



PROPERTY MANAGEMENT 2025

DIMBANI VILLAS



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PROPERTY MANAGEMENT

“PARADISE AWAITS WHILST WATCHING
DOLPHINS AND WHALES FROM YOUR
RESIDENCE, ALL UNDER THE AFRICAN
SUNSETS”



Our Introduction



Dimbani Villas is an exclusive 6-unit development situated in the Southern region of Zanzibar. The development is on the high cliffs of the beachfront with its own private beach.

Each unit has a land ownership of 700sqm with the under-roof villas an astounding 301 sqm. Set in beautiful Zanzibarian gardens with direct access to its own private beach.

Each unit has been designed with direct ocean views across your own private patio and pool area. The design has been meticulously considered to feature all the modern European standards, with finishes sourced internationally ensuring the utmost quality.



The Experience



Strategic
Location

Luxurious
Accommodations

Comprehensive
Facilities

Turnkey
Solution

Experienced
Management

The Investment Opportunity

Market Potential

Seize the potential to own a luxurious villa directly on the coveted beaches of Zanzibar. These exclusive Villas offer the ultimate in sophistication and luxury for the discerning investor.

ROI & Capital Gain

Investors can expect an estimated capital gain of 30% upon completion of each unit, ensuring immediate returns and substantial growth

Location

Set on the panoramic cliffs of Kizimkazi, overlooking the turquoise waters. Private beach access and located in the region of the more discerning traveller. Water enthusiasts' paradise, with Dolphin and Whale watching as well as Deep sea fishing and tours

Country Opportunities

Tourism is the backbone of Zanzibar's economy, contributing 25% to GDP and 75% to foreign owners. The governments commitment to enhancing the tourism sector, coupled with Zanzibar's autonomy within Tanzania, ensures a supportive environment for growth.

The Villas



Architectural artists renderings only

Options available:

3 Bedroom Beachfront Villa

- ▶ Total living area: 301.8 sqm
- ▶ Bedroom & Bathroom 1: 73.3 sqm
- ▶ Bedroom & Bathroom 2: 39.9 sqm
- ▶ Bedroom & Bathroom 3: 30.5 sqm
- ▶ Living & Dinning: 62.3 sqm
- ▶ Kitchen: 10.5sqm
- ▶ Patio: 29.7 sqm
- ▶ Pool: 12 sqm
- ▶ Price: \$420,000

3 Bedroom Seaview Villa

- ▶ Total living area: 301.8 sqm
- ▶ Bedroom & Bathroom 1: 73.3 sqm
- ▶ Bedroom & Bathroom 2: 39.9 sqm
- ▶ Bedroom & Bathroom 3: 30.5 sqm
- ▶ Living & Dinning: 62.3 sqm
- ▶ Kitchen: 10.5sqm
- ▶ Patio: 29.7 sqm
- ▶ Pool: 12 sqm
- ▶ Roof terrace: optional
- ▶ Price: \$380,000

The Villas



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Amenities

Onsite manager available to all guests - Management and co-ordination of all the Villa staff

24 Hour security, Inc. Electric fencing and entrance control

Private pool and garden

Common Gardens and direct private beach entrance

Generator

Various sustainable water sources



The Numbers

The Property

6 Luxury Freestanding Villas

Total Build Cost
(Furnished, and agent commission)
\$380,000

Estimated ROI (Capital)

After 5 years 50%
After 10 years 135%

Estimated ROI (Income)

After 1 year 30%
After 5 years 150%
After 10 years 200%

The Numbers cont.

THE LEVIES ON CAPITAL

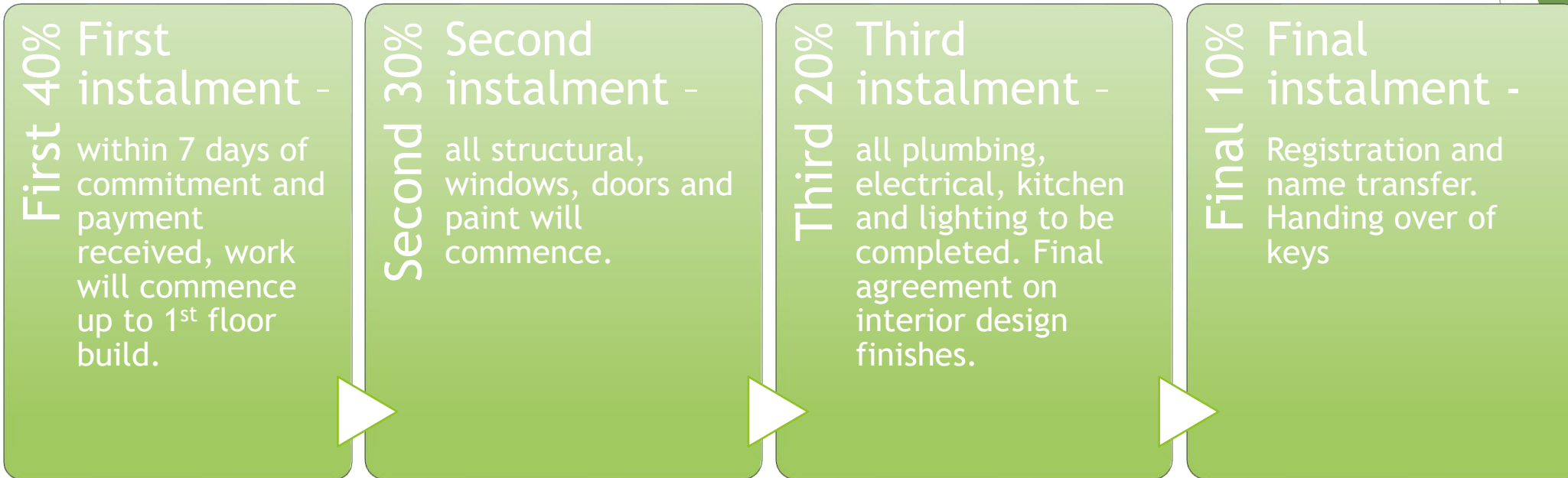
| ITEM | Monthly | Annual |
|---|---------|--------|
| 24-hour security Generator maintenance with one full tank fuel Garden maintenance Refuse removal Pool maintenance Common grounds landscaping Gardener Beach maintenance Property government tax levy External boundary maintenance Onsite management of all staff | \$480 | \$5760 |
| Rental management fee 30% of booking rate Includes; marketing, housekeeping, laundry service for unit, onsite check in and check out, activity and tour facilitation as well as assisting guests with shopping needs prior to arrival. | | |



INCOME POTENTIAL - ROI Income

| Month | Days occupancy | Net. Rental price USD (excl. booking sites comm.) | Income | Management comm. 30% |
|----------------------|----------------|---|------------|----------------------|
| January | 21 | 850 | 17,850 | 5,355 |
| February | 15 | 850 | 12,750 | 3,825 |
| March | 15 | 750 | 11,250 | 3,375 |
| April | 5 | 750 | 3,750 | 1,125 |
| May | 0 | Low season, minimal bookings | - | |
| June | 0 | Low season, minimal bookings | - | |
| July | 21 | 850 | 17,850 | 5,355 |
| August | 21 | 850 | 17,850 | 5,355 |
| September | 15 | 850 | 12,750 | 3,825 |
| October | 21 | 850 | 17,850 | 5,355 |
| November | 5 | 700 | 3,500 | 1,050 |
| December | 15 | 850 | 12,750 | 3,825 |
| Occupancy | 154 | 42% occupancy | 225,685 | 38,445 |
| | | | | |
| Total Annual revenue | | | | |
| | | Annual Levy | Commission | Total |
| NET INCOME | | -5,760 | -38,445 | \$181,480 |

Our Payment Plan



Registered under the Condominium act. Ownership is a 99-year lease registered with the government of Zanzibar, with an extension of 33 years intervals. Full ownership with documents.

Property can be leased out or resold, as well as transferred through inheritance.

Included in the sale; Airconditioning & fans, living and patio furniture, fridge, stove & oven, fridge, washing machine and bedroom units.

Optional extras; Local artwork, curtains & blinds, linens, kitchen utensils.

Owner costs; 5% lawyer and registration costs



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DIMBANI VILLAS - KIZIMKAZI

CONTACT DETAILS

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