



Investment Opportunity: 190 Hectare Estate with Guaranteed Income | Limeira



Informações do Revendedor

Name:	António Pereira
Nome da Empresa:	ITHLUX
País:	Portugal
Experience since:	
Tipo de Serviço:	Selling a Property
Specialties:	
Property Type:	Apartments
Telefone:	
Languages:	Portuguese
Website:	

Detalhes do anúncio

Imóveis para:	Venda
Preço:	USD 19,609,137.15

Localização

Adicionado: 07/05/2026

Informação adicional:

Strategic Agricultural Asset with Excellent Logistics and Assured Revenue

This property in Limeira represents one of the best market opportunities in the region, combining cultivated land (brown and black) with a privileged location. Without improvements, the property focuses on productivity and the potential for land appreciation.

Production Highlights and Indicators:

Active Production: About 101 hectares (41.89 bushels) are planted with sugarcane.

Lease Agreement: Consolidated partnership with Usina Ester for a period of 18 years (3 cycles), ensuring a stable revenue of 65 tons per bushel (ATR of 121.97).

Soil Quality: Flat topography with slight slopes to the water zones, composed of brown and black earth, ideal for various crops.

Water Resources: Property rich in water, facing a stream with excellent flow and several internal springs.

Base Infrastructure: Electricity available at the property's border, facilitating future implementations.



Location and Surroundings

Located in one of the most important logistics hubs in the state of São Paulo, the city of Limeira offers complete support infrastructure.

Urban Proximity: Quick access to the center of Limeira and industrial centers in the region.

Land Quality: Region recognized for soil fertility and the strong presence of the sugar-energy sector.

Transportation and Access

Road Logistics: Located just 6 km from the Anhanguera Highway (SP-330), one of the main arteries for the flow of production in Brazil.

Local Access: Only 1 km away from the paved road, ensuring ease of traffic for large trucks (bitrens) at any time of the year.

Connectivity: Ease of connection with Campinas (40 min) and with the Port of Santos, optimizing logistics costs. - REF: ITH4324

Novo: Não

Lease terms

Date Available:

Contact information

IMLIX ID: ITH4324

