



Elite Urban Property with 4,472m², 4 Bedroom Villa and Pool | Downtown 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 4,000,000

Location

Posted: Jul 14, 2026

Description:

Absolute Privacy, Prestigious Architecture and Monumental Dimension in the Urban Heart

This unique property represents one of the scarcest opportunities in the real estate market in the interior of São Paulo. It is a complete urban farm not an isolated lot which brings together the serene atmosphere, fresh air and lush vegetation of a country refuge with the safety and convenience of being located in the noblest and most central area of the city.

Residential Highlights and Interior Design:

Architecture with Presence and History: The main villa stands out for its imposing architectural lines, high ceilings and large rooms with abundant natural light.

Majestic Living Areas: It has 2 independent living rooms equipped with a fireplace, providing the perfect and cozy setting for the mountain climate of Botucatu.

Comfortable Accommodations: The intimate area consists of 4 large bedrooms (1 master suite) and a total of 6 well-distributed bathrooms to serve residents and guests with maximum comfort.

Oasis of Leisure and Private Nature:

Landscape Integration: The monumental 4,472 m² plot is richly wooded with large trees, forming a



private forest that shields the property against any urban noise.

Exclusive Leisure: A magnificent private pool designed to blend organically with the lawned garden and the surrounding nature, creating a perfect environment for relaxation and high-end family events.

Location and Strategic Surroundings

Prestigious Address: Located in a very high standard and strictly residential area in Botucatu SP.

Postal Code (CEP): Region covered by the ZIP Code 18603-000 (Vila São Lúcio Jardim Paraíso reference of noble and wooded urban area).

Practical Daily Convenience: Positioned just 1 km from the city's commercial center, ensuring quick access on foot or in less than 3 minutes to the best schools, top hospitals, gastronomic restaurants and bank branches. It is also just a few minutes from Shopping Botucatu and the UNESP Campus.

Transportation and Logistics Access

Urban and Road Mobility: Fully paved access through the main central avenues. It benefits from enviable logistical connectivity with the João Hipólito Martins Highway (Castelinho) and the Marechal Rondon Highway (SP-300), allowing a fluid journey of about 2h20 to the capital São Paulo. It also has easy access to first-rate urban public transport.

Investment Values and Metrics

Total Land Area: 4,472 m² | Typology: High Standard Residence in Chácara Urbana

TOTAL INVESTMENT AMOUNT: R\$ 4,000,000.00 (Unique asset with very high potential for real estate appreciation)

Summary Metrics

Land Area: 4,472 m²

Bedrooms: 4 (1 suite) | Bathrooms: 6

Differentials: 2 fireplaces, integrated swimming pool, private woods, location 1 km from the center. -

REF: ITH4527

New: No

Common

Bedrooms: 4

Bathrooms: 6

Lot Size: 4,47 sq m

Lease terms

Date Available:

Contact information



IMLIX

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

IMLIX ID:

ITH4527

