

THE ARK
ZANZIBAR

LIVE WHERE OTHERS VACATION

Modern Tropical Studios & Apartments

WORK. LIVE. INVEST. ZANZIBAR.

www.theark-zanzibar.com


THE ARK
ZANZIBAR



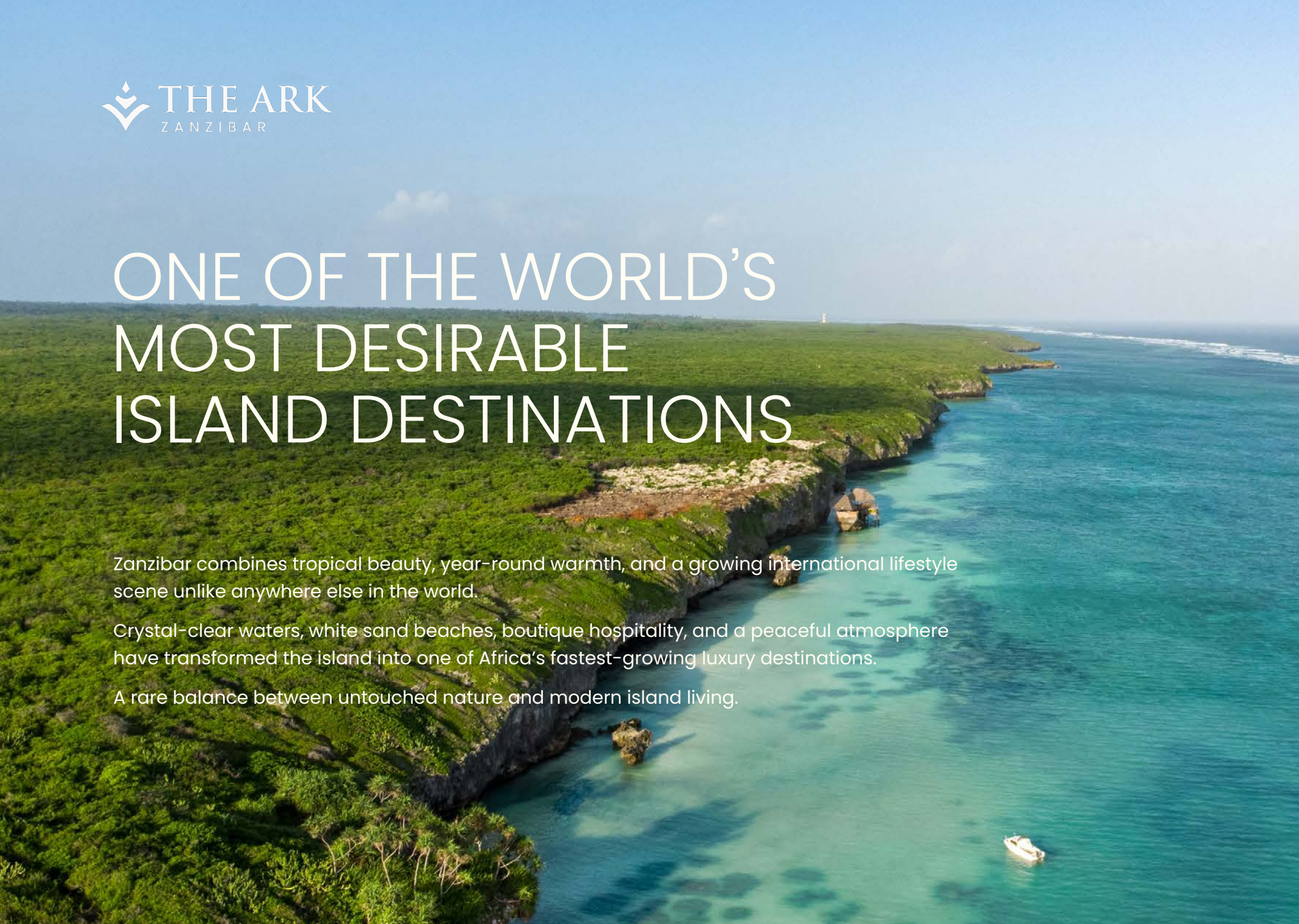
LIVE. WORK. UNWIND.

Modern tropical apartments designed for remote living, flexible ownership, and effortless island lifestyle in Zanzibar.

Whether as a work-from-paradise base, lifestyle investment, or personal island escape — THE ARK ZANZIBAR combines modern living, tropical community, and flexible ownership in one of Zanzibar's most desirable destinations.

THE ARK
ZANZIBAR

ONE OF THE WORLD'S MOST DESIRABLE ISLAND DESTINATIONS



Zanzibar combines tropical beauty, year-round warmth, and a growing international lifestyle scene unlike anywhere else in the world.

Crystal-clear waters, white sand beaches, boutique hospitality, and a peaceful atmosphere have transformed the island into one of Africa's fastest-growing luxury destinations.

A rare balance between untouched nature and modern island living.

WHY PAJE?

Located in the tranquil area of Mtule, Paje, THE ARK ZANZIBAR offers privacy and calm while remaining just minutes away from Zanzibar's most vibrant beach lifestyle.

International cafés, boutique restaurants, kitesurfing spots, and tropical nature create a unique atmosphere for both living and investment.

Most beautiful beach on the east coast: kitesurfing, diving, water sports in crystal clear waters

Surfer's paradise & diving hotspot: Paje is one of the best kitesurfing and water sports destinations in the world

International community: cafés, restaurants and cultural offerings for a cosmopolitan lifestyle

Mild climate all year round: average temperatures of 25-30 °C

Rising property values: Zanzibar is experiencing strong growth in high-end tourism

Location: Only 5 min from the beach, and close to Stone Town (50 min)

Airport Connection: 1 hour to Abeid Amani Karume International Airport

Medical Care: MedExpress Hospital within reach



THE ARK
ZANZIBAR

LIFESTYLE AT THE ARK ZANZIBAR

Wake up to tropical surroundings, work from paradise, and unwind by the pool at sunset.

Our premium studios and apartments combine modern living, community, and flexibility in one of Zanzibar's most desirable locations.

A place to live, connect, invest, and enjoy life at your own pace.



A PRIVATE RESORT COMMUNITY

Carefully planned as a boutique residential concept, THE ARK ZANZIBAR combines private ownership with resort-style amenities and tropical landscaping.

The development consists of four distinct clusters: Tropical Villas, Premium Studios & Apartments, Signature Villas, and THE ARK PLAZA. THE ARK PLAZA is the community's central hub, bringing together shops, a café, and everyday services within easy reach of residents.

Only 15 premium apartments and 6 studios will be developed, representing the lifestyle living segment of THE ARK ZANZIBAR residential resort.

Amenities for modern living

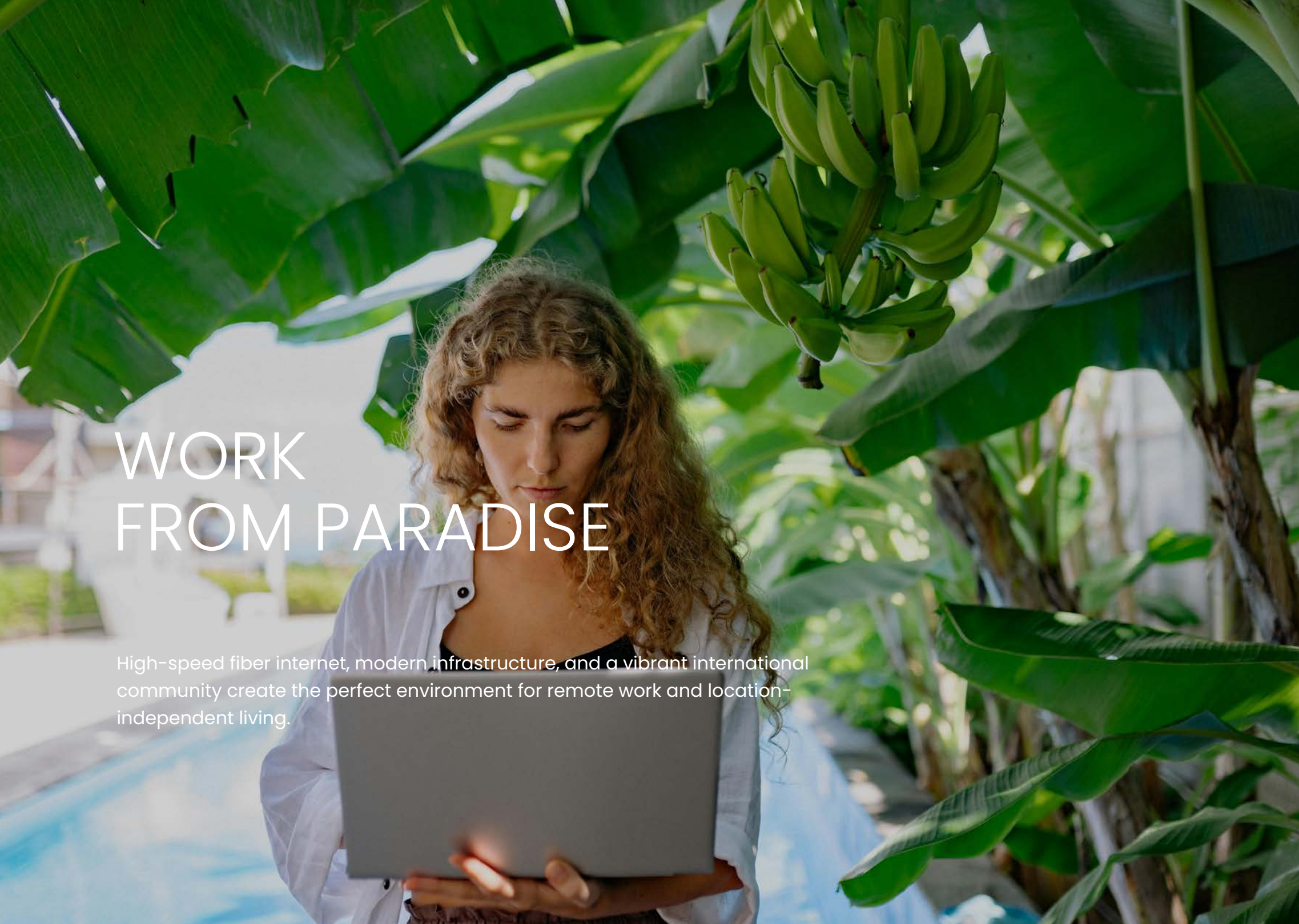
- Fiber WiFi
- Work From Paradise
- Community
- Pool Bar
- BBQ Area
- Gym, Tennis Court & Beach Volleyball
- DHL Station
- Food Delivery
- Air conditioning in all units
- 24/7 security, CCTV & access control system
- Backup system in case of power cuts
- Like-minded people



MASTERPLAN

THE ARK
ZANZIBAR

PLANNED AMENITIES
Community Pool . Fitness Center
Pool Bar & Barbecue Area
Tennis Court . Beach Volleyball
Shops . Cafe . DHL Station



WORK FROM PARADISE

High-speed fiber internet, modern infrastructure, and a vibrant international community create the perfect environment for remote work and location-independent living.



A COMMUNITY BUILT FOR MODERN LIVING

More than a residence, our premium studios and apartments were designed as a connected lifestyle community where work, wellness, social life, and tropical living come together.




THE ARK
ZANZIBAR





THE ARK ZANZIBAR AT A GLANCE

Project Facts

Off-plan sales opportunity
Flexible installment payment structure
Construction start: **Q3 2026**
Completion: **Q3 2028**

Studios & Apartments

Sizes: **43 – 100 m2**
Modern, efficient layouts
Ideal for both personal use and rental income

Developer & Security

European developers
Secure and transparent payment structure
Government approved (**ZIPA**)
Built on transparency, experience, and long-term vision





THE ARK
ZANZIBAR

APARTMENT TYPES

FLOORPLANS

OVERVIEW

1-BEDROOM APARTMENT A

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GARDEN APARTMENT
1-BEDROOM

Living & Dining	16,27 m2
Kitchen	7,54 m2
Bedroom	13,33 m2
Bathroom	6,98 m2
Terrace	11,02 m2
Garden	12,82 m2
TOTAL	**67,96 m2**

Areas shown refer to the illustrated garden apartment. Available in 1st and 2nd floor level with balcony.

OVERVIEW

1-BEDROOM APARTMENT B



THE ARK
ZANZIBAR

GARDEN APARTMENT
1-BEDROOM

Living & Dining	19,00 m2
Kitchen	8,80 m2
Bedroom	13,20 m2
Bathroom	6,90 m2
Terrace	6,38 m2
Garden	4,50 m2
TOTAL	**58,78 m2**

Areas shown refer to the illustrated garden apartment. Available in 1st and 2nd floor level with balcony.

OVERVIEW

2-BEDROOM APARTMENT



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GARDEN APARTMENT
2-BEDROOM

Living & Dining	26,03 m2
Kitchen	10,05 m2
Bedroom 1	11,16 m2
Bedroom 2	17,28 m2
Bathroom	6,48 m2
Terrace	6,45 m2
Garden	24,08 m2
TOTAL	**100,53 m2**

Areas shown refer to the illustrated garden apartment. Available in 1st and 2nd floor level with balcony.










THE ARK
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STUDIO TYPES
FLOORPLANS
THE ARK
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OVERVIEW

STUDIO A



THE ARK
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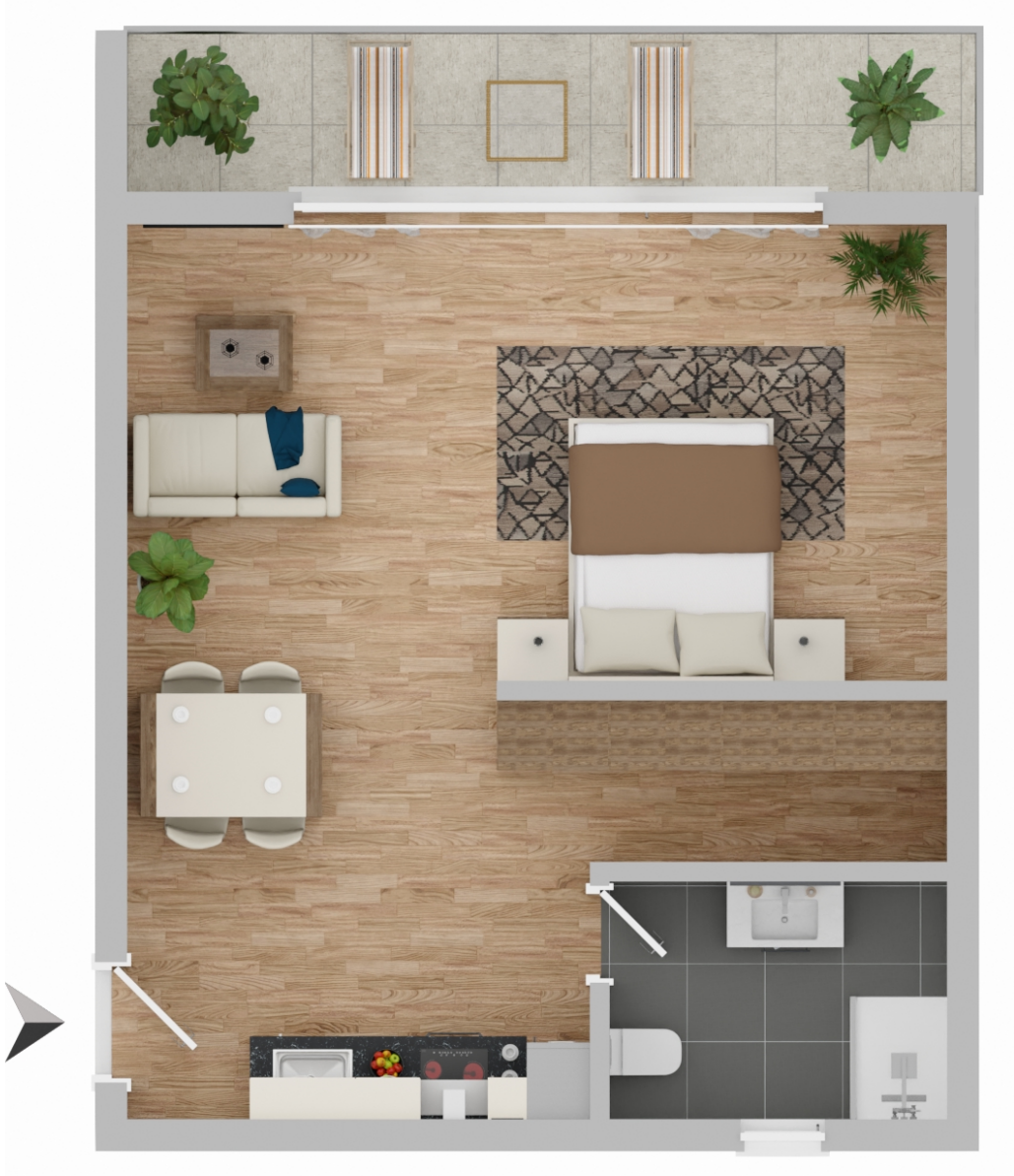
STUDIO LOGGIA

Living & Dining	9,72 m2
Kitchen	7,46 m2
Bedroom	12,41 m2
Bathroom	5,46 m2
Balcony	7,62 m2
TOTAL	**42,67 m2**

Areas shown refer to the illustrated balcony studio.

OVERVIEW

STUDIO B



THE ARK
ZANZIBAR

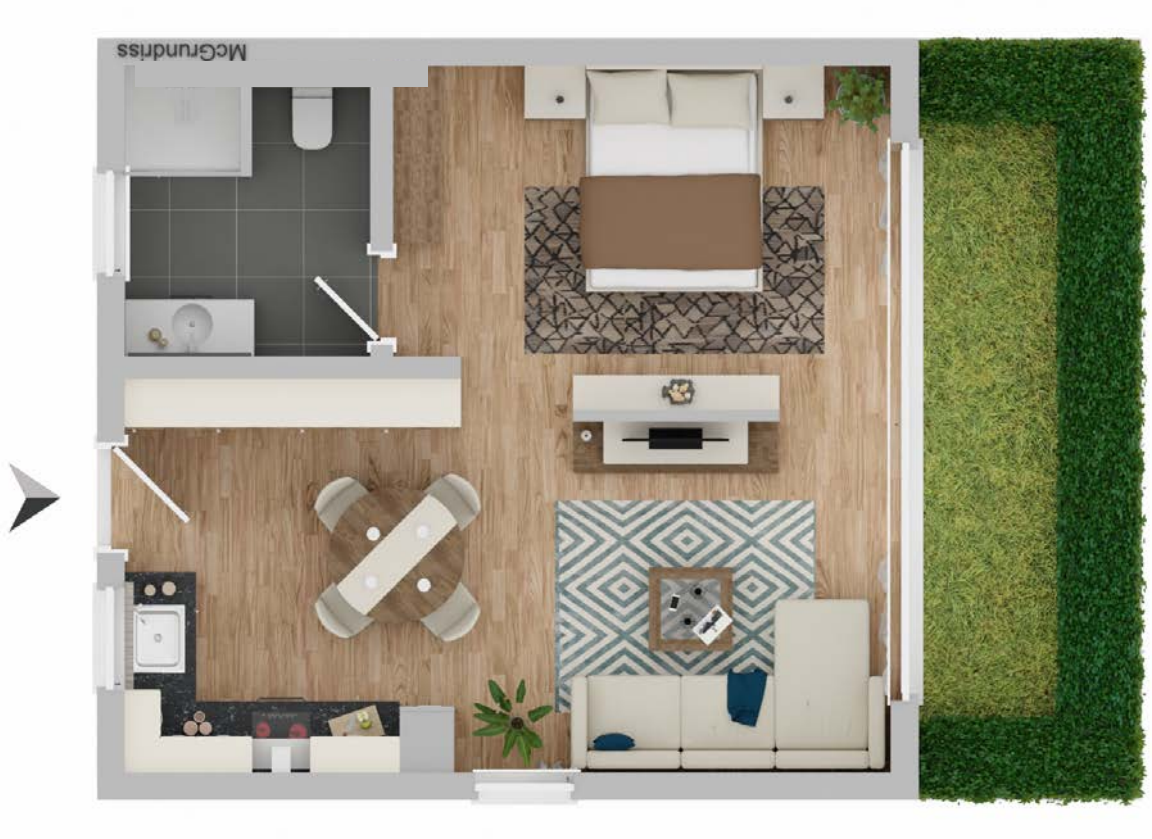
STUDIO BALCONY

Living & Dining	14,25 m2
Kitchen	7,10 m2
Bedroom	11,90 m2
Bathroom	4,68 m2
Walk in closet	4,90 m2
Balcony	7,62 m2
TOTAL	**50,45 m2**

Areas shown refer to the illustrated balcony studio.

OVERVIEW

STUDIO C



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STUDIO GARDEN

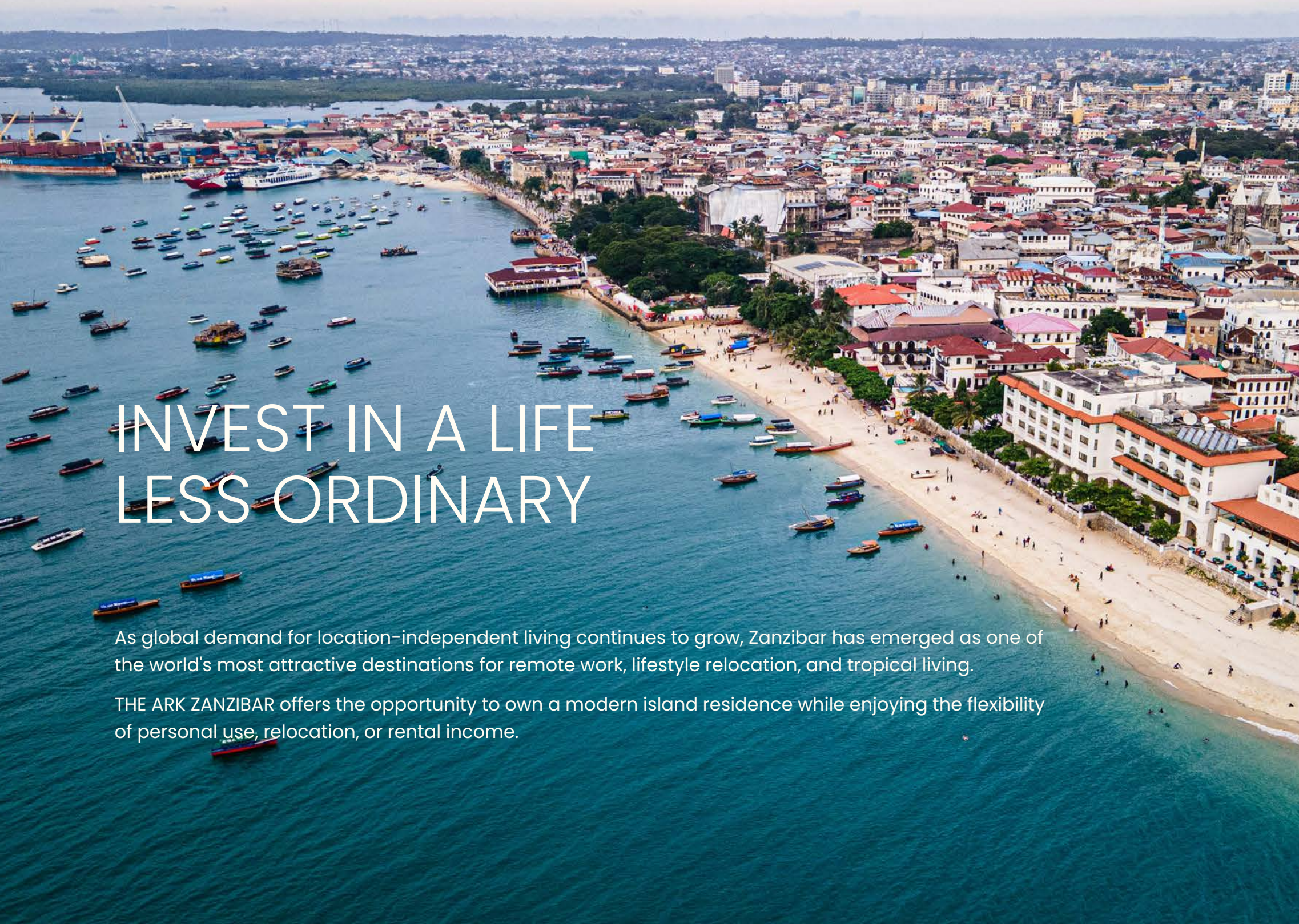
Living	12,29 m2
Kitchen & Dining	10,65 m2
Bedroom	13,76 m2
Bathroom	5,72 m2
Garden	13,30 m2
TOTAL	**55,72 m2**

Areas shown refer to the illustrated garden studio.









INVEST IN A LIFE LESS ORDINARY

As global demand for location-independent living continues to grow, Zanzibar has emerged as one of the world's most attractive destinations for remote work, lifestyle relocation, and tropical living.

THE ARK ZANZIBAR offers the opportunity to own a modern island residence while enjoying the flexibility of personal use, relocation, or rental income.

WHO IS BEHIND THE ARK ZANZIBAR

MAKUTI ESTATE LIMITED is an Austrian-owned and managed real estate development company based in Zanzibar, combining European quality standards with deep local expertise.

Founded in partnership with a respected Zanzibari entrepreneur, the company benefits from strong local relationships, cultural understanding, and transparent cooperation with local authorities and partners.

Focused on modern tropical living, MAKUTI ESTATE develops refined residential concepts built on quality, sustainability, and long-term value.

Established in 2023, the company has quickly positioned itself as an emerging developer for high-quality real estate projects in Zanzibar.

www.makuti-estate.com

MAKUTI ESTATE

THE ARK
ZANZIBAR

ONE PROPERTY MANAGEMENT LIMITED
- a subsidiary of MAKUTI ESTATE LIMITED - provides professional property management, maintenance, and rental operations such as Airbnb hosting services designed to meet European standards.

From guest communication and housekeeping to ongoing property maintenance and operational support, owners benefit from a seamless and professionally managed experience for both private use and short-term rental opportunities.

Happy places. Happy people.

ONE
PROPERTY MANAGEMENT

A SECURE AND TRANSPARENT OWNERSHIP STRUCTURE

THE ARK ZANZIBAR was designed to provide international buyers with a secure, transparent, and professionally structured ownership model.

Through the approved condominium structure in Zanzibar, international investors can legally acquire individual ownership rights within the development.

ZIPA APPROVED

THE ARK ZANZIBAR is approved by the Zanzibar Investment Promotion Authority (ZIPA), the official government institution responsible for overseeing and supporting foreign investment projects in Zanzibar, ZIPA approval confirms that the development complies with the required legal and investment regulations.

YOUR INVESTMENT. SECURED FOR GENERATIONS.

INDIVIDUAL UNIT TITLE DEED

Each studio and apartment is assigned its own individual Unit Title Deed providing buyers with officially registered ownership rights for their property within the condominium structure.

ZANZIBAR CONDOMINIUM ACT

Ownership is structured under the Zanzibar Condominium Act, a legal framework specifically designed to allow international buyers to acquire property ownership within approved developments.

99-YEAR LAND LEASE STRUCTURE

The project is built on a government-approved 99-year land lease structure, providing long-term security and stability for international owners.

RESIDENCY ELIGIBILITY

Property ownership within approved developments may qualify buyers for residency permit eligibility in Zanzibar, subject to applicable government regulations.

STRUCTURED, TRANSPARENT PAYMENT PROCESS

A professionally structured installment model allows buyers to invest step-by-step throughout the construction process while maintaining full transparency and financial clarity.

From reservation to final handover, every stage of the payment structure is designed to provide confidence, security, and a seamless ownership experience for international buyers.

SELLING PRICE

RESERVATION FEE 500 USD

1ST INSTALLMENT

25% + ancillary purchase costs upon conclusion of purchase contract (signing of purchase contract)

2ND INSTALLMENT

25% after completion of the foundation

3RD INSTALLMENT

25% after delivery of materials for shell construction

4TH INSTALLMENT

20% after completion of the building shell

5TH INSTALLMENT

5% upon handover (turnkey)

ADDITIONAL COSTS

ZIPA registration & condominium fees:
approx. 4.5%

Legal / contract costs:
approx. USD 1,500



PROPERTY CARE

- Maintenance
- Repairs
- Inspections
- Garden & Pool



RENTAL MANAGEMENT

- Airbnb
- Guest Communication
- Housekeeping
- Check-In



OWNER SERVICES

- Key Holding
- Monitoring
- Concierge
- Reporting

OWN. RELAX. WE TAKE CARE OF THE REST.

From maintenance and guest services to Airbnb operations and property management, ONE Property Management allows you to enjoy the benefits of ownership while we take care of the details.

Private consultation

Unit reservation

Purchase agreement

Structured installment payments

Construction updates

Handover & ownership completion

YOUR JOURNEY TO OWNERSHIP

From the first consultation to final handover, every step of the ownership journey at THE ARK ZANZIBAR is designed to be transparent, structured, and professionally guided.

A seamless process created to provide international buyers with confidence, clarity, and peace of mind throughout every stage of the investment.

The planned construction period until completion is 24 months. Construction will start in 3rd quarter, 2026.

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LIVE. BUY. INVEST.
WITH CONFIDENCE.

Buying property abroad is more than an investment — it is a matter of trust.
We are committed to supporting you personally throughout every step of the journey.



Wilhelm Loderer
CEO Real Estate Consultant
Phone: +255 651 551 596
WhatsApp: +255 651 544 841
Email: sales@makuti-estate.com
www.makuti-estate.com

THE ARK
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All details have been carefully checked and verified by us, but we cannot guarantee the accuracy, completeness and final status.
Please note that the photos shown are visualizations, which is why there may be deviations in the actual design.
The furnishings shown in the pictures are not part of the sale.

www.theark-zanzibar.com
www.makuti-estate.com
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