



114,315m² Site with Own Stream on the Banks of the Marechal Rondon Highway | 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 1,200,000

Location

Posted: Jul 10, 2026

Description:

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 m² 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 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

New: No

Common

Bedrooms:	2
Bathrooms:	2
Lot Size:	114315 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4506

