



## Furnas Peninsula: Luxury Farm with 1,481ha and 25km of Water Bank



### Informazioni sull'Agente

Nome:	António Pereira
Nome della ditta:	ITHLUX
Nazione:	Portugal
Experience since:	
Tipo di servizio:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefono:	
Languages:	Portuguese
Sito web:	

### Dettagli dell'inserzione

Proprietà per:	Saldi
Prezzo:	GBP 200,000,000

### Posizione

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Descrizione:

A Sanctuary of Productivity and Exclusivity in Minas Gerais

The Fazenda Maravilha de Furnas represents the pinnacle of investment in agribusiness and leisure in Brazil. Located in the prosperous region of Formiga, in the center-west of Minas Gerais, the property stands out for its strategic location and clay soil of high fertility, with an excellent rainfall index and average altitude of 800 meters.

### Geographic and Water Highlights:

The farm has a rare configuration: it is surrounded by more than 25 km of banks of the Furnas Dam, resembling an island with land access controlled by a single 240-meter channel. In addition to the dam, it has several springs, internal streams and a complete system of water collection and distribution, allowing the installation of large-scale irrigation pivots.

### Productive Potential:

With a utilization of 80% (about 1,200 ha), the land is clean and prepared for planting. It is an area of excellence for:

Coffee and Citrus Fruits: Crops already consolidated in the region;

Grains: Soybeans, corn and sorghum with 100% mechanized management due to the flat topography;



Livestock: Texan-style corral structure, equipped with chute, scales and partitions.

#### Infrastructure and Heritage:

The property includes a century-old main house, which preserves its historic charm and awaits restoration to become a luxury residence. It also has employee houses, several storage sheds and internal management roads in excellent condition.

#### Investment Opportunity:

In addition to the agricultural aspect, the vast water margin and the privacy of land access make this farm the perfect place for high-end real estate developments, resorts or exclusive nautical condominiums.

Documentation fully regularized. - REF: ITH4242

Nuovo: No

#### Comune

Camere da letto: 3  
Bagni: 3  
Dimensione del lotto: 14810000 mq

#### Lease terms

Date Available:

#### Contact information

IMLIX ID: ITH4242

