



## 114,315m<sup>2</sup> Site with Own Stream on the Banks of the Marechal Rondon Highway | Botucatu



### 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:        | BRL 1,200,000 |

### Posizione

Pubblicato: 10/07/2026

Descrizione:

Impeccable Logistics, Natural Resources and Tranquility Just Minutes from the Urban Center

ITHLUX presents a perfect opportunity for those looking to invest in a rural refuge without sacrificing accessibility and proximity to the city. This site stands out for its privileged location and excellent regional logistics infrastructure, being a land with ideal characteristics for the development of small agricultural projects, rural tourism or for the construction of a beautiful family leisure farm.

Infrastructure and Natural Resources Highlights:

**Useful Territorial Area:** There are 114,315 m<sup>2</sup> of productive land characterized by a light topography, which significantly facilitates management, construction or planting.

**Constant Water Wealth:** The property is bathed by a permanent stream, ensuring water security throughout the year for the maintenance of fauna, flora or small crops.

**Housing and Forestry:** It includes a cozy residential house with a balcony, perfect for weekends or fixed housing, in addition to having a small eucalyptus plantation that can be commercially exploited or used on the property itself.

**Universal Accessibility:** Thanks to its road front, it has easy immediate access for small, medium and



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large vehicles (such as trucks and tractors).

### Location and Strategic Surroundings

**Tradition Neighborhood:** Located just 300 meters from the heart of the neighborhood and the Church of Santo Antônio de Sorocaba, ensuring proximity to small local businesses and the conviviality of a welcoming community.

**Proximity to Botucatu:** Location that combines the tranquility of the countryside with the urban ease of being close to Botucatu, facilitating access to universities (UNESP), medical centers, supermarkets and commercial centers.

### Transportation and Logistics Access

**Highway Front:** Strategically positioned on the banks of the Marechal Rondon Highway (SP-300), one of the main and safest highway arteries in the state of São Paulo.

**Daily Public Transportation:** A great convenience differential for employees or residents is the availability of daily intercity transportation with regular lines between Botucatu and neighboring communes, passing by the property. - REF: ITH4506

Nuovo: No

### Comune

|                       |           |
|-----------------------|-----------|
| Camere da letto:      | 2         |
| Bagni:                | 2         |
| Dimensione del lotto: | 114315 mq |

### Lease terms

Date Available:

### Contact information

IMLIX ID: ITH4506

