



ANANTARA

ZANZIBAR RESORT
& RESIDENCES

Two Bedroom Villa



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

Welcome to our luxurious Two-bedroom villa nestled in a serene location, offering the perfect blend of comfort and natural beauty. This delightful retreat boasts two separate bedrooms, ensuring privacy and tranquility for each guest. The spacious living area provides a cozy spot to relax and unwind, complete with breathtaking views of the surrounding landscape and stunning sea views.





BREATHTAKING VIEWS

Enjoy stunning vistas of the pristine Zanzibar beach, where the turquoise waters meet the golden sands, creating a serene and picturesque setting right from your apartment.



BASK IN BLISS
OUR RESORT IS YOUR ULTIMATE CHILL PILL



AMENITIES



Sunken
Fire Pit



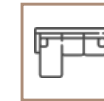
Outdoor
Shower



Private
Pool



Bespoke Wood
Finishes



Sunken
Majlis



Mini Bar

UNIT SIZE

Type	Size
Seaview Villa	360 Sq M
Frontline Seaview Villa	360 Sq M

UNIT PRICE

Type	Price in USD	Price in AED
Seaview Villa	1,500,000	5,510,000
Frontline Seaview Villa	2,500,000	9,187,500



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.



RELAXATION REDEFINED





BLISSFUL GETAWAY



The villa welcomes you with a spacious living area, where tasteful furnishings and state-of-the-art amenities create an inviting ambiance for both relaxation and entertainment. The serene bedrooms, each offering picturesque views of lush surroundings, promise a restful and rejuvenating stay in this luxurious retreat.





BLISSFUL GETAWAY







PLUSH OASIS



Master Plan

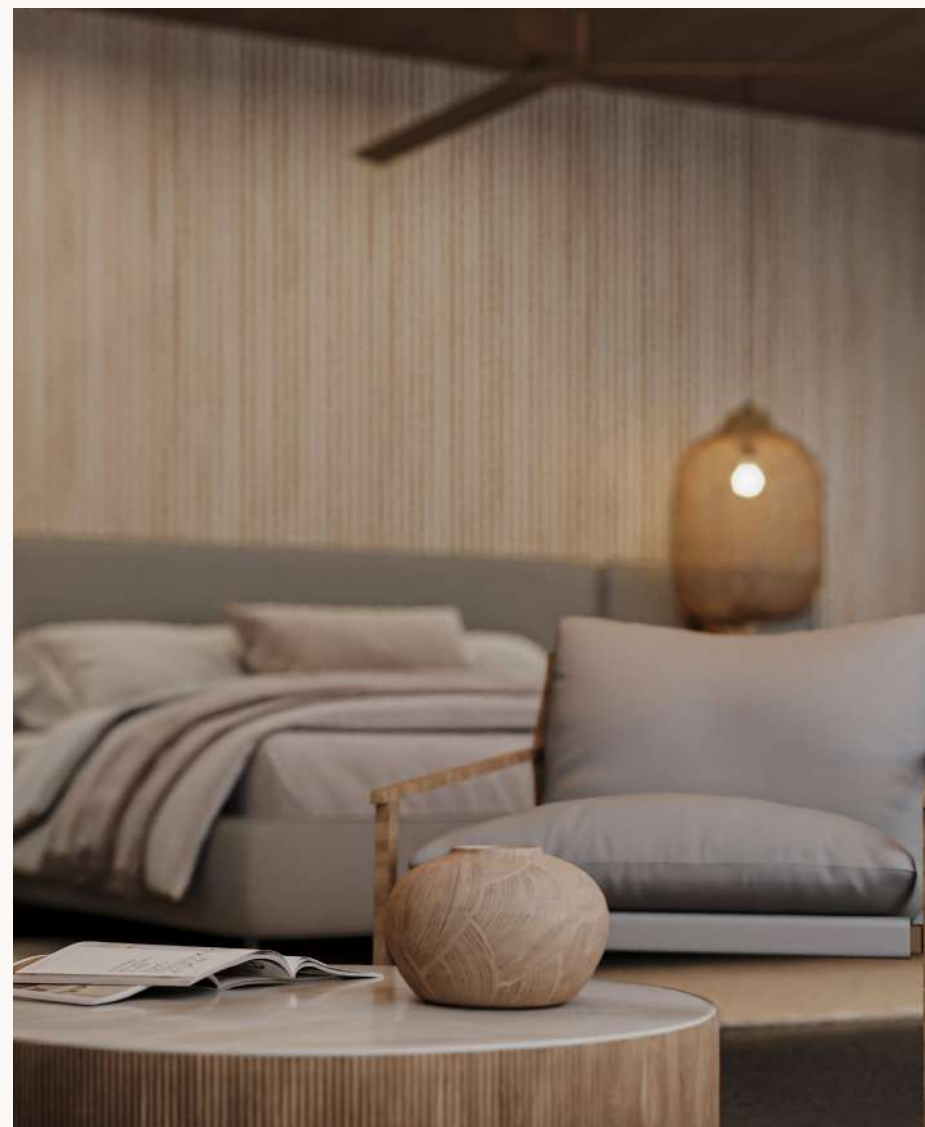
The Anantara Zanzibar Resort & Residences features 130 Lagoon Suites, 56 Hotel Suites, 4 Penthouses, 2 Royal Suites, 24 Villas and 13 Residential Villas, all thoughtfully designed to blend elegance and comfort. Explore the detailed master plan to discover the layout of this exceptional resort, where every element has been carefully planned to offer 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 Q2 of 2027, ensuring you won't have to wait long to enjoy your new property.

Installment No	Payment Plan	Payment
1	Upon Booking	5%
2	Upon Signature	15%
3	Quarterly Payment for 3 months from the SPA Agreement	8.5%
4	Quarterly Payment for 6 months from the SPA Agreement	8.5%
5	Quarterly Payment for 9 months from the SPA Agreement	8.5%
6	Quarterly Payment for 12 months from the SPA Agreement	8.5%
7	Quarterly Payment for 15 months from the SPA Agreement	8.5%
8	Quarterly Payment for 18 months from the SPA Agreement	8.5%
9	Quarterly Payment for 21 months from the SPA Agreement	8.5%
10	On Completion Date	20.5%
11	Total	100%

Potential Revenue

Investing in our Two Bedroom Villa 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) - Two Bedroom Villa					
	3000	2750	2500	2250	2000	1750
	Full year revenue based on average occupancy					
90%	985,500	903,375	821,250	739,125	657,000	574,875
85%	930,750	853,188	775,625	698,063	620,500	542,938
80%	876,000	803,000	730,000	657,000	584,000	511,000
75%	821,250	752,813	684,375	615,938	547,500	479,063
70%	766,500	702,625	638,750	574,875	511,000	447,125
65%	711,750	652,438	593,125	533,813	474,500	415,188
60%	657,000	602,250	547,500	492,750	438,000	383,250

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

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Cost : \$1,500,000

Average Daily Rate: \$2375 / Day

Occupancy	ROI	ROI%
Positive Scenario: Return on Investment Annually (80%)	\$346,750	23.17%
Average Scenario: Return on Investment Annually (70%)	\$303,406	20.23%
Minimum Scenario: Return on Investment Annually (60%)	\$260,062	17.34%



ANANTARA

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