



Luxury Villa with 343m², 3 Suites and Mezzanine | Jardim Paraíso, 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 1,360,000

Location

Posted: Jul 14, 2026

Description:

Smart Architecture, Thermal Comfort and Absolute Practicality in a Strategic Location

We present this magnificent villa with an imposing line, ideal for families looking for space, privacy and a distribution of environments that privileges social coexistence and well-being. Built with excellent materials, this property stands out for its high ceilings, rooms rich in natural light and a technological infrastructure ready to move in.

Spatial Distribution and Interior Differentials:

Private Intimate Wing: Consisting of 3 comfortable and spacious suites, ensuring total privacy. The master suite is equipped with an air conditioning system installed.

Superior Work and Leisure Areas: It has an air-conditioned private office (perfect for home office or studies) and a versatile mezzanine with excellent lighting, ideal for use as a cinema room, library or games room.

Social and Living Area: Large living room, functional covered laundry and fully planned kitchen with cabinets, fluidly integrated into the dining room.

Gourmet Space and Hobbies: The backyard houses a pleasant gourmet area for family leisure time and a large dedicated workshop, perfect to be used as an art studio, DIY space or large organizing warehouse.



Technology and Thermal Comfort:

The property has a fully installed and operational gas water heating system, ensuring continuous thermal comfort and energy efficiency in all taps and showers.

Excellent Location and Proximity

Noble Address: Located in the heart of Jardim Paraíso, in Botucatu SP. A traditionally safe, strictly residential and upscale neighborhood.

Postal Code (CEP): Region under the scope of the ZIP Code 18607-000 (Jardim Paraíso reference of excellent HDI in the city).

Pedestrian Daily Life: Strategically located next to the Central Supermarket, allowing you to walk to bakeries, pharmacies, cafes, gyms and local shops, ensuring maximum convenience for everyday life.

Transportation and Logistics Access

University Proximity: Positioned a few minutes from the Lageado Campus of UNESP (Faculty of Agronomic Sciences), a pole of strong real estate appreciation and attraction of top professionals.

Road Connectivity: Easy and quick flow to the Marechal Rondon Highway (SP-300) and to the João Hipólito Martins Highway (Castelinho), allowing a fluid journey to the capital São Paulo (about 2h20 trip). The area has an excellent offer of urban public transport.

Investment Values and Metrics

Land Size: 360 m² | Constructed Area: 343 m²

TOTAL INVESTMENT AMOUNT: R\$ 1,360,000.00 (Excellent value per square meter of construction: R\$ 3,965.00 m²) - REF: ITH4524

New: No

Common

Bedrooms:	3
Bathrooms:	4
Finished sq. ft.:	343 sq m
Lot Size:	360 sq m

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4524



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