



## Luxury Villa with 343m<sup>2</sup>, 3 Suites and Mezzanine | Jardim Paraíso, Botucatu



### Ügynök információ

Név: António Pereira  
Cégnév: ITHLUX  
Ország: Portugal  
Experience since:  
Szolgáltatás típusa: Vásárlás vagy eladás  
Specialties:  
Property Type: Apartments  
Telefon:  
Languages: Portuguese  
Weboldal:

### Hirdetés részletei

Ingatlan: Eladó  
Ár: BRL 1,360,000

### Elhelyezkedés

Feladta: 2026. 07. 14.

Leírás:

Smart Architecture, Thermal Comfort and Absolute Practicality in a Strategic Location

We present this magnificent villa with an imposing line, ideal for families looking for space, privacy and a distribution of environments that privileges social coexistence and well-being. Built with excellent materials, this property stands out for its high ceilings, rooms rich in natural light and a technological infrastructure ready to move in.

Spatial Distribution and Interior Differentials:

Private Intimate Wing: Consisting of 3 comfortable and spacious suites, ensuring total privacy. The master suite is equipped with an air conditioning system installed.

Superior Work and Leisure Areas: It has an air-conditioned private office (perfect for home office or studies) and a versatile mezzanine with excellent lighting, ideal for use as a cinema room, library or games room.

Social and Living Area: Large living room, functional covered laundry and fully planned kitchen with cabinets, fluidly integrated into the dining room.

Gourmet Space and Hobbies: The backyard houses a pleasant gourmet area for family leisure time and a large dedicated workshop, perfect to be used as an art studio, DIY space or large organizing warehouse.



## Technology and Thermal Comfort:

The property has a fully installed and operational gas water heating system, ensuring continuous thermal comfort and energy efficiency in all taps and showers.

## Excellent Location and Proximity

Noble Address: Located in the heart of Jardim Paraíso, in Botucatu SP. A traditionally safe, strictly residential and upscale neighborhood.

Postal Code (CEP): Region under the scope of the ZIP Code 18607-000 (Jardim Paraíso reference of excellent HDI in the city).

Pedestrian Daily Life: Strategically located next to the Central Supermarket, allowing you to walk to bakeries, pharmacies, cafes, gyms and local shops, ensuring maximum convenience for everyday life.

## Transportation and Logistics Access

University Proximity: Positioned a few minutes from the Lageado Campus of UNESP (Faculty of Agronomic Sciences), a pole of strong real estate appreciation and attraction of top professionals.

Road Connectivity: Easy and quick flow to the Marechal Rondon Highway (SP-300) and to the João Hipólito Martins Highway (Castelinho), allowing a fluid journey to the capital São Paulo (about 2h20 trip). The area has an excellent offer of urban public transport.

## Investment Values and Metrics

Land Size: 360 m<sup>2</sup> | Constructed Area: 343 m<sup>2</sup>

TOTAL INVESTMENT AMOUNT: R\$ 1,360,000.00 (Excellent value per square meter of construction: R\$ 3,965.00 m<sup>2</sup>) - REF: ITH4524

Új: No

## Gyakori

|                    |        |
|--------------------|--------|
| Hálósobák:         | 3      |
| Fürdőszobák:       | 4      |
| Kész négyzetméter: | 343 nm |
| Telekméret:        | 360 nm |

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4524



# IMLIX

**IMLIX ingatlanpiac**  
<https://www.imlix.com/hu/>

---

