



Charming Villa with Fireplace, Pool and 2,380m² of Land | Alvorada Condominium, Demétria



Agent Info

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

Listing details

Property for: Sale
Price: BRL 1,500,000

Location

Posted: Jul 14, 2026

Description:

Comfort, Absolute Privacy and Deep Connection with Nature in an Elite Condominium

This magnificent villa was designed for those who value the well-being, tranquility and privacy that only the iconic region of Demétria can provide. Inserted in a generous plot that favors direct contact with the environment, the property stands out for its excellent standard of finishing, cozy environments and an absolutely private outdoor leisure area.

Interior Highlights and Distribution of Spaces:

Sophisticated Intimate Wing: Composed of 2 comfortable and airy suites, ensuring absolute privacy and excellent natural lighting.

Cozy Social Zone: Integrated living room in open concept, equipped with a charming fireplace, perfect for the milder days of the Botucatu mountains. It connects fluidly to the functional kitchen and a very pleasant balcony.

Leisure Oasis and External Structure:

Private Leisure: Fantastic private pool integrated into a large lawn, ideal for sunbathing and family relaxation moments.



Sustainability and Nature: Richly wooded backyard with an orchard formed in full fruit production. The entire perimeter of the property is properly delimited and surrounded with treated eucalyptus, ensuring aesthetic and physical safety.

Multifunctional Edicule: An independent building at the back, consisting of a bedroom, full bathroom and laundry, perfect for receiving visitors, accommodating employees or serving as a support office.

Location and Strategic Surroundings

Prestigious Address: Located in the safe and wooded Alvorada Condominium Demétria, Botucatu SP. A very exclusive gated residential, known for its privacy and tranquility.

Postal Code (CEP): Region under the scope of the ZIP Code 18605-200 (Bairro Demétria ecological reference of Botucatu).

Unique Lifestyle: Just minutes from the Waldorf schools with pedagogy, organic markets, local producers of biodynamic agriculture, vegetarian restaurants and charming cafes that characterize Demétria.

Transportation and Logistics Access

Accessibility and Travel: The condominium offers excellent ease of access with well-maintained roads, being connected to the Gastão Dal Farra Highway and the Marechal Rondon Highway (SP-300). It is located just 15 minutes from the urban center of Botucatu, ensuring quick access to state-of-the-art hospitals, banks, supermarkets and reference schools.

Investment Values and Metrics

Land Size: 2,380 m² | **Typology:** House with Edicule

TOTAL INVESTMENT AMOUNT: R\$ 1,500,000.00

Summary Metrics

Land Size: 2,380 m² | **Bedrooms:** 3 (2 Suites + Bedroom in the Edicule)

Bathrooms: 4 (including the edicule)

Differentials: Fireplace, private pool, independent edicule, orchard and fencing with treated eucalyptus. -
REF: ITH4526

New: No

Common

Bedrooms:	3
Bathrooms:	4
Lot Size:	2380 sq m

Lease terms

Date Available:



IMLIX

IMLIX Real Estate Marketplace
<https://www.imlix.com/>

Contact information

IMLIX ID:

ITH4526

