



20,474m² Elite Urban Getaway, Two Luxury Homes & Gourmet Space | Downtown 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 5,500,000

Posizione

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Descrizione:

Absolute Privacy, Unspoilt Nature and Unique Incorporation Potential in the Central Perimeter

ITHLUX presents Chácara Girassol, a unique real estate opportunity in the prestigious city of Botucatu. Combining the grandeur and peace of a rural setting with the convenience and security of being inserted within the urban fabric, this property is one of the last large continuous plots of land in the central region, presenting 100% regularized documentation.

The High-End Residential Complex:

The property is equipped with two excellent villas with distinct and complementary architectural concepts:

House 1 Classic Feature (330 m²): A large and elegant residence, consisting of 3 bedrooms (1 suite), private office with balcony, living room, television room and two generous environments designed for a studio or creative studio.

House 2 Contemporary Style (210 m²): Avant-garde construction of high standard (year 2013), with 2 suites (the main one with closet) and a modern office in integrated open concept.

Leisure, Nature and Infrastructure:



Covered Gourmet Space (45 m²): Complete structure with barbecue, ideal for social events integrated with nature.

Landscape Richness: Land with excellent topography and fully fenced, composed of a forest of eucalyptus, trees of native and exotic species, as well as an orchard formed in production (with jabuticaba trees, mango trees and pecans).

Facilitated Logistics: The great strategic differential is based on having two fronts for different streets (Estrada Municipal dos Oyans and Jardim Palos Verdes), allowing totally independent access and flows.

Premium Location & Nearby

Prestigious Neighborhood: Located in Vila Guimarães, in Botucatu SP, a noble, safe and very wooded residential area.

Postal Code (CEP): Region under the scope of the ZIP Code 18606-470 (Vila Guimarães urban reference of Botucatu).

Extraordinary Central Proximity: Located just 2 km from the city's commercial center, which allows access in less than 5 minutes to the best schools, reference hospitals, gastronomic restaurants, supermarkets and bank branches.

Transportation and Logistics Access

Urban and Road Accessibility: The property enjoys fully paved roads to the entrance of the property. It has excellent connectivity with the Marechal Rondon Highway (SP-300) and the João Hipólito Martins Highway (Castelinho), facilitating quick travel to the capital São Paulo (about 2h20 of travel). The location also has easy urban public transport and mobility services at the doorstep.

Investment Values and Metrics

Land Area: 20,474.22 m² | Total Built Area: 585 m²

TOTAL INVESTMENT AMOUNT: R\$ 5,500,000.00 - REF: ITH4514

Nuovo: No

Comune

Camere da letto:	5
Bagni:	5
Finito piedi quadrati:	585 mq
Dimensione del lotto:	20474,22 mq

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4514



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