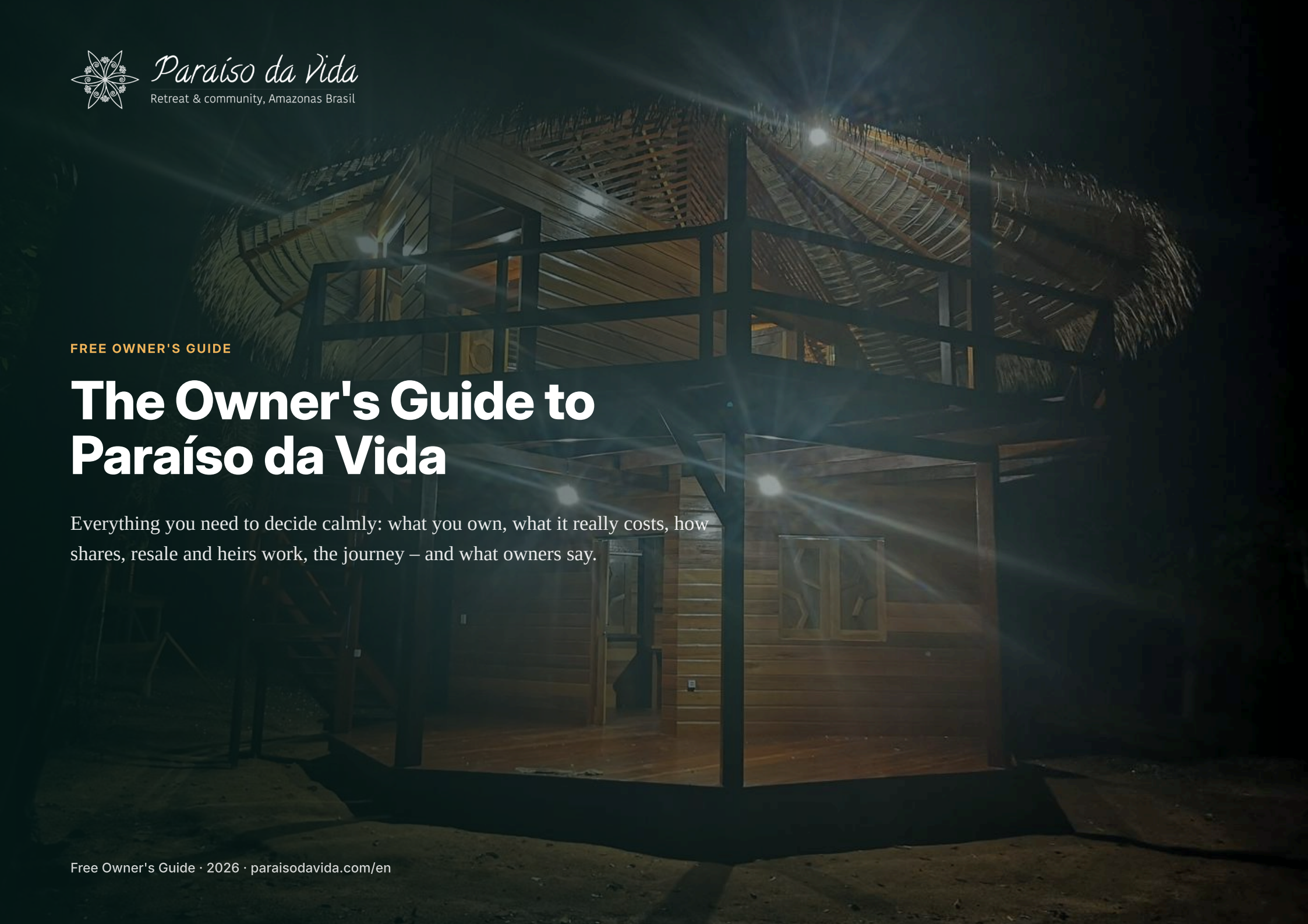
Paraíso da Vida
Retreat & community, Amazonas Brasil



FREE OWNER'S GUIDE

The Owner's Guide to Paraíso da Vida

Everything you need to decide calmly: what you own, what it really costs, how shares, resale and heirs work, the journey – and what owners say.

FREE OWNER'S GUIDE

In this guide

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2. The five cabin types and prices
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Is this for you?

A good fit if...

- You want a winter home in the warmth – a place to return to year after year
- You love nature, quiet, swimming and simple living
- You like the idea of a small community with shared spaces and caretakers
- You are happy to travel far for something truly different

Probably not for you if...

- You are looking for rental income or a financial investment
- You need a road to the door, shops nearby or hotel service every day
- You want full freehold ownership of land

> No rental income for owners: rentals fund the shared areas, any surplus goes to a common reserve. It is a home, not an investment.

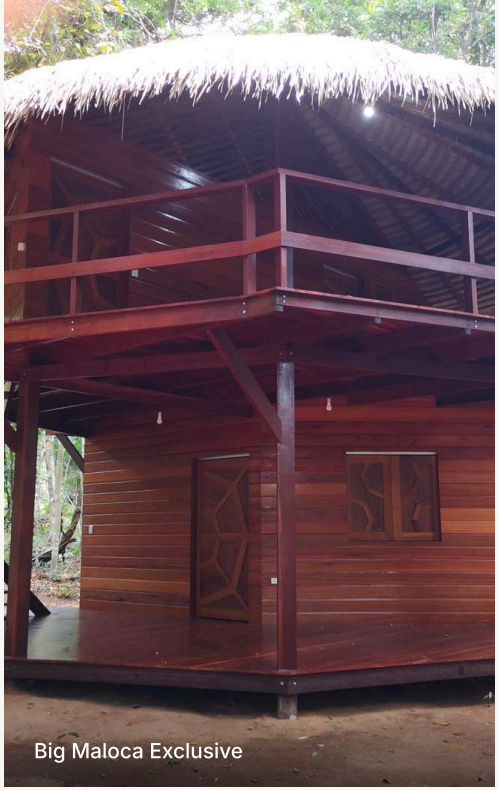
FIVE CABIN TYPES

Five cabin types

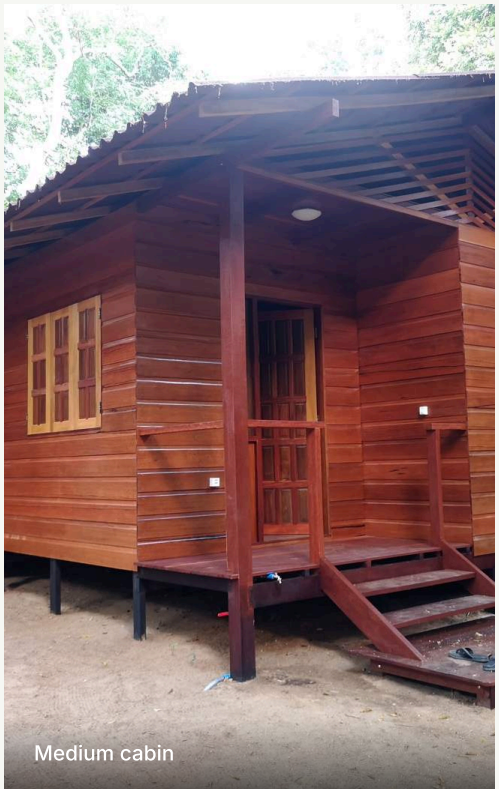
Every cabin is built in Massaranduba ("bullet wood"), a durable Amazon hardwood from legal sources, with stained hardwood floors – built to last 30–50 years with good maintenance. Prices are from-prices in euro and depend on location and extras.

CABIN	SIZE	25 %	50 %	100 %
Big Maloca Exclusive	114 m²	€35,000	€60,000	€95,000
Big Maloca Basic	100 m²	€20,000	€35,000	€60,000
Medium cabin	58 m²	€15,000	€25,000	€45,000
Medium Plus	50 m²	€20,000	€35,000	€60,000
Small cabin	20 m²	–	€15,000	€25,000

Monthly common costs per whole cabin: Small cabin NOK 1,200 · Medium cabin, Medium Plus and Big Maloca Basic NOK 1,800 · Big Maloca Exclusive (built-in kitchen) NOK 2,000 (about €105–170). Split by ownership share – 50 % ownership pays 50 %. Covers caretakers and shared upkeep.


Big Maloca Exclusive

Big Maloca Basic


Medium cabin

Small cabin

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The full cost picture

WHAT	AMOUNT
Cabin or share (one-off)	€15,000 – €95,000
Monthly common costs, whole cabin	NOK 1,200 (Small) · 1,800 (Medium, Medium Plus, Maloca Basic) · 2,000 (Maloca Exclusive) – split by your share
Your own upkeep – staining and small repairs, done locally	A few thousand NOK a year
Flights Oslo – Santarém, return	Typically NOK 8,000–12,000
Boat Alter do Chão – Paraíso	Per boat, shared by the group
Food on site	Shop in Santarém/Alter do Chão; shared kitchens
Rental income	None – rentals fund the shared areas

Example: a 25 % share of a Big Maloca Basic
Purchase from €20,000. Common costs: 25 % of NOK 1,800 = NOK 450 a month. Co-owners agree the time split – for example three months each per year. Travel and food come on top.

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How ownership works

You own the cabin – not the land

You buy the cabin or a 25, 50 or 100 % share. The founder owns the land. A land agreement gives you use of the area around your cabin and all shared areas, the beach, the lake and the forest.

Co-owners decide the time

With a share, the co-owners agree among themselves how to split the year. We do not set a calendar. Many buy with friends or family.

Monthly common costs

NOK 1,200–2,000 a month per whole cabin, for caretakers and shared upkeep. You pay in proportion to your share: 50 % ownership pays 50 %.

Selling later

Offer it first to Kjetil at your price. If he declines, you may sell freely – but not below that price. He can help find a buyer.

Heirs

Your heirs can take over with Kjetil's signature and the original agreement.

Rebuilding

If the cabin wears out, you may rebuild a similar one on the same spot.

HOW BUYING WORKS

How buying works

1

Read & ask

Get the Owner's Guide, watch the webinar and send us your questions.

2

Visit – or not

Join a retreat or stay a week to feel the place – from R$796 (about €140) per person per night with three meals. Or do as most owners have done: buy unseen and secure your place.

3

Fact sheet & contract

You receive a fact sheet and the contract – in Norwegian for Norwegians, in English for others – before you sign.

4

14 days to cancel

Cancel by email (post@paraisodavida.com) or WhatsApp within 14 days of signing. No deposit is taken in this period.

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Pay with Wise

For new builds: 20 % deposit after the 14 days, refunded if the group of three cabins is not sold. Building takes 6–8 months.

Clear terms

- You own the cabin or a share – not the land. A land agreement gives you use of the area around your cabin and all shared areas.
- Seller: Kjetil Andreas Dreyer, founder and landowner, privately (Brazilian CPF on all contracts).
- Resale: first offered to Kjetil at your price; if he declines, you may sell freely – but not below that price.
- Heirs can take over with Kjetil's signature, keeping the original agreement.
- If the cabin wears out, you may rebuild a similar one on the same spot.
- No rental income for owners: rentals fund the shared areas, any surplus goes to a common reserve. It is a home, not an investment.

Available now

- 1 × Big Maloca Basic – 100 %
- 2 × Big Maloca Basic – 25–50 % shares
- 1 × Big Maloca Exclusive – 25 % share
- 1 × Small cabin – 50 %
- 1 × Small cabin – 100 %
- 1 × Medium cabin – 50–100 %
- New builds: Medium Plus and Big Malocas on request

Prices on request. Other arrangements are possible.

Map data © OpenStreetMap contributors

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Staying there

- Journey: fly to Santarém – from Europe usually via Lisbon and Belém, from North America via São Paulo or Fort Lauderdale – Belém. Then 40 minutes by road to Alter do Chão, 1–1.5 hours by boat. Or the public riverboat from Santarém (3–4 hours, bring a hammock).
- Visa: EU, UK and Norwegian citizens can stay 90 days without a visa (US, Canadian and Australian citizens need an e-visa) and usually extend at the Federal Police in Santarém. Longer stays need residency, e.g. through a pension. Check current rules.
- Health: no vaccines are mandatory to enter Brazil; see a travel clinic 6–8 weeks before – yellow fever vaccine is usually recommended for Pará. Bring repellent and travel insurance with evacuation cover.
- Phone: buy a Vivo SIM card in Santarém. Since October 2026, Vivo Satélite with Starlink lets compatible phones send WhatsApp messages, voice notes and SMS even where there is no mobile signal.
- Everyday life: solar power, spring water under pressure, Starlink at set hours, shared kitchens and dining hall, caretakers on site. Your cabin can be cleaned and ready if you let us know a few days ahead.
- Shopping: Santarém has big markets; Alter do Chão has smaller shops and restaurants. Use natural, biodegradable soaps on site.

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What owners say

“It has been a long time since I have been anywhere I felt so welcome and at home at the same time. It's a home away from home.”

Amalie, cabin owner, after her first three weeks in her family's maloca

Amalie was nervous before leaving – she is afraid of spiders, and friends warned her about insects and snakes. “They were wrong. It has been a long time since I have felt so safe anywhere.” The family learned to cook creatively, shared meals with the local team and saw more turtles than ever before.

GOOGLE ★ 5.0

What guests and owners say

First names only · excerpts about the place · Brazilian reviews translated from Portuguese

★★★★★

“A magical place where you can truly retreat from everyday life. Nature, wildlife, miles of beautiful beach and a river close to 30 degrees – you cannot help but have the most nourishing experience.”

Ziva · Cabin owner

★★★★★

“Peace, tranquillity, natural beauty, clean air, clean drinking water, epic wildlife and an amazing beach. I could go on and on – simply put, true paradise.”

Steinar · Cabin owner

★★★★★

“To me this is one of the best places in the world to connect with nature and recharge my batteries.”

Boas · Cabin owner

★★★★★

“Unforgettable – the care, the affection, the structure, the exuberance of nature. Everything was wonderful, with local people beside us in unforgettable moments.”

Walerya · Guest, Google review

★★★★★

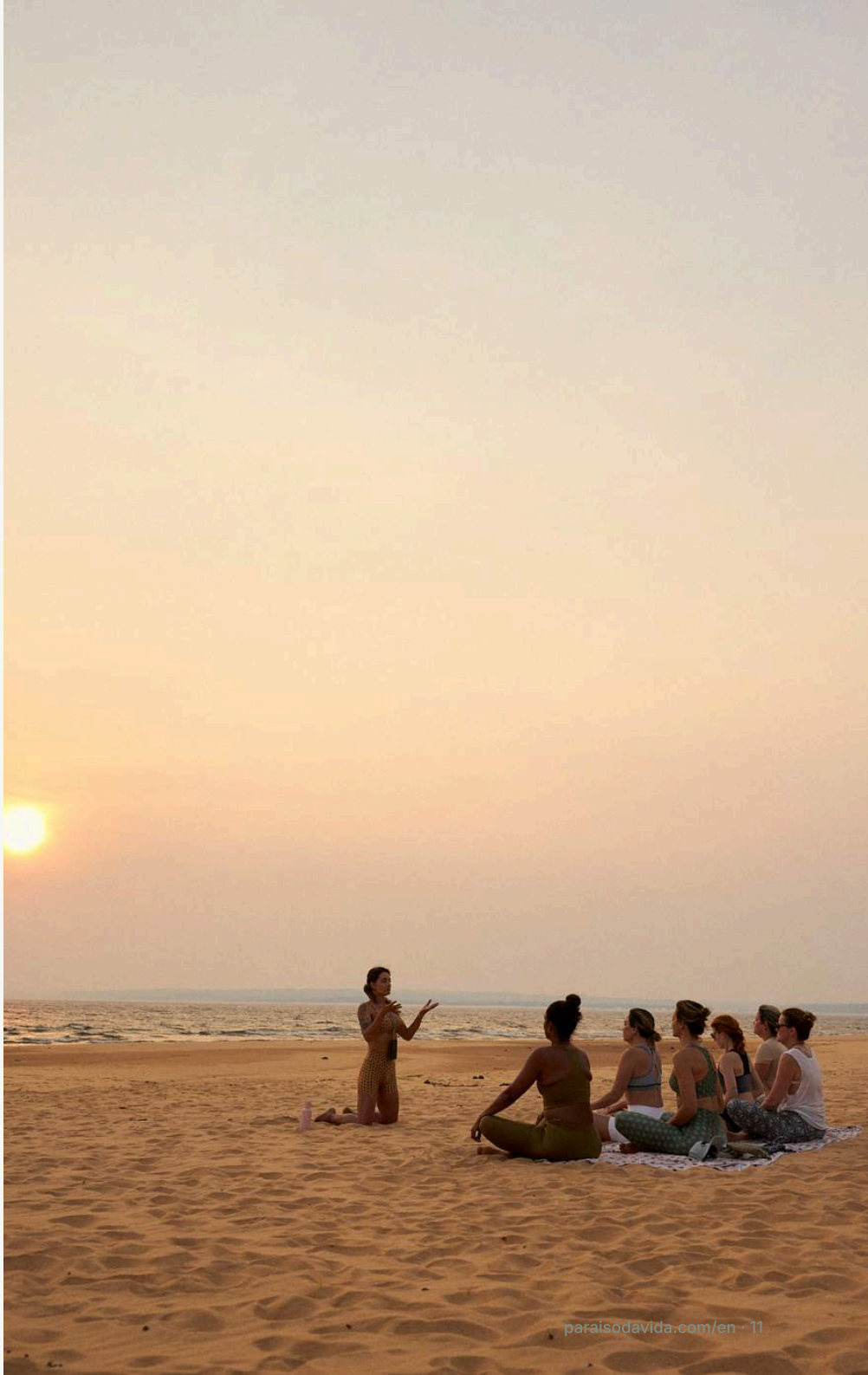
“A charming and very comfortable place in the heart of the Arapiuns. We were warmly welcomed and looked after at all times during our six-day stay. I highly recommend it.”

Sandra · Guest, 6-day stay

★★★★★

“A place of deep connection with nature! The cabins are very well equipped, with a private bathroom and a balcony, raised up among the trees.”

Stefanie · Guest, Google review



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Your checklist before you decide

- ☐ Which cabin type fits how often – and with whom – you will travel?
- ☐ Whole cabin or a share? Who could be your co-owners?
- ☐ Have you added monthly costs, travel and upkeep to your budget?
- ☐ Have you read the fact sheet and the contract?
- ☐ Have you visited, or talked to an owner?
- ☐ Have you checked visa, health and insurance for your stays?
- ☐ Have you asked an accountant about your own tax situation?

PARAÍSO DA VIDA

Your next step

We look forward to meeting you in paradise.

Book a 20-minute call	info@paraisodavida.com
WhatsApp – send a message first	+47 456 00 654
Come and see it – join a retreat or a private stay	paraisodavida.com/en/visit
All cabins, photos and prospectuses	paraisodavida.com/en/own-a-cabin
Know someone who would love this? 3 % commission per cabin	paraisodavida.com/en/refer

Prices are from-prices in euro and may change. Not an investment product. Information as of October 2026.