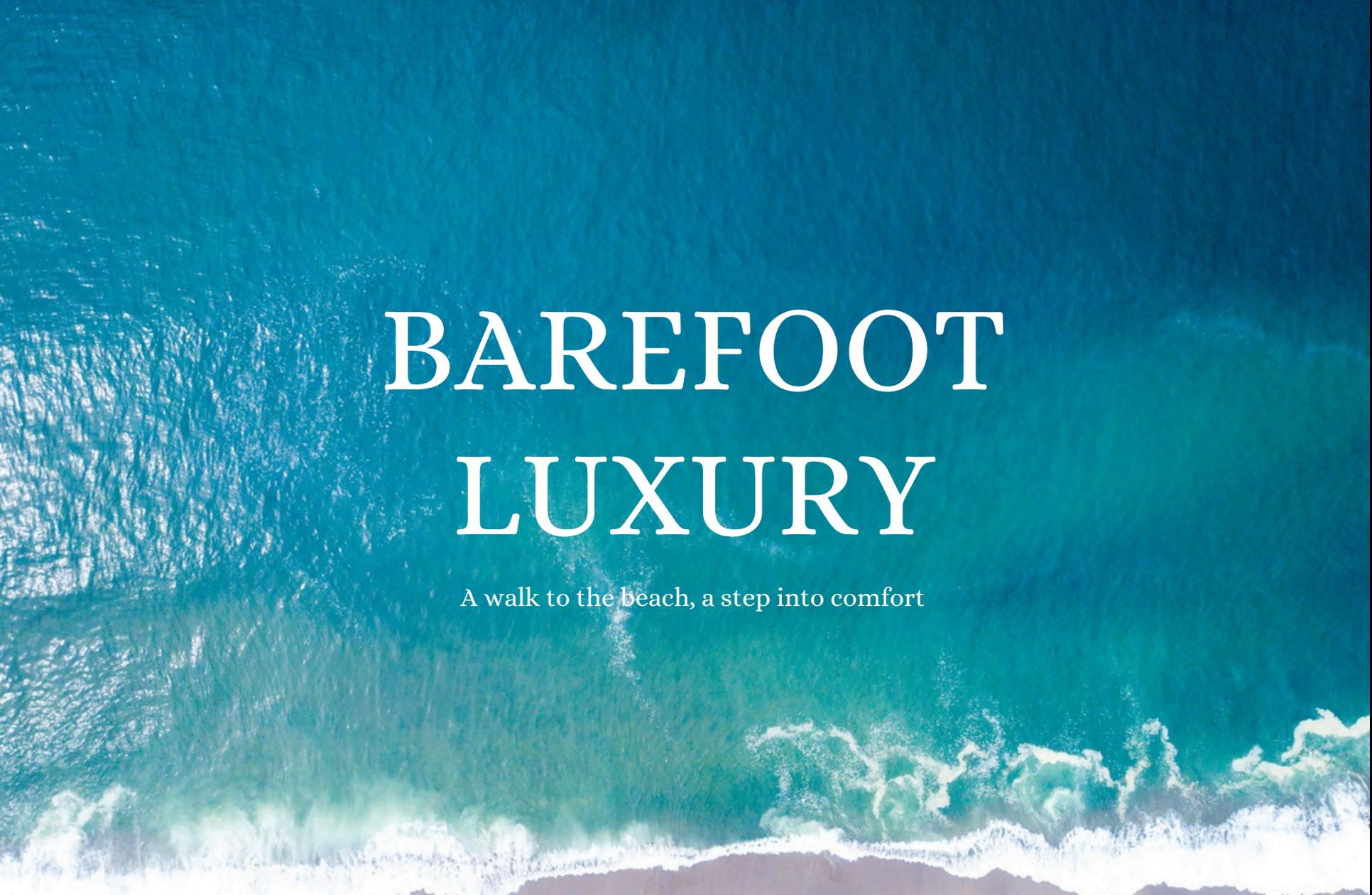




—  
JUA  
VILLAS



# BAREFOOT LUXURY

A walk to the beach, a step into comfort

1

Your Home in Zanzibar

2

Located in Paje

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Project Overview

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Floor Plan & Site Map

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Payment Plan & ROI

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Construction Progress

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# YOUR HOME IN ZANZIBAR

Zanzibar is a tropical island paradise off Tanzania's. Famous for its white sandy beaches, crystal clear turquoise waters, and the rich aromatic history of its bustling Stone Town. Offering a blend of stunning natural beauty, spice farm tours, and vibrant cultural experiences, it's an ideal travel destination for relaxation, adventure and investment.

Tourism continues breaking records, and the island's political stability supports sustained investor confidence. The combination of capital appreciation potential and strong rental yields makes Zanzibar attractive for both lifestyle buyers and serious investors.

Asana invites you to invest, explore, and enjoy all that Zanzibar' has to offer.

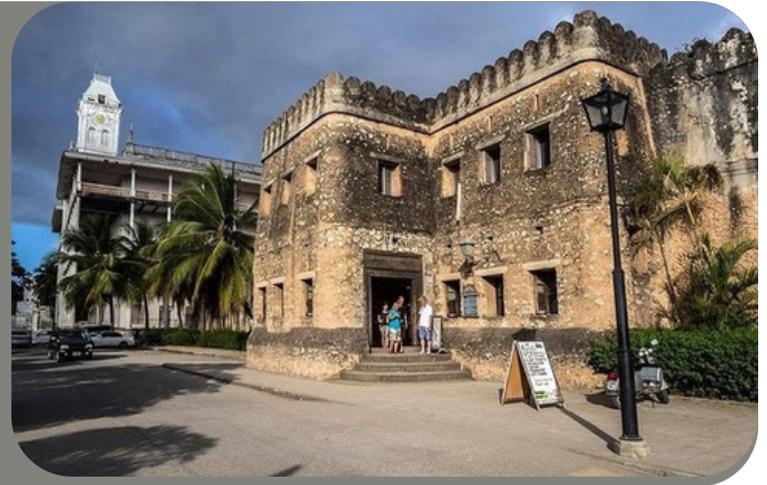
## AMAZING SANDY BEACHES

Surrounded by Ocean, Zanzibar has countless beaches with clear water and white sand for sunbathing, beach sports and games and on foot tours.



## CULTURAL HERITAGE

Famously known as a trading hub “Stone town” a small city that crown Zanzibar with a dignity of cultural preservation. The place was mentioned as a world heritage by UNESCO is a hard to miss site when you visit Zanzibar.





## LOCATED IN PAJE

Paje, a vibrant coastal village on Zanzibar's South East coast, has transformed from a sleepy fishing community into one of the island's most sought-after destinations for both tourism and property investment. Known for its pristine white sand beaches, crystal clear waters, and world-class kite surfing conditions, Paje offers a unique blend of natural beauty and modern convenience. The area boasts a growing selection of boutique hotels, chic beach bars, and international restaurants, creating a cosmopolitan yet laid back atmosphere. With tourism numbers continuing to rise, improved infrastructure, and increasing demand for high-quality holiday rentals, Paje presents exceptional potential for strong returns on investment, making it one of the most promising property hotspots in Zanzibar.



# PROJECT OVERVIEW



[ENQUIRE NOW](#)



# 13 LUXURIOUS 2 BED UNITS

Jua Villas offers luxurious residencies with maximum comfort and peace. This project includes 13 exclusive units, each embodying the pinnacle of luxury you, as an investor, would desire. Every unit is meticulously crafted with attention to detail, ensuring every element contributes to your comfort. Each residence boasts expansive living spaces, opening up to breathtaking views that capture the essence of upscale living.

[ENQUIRE NOW](#)





**3** Min Walk to the Beach

**1** Min to Food Court

**1** Min to coffee shop



THE GARTEN

Ratatouille Zanzibar

Bento - Paje food court

The Village Market - Paje

Orange Restaurant Paje

Paje Beach

Mr. Mshawa Golf, Restaurant &...

Kinazi Upper Beach Hotel

AMS Medical Center Paje

Namadi Beach Restaurant Paje

# ABOUT THE VILLAS



Download Brochure

## Two Bedroom Fully Fitted Villa

**\$335,000 USD**

The price for a fully fitted villa with a pool starts at \$335,000 USD (including VAT). We will provide you with every detail available to help you accomplish your awesome journey

**Fully Fitted:** Includes premium fixtures, fittings, and essential installations (kitchen, bathrooms, lighting, flooring, wardrobes, and air conditioning). Furniture and decor excluded unless specified.

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# ABOUT THE DEVELOPER

Asana, the team behind Jua Villas, is bringing a new perspective to real estate in Zanzibar. Our vision is to create thoughtfully designed spaces that embrace the island's natural beauty while offering modern comfort and functionality.

Fully registered with the Zanzibar Investment Promotion Authority (ZIPA), we prioritise quality, transparency, and long-term value for investors. Our projects are more than just developments— they are carefully crafted environments that balance contemporary design with the authenticity of Tanzanian culture. With a focus on detail and excellence, Jua Villas sets a new standard for refined island living.

[FIND OUT MORE](#)



# KEY FEATURES & AMENITIES

## Eco-Friendly Design

Jua Villas in Zanzibar embodies the perfect harmony between luxury living and environmental responsibility, offering an eco-friendly, sustainable design that blends seamlessly with the island's natural beauty. Each villa is thoughtfully constructed using locally sourced materials, natural ventilation, and energy-efficient systems to minimise environmental impact. While each villa is designed to be energy efficient, independent solar energy systems are available as an optional upgrade.

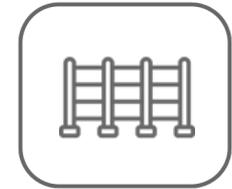
Jua Villas provide a serene retreat where modern elegance meets conscious living – a testament to Asana's commitment to preserving Zanzibar as a paradise for generations to come.



Private  
Swimming Pool



Private  
Garden



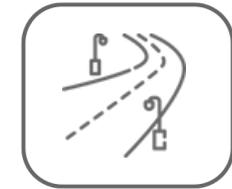
Secure  
Fencing



Solar Water  
Heaters



Secure  
Parking



Gravel Internal  
Roads



# GROUND FLOOR

TOTAL BUILT AREA: 237M2



Jua Villas  
Starting at \$335,000

Living room + Dining : 38 m2

Kitchen : 14.88 m2

Bathroom : 5.01 m2

Terrace : 45.5 m2

Swimming pool : 22.5 m2

Depth 1.6 Meters

# FIRST FLOOR

**Bedroom 01** : 17.68 m<sup>2</sup>

**Dressing 01**: 4.43 m<sup>2</sup>

**Bedroom 02** : 13.56 m<sup>2</sup>

**Dressing 02**: 1.86 m<sup>2</sup>

**Bathroom 01**: 5.01 m<sup>2</sup>

**Bathroom 02**: 5.86 m<sup>2</sup>

**Hall**: 3.77 m<sup>2</sup>

**Terrace**: 33,75 m<sup>2</sup>





# PAYMENT PLAN

1

**Reservation fee:** \$5,000 (non-refundable).

Secures your unit and locks in the purchase price.

2

**First instalment:** 30% (minus 5,000 res fee) + 5% facilitation fee, due upon signing the PSA.

**Estimated Timeframe:** Within 1 month of reservation fee.

3

**Second instalment:** 30%, due upon completion of the foundations.

**Estimated Timeframe:** 5-6 months after project commencement.

4

**Third instalment:** 30%, due upon completion of the superstructure & start of roof and window installation.

**Estimated Timeframe:** 9-10 months after project commencement.

5

**Final instalment:** 10%, due upon handover.

**Estimated Timeframe:** 12-14 months after project commencement.

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# HIGH RETURN ON INVESTMENT POTENTIAL

## Rental

- Optimistic: 15% annual return
- Realistic: 10% annual return
- Pessimistic: 8% annual return

## Capital Appreciation

- 30% per year



# WHY INVEST WITH US?



## Developer Expertise

With years of experience, Dream Real Estate Ltd ensures quality, transparency, and results.



## High ROI

Jua Villas offers excellent returns on investment, supported by Zanzibar's growing real estate market.



## Stable Environment

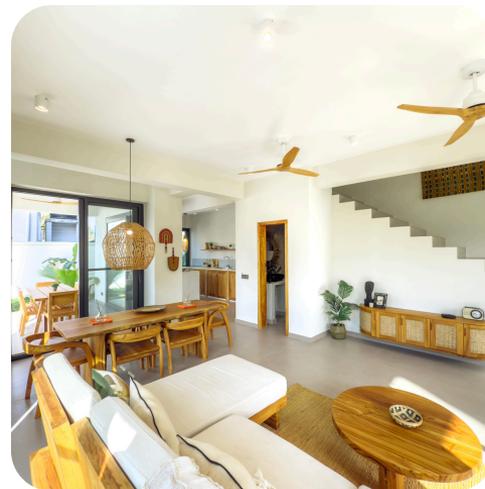
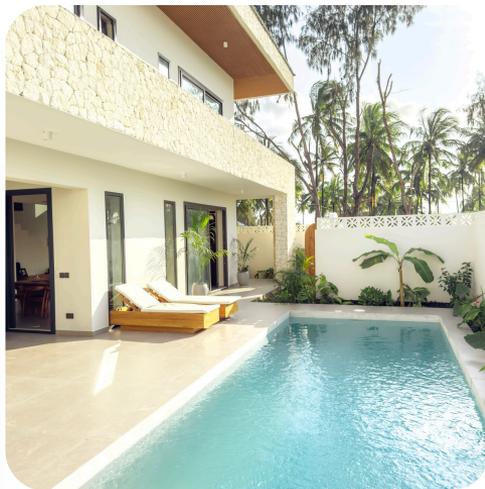
Invest with confidence in a politically and economically secure region.

[ENQUIRE NOW](#)

## CONSTRUCTION PROGRESS

The site has been cleared, perimeter wall and gated entrance completed. All basic services (electricity & water) have been connected, and the first showroom villa has been completed and is available for viewings and purchase.

[FIND OUT MORE](#)





# MAKE YOUR DREAM A REALITY



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Schedule a site visit

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