



## Exclusive Property of 1,000m<sup>2</sup> with Architecture by Teresa Borsoi | Heart of Demétria, Botucatu



### Info Agente

Nombre: António Pereira  
Nombre empresa: ITHLUX  
País: Portugal  
Experience since:  
Tipo de servicio: Selling a Property  
Specialties:  
Property Type: Apartments  
Teléfono:  
Languages: Portuguese  
Sitio web:

### Detalles del anuncio

Propiedad para: Venta  
Precio: BRL 2,200,000

### Ubicación

Publicado: 14/07/2026

### Descripción:

Authorial Architecture, Versatility of Use and Strong Integration with Nature in the Ecological Pole of Botucatu

This unique property stands out as an exceptional real estate asset, perfect for those looking to invest, undertake or live with maximum quality of life in the most charming and touristic neighborhood of the city. With an architectural concept that favors natural lighting, noble materials and the perfect fusion between the built space and the environment, the property is distributed in two totally independent buildings:

### Main Building (136 m<sup>2</sup>):

Large Operational Space: It has 2 generous and perfectly structured rooms for immediate use or rental.

Support Infrastructure: It has an external and totally independent bathroom, ideal for the comfortable service of customers and visitors.

Commercial Vocation: Perfect layout for the installation of a charming restaurant, gourmet café, wellness clinic, art studio, therapeutic space, concept store or coworking.

### Secondary Building (48 m<sup>2</sup>):



**Cozy Concept:** Compact and charming structure equipped with an internal social bathroom.

**Multiple Functions:** It is configured as the ideal space for own housing, vacation rental, isolated management office or guest studio.

**Structural and Landscape Differentials:**

The 1,000 m<sup>2</sup> plot has an excellent topography and is framed by a planned garden with lush landscaping and native species. A magnificent outdoor wooden deck works as an extension of the rooms, offering a unique contemplation area. The property also has dedicated private parking for customers and residents.

**Location and Strategic Surroundings**

**Consecrated Address:** Located in the commercial heart of the Demétria neighborhood, in Botucatu SP. An international reference center in sustainability, organic fairs and ecotourism.

**Postal Code (CEP):** Region under the scope of the ZIP Code 18605-200 (Bairro Demétria ecological reference of Botucatu).

**Frequent Tourist Flow:** Strategically positioned in the central area of the neighborhood, ensuring continuous organic visibility for businesses and easy pedestrian access to local cafes, Waldorf schools and community centers.

**Transportation and Logistics Access**

**Mobility and Connectivity:** Access to the neighborhood is simple and well structured, with easy direct connection with the Gastão Dal Farra Highway and the Marechal Rondon Highway (SP-300). It is located at a short and quick distance of only 15 minutes from the urban center of Botucatu. It also has regular public transport lines that serve the local community and visitors. - REF: ITH4525

Nuevo: No

**Común**

|                            |         |
|----------------------------|---------|
| Baños:                     | 2       |
| Pies cuadrados terminados: | 184 m2  |
| Tamaño del lote:           | 1000 m2 |

**Lease terms**

Date Available:

**Contact information**

IMLIX ID: ITH4525



# IMLIX

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