



Elite Rural Property with 254,100m² and Private Waterfall | Colonia Santa Marina, Botucatu



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: BRL 10,000,000

Location

Posted: Jul 10, 2026

Description:

Heritage, Exuberant Nature and Multiple Possibilities for Economic Exploration

ITHLUX presents a unique and very high standard rural property in the coveted region of Botucatu. Combining a dense and preserved nature with a robust operational infrastructure, this asset stands out for its privileged topography with maximum use of the floor area, positioning itself as a rare investment with a strong appeal for heritage appreciation.

Unique Water Wealth and Natural Differentials:

Exclusive Natural Resources: The property is a true private oasis, housing its own waterfall, river, natural lagoon and autonomous supply guaranteed by an artesian well.

Maritime Visual Appeal: It offers a panoramic and breathtaking view of the local dam, ideal for projects that privilege contemplation and well-being.

Excellent Built Infrastructure (Approx. 1,500 m²):

The structure is designed to support both complex operations and hospitality projects:

Residential Complex: Consisting of 4 independent houses, ideal for main housing, guests or managers' accommodation.



Operational Complex: It has 5 robust sheds for the storage of inputs, equipment, workshops or stock.

Animal Handling Structure: It has a corral of excellence equipped with a chute and precision scale, ready for immediate operation.

Huge Multipurpose Potential:

The versatility of the area and its urban proximity open doors to several market segments:

High-end stud farms or elite equestrian centers.

Sustainable real estate developments such as charming rural condominiums or ecovillages.

Charming hotels, rural tourism, wellness inns or exclusive corporate and spiritual retreats.

A magnificent refuge or luxury family leisure space.

Location and Strategic Surroundings

Prestigious Location: Located in Colônia Santa Marina, a traditional, safe region surrounded by highly valued high-end developments in Botucatu, SP.

Efficient Urban Proximity: The property is just 10 km from the center of Botucatu, ensuring quick access to state-of-the-art hospitals, UNESP, gastronomic centers, supermarkets and reference schools.

Transportation and Logistics Access

Simplified Accessibility: Only 5 km of dirt road of excellent quality and easy access at any time of the year.

Main Road Axes: Excellent logistical connectivity through the Marechal Rondon Highway (SP-300) and the Castelinho Highway (SP-209), allowing a quick connection to the Castelo Branco Highway (SP-280) and a journey of about 2h30 to the capital São Paulo. - REF: ITH4505

New: No

Common

Bedrooms:	2
Bathrooms:	2
Lot Size:	254100 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4505



IMLIX

IMLIX Real Estate Marketplace

<https://www.imlix.com/>

