



High-end Site with 405,592m² and Starlink Connectivity | Paranapanema Dam Region, Itatinga



Agent Info

Name: António Pereira
Company: ITHLUX
Name:
Country: Portugal
Experience since:
Service Type: Selling a Property
Specialties:
Property Type: Apartments
Phone:
Languages: Portuguese
Website:

Listing details

Property for: Sale
Price: USD 5,703,518.51

Location

Posted: Jul 10, 2026

Description:

Agricultural Productivity, Asset Security and Global Connectivity in the Interior of São Paulo

ITHLUX presents a complete rural asset ready for immediate operation, ideal for investors looking for security in agribusiness or a high-end refuge with mixed-use potential (production and leisure). With an excellent topography and richly formed pasture, this site stands out for the modernity of its rural facilities and its privileged location in an area of continuous strong appreciation.

Highlights of Infrastructure and Technological Management:

Territorial Area: There are 405,592 m² of productive land with maximum use of the useful area.

New Livestock Structure: Equipped with a modern corral designed for the efficient and safe management of cattle, as well as a functional shipper that optimizes all animal transport logistics.

Security and Organization: The entire perimeter of the property has recently been fenced, ensuring the perfect division of pastures and the protection of heritage.

Technology in the Field: Exclusive connectivity differential with high-performance Starlink satellite internet installation, allowing real-time business management, automation and remote monitoring.

Operational Support: It has a structured support ranch for the storage of inputs, tools and support for



employees.

Water Resources of Excellence:

The property benefits from an abundant and constant water supply throughout the year. Its proximity to the Paranapanema Dam not only guarantees safety for livestock activity, but also gives it a strong landscape appeal, ideal for the development of leisure or rural tourism aspects.

Location and Strategic Surroundings

Itatinga Region, SP: Positioned in one of the most traditional agribusiness areas in the interior of the state of São Paulo, known for its favorable climate and high-quality land.

Valorization Axis: Located near the Paranapanema Dam basin, a region that attracts high-end investments due to its preserved ecosystem and natural beauty.

Transportation and Logistics Access

Efficient Flow: Excellent ease of access to the main road arteries of the state, with emphasis on the proximity to the Castelo Branco Highway (SP-280) and the João Mellão Highway (SP-255). This logistics network allows a quick and simplified connection with large urban centers such as Botucatu, Sorocaba and the capital São Paulo. - REF: ITH4504

New: No

Common

Bedrooms:	2
Bathrooms:	2
Lot Size:	405592 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4504

