



ANANTARA

ZANZIBAR RESORT
& RESIDENCES

Suite

Chairman's Letter

Warm Greetings,

It brings me great pleasure to invite you to experience the unparalleled luxury and hospitality that is being created here in Zanzibar in partnership with Anantara. Together, we have launched the Anantara Zanzibar Resort and Residences.

Situated in the heart of Zanzibar, amidst the breathtaking beauty of the island, our hotel will stand as a testament to the unwavering commitment to excellence and innovation to which we hold ourselves. This project is set to change the hospitality industry in Zanzibar forever and raise the benchmark for what a true 5-star experience should be. From the moment you step foot onto our property, you will be enveloped by a sense of tranquility and serenity. Our meticulously designed villas, suites and apartments, adorned with luxurious amenities and captivating views, offer the perfect sanctuary for relaxation and rejuvenation.

Our partnership with Anantara ensures that every aspect of your stay is infused with the signature elegance and sophistication for which the brand is renowned. Whether you choose to indulge in a sumptuous meal at our world-class restaurants, unwind with a pampering spa treatment, or simply bask in the sun by our pristine beach club

or poolside, every moment enjoyed in the property promises to be nothing short of extraordinary.

As the Chairman of Infinity Group, I am truly honored to be a part of this remarkable journey, and I am filled with pride as I witness the culmination of our collective vision and dedication. Our team has worked tirelessly and passionately to bring this vision to life, and I am confident that Anantara Zanzibar Resort and Residences will exceed your every expectation.

Thank you,

Samuel Saba
Chairman | Infinity Group





Introduction

Revel in the pinnacle of luxury at Anantara Zanzibar Resort and Residences. Our impeccably designed suites feature enchanting lagoon views and access, inviting you to relax on the serene lounge areas set within the crystal-clear waters. With opulent amenities and tailored service, every moment assures an extraordinary 5-star retreat amid Zanzibar's untouched natural beauty.





TROPICAL BLISS

Immerse yourself in the lush greenery and vibrant culture of Zanzibar. The resort's lush gardens and sparkling lagoons provide a perfect blend of nature and luxury, offering an unforgettable experience in an idyllic setting.



TIMELESS TRANQUILITY
EXPERIENCE A SUITE STAY THAT REDEFINES LUXURY



AMENITIES



Lagoon



Outdoor Shower



Mini Bar



Outdoor Lounge

UNIT SIZE

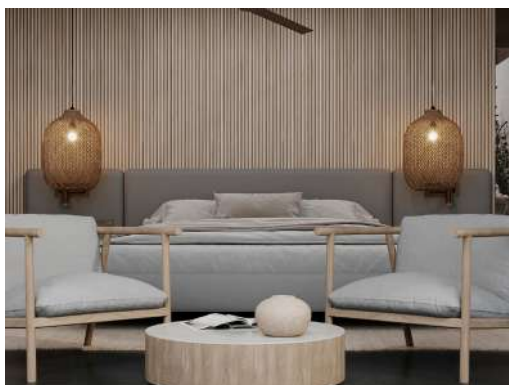
| Type | Size |
|-------|---------|
| Suite | 62 Sq M |

UNIT PRICE

| Type | Price in USD | Price in AED |
|-------|--------------|--------------|
| Suite | 450,000 | 1,660,000 |



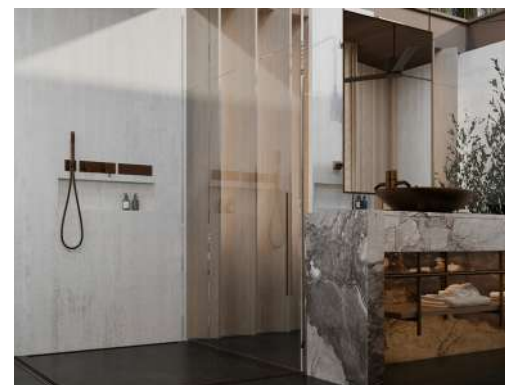
EXCEPTIONAL FINISHES



The bedroom boasts premium bedding with soft, luxurious textures, providing a restful sanctuary that ensures a rejuvenating sleep experience.



Carefully selected natural materials throughout the villa enhance the overall ambiance, adding a touch of elegance and sophistication to every corner.



The bathroom is equipped with top-of-the-line sanitary items from renowned brands, ensuring both exceptional style and long-lasting durability.



EXCLUSIVE SUITE ELEGANCE



The Suite at our resort provides an elegant and spacious environment with a tastefully furnished bedroom that offers stunning views of the lush surroundings. The adjoining bathroom enhances this experience with modern fixtures, featuring a deep soaking tub and a spacious walk-in shower. This seamless blend of luxury and comfort ensures a refined and indulgent stay.





UNWIND IN PURE LUXURY



Master Plan

The Anantara Zanzibar Resort & Residences features Suites & Villas, all thoughtfully designed to offer a blend of elegance and comfort. Explore the detailed master plan to discover the layout of this exceptional resort, where every detail has been meticulously planned to provide an unparalleled experience.



Why Invest?

Investing in the Anantara Zanzibar Resort and Residences project presents a compelling opportunity for several reasons:

- 1. Two Weeks of Usage:** As an investor, you receive the benefit of enjoying two weeks of usage each year at the Anantara Zanzibar Resort and Residences. This allows you to experience the luxurious amenities and beautiful surroundings firsthand, offering a personal connection to your investment.
- 2. Fully Managed and Maintained by a 5-Star Brand:** Anantara is a globally renowned 5-star hospitality brand known for its exceptional service and attention to detail. By investing in this project, you can trust that your property will be expertly managed and maintained to the highest standards, ensuring optimal guest experiences and preserving the value of your investment.
- 3. Earning Potential:** Beyond personal usage, the Anantara Zanzibar Resort and Residences offers significant earning potential for investors. Through rental income generated by guest stays when you're not utilizing your allotted time, your investment has the capability to generate passive income, potentially offsetting ownership costs and providing a return on investment.
- 4. Exclusive Branded Beachfront Property:** This project distinguishes itself as the only branded beachfront property in Zanzibar, setting it apart from other real estate opportunities on the island. The Anantara brand brings with it a reputation for luxury and quality, attracting discerning travelers seeking premium experiences. Additionally, the resort offers amenities and experiences that are unique to the island, further enhancing its appeal to guests and investors alike.





5. **Desirable Location:** Zanzibar is a sought-after destination known for its pristine beaches, rich cultural heritage, and vibrant atmosphere. The island's popularity as a tourist destination continues to grow, driven by increasing interest in exotic and luxurious travel experiences. Investing in a property in such a desirable location positions you to capitalize on this trend and benefit from the potential appreciation of real estate values over time.

6. **Diversification and Stability:** Investing in hospitality real estate, particularly with a reputable brand like Anantara, can provide diversification within your investment portfolio. Real estate investments often offer stability and long-term growth potential, making them an attractive option for investors looking to hedge against market volatility and achieve financial security.

7. **Residency and Banking:** Buyers can secure family residency in Tanzania and open multi-currency bank accounts, enhancing convenience and investment opportunities.

In summary, investing in the Anantara Zanzibar Resort and Residences project offers a unique opportunity to own a premium property in a desirable location, managed by a prestigious brand, with the potential for both personal enjoyment and financial return.

Terms and conditions apply*

Payment Plan

Our payment plan is designed to offer you convenience and ease in owning your dream property. With manageable installments spread throughout the project timeline, securing your investment becomes effortless. The anticipated completion of the project is set for Q1 of 2027, ensuring you won't have to wait long to enjoy your new property.

| Installment No | Payment Milestone | Payment |
|----------------|--|---------|
| 1 | Upon Booking | 5% |
| 2 | Upon Signature | 15% |
| 3 | Quarterly payment for 3 months from the SPA agreement | 5% |
| 4 | Quarterly payment for 6 months from the SPA agreement | 5% |
| 5 | Quarterly payment for 9 months from the SPA agreement | 5% |
| 6 | Quarterly payment for 12 months from the SPA agreement | 5% |
| 7 | Quarterly payment for 15 months from the SPA agreement | 5% |
| 8 | Quarterly payment for 18 months from the SPA agreement | 5% |
| 9 | Quarterly payment for 21 months from the SPA agreement | 5% |
| 10 | Quarterly payment for 24 months from the SPA agreement | 5% |
| 11 | On Completion Date | 40% |
| 12 | Total | 100% |

Potential ROI

Investing in our Suite not only offers luxurious living but also promises significant financial returns. With the rising demand for premium residential properties in this prime location, you can expect substantial appreciation in property value.

| Average Occupancy | ADR (Average Daily Rate in USD) - Suite | | | | | |
|-------------------|--|---------|---------|---------|---------|---------|
| | 1000 | 900 | 800 | 700 | 600 | 500 |
| | Full year revenue based on average occupancy | | | | | |
| 90% | 328,500 | 295,650 | 262,800 | 229,950 | 197,100 | 164,250 |
| 85% | 310,250 | 279,225 | 248,200 | 217,175 | 186,150 | 155,125 |
| 80% | 292,000 | 262,800 | 233,600 | 204,400 | 175,200 | 146,000 |
| 75% | 273,750 | 246,375 | 219,000 | 191,625 | 164,250 | 136,875 |
| 70% | 255,550 | 229,950 | 204,400 | 178,850 | 153,300 | 127,750 |
| 65% | 237,250 | 213,525 | 189,800 | 166,075 | 142,350 | 118,625 |
| 60% | 219,000 | 197,100 | 175,200 | 153,300 | 131,400 | 109,500 |

Percentage of the revenue will be offset against the Management Fees, Operating Expenses, Local Taxes, and any other relevant fees.

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inquiries@anantarazanzibar.com

800-88088
+971 4 578 8088

www.anantarazanzibar.com

Dubai

20th Floor, Iris Bay, Business Bay, Dubai, UAE

Zanzibar

Shangani Street, Stone Town

Zanzibar

Building No 869, Malindi Funguni Street, Stone Town

Developed by



INFINITY
DEVELOPMENTS

www.infinitydevelopments.ae