

ZANZIBAR PROPERTY CATALOGUE



INVEST • BUY SECOND HOME
• RETIRE ABROAD • SPEND FAMILY HOLIDAY

Cat. no. 15/10/2025

How to Use the Kalmex Invest Catalogue?

To make navigating our catalogue easier, we have prepared a detailed guide presented in a logical sequence – from the most important principles to practical details.

Offers within a given region are presented from the lowest-priced to the highest-priced, making it simple to compare available investment opportunities.

Reference Numbers:

Example: #7XYZO INV

- Each property is identified by a reference number, which is our internal code. It consists of:
 - # followed by 3/4 letters (offer code),
 - "O" means the offer is off-plan
 - "INV" indicates an investment offer

How We Work With a Selected Offer:

When you are interested in a specific property, simply provide us with its reference number.

Next steps:

1. We arrange an informational meeting,
2. During the meeting, you can clarify all doubts and ask detailed questions.
3. Upon request, we organise a site visit and property presentation – either with our participation or directly with the developer/ agency.

Purchase Process & Financing:

- Each developer provides their own payment plan, negotiated individually during the purchase process.
- In Spain, selected offers allow you to obtain a mortgage loan directly in Spain.
- For each country we prepare informational brochures explaining the purchasing process (steps, taxes, fees, regulations), so you feel secure and well-informed.
- Please note: the catalogue has an illustrative character – once you select an offer, we will provide you with a complete package of detailed materials (floor plans, schedules, payment plans, contracts).

Contact

Do you have questions or wish to discuss an offer? Contact us directly:

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KALMEX INVEST

WE MAKE YOUR
PLANS COME TRUE:



ZANZIBAR (TANZANIA)





Zanzibar & Pemba – The Rising Stars of the Indian Ocean

Zanzibar and Pemba, part of Tanzania's idyllic archipelago, are rapidly emerging as East Africa's most captivating real estate and tourism destinations. With political stability, growing international connectivity, and government-backed investment programs, the islands offer a strong foundation for property investors seeking both lifestyle and long-term capital appreciation. Modern resort developments and serviced residences are transforming the coastlines of Unguja (Zanzibar Island) and Pemba, creating opportunities in beachfront villas, branded hotel apartments, and eco-luxury projects. Supported by expanding infrastructure, new ports, and improved air access, the region is attracting investors from Europe, the Middle East, and Asia.

Tourism and Lifestyle

Zanzibar is renowned for its turquoise waters, white-sand beaches, and vibrant cultural heritage — a blend of African, Arab, and European influences. Pemba, its unspoiled sister island, offers pristine nature, coral reefs, and exclusivity for eco-conscious travelers. Together, they form a paradise for tourism, leisure, and wellness investments.

Why Invest

Investing in Zanzibar and Pemba means entering a high-potential market driven by tourism, sustainability, and limited premium supply. With new luxury projects supported by international hotel brands and strong short-term rental demand, investors can expect stable yields, rising values, and a unique opportunity to own property in one of the world's most desirable island destinations.



ID: #2MBHO inv

Aura Ra – Luxury Seaside Residences Just 100 Meters from the Indian Ocean



Price
\$65,000

Aura Ra is an exclusive residential complex located in the fast-developing resort area of Paje, on the southeast coast of Zanzibar. Known for its pristine beaches, vibrant surf culture, and year-round warm climate, Paje is one of the island's most desirable investment destinations.

The project harmoniously blends modern coastal architecture, five-star resort facilities, and tropical greenery, offering both lifestyle comfort and reliable investment performance.

PROJECT OVERVIEW:

- Floors: 10
- Total apartments: 138
- Distance to the beach: 100 m
- Distance to the airport: 50 km (1h 15 min)
- Distance to Stone Town: 48 km (1h)
- Distance to hospital: 500 m
- Completion date: April 2027

Top 3 Reasons to buy

1. Only 100 meters from the turquoise waters of the Indian Ocean, in Zanzibar's trendiest resort hub. Ideal for both tourists and long-term residents.
2. Projected ROI up to 12% annually and strong capital growth driven by the booming tourism market in Paje.
3. Delivered fully finished and ready to rent. Investors benefit from professional on-site management, ensuring a completely hands-free investment.





ID: #1MBHO inv

The Eyes of Zanzibar – Modern Coastal Residences in Nungwi

Price

\$77,000

Top 3 Reasons to buy

1. Located in Nungwi, the most sought-after area of Zanzibar — just 600 m from the beach — this project benefits from year-round tourism, crystal-clear waters, and a stable flow of international visitors.
2. With ROI up to 12% annually, guaranteed demand for short-term rentals, and property values on a steady rise, The Eyes of Zanzibar offers a rare blend of lifestyle and income.
3. The complex combines modern architecture, full resort amenities (spa, pools, gym, coworking, restaurants, concierge), and turnkey finishing — all designed for premium comfort.

Located in the prestigious northern part of Zanzibar, The Eyes of Zanzibar is a stunning new development in the vibrant area of Nungwi, just 600 meters from the beach. Surrounded by white sands and turquoise waters, the project combines elegant architecture, resort-level facilities, and a strong investment profile.

Designed for both investors and lifestyle buyers, it offers a perfect balance of tropical tranquility, modern comfort, and guaranteed profitability.

Project Overview

- Number of floors: 7
- Number of apartments: 248
- Buildings: A + B
- Completion date: June 2026
- Distance to beach: 600 m
- To airport: 65 km / 1h 30min
- To Stone Town: 60 km / 1h 20min



ID: #2ShiO inv

SHIVO Luxury Residences – The Art of Coastal Living

ESHIVO Luxury Residences embodies the perfect harmony of contemporary Italian design, tropical serenity and resort-inspired comfort.

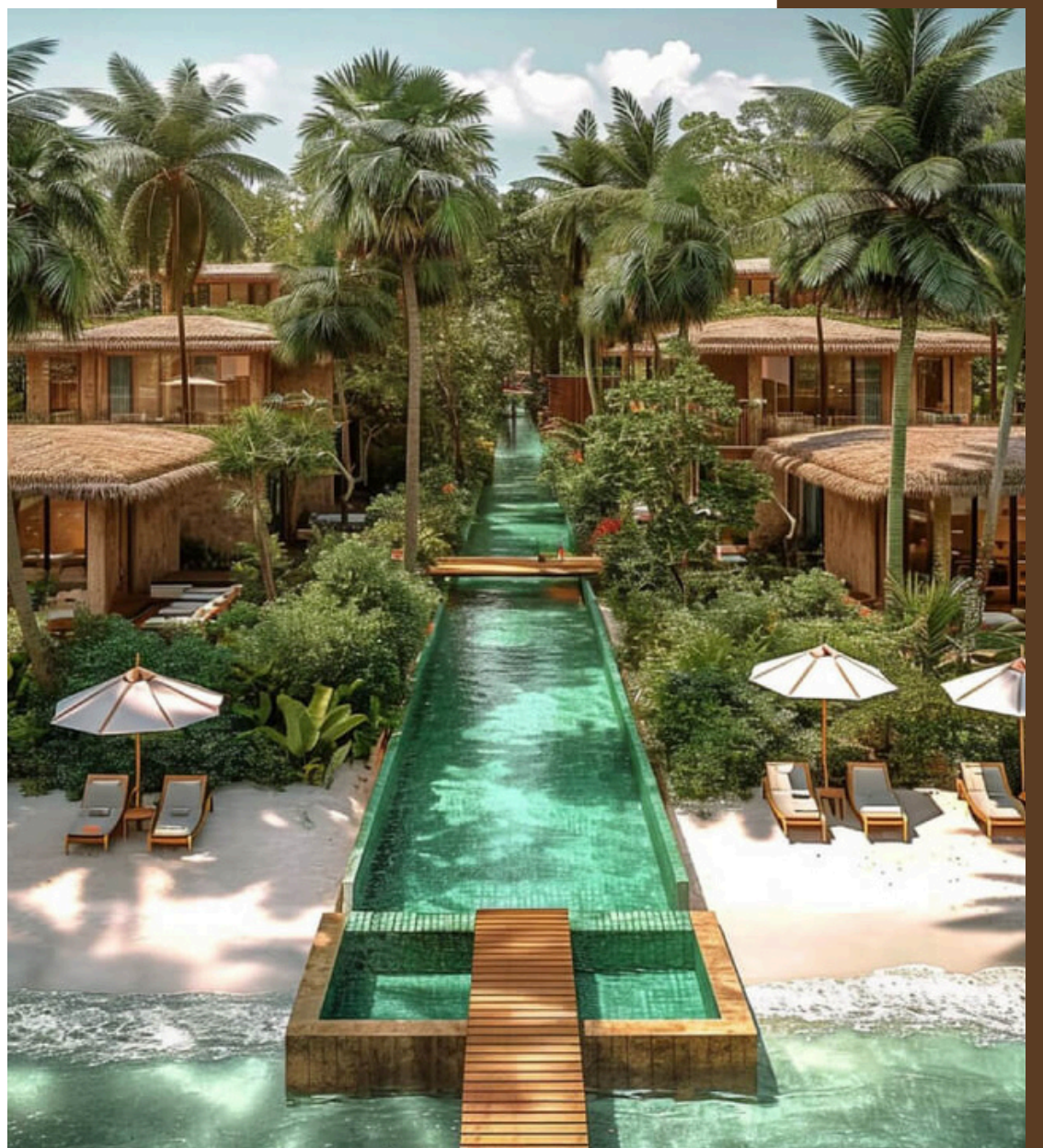
Located in Paje, one of Zanzibar's most exclusive and vibrant coastal towns, the development is just 150 metres from the turquoise Indian Ocean, offering a rare opportunity to own a property that blends natural beauty with world-class living standards. Every space is crafted to evoke tranquility, sophistication and timeless value — creating not just a home, but a lifestyle experience defined by elegance, freedom, and tropical allure. Each residence is designed to maximize natural ventilation and panoramic views. Floor-to-ceiling windows invite sunlight throughout the day, creating a seamless dialogue between indoor elegance and outdoor tranquility.



Price
\$100,000

Top 3 Reasons to buy

1. Located in Zanzibar's most dynamic and accessible resort area, Paje guarantees strong demand, year-round tourism and exceptional rental returns.
2. A growing luxury market, limited supply of premium units and Zanzibar's investor-friendly laws make SHIVO one of the island's top-performing assets.
3. Designed by renowned Italian architects, SHIVO offers international-standard living with exclusive amenities and a refined aesthetic rarely found in East Africa.





ID: #1ShiO inv

SHIVO Towers – The New Icon of Zanzibar's Luxury Coast

Price

\$122, 000

Top 3 Reasons to buy

1. Paje is Zanzibar's most dynamic resort destination, combining white-sand beaches, turquoise lagoons and vibrant tourism — ensuring strong occupancy and long-term appreciation.
2. With growing demand for short-term rentals and limited premium supply, it offers a secure path to consistent income and capital growth.
3. Avant-garde architecture, spacious terraces, and hotel-style amenities create an investment that combines elegance, prestige, and convenience in one of Africa's most promising coastal markets..

SHIVO Towers represents a new era of refined coastal living — a fusion of Italian architecture, tropical elegance and world-class design.

Rising just 150 metres from the white sands of Paje Beach, this landmark development offers panoramic views of the Indian Ocean, resort-style facilities and timeless interiors that redefine the meaning of island luxury.

Nestled in one of Zanzibar's most desirable investment zones, SHIVO Towers opens the door to profitable rental returns, long-term capital growth and an effortless tropical lifestyle. The towers embody avant-garde elegance, with sculptural façades, expansive terraces and up to 8-metre-high ceilings in penthouse residences.





ID: #1CclO inv

Cocco Lagoon – Zanzibar's First 5★ Condo Resort on Pemba Island

Price

\$145, 000

Cocco Lagoon is the first five-star condo hotel on the unspoiled island of Pemba, just 50 metres from the beach — a rare opportunity to invest in an emerging tourism hotspot before it becomes world-famous.

This luxury project combines the beauty of turquoise lagoons, palm forests, and white-sand shores with modern architecture and a guaranteed 20% annual return on investment.

Whether you seek a tropical home, a source of passive income, or both — Cocco Lagoon delivers an extraordinary blend of pleasure and profit. Set in the heart of picturesque Pemba, Cocco Lagoon covers nearly 8 hectares of lush greenery, overlooking the Indian Ocean.

The resort features over 200 luxury apartments and 80 investment villas, surrounded by tropical gardens, exotic rivers, and a private blue lagoon.

Top 3 Reasons to buy

1. First-Mover Advantage- Be among the first investors in Zanzibar's new island destination — before tourism demand peaks.
2. Guaranteed Profitability - Earn up to 20% annual ROI, with full transparency and professional management.
3. Lifestyle & Legacy - Enjoy free stays in your luxury apartment, while your asset appreciates and generates passive income — a lasting investment for your family.



ID: #1InfO inv

Infinity Zanzibar Residences – Where Ocean Serenity Meets Architectural Excellence

Located just 100 meters from the crystal-clear waters of the Indian Ocean, this exclusive development offers an unparalleled combination of elegance, wellness, and investment opportunity.

Every suite and villa is designed to reflect the rhythm of the island, merging natural beauty with contemporary sophistication. From infinity pools overlooking the ocean to world-class spa facilities, every detail celebrates the art of refined island living. Infinity Zanzibar is conceived as a resort-style residential sanctuary, featuring a curated selection of suites and private villas.

Each residence has been meticulously planned to maximize privacy, comfort, and ocean views — while offering full access to an integrated resort ecosystem of amenities, services, and natural beauty.



Price
\$350,000

Top 3 Reasons to buy

1. Just 100 meters from the ocean, Infinity Zanzibar lies in one of the island's most exclusive and scenic locations — combining resort convenience with total privacy.
2. Exceptional ROI up to 24%
3. Infinity Zanzibar merges the sophistication of international design with the authenticity of island living — creating a truly timeless asset in East Africa's fastest-growing luxury destination.

