



ANANTARA

ZANZIBAR RESORT  
& RESIDENCES

# One 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

Indulge in unmatched luxury at Anantara Zanzibar Resort and Residences One-bedroom villas. Featuring private pools, sunken fire pits, and outdoor bathtubs, these villas offer serene retreats with stunning sea views. Savor world-class dining, rejuvenating spa treatments, and exceptional hospitality, ensuring an escape that's truly extraordinary.





## PARADISE FOUND

Nestled along Zanzibar's pristine coastline, the resort offers breathtaking views where turquoise waters meet golden sands. Every corner is infused with the island's natural beauty, creating a serene escape that feels like a dream come true.



RESORT TO RELAXATION  
WHERE EVERY MOMENT FEELS LIKE A GETAWAY



## AMENITIES



Sunken Fire Pit



Outdoor Shower



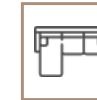
Private Pool



Bespoke Wood Finishes



Outdoor Bathtub



Sunken Majlis



Mini Bar

## UNIT SIZE

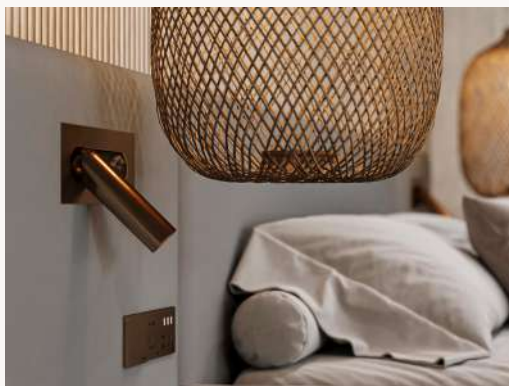
Type	Size
Seaview Villa	240 Sq M
Frontline Seaview Villa	240 Sq M

## UNIT PRICE

Type	Price in USD	Price in AED
Seaview Villa	1,050,000	3,858,750
Frontline Seaview Villa	2,000,000	7,350,000



## 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.



## UNPARALLELED LUXURY



The One-bedroom villa features a living and bedroom area adorned with elegant furnishings and modern amenities. Enjoy stunning view of the sea through large windows, seamlessly blending indoor comfort with the natural beauty outside, creating a serene retreat for relaxation.





RELAXATION REDEFINED



# Master Plan

The Anantara Zanzibar Resort & Residences features 132 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 SPA Signature	15%
3	Partial payment after 10 weeks from the SPA agreement	8.5%
4	Partial payment after 20 weeks from the SPA agreement	8.5%
5	Partial payment after 30 weeks from the SPA agreement	8.5%
6	Partial payment after 40 weeks from the SPA agreement	8.5%
7	Partial payment after 50 weeks from the SPA agreement	8.5%
8	Partial payment after 60 weeks from the SPA agreement	8.5%
9	Partial payment after 70 weeks from the SPA agreement	8.5%
10	On Completion Date	20.5%
11	Total	100%

# Potential Revenue

Investing in our one-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) - One Bedroom Villa					
	2000	1800	1600	1400	1200	1000
	Full year revenue based on average occupancy					
90%	657,000	591,300	525,600	459,900	394,200	328,500
85%	620,000	558,450	496,400	434,350	372,300	310,250
80%	584,000	525,600	467,200	408,800	350,400	292,000
75%	547,000	492,750	438,000	383,250	328,500	273,750
70%	511,000	459,900	408,800	357,700	306,600	255,500
65%	474,000	427,050	379,600	332,150	284,700	237,250
60%	438,000	394,200	350,400	306,600	262,800	219,000

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 : \$1,050,000

Average Daily Rate: \$1500 / Day

Occupancy	ROI	ROI%
Positive Scenario: Return on Investment Annually (80%)	\$219,000	20.85%
Average Scenario: Return on Investment Annually (70%)	\$191,625	18.25%
Minimum Scenario: Return on Investment Annually (60%)	\$164,250	15.64%



# ANANTARA

ZANZIBAR RESORT  
& RESIDENCES

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**INFINITY**  
DEVELOPMENTS

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