



PEACOCK PARADISE IBIZA

GUESTHOUSE - MORNA VALLEY







“THE BEST PLACE TO EXPERIENCE
THE REAL IBIZA”

At **Peacock Paradise**

you'll experience one of Ibiza's most
breathtaking 360° views;
From sunrise till sunset!

Tucked away on top of the hill, this finca
gives you complete privacy.

You will be surrounded by nature;

Old pine forrest, palm trees
flourishing olive, fig & citrus trees .

Enjoy peacefully daily walks through your
own tropical Mediterranean garden

Watch the sunrise over the sea, unwind
during golden sunset and end your day
during magical starry nights in the jacuzzi
or wine & dine at the BBQ Area.

Everything here is designed to give you an
unforgettable holiday experience.

Located in the heart of the Morna Valley
Peacock Paradise combines tranquility with
a super central location in the north of Ibiza
at its very best. Crystal-blue beaches, the
best restaurants, charming villages, and
many hotspots like Las Dahlias are all just
around the corner.

**This brochure is exclusively for the
PRIVATE GUESTHOUSE — 125m²
Accommodating up to 6 guests**

It's your home away from home
“ Mi casa es tu casa ”

WELCOME TO PARADISE

Peacock Paradise is a magical hideaway nestled between forests and valleys in the beautiful north of Ibiza. Surrounded by nature, peace, this special place combines the authentic charm of Ibiza with comfort, privacy, and a relaxed luxury lifestyle.

The property consists of a newly built villa in traditional finca style, where the owners live, and a separate private guesthouse located in the souterrain level of the finca.



There are no other guests on the property besides the two owners of the main villa, ensuring a peaceful and private atmosphere with plenty of space and privacy throughout your stay



The Guesthouse includes:

- **Private entrance**
- **Spacious living room**
- **3 comfortable bedrooms (AC)**
- **2 bathrooms (1 indoor/ 1 extra upstairs)**
- **Fully equipped kitchen**
- **Bar area**
- **everything you need to feel at home during your holiday**

GUESTHOUSE SPECS (6 PERSONS)

Private Guesthouse 125m² for max 6 pers.

Situated in the souterrain of the Finca with separate private entrance door

Living

- Spacious livingroom
- Lounge area with couches and coffee table
- TV + Chromecast + musicspeaker
- Superfast Starlink WIFI
- Diverse collection of Ibiza books & magazines on the marble dresoir
- 6-pers dining table indoor

Sleeping

- Bedroom 1; with 2 single beds or double
- Bedroom 2; with 2 single beds or double
- Bedroom 3, Double bed with Romantic bed drape
- Airconditioning + Ventilators in all bedrooms
- Brand new mattresses from awarded Emma Sleep
- Different pillows available in size and materials
- spacious built-in wardrobes/ clothing rack with mirrors/ hangers
- Essential aromas & mesh screens in bedrooms for mosquito protection
- Bedlinen
- Ventilators + Airconditioning in all bedrooms

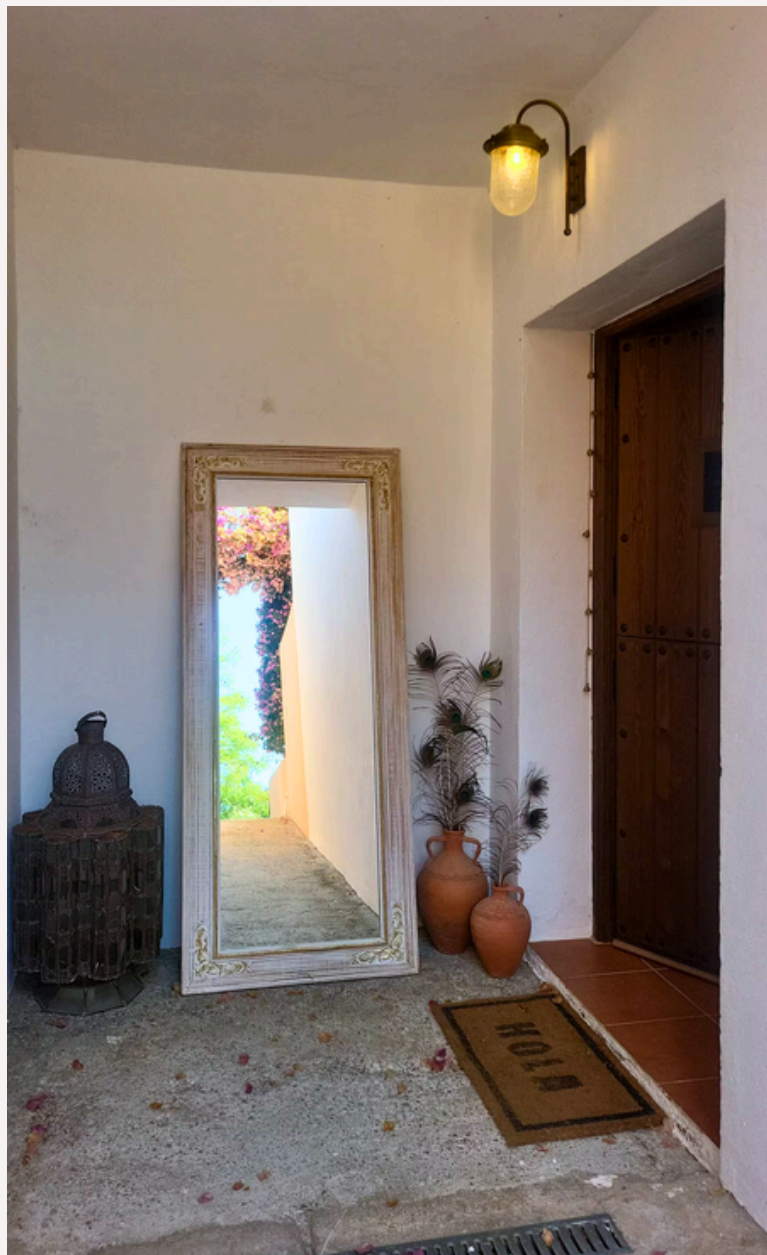
Kitchen

- Fully equipped open kitchen with bar
- Induction hob and integrated extractor
- Large Fridge + Freezer
- Dishwasher
- Washing machine + dryer
- Oven + Microwave
- L'or Barista Coffee machine + Percolator + electric kettle
- Coffee + Tea
- Olive oil + herbs and other essentials for cooking
- Pots and pans, dishes, glasses, salad bowls, utensils, etc

Bathroom

- Walk-in rainshower,
- Toilet
- Double sink,
- Hairdryer/ diffuser
- Soap + toiletpaper & other essentials
- Iron + Ironing board
- Set of 3 bath & 1 beach towel per person
- 2nd simple but private bathroom upstairs

GUESTHOUSE ENTRANCE



GUESTHOUSE - LIVING & KITCHEN

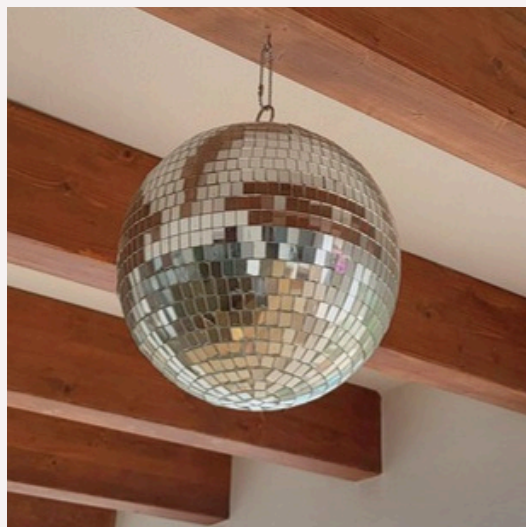


GUESTHOUSE - 3 BEDROOMS/ 2 BATHROOM





THIS LOCATION IS PERFECT FOR
***FAMILIES + KIDS**
***COUPLES**
***GROUP OF FRIENDS**
***RETREAT**
***WORKATION**
***EVENTS**





“ PEACOCK PARADISE IS AN OASIS OF PEACE, NATURE, COMFORT, AND LUXURY!”

OUTDOOR LIVING AT ITS BEST

The outdoor area covers an impressive 40,000m² with a forest, valley and tropical garden.

Peacock Paradise is designed to relax or enjoy some fun around the pool, spa or gym or kids play area

Spend your days by the pool, enjoying the spa and gym area, or explore and finding your own peaceful corner somewhere on the property.

Or go on a morning walk through the tropical garden filled with olive, fig, and citrus trees, Mediterranean herbs, and exotic plants. The scents of nature surrounding the finca are truly unforgettable.

Outside (garden 4000m²/ plot 4 hectare)

- Large pool with shallow end (child-friendly); The saltwater pool is wonderfully soft for your skin, eyes, and hair, and is professionally maintained, including pool service.
- Covered XI Pergola + many umbrella's
- Diverse lounge area's / Daybeds
- Covered Pool dining table
- Poolbar + outdoor speaker
- Hammock
- Campfire + Wood from forest, (popcorn/marshmallows)
- Large pine forest & Mediterranean garden
- Solar & led lighting on automatic timers
- Valley views from sunrise till sunset
- Private terrain with Starlink Wifi
- Private Parkingplot for multiple cars

Kitchen + Eating

- BBQ + terrace with table for 6 persons
- Poolside table for 6 persons
- Tiki picknick table in garden for 6 tables
- Pick fresh fruits, veggies, herbs (and eggs) from the garden - depends per season lemons, oranges, nispero, abrikos, medlar, khaki, figs, tamarind, laurel, cactus fruit, almonds, olives, etc

Outdoor Spa & Gym

- XL jacuzzi (7p) up to 40° and light effects & bubbles
- Outdoor shower
- Gym Workout Station
- Yoga & meditation deck with sea view
- Yoga mats & attributes

> One Day per booking> Usage of Jacuzzi is for free (or 1 day p/w for longer stay) If you prefer to use it more we kindly ask you to pay 50 euro per day This is for the cleaning and filling up the water & quality maintenance + electricity.
You will get a bottle of Cava from us

Kids/ adult Playground

- XL Trampoline, tree swing, pingpong table
- Pool volleybal + poolgames
- Water fun & pool floats
- (Board)games + library with lots of inspiring Ibiza books & magazines



SPA + XL JACUZZI



ENJOY BREATHTAKING 360° VIEWS - FROM SUNRISE TO SUNSET - OVERLOOKING THE MORNA VALLEY

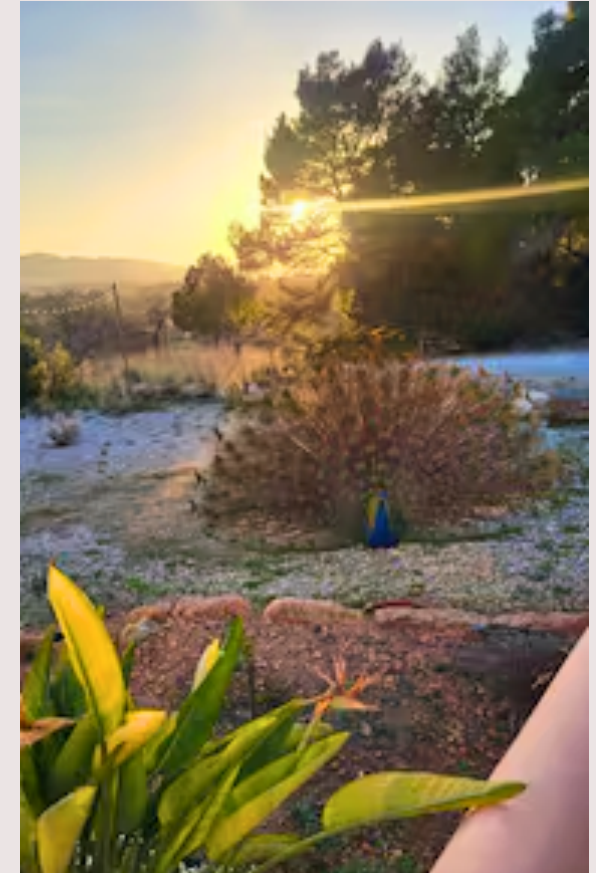
OUTDOORGYM & YOGA DECK



KIDS PLAYGROUND




'THE PEACOCKS'



The wild Peacocks live among this property and its natural surroundings. They have their own freedom, rhythm and do their own thing. They belong to no one, and they live and sleep in the forest behind the villa. They are curious creatures and love to wander around in the valley and garden; especially during early sunset & sunrise. (depends on the season) Sometimes you will see them chilling on the roof, drinking from the pool or they will greet you when you come home. It is possible to feed them cat kibble; but best is to respect their natural habitat! The peacocks are famous because of their dancing act when they try to show off their beautiful feathers. If you are lucky you can find those loose beautiful feathers in the garden every summer.

* the last year we haven't seen them that much, only once in a while. They are looking for females and moved more far away to another hill



SYMBOLISM

We - from *PEACOCK PARADISE*, believe this beautiful creature symbolizes the magic of Ibiza at its best!

It could be your spirit animal
Experience it yourself,
in this special holiday villa.

PEACOCK

Tropical Bird of Paradise
Portrays beauty and confidence
Feathers bring happiness & good luck
Elegant
Curious
Colourful
Smart & Playful
Surrounded by the magic of nature
Likes to dance & be sexy
Wild creature
One of a kind
Powerfull
Free like a Bird,
Special & social Spirit
Living in abundance

Enjoy just another day in Paradise!!

PRICE LIST

	GUESTHOUSE (6 persons) Price per night	GUESTHOUSE (6 persons) Week offer
HIGH SEASON April - October	€ 550	€ 3500
LOW SEASON	More info on request	More info on request

*****YOU'LL ALWAYS BOOK FOR THE ENTIRE ACCOMODATION; PRIVATE AND FOR YOUR GROUP ONLY! *****

Info

- The minimum stay is 3 nights
- Check-in possible from 15:00
- Check-out: before 10:00
- Bookings are possible from 1 to 6 persons. However the price per night stays the same.
- Guesthouse capacity is max 6 persons.
- Extra kids/ babybed is possible.

Important Notes

- No parties, loud music, or events allowed
- Pets are not allowed
- Smoking is only permitted outside
- Quiet hours: 00:00 - 06:00

Services Included

- All utilities, electricity, gas, water, etc.
- full use of all facilities
- Poolguy + Gardener once per week
- All bedlinen + Bathroom & beach towels
- cleaning & wash supplies
- Water, coffee, tea
- Toiletpaper, garbage bags
- Welcoming drinks during check-in

Excluded

- Security deposit: €250 per stay
- Final Cleaning cost €175
- Tourist tax a €4 pppn
- Optional extra housekeeping/ cleaning service

BOOKING DETAILS

RESERVATION, PAYMENT & CANCELLATION

Contact us to book your stay & we will check the availability.

Your reservation is final once we received the deposit of 50% of the total amount.

1 month before the arrival date, 100% of the total amount needs to be paid to secure your stay. or pay straight away the full amount to receive an extra discount

Free cancellation is possible up to two months before the arrival date.

If canceled up to 1 month before the arrival date, half of the deposit will be refunded.

In negotiation with us, the reservation is transferable to others for the entire period.

Before the check-in, we will ask you to pay a deposit and touristic tax.

After a pleasant and correct checkout, the deposit will be refunded immediately (or at the latest within 2 days).

BABY & KIDS ARE WELCOME

An extra baby bed, Kids chair, nursery dresser + toys for children are available for free. Ask upfront for the possibilities.

CLEANING & TOWELS

A set of 3 fresh towels + 1 beach towel per person is provided during check in.

Final cleaning and cleaning once per week for longer stays already scheduled,

Extra cleaning/ towels during your stay is available on request and additional costs

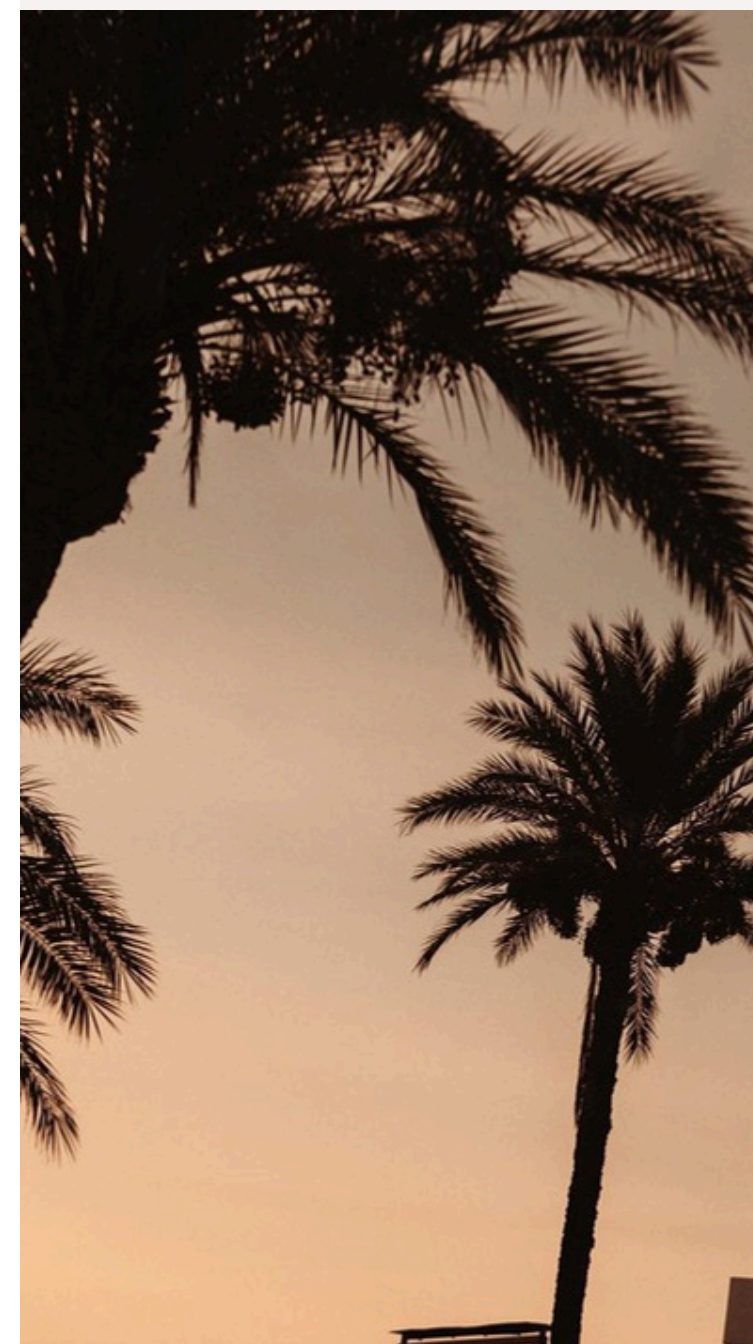
Good to know:

All cleaning supplies, incl. washing machine, dryer, iron and vacuum cleaner are accessible in the house for self support during your stay.

IF YOU NEED SOME EXTRA HELP;

Would you like a babysitter, personal driver, transport, grocery service, healthy chef, sports instructor, yoga teacher, cupping or massage, boat rental, hike or kayak tour, excursions, spiritual ceremonies or a good party etc ?

We could refer you to the best people from the island, or link you to a trust-worthy concierge to support you in this. Everything is possible for a fully relaxed vacation!



LOCATION & HOTSPOTS



- Supermarket 3km
- Beautiful beaches 7 km
- Airport 25 km
- City Santa Eularia 9 KM
- San Carlos 6 KM
- Santa Gertrudis 11 KM
- Benirras Beach & sunset drums 12 KM
- Ibiza old Town & City 20 KM
- Playa d'en Bossa & clubs 23 KM
- Westside Ibiza & San Antonio 28 KM
- Es Vedra 40 KM



Peacock Paradise is situated in the countryside in the North of Ibiza, region Santa Eulalia. It's this part of the island where most locals live. Tranquillo with stunning nature, but also very vibrant with many amazing & fancy touristic hotspots nearby.

Location: In the Morna Valley, directly opposite Agroturism Atzaró and just 5 minutes from the club Akasha & legendary Hippy Market / festival area for all age, called Las dahlia's. Insiders tip: visit Namasté with your kids) charming villages of San Carlos, Santa Gertrudis, San Juan, and Santa Eulalia are all within a 10-minute drive. Ibiza Town and the airport are only 20 minutes away.

Also delicious restaurants for lunch or dinner like La Paloma, Aiyanna Ibiza, Boathouse, Nagai, and many others are super close.



*IN THE NORTH OF IBIZA
YOU'LL FIND PLENTY OF
WHITE BEACHES WITH
CRYSTAL BLUE SEA,
MANY SECRET CAVES,
COSY CALAS
WITH CHIRINGUITOS
GO FOR A SWIM, SNORKEL, HIKE,
OR
SIMPLY SIT BACK & RELAX*

DISCLAIMER

Everyone is welcome,
as long as you respect the property and the surroundings,
like nature & animals.
We happily invite you to spend your holiday here, recharge and
celebrate the good island vibes!

Whether you are looking for total relaxation, quality time with Family
or party with friends!
Peacock Paradise offers a unique experience in one of the island's most
magical locations.



Good to know about Bhalu

Meet our sweet dog, He resides in our home but enjoys chillings in garden. Although he appears large, he is still quite young and just 2 years old. Bhalu is a German Shepherd and has undergone excellent training and socialization. Temperament: While he is not aggressive, he does bark occasionally, especially when new visitor approaches. Because he is excited, but also a natural guard dog. But don't worry, its sometimes a bit noisy, but very short! If he barks initially we recommend ignoring him or turn your back on him. So after he smelled all the scents of new visitors, he loves cuddling or playing with guests! Bhalu is goofy and possesses a high emotional intelligence. And he is very loyal to children. But during the summer months, you'll find him sleeping more due to the heat!

Important, Please keep in mind:

**If you have allergies or potential fears regarding large dogs or cats,
we strongly advise against booking at Peacock Paradise!**



ADIOS,
HASTA LA VISTA,
SEE YOU IN IBIZA!



REVIEWS

*The view (and garden, pool) was truly a dream,
and waking up every morning to the sound of birds and the scent of flowers was pure luxury.
We made wonderful memories. Highly recommended for anyone who wants to experience the real Ibiza!*
AIRBNB AUG 2025 from GIJSBERT, NL

★★★★★

*10/10 Recommend this place!! Everything about it screamed relaxation and gave vacation vibes. The moment we arrived to the villa we were welcomed with drinks and made it extremely welcoming right at the start of our vacation. The home itself was BEAUTIFUL. It has everything you can ask for, a pool, jacuzzi, ping pong table, trampoline, relaxation bed, etc... and the house looks exactly like the pictures.
It really made you feel like you were at a tropical villa.*
AIRBNB SEPT 2025 from SEAN, PHILADELPHIA VS

★★★★★

We had a wonderful stay, enjoyed the the swimming pool and the landscape. Everything on the island is easy to reach within 30 Min by car. Jessica and Randy created a very welcoming atmosphere and we felt like home.
AIRBNB OCTOBER 2025, from MICHELE, ZURICH

★★★★★

Absolutely recommend staying in this beautiful and magical place. Jessica and Randy are the warmest and friendliest hosts who go the extra mile to ensure your stay is a complete 10/10 experience. You can feel the love and care that has gone into this place to make it a unforgettable stay.
GOOGLE MAPS AUG 2025 from JOSIE, ANTWERP

★★★★★

*Such a lovely place, We had a great time. The guesthouse is cool even if it's hot outside, good beds, al lot of space and fully equipped with washing machine and oven etc.
The garden and view are amazing. We had a great vacation. It's so nice to go visit small towns and beaches during the day and come 'home' to this wonderful quiet place in the evening.
We're definitely coming back!*
GOOGLE MAPS JUNE 2025 from RENEE, ROTTERDAM