



AFRICA  
LUXURY  
PROPERTIES

ZANZIBAR

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TANZANIA



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# Paje Region Luxury Apartments 2 & 4 Bedroom Units

Discover premium duplex apartments in Zanzibar, starting from \$189,750 for 2-bedroom units on upper floors and \$398,475 for spacious 4-bedroom options. These modern tropical residences blend refined comfort with natural elements, featuring wide glass doors for seamless indoor-outdoor living, warm lighting, and locally inspired materials. The innovative zigzag architecture, drawn from African textiles, ensures privacy, visual openness, and stunning sunrise-sunset views.



# Main Features

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Swimming  
Pools



SPA



Reception



5 minutes  
from Beach



Gym  
Facilities



Fully  
Furnished



Fully Walled  
Compound



99 Year  
Lease Title



Playroom  
for Kids



Parking  
Spaces



CCTV &  
Security



Restaurant  
& Bar



**Nestled just 1km from Paje center, 50km from Stone Town and the airport, and a 5-minute walk to white-sand beaches, with an international school 4km away. Enjoy resort-style amenities including two rooftop pools, fitness center, 24hr security, coworking spaces, on-site concierge, elevators, optional furniture packs, car parking, kids club, commercial spaces, restaurants, and bar. Solar power, backup generators, rainwater systems, and energy-efficient AC enhance sustainability.**

**Construction started July 2025, targeting Q2 2027 completion. With 72 condominium-registered units, owners have flexibility: self-use, independent rental, or join a professional management program for hassle-free 12-14% annual ROIs. Milestone-based payments align with progress, plus incentives like 100% foreign ownership on 99-year lease, residence permits, and profit repatriation. Additional costs include 1% stamp duty, 1% title registration, USD 80 BPRA fee, USD 2,500 legal fees, and optional USD 1,000 residence permit. Invest in Zanzibar's booming tourism for capital appreciation and strong returns.**



## APARTMENT FEATURES



NUMBER OF UNITS

72



PRICES START FROM  
USD\$189,750.00



## UNIT PRICE LIST

Unit Type	Floor Level	Base Price (USD)	VAT 15% (USD)	Total Price incl. VAT (USD)
2-Bedroom Duplex	Floors 1-3	165,000	24,750	189,750
4-Bedroom Duplex	Floors 1-3	313,500	47,025	360,525
4-Bedroom Corner Duplex	Floors 1-3	346,500	51,975	398,475
2-Bedroom Duplex	Floors 4-6	173,261	25,989	199,250
4-Bedroom Duplex	Floors 4-6	330,652	49,598	380,250
4-Bedroom Corner Duplex	Floors 4-6	382,174	57,326	439,500

## ADDED PURCHASE COST

Cost Item	Calculation Basis	Estimated Amount
Stamp Duty	1% of Base Price	Varies by unit
Title Registration Fee	1% of Base Price	Varies by unit
BPRA Registration Fee	Fixed	80
Legal Fees	Estimated	2,500
Residence Permit (Optional)	Fixed	1,050

## PAYMENT PLAN

Stage	%
Reservation	8%
Contract Signing (30 days)	17%
50% Structural Completion	30%
Full Structural Completion	35%
Handover	10%
Total	100%

## PROPERTY FEATURES

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### INNOVATIVE ARCHITECTURE AND DESIGN

The zigzag building form, inspired by African textiles, creates rhythmic facades with optimal privacy and views. Modern tropical interiors use natural tones, local materials, and wide glass doors for airy spaces. Warm lighting enhances day-to-night transitions, delivering a tranquil, high-end Zanzibar duplex apartment experience perfect for relaxation or investment.

### PRIME LOCATION ADVANTAGES

- • • Just 1km from Paje center, 50km from Stone Town and airport, and a 5-minute walk to white-sand beaches. An international school is 4km away, making these Zanzibar duplex apartments ideal for families.
- • • Enjoy easy access to urban conveniences while embracing island serenity and tourism-driven growth for strong 12-14% ROI potential.
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### COMPREHENSIVE RESORT AMENITIES

Indulge in two rooftop pools, fitness center, 24hr security, coworking spaces, on-site concierge, elevators, kids club, commercial spaces, restaurants, and bar. Optional furniture packs and car parking add convenience. Solar power and green features ensure sustainable living in these luxury Zanzibar duplex apartments with full resort-style support.

### SUSTAINABLE AND EFFICIENT FEATURES

Solar panels power common areas, backed by generators for reliability. Rainwater and greywater systems, cross-ventilation, and energy-efficient AC minimize impact. Individual meters for water and electricity, plus high-speed fiber optics, make these Zanzibar duplex apartments eco-friendly and modern, aligning with ZEMA and ZURA standards for long-term value.



## PROPERTY FEATURES

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### FLEXIBLE OWNERSHIP OPTIONS

Choose self-use, independent rental, or professional management for hassle-free income. The program handles marketing, operations, and maintenance, targeting 12-14% ROI. With 100% foreign ownership on a 99-year lease and residence permits, these Zanzibar duplex apartments offer true freedom and investment security in a booming market.

### CONSTRUCTION AND TIMELINE DETAILS

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- • • Construction began July 2025, with completion targeted for Q2 2027. The 72-unit condominium features practical 2-4 bedroom designs for short stays or permanent residence. Milestone-based payments ensure transparency, aligning installments with progress for confident investing in these high-potential Zanzibar duplex apartments.
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### ADDITIONAL PURCHASE CONSIDERATIONS

Estimated costs include 1% stamp duty, 1% title registration, USD 80 BPRA fee, USD 2,500 legal fees, and optional USD 1,000 residence permit. Optional parking at USD 5,000. These add-ons enhance the value of Zanzibar duplex apartments, supporting foreign ownership and profit repatriation for savvy investors.

### INVESTMENT AND INCENTIVE HIGHLIGHTS

Benefit from Zanzibar's tourism boom with capital appreciation and 12-14% ROI through managed rentals. Incentives include renewable 99-year lease, residence permits for family, and free profit repatriation. These luxury Zanzibar duplex apartments provide high-growth opportunities in a secure, amenity-rich environment for global buyers.



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