



## Charming Villa with Fireplace, Pool and 2,380m<sup>2</sup> of Land | Alvorada Condominium, Demétria



### 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 1,500,000

### Ubicación

Publicado: 14/07/2026

### Descripción:

Comfort, Absolute Privacy and Deep Connection with Nature in an Elite Condominium

This magnificent villa was designed for those who value the well-being, tranquility and privacy that only the iconic region of Demétria can provide. Inserted in a generous plot that favors direct contact with the environment, the property stands out for its excellent standard of finishing, cozy environments and an absolutely private outdoor leisure area.

### Interior Highlights and Distribution of Spaces:

Sophisticated Intimate Wing: Composed of 2 comfortable and airy suites, ensuring absolute privacy and excellent natural lighting.

Cozy Social Zone: Integrated living room in open concept, equipped with a charming fireplace, perfect for the milder days of the Botucatu mountains. It connects fluidly to the functional kitchen and a very pleasant balcony.

### Leisure Oasis and External Structure:

Private Leisure: Fantastic private pool integrated into a large lawn, ideal for sunbathing and family relaxation moments.



**Sustainability and Nature:** Richly wooded backyard with an orchard formed in full fruit production. The entire perimeter of the property is properly delimited and surrounded with treated eucalyptus, ensuring aesthetic and physical safety.

**Multifunctional Edicule:** An independent building at the back, consisting of a bedroom, full bathroom and laundry, perfect for receiving visitors, accommodating employees or serving as a support office.

### Location and Strategic Surroundings

**Prestigious Address:** Located in the safe and wooded Alvorada Condominium Demétria, Botucatu SP. A very exclusive gated residential, known for its privacy and tranquility.

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

**Unique Lifestyle:** Just minutes from the Waldorf schools with pedagogy, organic markets, local producers of biodynamic agriculture, vegetarian restaurants and charming cafes that characterize Demétria.

### Transportation and Logistics Access

**Accessibility and Travel:** The condominium offers excellent ease of access with well-maintained roads, being connected to the Gastão Dal Farra Highway and the Marechal Rondon Highway (SP-300). It is located just 15 minutes from the urban center of Botucatu, ensuring quick access to state-of-the-art hospitals, banks, supermarkets and reference schools.

### Investment Values and Metrics

**Land Size:** 2,380 m<sup>2</sup> | **Typology:** House with Edicule

**TOTAL INVESTMENT AMOUNT:** R\$ 1,500,000.00

### Summary Metrics

**Land Size:** 2,380 m<sup>2</sup> | **Bedrooms:** 3 (2 Suites + Bedroom in the Edicule)

**Bathrooms:** 4 (including the edicule)

**Differentials:** Fireplace, private pool, independent edicule, orchard and fencing with treated eucalyptus. -  
**REF:** ITH4526

**Nuevo:** No

### Común

**Dormitorios:** 3

**Baños:** 4

**Tamaño del lote:** 2380 m<sup>2</sup>

### Lease terms

**Date Available:**



# IMLIX

**IMLIX Mercado Inmobiliario**  
<https://www.imlix.com/es/>

---

## Contact information

IMLIX ID:

ITH4526

