



## Investment Opportunity: 190 Hectare Estate with Guaranteed Income | Limeira



### 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 14,500,000

#### Posizione

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Descrizione:

Strategic Agricultural Asset with Excellent Logistics and Assured Revenue

This property in Limeira represents one of the best market opportunities in the region, combining cultivated land (brown and black) with a privileged location. Without improvements, the property focuses on productivity and the potential for land appreciation.

Production Highlights and Indicators:

Active Production: About 101 hectares (41.89 bushels) are planted with sugarcane.

Lease Agreement: Consolidated partnership with Usina Ester for a period of 18 years (3 cycles), ensuring a stable revenue of 65 tons per bushel (ATR of 121.97).

Soil Quality: Flat topography with slight slopes to the water zones, composed of brown and black earth, ideal for various crops.

Water Resources: Property rich in water, facing a stream with excellent flow and several internal springs.

Base Infrastructure: Electricity available at the property's border, facilitating future implementations.



## Location and Surroundings

Located in one of the most important logistics hubs in the state of São Paulo, the city of Limeira offers complete support infrastructure.

**Urban Proximity:** Quick access to the center of Limeira and industrial centers in the region.

**Land Quality:** Region recognized for soil fertility and the strong presence of the sugar-energy sector.

## Transportation and Access

**Road Logistics:** Located just 6 km from the Anhanguera Highway (SP-330), one of the main arteries for the flow of production in Brazil.

**Local Access:** Only 1 km away from the paved road, ensuring ease of traffic for large trucks (bitrens) at any time of the year.

**Connectivity:** Ease of connection with Campinas (40 min) and with the Port of Santos, optimizing logistics costs. - REF: ITH4324

Nuovo: No

## Lease terms

Date Available:

## Contact information

IMLIX ID: ITH4324

