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Kizimkazi, Zanzibar



# RESIDENTIAL PROJECT IN KIZIMKAZI 6 LUXURY VILLAS



**ZANZIBAR LUXURY**  
PROPERTIES

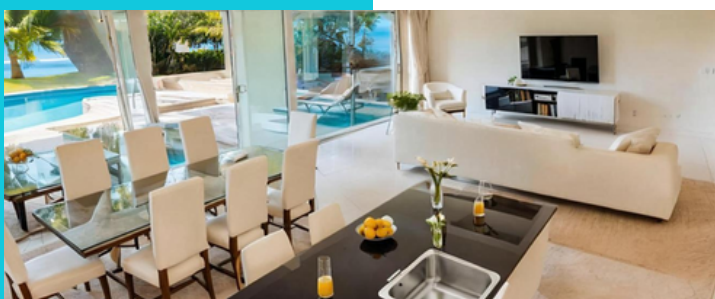


Presenting five stunning off-plan villas located on a picturesque coral cliff in Kizimkazi, in the southern part of Zanzibar, Tanzania.

Each villa will feature 301 square meters of floor space and be set on its own 700 sqm plot, ensuring owners ample space and privacy.



Designed with two floors, each villa will include 3 en-suite bedrooms, a kitchen, a living room, ceiling fans, A/C units, electricity, road access, parking space, public municipal water, and a garden.



 **6 OFF-PLAN VILLAS**

 **3 ENSUITE BEDROOMS  
IN EACH VILLA**

 **301 SQM FLOOR  
PLAN EACH VILLA**

 **700 SQM FOR EACH  
VILLA AND GARDEN**



Nungwi

Kendwa

Mbuyuni

*Tumbatu  
Island*

Kigomani

Matemwe

Pwani

Mchangani

Bumbwini

Kiwengwa

Mahonda

Kilombero

Pongwe

Uroa

Unguja

Pingwe

**Zanzibar**

Dongwe

Tunguu

Bwejuu

Bungi

Paje

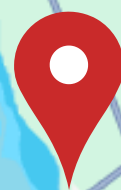
Mkunguni

Jambiani

Fumba

Menai Bay

Menai Bay



Makunduchi

Kizimkazi  
Mkunguni



## **PROPERTY OVERVIEW**

This exceptional project offers a unique blend of natural beauty and modern comfort, perfect for those seeking a serene retreat with breathtaking views.

Situated on a 4,500 square meter plot atop a picturesque coral cliff, this property offers a unique coastal experience.

At low tide, a sandy beach emerges, perfect for leisurely walks that stretch for miles. When the tide comes in, the beach transforms, creating a dynamic and ever-changing coastal landscape.

Facing west, the property boasts breathtaking sunsets and the tranquility of a private beachfront, free from any disturbances.

## **AMENITIES**

- Onsite manager available to all guests
- Management and co-ordination of all the Villa staff 24 Hour security
- Electric fencing and entrance control
- Private pool and garden
- Common Gardens and direct private beach entrance
- Generator
- Various sustainable water sources

# OPTIONS AVAILABLE

## OPTION 1

### 3 BEDROOM BEACHFRONT VILLA

- Total living area: 301.8 sqm
- Bedroom & Bathroom 1: 73.3 sqm
- Bedroom & Bathroom 2: 39.9 sqm
- Bedroom & Bathroom 3: 30.5 sqm
- Living & Dining: 62.3 sqm
- Kitchen: 10.5 sqm
- Patio: 29.7 sqm
- Pool: 12 sqm
  
- Price: USD 420,000



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## OPTION 2

### 3 BEDROOM SEAVIEW VILLA

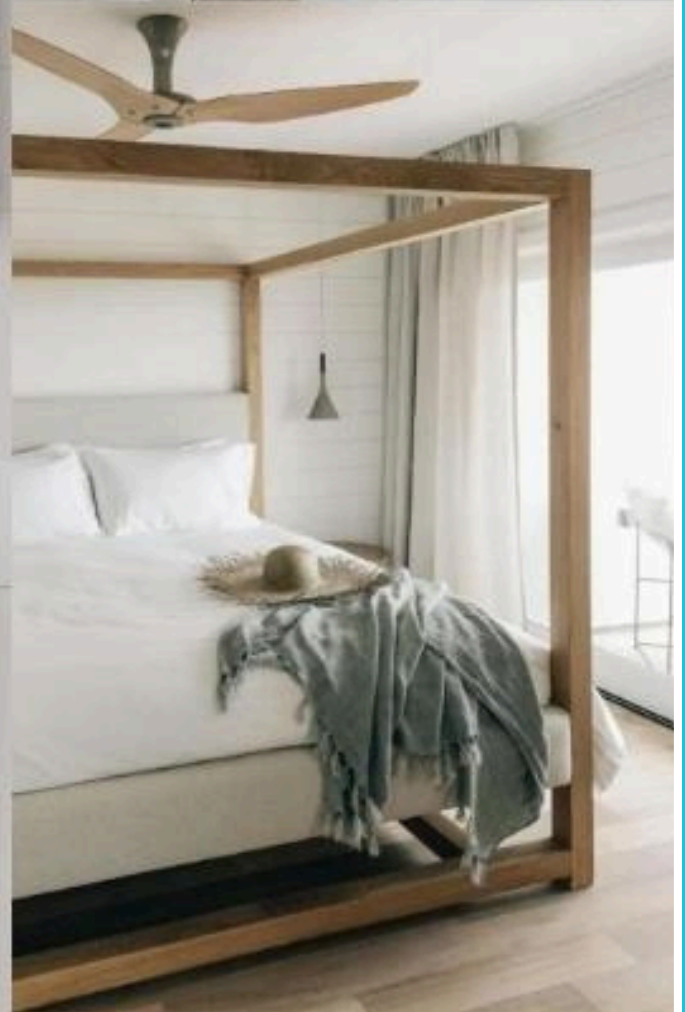
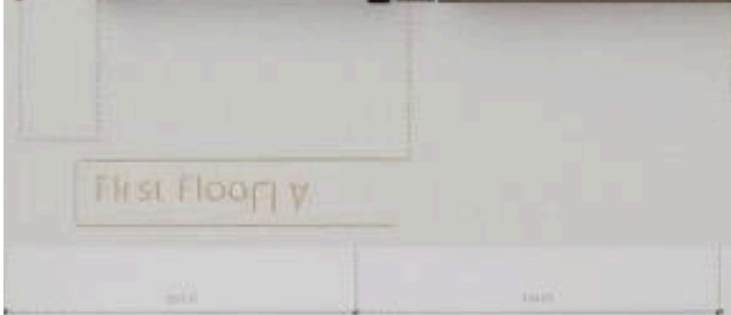
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  - Living & Dining: 62.3 sqm
  - Kitchen: 10.5 sqm
  - Patio: 29.7 sqm
  - Pool: 12 sqm
  - Roof terrace: optional
- 
- Price: USD 380,000



**ZANZIBAR LUXURY**  
PROPERTIES









# NUMBERS

Total Build Cost - USD 380,000

## Estimated ROI (Capital)

After 5 years 50%  
After 10 year 135%

## Estimated ROI (Capital)

After 1 year 30%  
After 5 years 150%  
After 10 years 200%

# PAYMENT PLAN

## First 40%

First instalment within 7 days of commitment and payment received, work will commence up to 1st floor build.

## Second 30%

Second instalment – all structural, windows, doors and paint will commence.

## Third 20%

Third instalment all plumbing, electrical, kitchen and lighting to be completed. Final agreement on interior design finishes

## Final 10%

Final instalment Registration and name transfer.  
Handing over of keys

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Registered under the Condominium act. Ownership is a 99-year lease registered with the government of Zanzibar, with an extension of 33 years intervals.

Full ownership with documents. Property can be leased out or resold, as well as transferred through inheritance. Included in the sale;

Airconditioning & fans, living and patio furniture, fridge, stove & oven, washing machine and bedroom units. Optional extras; Local artwork, curtains & blinds, linens, kitchen utensils. Owner costs; 5% lawyer and registration costs





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## OUR CONTACTS

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