

# LIVE WHERE OTHERS VACATION

Modern Tropical Apartments at THE ARK JUMANJI

WORK. LIVE. INVEST. ZANZIBAR.

[www.theark-zanzibar.com](http://www.theark-zanzibar.com)





# 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 JUMANJI combines modern living, tropical community, and flexible ownership in one of Zanzibar's most desirable destinations.



# 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.

## LOCATION ADVANTAGES

# WHY PAJE?

Located in the tranquil area of Mtule, Paje, THE ARK JUMANJI 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.

## Perfectly balanced

**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 Close to Stone Town (50 min)

**Airport Connection:** 1 hour to Abeid Amani Karume International Airport

**Medical Care:** MedExpress Hospital within reach



# THE JUMANJI LIFESTYLE

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

THE ARK JUMANJI combines 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.



Fiber WiFi



Work From Paradise



Pool Bar



DHL Station



Food Delivery



Like-minded People



Community



Fitness



Food Delivery



THE ARK ZANZIBAR

# A PRIVATE THE ARK ZANZIBAR 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 three distinct clusters — Tropical, Jumanji, and Jumeirah. Within the resort Jumanji, only 15 apartments and 6 studios will be developed, representing the lifestyle living segment of THE ARK ZANZIBAR residential resort.

## Amenities for modern living lifestyle

- Fiber WiFi
- Work From Paradise
- Community
- Pool Bar
- BBQ Area
- Fitness
- 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

Cluster 1  
**THE ARK TROPICAL**

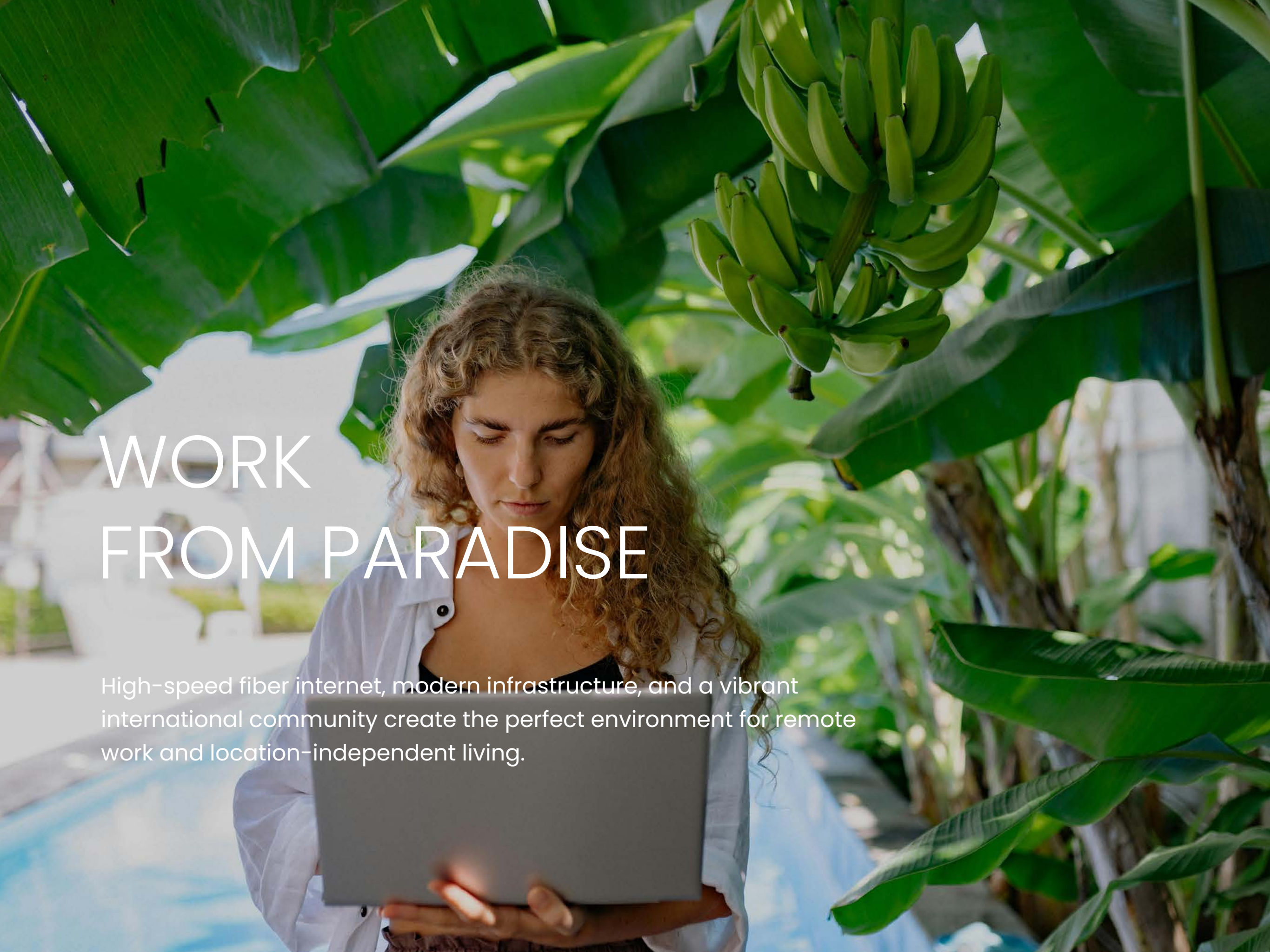
Cluster 2  
**THE ARK JUMEIRAH**

Cluster 3  
**THE ARK JUMANJI**

**AMENITIES**

Community Pool  
Fitness Center  
Tennis Court  
Beach Volleyball Court  
DHL Station

# MASTERPLAN

A woman with long, curly, light brown hair is looking down at a silver laptop she is holding with both hands. She is wearing a white button-down shirt over a dark top. The background is a lush tropical environment with large green banana leaves and a bunch of green bananas hanging from a tree in the upper right. In the lower left, a portion of a blue swimming pool is visible. The overall scene conveys a sense of remote work in a beautiful, relaxed location.

# WORK FROM PARADISE

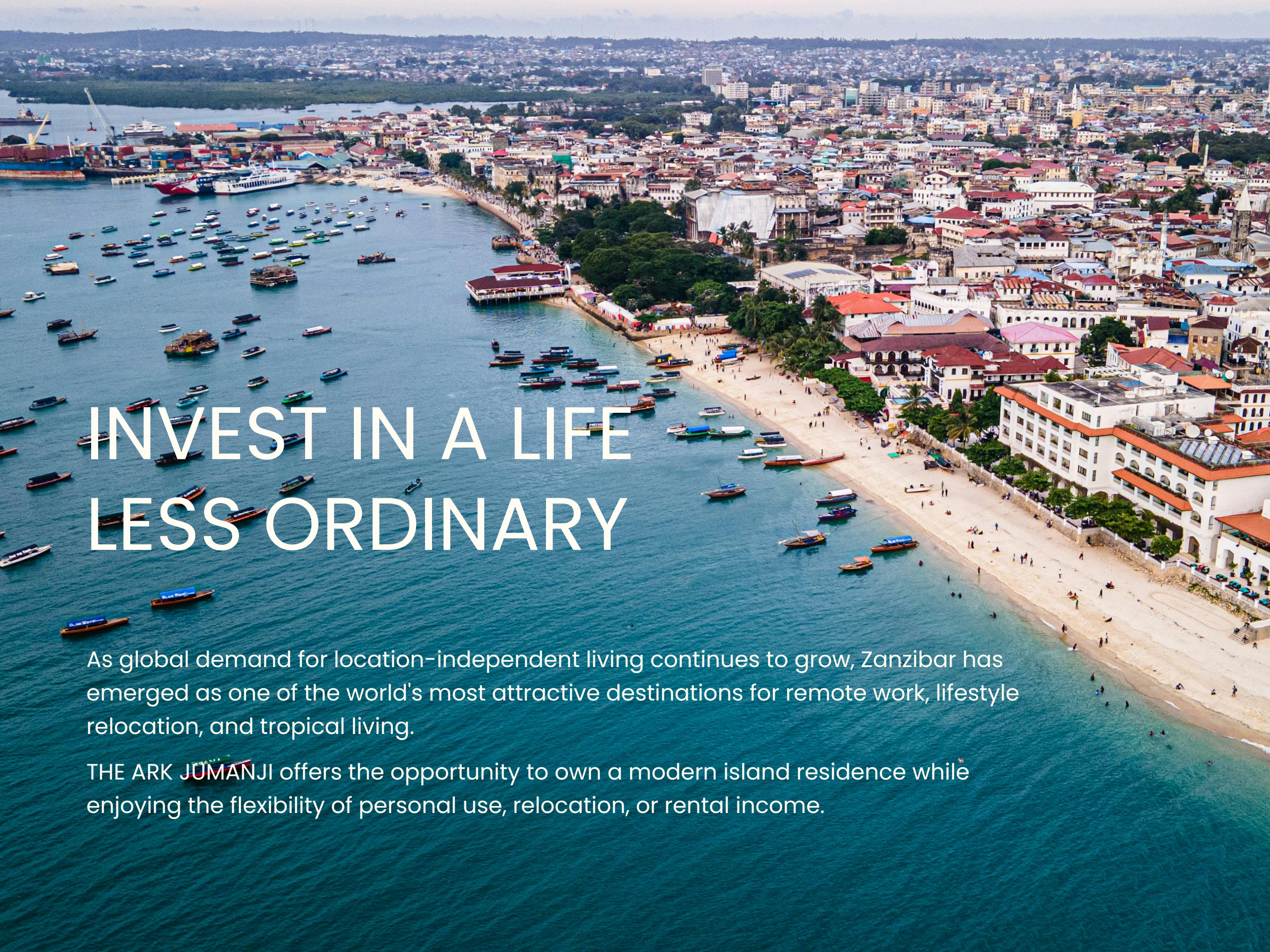
High-speed fiber internet, modern infrastructure, and a vibrant international community create the perfect environment for remote work and location-independent living.



# A COMMUNITY BUILT FOR MODERN LIVING

More than a residence, THE ARK JUMANJI was designed as a connected lifestyle community where work, wellness, social life, and tropical living come together.





# 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 JUMANJI 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](http://www.makuti-estate.com)



**MAKUTI ESTATE**



**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 villa 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 villa 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% after completion in turnkey condition and before handover

### 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

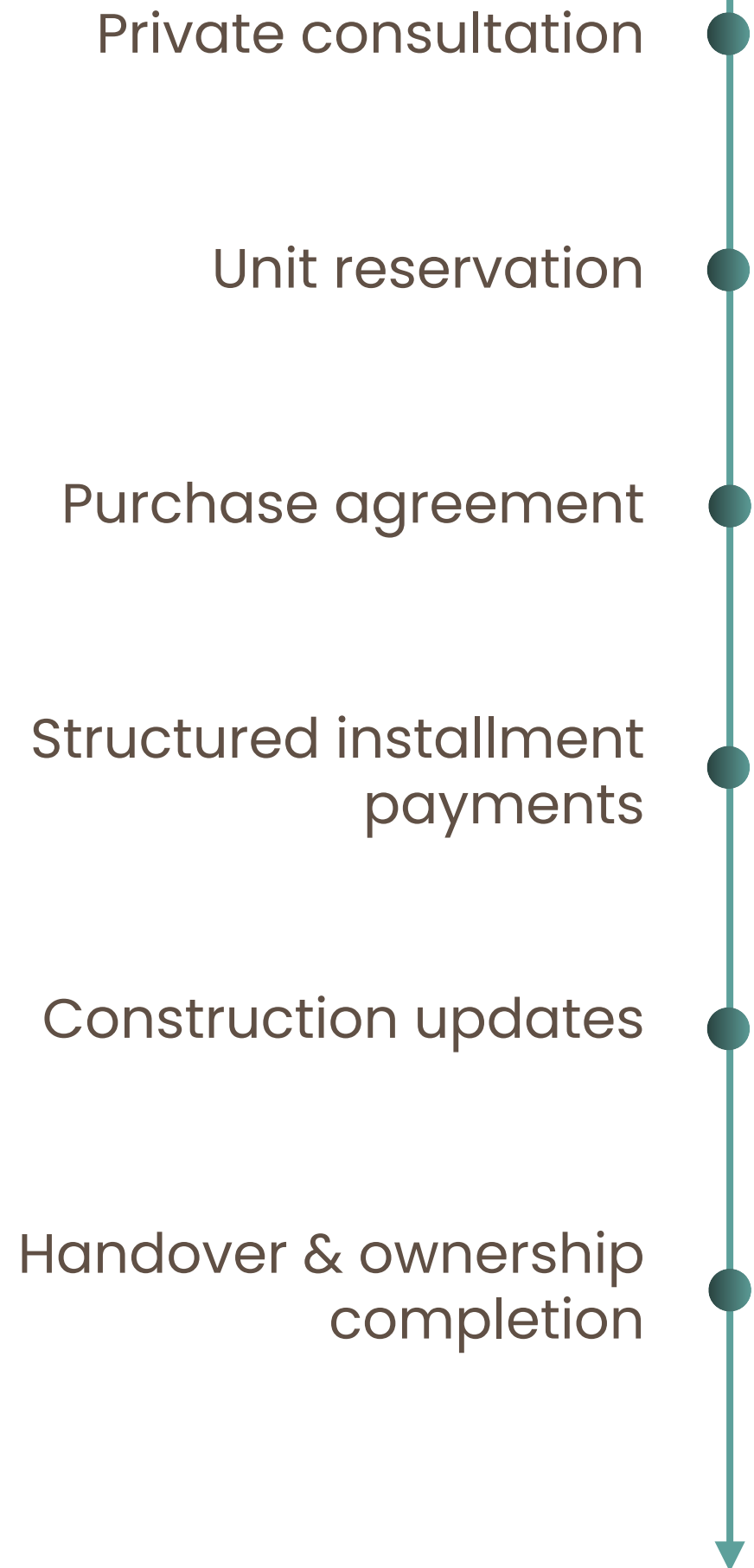


## OWNER SERVICES

- 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.



# 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.

# 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





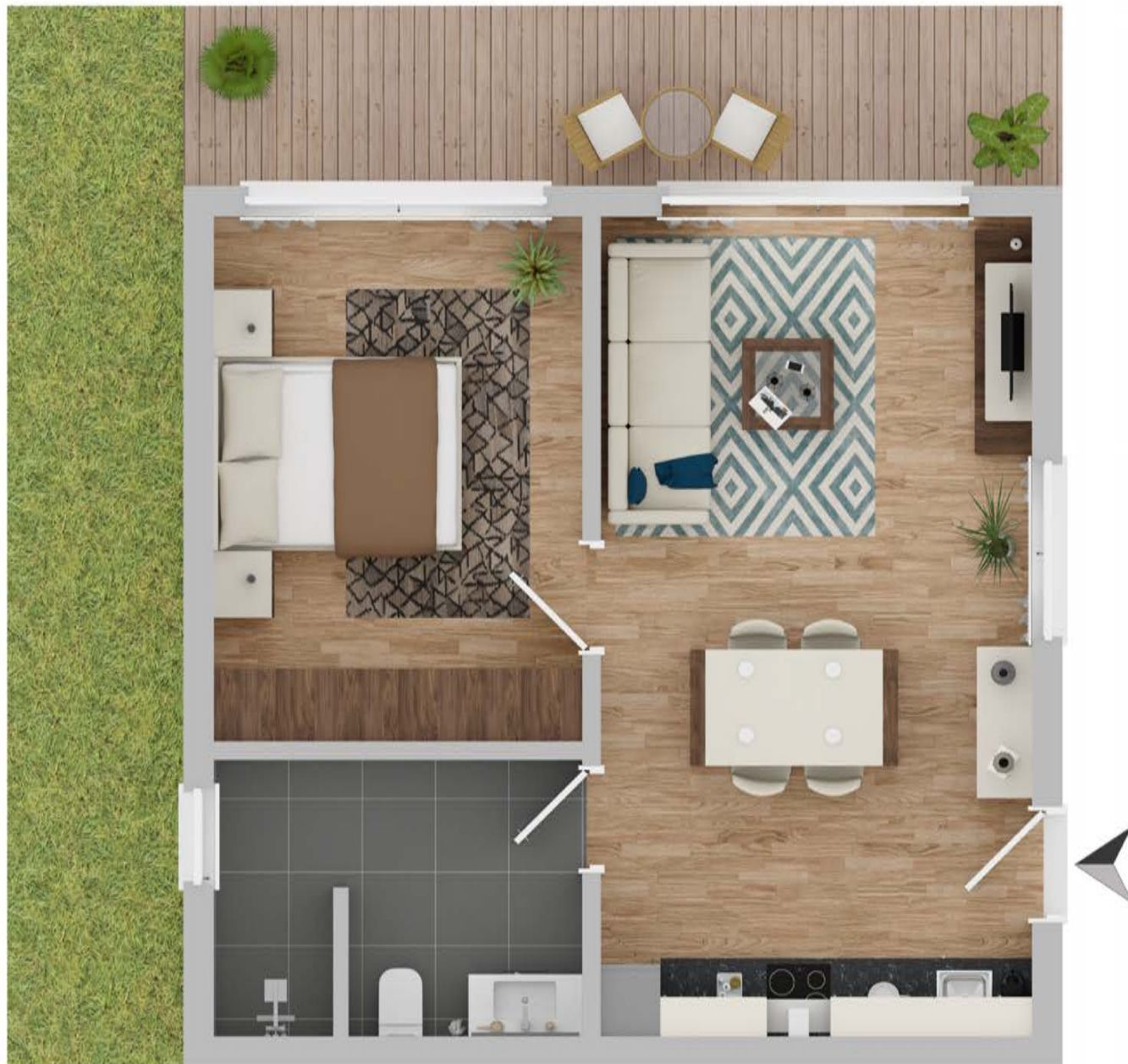
 **THE ARK**  
ZANZIBAR

APARTMENT TYPES

**FLOORPLANS**

OVERVIEW

# 1-BEDROOM APARTMENT A



## GARDEN APARTMENT 1-BEDROOM

|                 |          |
|-----------------|----------|
| Living & Dining | 15,76 m2 |
| Kitchen         | 7,51 m2  |
| Bedroom         | 12,75 m2 |
| Bathroom        | 6,75 m2  |
| Garden          | 10,46 m2 |

**TOTAL** **54,68 m2**

Available in 1st and 2nd  
floor level with balcony

OVERVIEW

# 1-BEDROOM APARTMENT B



## GARDEN APARTMENT 1-BEDROOM

|                 |          |
|-----------------|----------|
| Living & Dining | 15,76 m2 |
| Kitchen         | 7,51 m2  |
| Bedroom         | 12,75 m2 |
| Bathroom        | 6,75 m2  |
| Garden          | 10,46 m2 |

**TOTAL** **54,68 m2**

Available in 1st and 2nd  
floor level with balcony

OVERVIEW

# 2-BEDROOM APARTMENT



## GARDEN APARTMENT 2-BEDROOM

|                 |                 |
|-----------------|-----------------|
| Living & Dining | 25,60 m2        |
| Kitchen         | 9,50 m2         |
| Bedroom 1       | 16,45 M2        |
| Bedroom 2       | 10,67 m2        |
| Bathroom        | 6,20 m2         |
| Garden          | 10,46 m2        |
| <b>TOTAL</b>    | <b>79,25 m2</b> |

Available in 1st and 2nd  
floor level with balcony











# OVERVIEW STUDIO A



## STUDIO LOGGIA

|                 |                 |
|-----------------|-----------------|
| Living & Dining | 8,94 m2         |
| Kitchen         | 6,39 m2         |
| Bedroom         | 13,56 m2        |
| Bathroom        | 4,79 m2         |
| Balcony         | 9,52 m2         |
| <b>TOTAL</b>    | <b>53,34 m2</b> |

Available also with garden

OVERVIEW

# STUDIO B



## STUDIO GARDEN

|                  |          |
|------------------|----------|
| Living           | 12,68 m2 |
| Kitchen & Dining | 10,65 m2 |
| Bedroom          | 13,77 m2 |
| Bathroom         | 6,72 m2  |
| Garden           | 13,50 m2 |

|              |                 |
|--------------|-----------------|
| <b>TOTAL</b> | <b>57,32 m2</b> |
|--------------|-----------------|

Available also with loggia

# OVERVIEW STUDIO C

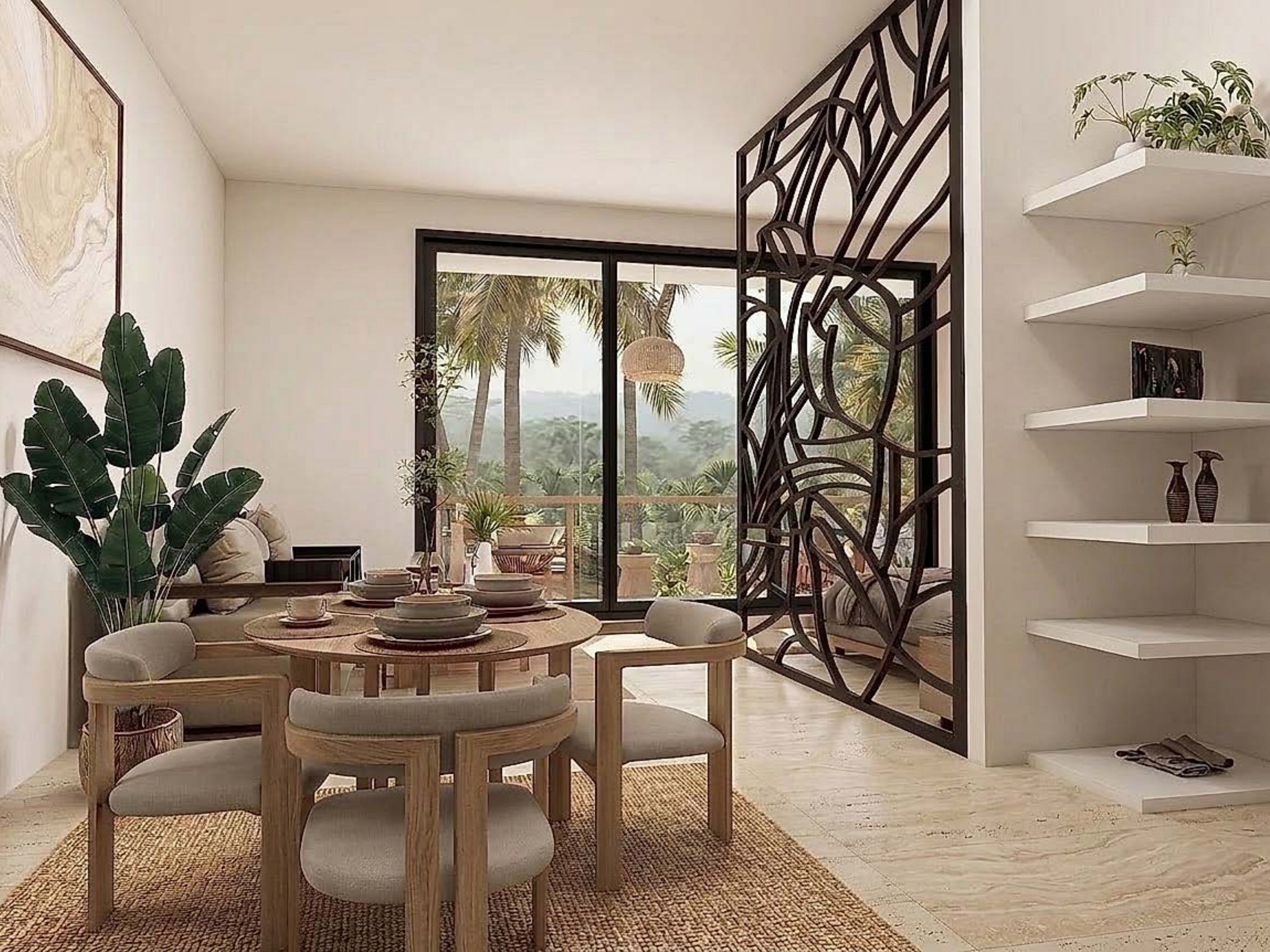


## STUDIO BALCONY

|                 |          |
|-----------------|----------|
| Living & Dining | 15,10 m2 |
| Kitchen         | 7,91 m2  |
| Bedroom         | 12,16 m2 |
| Bathroom        | 4,79 m2  |
| Walk in closet  | 4,58 m2  |
| Balcony         | 7,62 m2  |

**TOTAL** 52,16 m2

Available also with garden







## PRICE LIST



| Object                   | Adress                           | City | Price TZS   | Price USD* | Price EURO* | Living Space | Total Space | Bedrooms |
|--------------------------|----------------------------------|------|-------------|------------|-------------|--------------|-------------|----------|
| <b>Studio Balcony</b>    | The Ark Boulevard Cluster 3 3/4  | Paje | 265.475.000 | \$ 102.500 | € 86.864    | 43,23        | 50,85       | Studio   |
| <b>Studio Balcony</b>    | The Ark Boulevard Cluster 3 3/3  | Paje | 265.475.000 | \$ 102.500 | € 86.864    | 43,23        | 50,85       | Studio   |
| <b>Studio Garden</b>     | The Ark Boulevard Cluster 3 3/2  | Paje | 270.655.000 | \$ 104.500 | € 88.559    | 43,23        | 56,73       | Studio   |
| <b>Studio Garden</b>     | The Ark Boulevard Cluster 3 3/1  | Paje | 270.655.000 | \$ 104.500 | € 88.559    | 43,23        | 56,73       | Studio   |
| <b>Studio Balcony</b>    | The Ark Boulevard Cluster 3 2/2  | Paje | 270.655.000 | \$ 104.500 | € 88.559    | 43,23        | 50,85       | Studio   |
| <b>Studio Balcony</b>    | The Ark Boulevard Cluster 3 2/1  | Paje | 216.265.000 | \$ 83.500  | € 70.763    | 34,95        | 42,57       | Studio   |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/15 | Paje | 273.245.000 | \$ 105.500 | € 89.407    | 44,2         | 54,68       | 1        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/14 | Paje | 433.825.000 | \$ 167.500 | € 141.949   | 71,15        | 79,25       | 2        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/13 | Paje | 293.965.000 | \$ 113.500 | € 96.186    | 47,91        | 56,11       | 1        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/12 | Paje | 433.825.000 | \$ 167.500 | € 141.949   | 71,15        | 79,25       | 2        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/11 | Paje | 273.245.000 | \$ 105.500 | € 89.407    | 44,2         | 54,68       | 1        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/10 | Paje | 273.245.000 | \$ 105.500 | € 89.407    | 44,2         | 54,68       | 1        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/9  | Paje | 433.825.000 | \$ 167.500 | € 141.949   | 71,15        | 79,25       | 2        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/8  | Paje | 293.965.000 | \$ 113.500 | € 96.186    | 47,91        | 56,11       | 1        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/7  | Paje | 433.825.000 | \$ 167.500 | € 141.949   | 71,15        | 79,25       | 2        |
| <b>Apartment Balcony</b> | The Ark Boulevard Cluster 3 1/6  | Paje | 273.245.000 | \$ 105.500 | € 89.407    | 44,22        | 54,7        | 1        |
| <b>Apartment Garden</b>  | The Ark Boulevard Cluster 3 1/5  | Paje | 279.720.000 | \$ 108.000 | € 91.525    | 44,22        | 67,35       | 1        |
| <b>Apartment Garden</b>  | The Ark Boulevard Cluster 3 1/4  | Paje | 439.005.000 | \$ 169.500 | € 143.644   | 71,15        | 100,32      | 2        |
| <b>Apartment Garden</b>  | The Ark Boulevard Cluster 3 1/3  | Paje | 300.440.000 | \$ 116.000 | € 98.305    | 47,91        | 59,09       | 1        |
| <b>Apartment Garden</b>  | The Ark Boulevard Cluster 3 1/2  | Paje | 439.005.000 | \$ 169.500 | € 143.644   | 71,15        | 100,32      | 2        |
| <b>Apartment Garden</b>  | The Ark Boulevard Cluster 3 1/1  | Paje | 279.720.000 | \$ 108.000 | € 91.525    | 44,22        | 67,35       | 1        |

# 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.



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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.

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