many types of massages you can choose from, from gentle and light to more dynamic ones, to be experienced alone or in couples, to treat yourself to pleasant moments of relaxation near a special person. They range from anti-stress massages to Hawaiian LomiLomi, Thai to Decontracting, Reflexology to Lymphatic Drainage, Hot Stone to Candle Massage.

## Beauty Line

The flagship of Varsana SPA is the cosmetic line created in 2021 in collaboration with our farm, an expression of the philosophy of Palazzo di Varignana, which has always put nature in the center.

Every day we are grateful to the nature that surrounds us, we breathe its beauty and we cultivate it with respect, waiting to reap the benefits. Extra virgin olive oil, wine, saffron and pomegranate: our lands give us healthy products and rich in antioxidant and soothing properties, which today become the soul of the new cosmetic line of Palazzo di Varignana.

Our cosmetic products also star in a series of new signature treatments for face and body, offered by Varsana SPA.

*"The new cosmetic line of Palazzo di Varignana is inspired by the concept of natural beauty," says Jennifer Theiss, SPA Manager of Varsana SPA- Driven by the uniqueness of our km0 products, we have combined the essence and respect of nature with the most innovative techniques of cosmetics. From the active ingredients in our raw materials comes a line of products for a beauty ritual to be followed daily at home."*

## HEALTH & WELLNESS RETREATS

Palazzo di Varignana is a charming resort nestled in the gentle hills of Bologna, surrounded by greenery in a region renowned for its mild and beneficial climate for centuries.

Here, millennia of culture and history intertwine with science, creating the perfect setting for a vacation that enriches both body and mind, offering a profound sense of well-being.

It is in this environment, conducive to transformation, that Dr. Annamaria Acquaviva, the Resort's Scientific Director, developed the Health & Wellness Retreats to make each stay an unforgettable experience.

*"I guide people through a 'transformation,' an opportunity to become more self-aware, understand their bodies, assess their stress levels, and adopt behaviors and strategies that lead to improved health, better sleep, harmony with themselves and others, restored mental energy, weight loss, and an enhanced appearance."* explains Dr. Acquaviva.

### Acquaviva Method

Palazzo di Varignana is the perfect destination for a transformative vacation focused on enhancing mental and physical well-being and fostering inner harmony.

The resort offers a variety of Health & Wellness Retreats inspired by the wellness philosophy of the Acquaviva Method, created by Dr. Annamaria Acquaviva, Scientific Director of Palazzo di Varignana.

These retreats provide a truly transformative journey, ranging from 3 to 7 nights or more, designed to help guests achieve their highest potential in mental and physical wellness and radiate a newfound form of beauty. Many wellness goals, one scientific method.

### Acquaviva Method Retreats

At Palazzo di Varignana, the focus is on the well-being of patients by offering cutting-edge treatments, with the aim of stimulating metabolic activity, supporting the immune system, fighting oxidative stress and promoting rest.

A stay at the Palazzo di Varignana becomes an opportunity to rediscover your all-round psychophysical balance. Functional nutrition, based on 0-kilometre ingredients from our farm, is combined with specific physical activity plans, spa beauty treatments and highly effective medical therapies.

### Annamaria Acquaviva

Annamaria Acquaviva is a dietitian nutritionist and pharmacist. After her hospital experience, she has been working for decades both in outpatient settings with patients, guiding wellness pathways, strategic nutrition, and through outreach at scientific conferences and population initiatives.

She is the creator of a holistic, science-based method for achieving complete well-being, which she described in the book *Health Revolution: I cinque pilastri della salute. Benessere e longevità secondo il Metodo Acquaviva* published in Italian and English. She organises wellness programmes for an international audience, also supporting as a health and life coach.

At Palazzo di Varignana, where he is Scientific Director, you can learn his philosophy of wellness based on the 5 pillars of health, through the Health and Wellness Retreats.

## SPORTS & OUTDOOR ACTIVITIES

Regenerate yourself through sport and outdoor activities while immersing yourself in the stunning beauty of the natural setting that surrounds the resort to rediscover your physical well-being and the right inner balance.

### Sports

Palazzo di Varignana is the right place to get back in shape by practicing sport or simply to spend some time outdoors. Guests have access to a modern gym with innovative Technogym equipment, tennis, squash, basketball, and paddle courts.

### Golf

Train yourself in our chipping green, putting green in the new driving range inside the resort.

### Walks and Trails

Walk across more than 100 hectares of olive groves and vineyards, following the routes designed for expert or beginners joggers and bikers.

For those who love walking and biking, Palazzo di Varignana has a free app with different outdoor tours around the resort:

**Mindful walks:** Three walks suitable for any type of guest, including strollers.

The trails are designed to show guests the different points of interest in the resort. They have an artistic focus (route through all the resort's artworks) or botanical focus (Rio Rosso and Amagioia gardens) and range in length from 1.5 to 5 km.

**Power & Strength Trails:** Three walking and running trails suitable for people with a good level of fitness

The trails run along scenic points of interest in the resort and its immediate surroundings and range in length from 2 to 6 km.

**Bike tours:** Gravel cycling routes with mileage varying from 10 to 54 km to discover the beauty of the area surrounding the resort, such as the famous village of Dozza, one of the 100 most beautiful villages in Italy.

# AGRICULTURAL ESTATE



# AGRICULTURAL ESTATE

## The history

Palazzo di Varignana is a project hinged around the recovery and regeneration of historic buildings, abandoned rural lands, and farmhouses along with crops that have been discontinued.

Founded in 2015, our agricultural estate stretches today 650 hectares of land. Thanks to the restoration of the ancient varieties of native olive trees, extending for 242 hectares, we are proud to produce one of the most awarded and recognized extra virgin olive oil in the world.

Alongside the olive groves, there are also 57 hectares of vineyards, 3,000 square meters of vegetable gardens, a vast orchard, and an original and rare crop of saffron.

The line of products under the brand Palazzo di Varignana includes 5 types of the finest Extra Virgin Olive Oil, of which three are monocultivar and two are blends; the Sangiovese Superiore Romagna DOC wine, delicious jams, and fruit juices, precious saffron pistils, salts flavored with medicinal herbs and Goji berries.

This project intends to bring forward values such as tradition, local area, excellence, and health.

The passion that the founder of Palazzo di Varignana has always had for the olive tree is at the hearth of this story. Today 170 hectares of new olive groves draw the profile of the hills surrounding the Resort to which are added another 72 hectares present between Romagna and Marche: more than 130,000 plants give life to an extra virgin olive oil of the highest quality, with intense taste sensations and great aromatic complexity. The ancient origins of this cultivation reconcile with modern techniques of espalier training and mechanized harvesting, making it productive and extremely sustainable.

Each year, new portions of the olive grove are added, defining a quality path that will make - year on year - Palazzo di Varignana the main producer in Emilia Romagna as well as a case study in the creation of agronomic quality supply chains of indigenous crops and landscape protection.

Love and respect for the territory have led to the choice of the most representative cultivars of Emilia Romagna, such as Ghiacciola and Nostrana.

Each cultivar expresses its own identity, which translates into a different oil every season, as a palette made up of various shades of green and with olfactory tones ranging from medium to intense fruity.



# EXTRAVIRGIN OLIVE OIL

From the largest olive grove in Emilia-Romagna, a visionary agricultural recovery project launched in 2015, comes the new Palazzo di Varignana extra virgin olive oil collection. This year, it features two Multivarietals and five Monovarietals, a total of seven exceptional oils that reflect the unique terroir of the Bologna hills and a particularly favorable season. Spring rains kept the soil cool, while the summer heat limited pest development, resulting in an abundant harvest of healthy, perfect olives, albeit slightly later than last year but more aligned with traditional practices, which historically placed the best harvest time between October and early November.

## The extra vergin olive oils

A standout in the 2024 olive oil campaign is **Pandesco Bio**, an EVO oil made exclusively from the Maurino cultivar—an early-ripening variety like Nostrana—that gives it unique properties and organoleptic characteristics. This extra virgin olive oil is distinguished by its complex vegetal texture, elegance, and an intense aroma reminiscent of freshly picked green olives, with hints of almond and freshly cut lettuce. The richness in aroma and taste, which characterizes all Palazzo di Varignana cultivars, is the result of a favorable climate: spring rains kept the soil cool, followed by summer warmth that limited pests, leading to an abundant harvest of pristine olives.

Alongside Pandesco, two other excellent organic oils stand out. **Claterna Bio**, made exclusively from the Ghiacciola cultivar, is a native variety known for limited but high-quality production. The result is an exceptional oil that fully expresses the uniqueness of the Bologna hills. Its aroma immediately reveals its strong varietal identity: intense freshness from pressing still-green olives, with hints of aromatic herbs, tomato leaves, and thyme. On the palate, it continues with a complexity of balsamic herbs, complemented by a well-structured bitterness, and finishes with a pronounced and persistent spiciness.

**Cabianca Bio**, a Multivarietal with a bright green color, offers a broad and aromatic bouquet with notes of fresh olives, almonds, and freshly cut grass. On the palate, it is medium-fruity with herbaceous hints where lettuce and arugula are clearly distinguishable. The finish balances bitterness and spiciness harmoniously.

An internationally recognized and awarded brand, Palazzo di Varignana's extra virgin olive oil also includes a DOP-certified offering: **Brisighella DOP**, made exclusively from Nostrana di Brisighella olives harvested early while still green in early October. This enhances the characteristics of a production that is quantitatively limited but of the highest quality. It is characterized by notes of green olives and tomato leaves.

Among the Monovarietals, there are two other extra virgin olive oils of remarkable character: **Vargnano**, made exclusively from the Nostrana cultivar, is a green-hued oil with an intense fruity aroma and broad vegetal fragrances ranging from citrus leaves to balsamic notes and thyme. **Stiffonte**, derived from a central Italian cultivar, Correggiolo, has long thrived in the favorable environment of the Bologna hills. This Monovarietal offers fruity notes reminiscent of olives at the perfect stage of ripeness. On the palate, it reveals a balanced profile with vegetal hints of artichoke and fresh almond, finishing with well-calibrated bitterness and spiciness. Stiffonte also stands out for its numerous accolades, including Two Leaves in Gambero Rosso's Oli d'Italia and recognition in Flos Olei 2024.

Completing the collection of new oils is **Lafonte**, a Multivarietal rich in beneficial properties, history, and personality. In this case, the olives were harvested in the first ten days of October, bringing fresh, green

olives rich in polyphenols to the mill. Its aroma highlights vegetal notes of thistle and artichoke, confirmed on the palate with a long, persistent spiciness balanced by bitterness. Finally, there is **Aurum**, a limited-edition offering designed to deliver something truly special. This extra virgin olive oil, presented in an elegant numbered bottle, encapsulates the very best of each year's harvest.

## WINE

The story of the enological project of Agrivar, the agricultural company of Palazzo di Varignana, began in 2016 with the planting of several native and international grape varieties. This marked the start of producing four types of wines, both white and red: **Villa Amagioia Blanc de Noirs Metodo Classico Brut**, **Chardonnay Colli di Imola**, **Sangiovese Superiore DOC**, and **Pinot Nero**.

The blending of native and international grape varieties brings extraordinary value to our vineyards and wines. The diverse population of vines, cultivated in distinct plots, creates what we call our "Valley of Miracles." The microclimatic conditions, Mediterranean influences tempered by a continental territory, the north-south orientation of the valley, and the east-west alignment of the vineyards combine perfectly to provide the sunlight and warmth needed to produce exceptional wines.

The mission of Agrivar at Palazzo di Varignana is to craft **high-quality Italian wines** that embody the strength, identity, and unique characteristics of the Italian territory. The estate and winery, where these wines originate, are located in the distinctive **landscape of the Varignana hills**, just a few kilometers from Bologna, offering a sensory experience of aromas, flavors, and nuances.

For production, we employ **the most advanced technologies** to ensure the preservation of the wines' authenticity and organoleptic properties. Beneath the impressive red brick vaults of the **barrel room**, young wines rest and age in French oak barrels, achieving the perfect level of maturation to become the finest expression of the terroir and the grape varieties that created them.

These distinctive features—an integrated and non-fragmented production chain, the multicultural blend of grape varieties, the uniqueness of the soils, and cutting-edge technology—represent the hallmarks of Agrivar's winery. They reflect the dedication of the people who transform these products, **because making wine is, above all, a cultural approach**.

## AGRI-FOOD PRODUCTS

Within the Palazzo di Varignana estate, land not naturally suited to olive cultivation has been used for other crops, capable of exploiting the orographic characteristics, sun exposure, humidity levels and wind flow.

## ADOPT AN OLIVE TREE

Agrivar has launched an agronomic land redevelopment project that involves planting more than 130,000 olive trees on over 242 hectares of land in the next 5 years. This long-term project intends to bring ancient olive tree varieties back to where they used to thrive in the past centuries.

Planting a tree is an act of love towards the future, as it relies on man's ability to love the earth, take care of it, and reap its fruits. It is a long-sighted project and the results will be evident in the far future. Our longing for nature is supported by the skills of agronomists, botanists, and olive growing experts.

Not only does the "Adopt an Olive Tree" project intend to create the conditions for improving the landscape, but also offers the possibility of sharing the responsibility of an ethical choice. So that nature, beauty, sustainability, human labor, and the love for olive oil will continue to grow together.

# EXPERIENCES



# EXPERIENCES

Nature, art, events: Palazzo di Varignana has lots to offer that will surprise and fascinate you. Here, every day is an opportunity to discover new corners and experience new emotions. With its ornamental garden, a varied calendar of events, and a stage that hosts the great interpreters of art music, Palazzo di Varignana never ceases to amaze.

## Concorso d'Eleganza Varignana 1705

From September 27 to 29, 2024, the second edition of the **Concorso d'Eleganza Varignana 1705** took place, a prestigious competition for vintage and classic cars organized by Palazzo di Varignana in the heart of Italy's Motor Valley. The event attracted internationally renowned collectors.

A focus on qualitative and aesthetic excellence defined the Concorso d'Eleganza Varignana 1705, an event envisioned and passionately championed by our founder, Carlo Gherardi. The competition featured a curated selection of 35 cars built before 1973.

At the end of a weekend filled with unique moments and spectacular automobiles, the **Ferrari 275 GTB** owned by Giuseppe Matildi was awarded Best of Show. This masterpiece captivated the jury not only for its timeless elegance but also for its authenticity and impeccable restoration.

The next edition of the Concorso d'Eleganza Varignana 1705 will be held on September 26-28, 2025.

## ART AND ARTISTIC WORKS

Palazzo di Varignana houses artistic works of great value, arrived from different times and places thanks to the eclectic owner who, over the years, has created an impressive private art collection.

Amazement is certainly the first feeling that captures visitors when they enter the *Wunderkammer* of Palazzo Bentivoglio. A "room of wonders" – as the name suggests – which contains ancient and precious artifacts from the most varied places and times, including findings from the archaeological site of the ancient Roman city of Claterna.

Palazzo Bentivoglio also houses the famous Claterna mosaic, one of the most beautiful and best-preserved ones of northern Italy, loaned by the Civic Archaeological Museum of Bologna. Made with tiles of white Istrian stone, black Pistoia stone, and various colored stones, the polychrome mosaic now exhibited at Palazzo di Varignana is of seductive beauty and refined workmanship. The Claterna mosaic dates back to the second half of the 1<sup>st</sup> century B.C.; the refined composition of this floor, found in 1898 and detached – though partially – in 1933 is, still today, the most striking testimony of the wealth achieved by the city of Claterna in the Augustan age.

The private chapel of Palazzo di Varignana stores two more pieces of great value: a faithful and very accurate reproduction of the Gregorian calendar and an oil painting on canvas depicting Pope Gregory XIII conversing with the Committee of great scholars who conceived the new calendar based on the discoveries and measurements made by Nicolaus Copernicus.

Like hidden gems, many other important works of art embellish the resort and reveal themselves to the guest one after the other. Some of them include the mythological-inspired bust "Sulla Riva II" by the famous Polish sculptor Igor Mitoraj, the bronze sculpture "Largo Gesto per un massimo spazio" by the Bolognese artist Quinto Ghermandi and the three triptychs, representing the intersection of three triangles, the symbol of evolution and the perfection of the number three, arranged one after the other in a progression towards the sky.

## The Locomotive

To complete the historical reconstruction of the Treno Reale-Carrozza Ristorante, in September 2024, a locomotive also arrived at Palazzo di Varignana: a series 740, the most numerous Italian steam locomotives, so much so that they were called 'Maestre,' as all Italian steam engineers learned and worked on these locomotives in depots across Italy, from the Alps to the islands. The 740.329 at Palazzo di Varignana, built by the Officine Meccaniche of Milan (OM) with the factory number 722, entered service on March 24, 1921. It initially ran freight and passenger services in Tuscany on lines based in Florence, before moving to Benevento in 1926. In 1928, it was transferred to Romagna until World War II, when it reached the Catania Depot. After the war, it is believed the locomotive worked in Campania, given the numerous overhauls carried out between 1949 and 1967 at the Pietrarsa workshops, which today house the National Railway Museum.

In the early 1970s, the 740.329 was assigned to the Livorno Depot, where it served until 1978, when it was transferred to Cremona for a boiler overhaul. In 1980, it returned to Livorno where, according to the accounts of Arnaldo Vescovo, it was used to train new FS engineers on steam traction. In 1984, it officially ended its active service, remaining as a reserve locomotive for the Livorno rescue train until 1989, alternating at the head of special trains on the most scenic routes in Tuscany.

According to the testimonies of Arnaldo Vescovo, it is highly likely that the last time the 740.329 was fired up was in October 1989 when it was used for a Barilla commercial.



## GARDENS

Authentic botanical works of art in the heart of the resort invite guests to get lost in the beauty and harmony of nature.

### The ornamental garden

In 2015, Palazzo di Varignana expanded, enriching the charm of its parkland with the acquisition of one of the gardens included in the prestigious Network Grandi Giardini Italiani

Landscape architect Antonio Perazzi designed the garden, which covers an area of three hectares. By creating walls, terraces, stairs, fountains and a majestic swimming pool, Perazzi built a garden from scratch in which countryside, nature and formal features blend with irresistible spontaneity.

The collection of oaks created by Perazzi is certainly noteworthy, 100 specimens with 76 different species, one of the most important arboreal heritages in Italy. In the first part, the formal garden has geometric thematic rooms, which open into each other and are harmoniously divided by hedges of ginko biloba, hornbeams and tree-lined rows of maple, which welcome bushes of roses, grasses, ornamental cherry trees and dogwood.

After passing a pergola of ornamental apple trees and roses, the visitor arrives at the plant labyrinth (Labirinto Carlico), conceived by Sandro Ricci who in 2015 designed the harmonious union of the Garden with the existing twenty-hectare park. The originality of the labyrinth derives from the overlapping of the hedges of hallow (Phyllirea angustifolia) on the existing rich orchard. The Garden wraps around on each side to what was once the main house, from which two luxury apartments have been recently created. It contains, in addition to numerous herbaceous essences, Mediterranean trees and shrubs, copious blooms of gorse and fragrant osmanthus bushes.

The private park of Palazzo di Varignana is also enriched with five recently planted Olea Europea, secular specimens from Southern Italy.

### The Vegetable Garden

On the southwest side of the Rio Rosso surrounding land, a network of rural paths allow you to cross the almond grove with two late varieties (Prunus Dulcis Soleta and Lauranne) and a Goji plant (Lycium barbarum) grown as a spindelbush. To the east, a centuries-old olive tree surmounts the terraces for the cultivation of aromatic and medicinal herbs. At the foot of the slope, two paths branch off offering the opportunity to see unusual fruit species (Asimina, Fico, Panachè, Mela Red Love) espaliers of table grapes and many varieties of forgotten fruits such as Giuggioli or Biricoccoli or ancient varieties of apples and pears (some dating back to the 18th century - Pero "Curato" 1760). A collection of minor fruits, the elder grove and a hazelnut grove complete the arable areas.

### Anfiteatro sul Lago

The Anfiteatro sul Lago is a natural stage nestled among the vineyards of Agrivar, the agricultural company of Palazzo di Varignana, a stunning example of land revitalization born from an ambitious ecological engineering project.

With a classic semicircular structure, the Amphitheater features five tiers of sandstone from the Tuscan-Romagnolo Apennines. These tiers are outfitted with spacious seating, accommodating over 250 guests.

During the summer season, the Amphitheater becomes the perfect venue for enchanting open-air concerts and events, where guests can savor the exquisite wines produced from the surrounding 35 hectares of vineyards or the fine oils extracted from olive trees cultivated on the nearby slopes.

From the Amphitheater, visitors can enjoy a breathtaking landscape, especially in autumn when the vineyard rows come alive with warm hues ranging from the golden tones of Chardonnay to the deep reds of Sangiovese and the vibrant oranges and multifaceted shades of Malbo Gentile.

A path begins at the center of the Amphitheater, leading to the lake below and continuing on to the winery, the vibrant heart of the entire estate. Numerous other trails wind through the vineyards, including a particularly charming, sinuous route designed among centuries-old oak trees and newly planted cypresses.

## **Avenue of the Ancient Olive Trees**

Avenue of the ancient Olives Trees is a tribute to the beauty of nature and the richness of the landscape that characterizes the territory surrounding the resort. Its conception reflects the profound connection between the Palazzo di Varignana agricultural estate and the project to enhance the territory undertaken in recent years: more than a simple passageway, it becomes a symbol of commitment to environmental sustainability and respect for the local agricultural traditions.

This walkway connecting the different restaurants within the Resort stands as an authentic testimony of commitment and dedication to preserving and promoting the natural beauty of the area. The choice to use olive trees as the predominant species reflects the deep roots of olive growing practiced by Agrivar and its contribution to local agricultural history.

The centerpiece of the project is the intent to create an environment that not only enchants guests with its beauty, but also tells a story of hard work and passion for the land. The planting of centuries-old olive specimens and smaller olive trees is a tribute to the longevity and resilience of this iconic tree, a symbol of fertility and prosperity.

Flower beds filled with daisies, violets and ornamental sages add a splash of vibrancy and color to the path, inviting guests to fully immerse themselves in the beauty of the surrounding nature. Each step along the avenue is a journey through local history and culture, an opportunity to appreciate and understand the importance of the link between humans and their environment

## **PALAZZO DI VARIGNANA**

Via Ca' Masino 611 A

40024 Varignana BO

t. +39 051 19938300

[info@palazzodivarignana.com](mailto:info@palazzodivarignana.com)

[www.palazzodivarignana.com](http://www.palazzodivarignana.com)

## **CONTATTI**

Anna Gasperini

Head of Corporate Marketing

t. +39 328 9032989

[anna.gasperini@palazzodivarignana.com](mailto:anna.gasperini@palazzodivarignana.com)

Cecilia Bortolotti

Corporate Communications & Sustainability Manager

t. +39 347 6441448

[cecilia.bortolotti@palazzodivarignana.com](mailto:cecilia.bortolotti@palazzodivarignana.com)