



## Charming Villa with Fireplace, Pool and 2,380m<sup>2</sup> of Land | Alvorada Condominium, Demétria



### Informações do Revendedor

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

### Detalhes do anúncio

|               |               |
|---------------|---------------|
| Imóveis para: | Venda         |
| Preço:        | BRL 1,500,000 |

### Localização

Adicionado: 14/07/2026

Informação adicional:

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 m<sup>2</sup> | **Typology:** House with Edicule

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

### Summary Metrics

**Land Size:** 2,380 m<sup>2</sup> | **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

**Novo:** Não

### Comum

|                    |                     |
|--------------------|---------------------|
| Quartos de dormir: | 3                   |
| Banheiro:          | 4                   |
| Tamanho do lote:   | 2380 m <sup>2</sup> |

### Lease terms

**Date Available:**



# IMLIX

**Mercado Imobiliário IMLIX**

<https://www.imlix.com/pt/>

---

## Contact information

IMLIX ID:

ITH4526

