



KILIMA VILLAS

PAJE

# The Oasis of Homes





# Table Of Contents

1. [Welcome to Kilima Villa](#)
2. Project Location - Paje
3. The Project
4. [The Developer](#)
5. Key Fey Features and Amenities
6. Floor plan & Site Map
7. [Interiors](#)
8. [Payment Plan](#)
9. Contact Us

  
**KILIMA VILLAS**  
PAJE

# Welcome To Kilima Villas

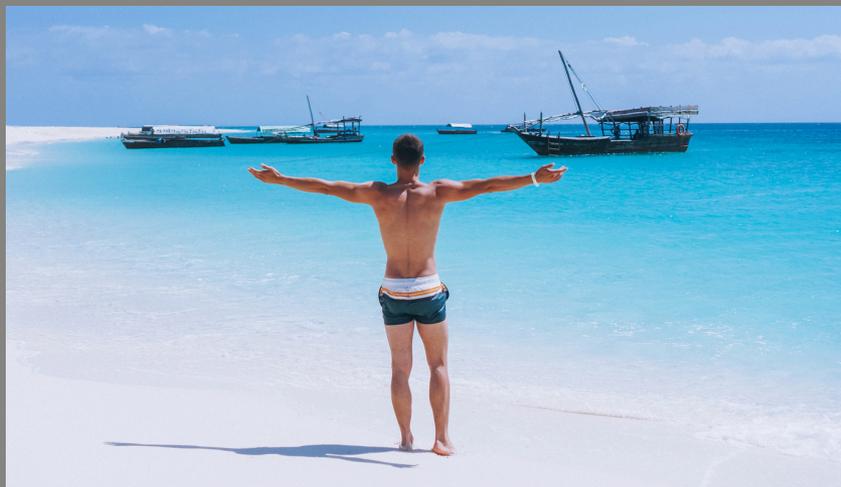
Kilima Villas is a new off-plan residential project located in Paje, one of Zanzibar's most popular and beautiful areas. Just 8 minutes from Paje Beach. The villas are thoughtfully designed to provide a balance between modern living and natural surroundings. Whether you're an investor, vacationer, or resident, Kilima Villas offers the comfort and tranquility you need, combined with the convenience of a great location. These homes are perfect for enjoying Zanzibar's charm while living in a modern and peaceful environment.





## Located in Paje, The Land of breeze

Kilima Villas is located just 800m from Paje beach as the crow flies, 3 mins to the main road and 6 mins to the beach by car. Paje is a favourite spot for locals, expats and tourists alike. The area offers a mix of beautiful beaches, a wide variety of dining experiences and exciting activities, making it a great place to live or visit.



## Mesmerising Beaches

Paje features stunning, powdery white sandy beaches and clear turquoise waters, ideal for relaxation and breathtaking views.

## Zanzibar's Kite Surfing Capital

Known for its excellent kite surfing conditions, suitable for experts & beginners alike. Paje attracts enthusiasts with its consistent winds and expansive beachfront.





# Kilima Villas Project

## A Unique Blend of Modern Design and Nature

Kilima Villas focuses on combining contemporary architecture with the natural beauty of Zanzibar. Every home is designed to allow plenty of natural light, ventilation, and seamless indoor-outdoor living.

**Fully Fitted:** Includes premium fixtures, fittings, and essential installations (kitchen, bathrooms, lighting, flooring, wardrobes, Insulated roofs, active ventilation, solar water heaters, and air conditioning) and the possibility of independent electric solar systems. Furniture and decor excluded unless specified.

[ENQUIRE NOW](#)

Kilima Villas — 05

# About the Developer

The developer behind Kilima Villas has a proven track record of excellence and timely delivery. The first phase of the project was successfully completed and handed over on schedule, quickly becoming fully functional and generating income in record time. These villas have gained immense popularity on platforms like Airbnb [ [Airbnb link](#) ], [ [Airbnb link](#) ], making them a top choice for investors, expats and vacationers alike.

[FIND OUT MORE](#)





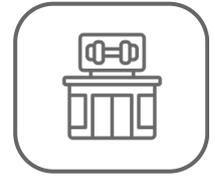
# Key Features And Amenities



Swimming Pool with  
immersed fire pit



Exotic lush  
Garden



Fitness Sport  
Center



Ample  
Secure Parking



Tropical enhanced  
Kitchen



Solar Water  
Heater

## Outdoor Shower

A luxurious touch that lets you connect with nature while enjoying your privacy.

# Kilima Villas

## Starting at \$230,000

### Floor Plan

Plot Area : 382.62 - 626.29 Sqm

Swimming pool depth : 1.6 meters

**Living room + Dining :** 38,00 m<sup>2</sup>

**Bedroom 01 :** 17,68 m<sup>2</sup>

**Bedroom 02 :** 13,56 m<sup>2</sup>

**Kitchen :** 14,88 m<sup>2</sup>

**Bathroom 01:** 5,01 m<sup>2</sup>

**Bathroom 02:** 5,86 m<sup>2</sup>



# SITE MAP





# Payment plan

1

**Reservation fee:** \$10,000 (non-refundable).  
Secures your unit and locks in the purchase price.

2

**First instalment:** 20% (minus 10,000 res fee) + 5% facilitation fee, due upon signing the PSA.  
**Estimated Timeframe:** Within 1 month of reservation fee.

3

**Second instalment:** 20%, due upon completion of the foundations.  
**Estimated Timeframe:** 2-4 months after project commencement.

4

**Third instalment:** 20%, due upon completion of the superstructure.  
**Estimated Timeframe:** 6-8 months after project commencement.

5

**Fourth instalment:** 20%, due at the start of roof and window installation.  
**Estimated Timeframe:** 10-12 months after project commencement.

6

**Final instalment:** 20%, due upon handover.  
**Estimated Timeframe:** 18 months after project commencement.

[ENQUIRE NOW](#)

# 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!



SCAN TO VISIT OUR WEBSITE



## Developer Expertise

With years of experience, Asana ensures quality, transparency, and timely delivery.



## Stable Environment

Invest with confidence in a politically and economically secure region.



## High ROI

Kilima Villas presents a lucrative investment opportunity with exceptionally high returns, driven by Zanzibar's booming real estate market, growing tourism sector, and increasing demand for premium luxury properties.

5 completed  
operational  
villas



# Reserve Now!



Reserve your spot in our Exclusive Villas, where your dream of owning a luxurious unit becomes a reality. Our team of experts is eager to welcome you into Zanzibar's vibrant community and its boundless beauty.



# KILIMA VILLAS

PAJE



[+255 712 388 322](tel:+255712388322)



[kilimainfo@asana.africa](mailto:kilimainfo@asana.africa)



[Schedule a Visit](#)

**Disclaimer:** The images, renders, and dimensions provided in this brochure are for illustrative purposes only. Final products may vary in appearance, size, and details. Variations may occur due to design updates, material availability, or construction adjustments. This brochure does not constitute a contract or guarantee of final specifications.