You bring the place.
We handle everything else.

Full management of your short-term rental on Airbnb and Booking, in Ciudad del Este, Foz do Iguaçu and Puerto Iguazú. We charge a percentage of what gets booked: if a month has no bookings, we charge nothing.

01
WHAT YOU GET

Listing and photos
Title, description and photos in English, Spanish and Portuguese, written for shoppers, Falls visitors and business travellers.

Guests, day and night
We reply in English, Spanish, Portuguese and French. Guests talk to us, not to you.

Cleaning
Between every stay, with a checklist and photos of the result. Paid by the guest.

Reviews
We ask every guest for a review and reply to all of them, good and bad.

Pricing by date
Rates follow Paraguayan, Brazilian and Argentine holidays, the season and long weekends.

Check-in and keys
Arrival guide with photos and an optional code lock, so nobody waits on the sidewalk.

Maintenance
Up to US$50 without bothering you, or the limit you choose. Emergencies: we act and let you know within the hour.

Monthly report
Bookings, occupancy, income and expenses, every month, without asking. A sample is attached.

02
ARRIVAL, SORTED

A guest's first moment decides the review. That is why arrival is never improvised.

- Arrival guide with photos of the door, the front desk and the lift, so nobody hesitates when they step out of the taxi or cross the bridge.
- A message the day before with the location, times and directions, in the guest's language.
- Optional code lock or a coordinated key handover, with no waiting on the sidewalk.
- An honest description of the place and the area: we would rather say it up front than explain it in a review.

03
HOW WE WORK

I
We talk
Fifteen minutes on WhatsApp. Tell us about the place and how you run it today.

II
We assess
We review the place and your listing and send you, in writing, what it can earn. Free.

III
We set up
Photos, listing, pricing, messages, check-in and cleaning, ready in a week.

IV
You get paid
Airbnb and Booking pay you directly. We invoice our percentage with the monthly report.

The listing stays in your name: we join as co-hosts and, if we ever part ways, you get full control back.

04
FEES

22%

of what Airbnb or Booking pays you, after their fee. All included.

From 3 properties	**20%**
Referred owner who signs	**Your next month free**
Months without bookings	**No fee**
Minimum in months with bookings	**US$80**
Cleaning	**Paid by the guest**
Minimum term	**None, 30 days' notice**
Confirmed bookings	**Honoured**
Supplies and repairs	**At cost, with receipts**

FOUNDING OWNERS · 3 PLACES

18% for the first three months, in exchange for your honest review.

05
THE NUMBERS IN CIUDAD DEL ESTE

OCCUPANCY	NIGHTS A MONTH	GROSS INCOME	AIRBNB FEE	AIRBNB PAYS YOU	MORADA FEE (22%)	YOU KEEP
45%	14	US$864	−US$134	US$730	−US$161	**US$569**
60%	18	US$1.152	−US$179	US$973	−US$214	**US$759**
72%	22	US$1.382	−US$214	US$1.168	−US$257	**US$911**

Rate of US$64 a night: the median listed rate in Ciudad del Este from our survey of 211 Airbnb listings in the Triple Frontier (October 2026). Airbnb fee 15,5% (host-only fee). Cleaning is paid by the guest and is not included. Building fees, power, internet and taxes are not included. Minimum example: in a 5-night month Airbnb pays you US$270; 22% would be US$59 and we charge US$80. This is a reference, not a promise: every place earns differently, which is why the assessment is free and in writing.

06
WHO IS BEHIND IT

The team behind Morada.

7+ years in real estate and short-term rentals

120+ properties managed

72% average annual occupancy

4.8★ minimum rating, as Superhost

References available on request.

07
TO GET STARTED

1. Co-host access to your listing, or the details to build it from scratch.

2. Two sets of keys, or the code lock.

3. Photo inventory: we do it together on day one.

4. Building rules that allow short-term rentals. If you are not sure, we check before signing.

Next step: fifteen minutes.

Message us on WhatsApp
+595 987 536 103
moradatf.com · cal.com/morada-triplefrontera/charla