



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

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- ▶ 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
<b>Rental management fee 30% of booking rate</b> 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.		



# The Numbers cont.

## 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	<b>\$181,480</b>

# Our Payment Plan

**First 40%** First instalment - within 7 days of commitment and payment received, work will commence up to 1<sup>st</sup> floor build.

**Second 30%** Second instalment - all structural, windows, doors and paint will commence.

**Third 20%** Third instalment - all plumbing, electrical, kitchen and lighting to be completed. Final agreement on interior design finishes.

**Final 10%** Final instalment - Registration and name transfer. Handing over of keys

Agents commission is 5%



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# DIMBANI VILLAS - KIZIMKAZI

CONTACT DETAILS

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