

3min
WALK TO BEACH

\$335k
STARTING PRICE

Barefoot *Luxury*

A WALK TO THE BEACH · A STEP INTO COMFORT

13
EXCLUSIVE UNITS

VILLA TYPE

2 Bed · 2 Bath

TOTAL UNITS

13 **Exclusive**

TO DELIVERY

6 **months**

STATUS

Show Home Ready

SOLD

2 **Units**

YOUR HOME IN ZANZIBAR

A tropical island *paradise awaits*

Zanzibar is a tropical island paradise off Tanzania's coast — famous for its white sandy beaches, crystal clear turquoise waters, and the rich aromatic history of its bustling Stone Town. A blend of stunning natural beauty, spice farm tours, and vibrant cultural experiences makes it an ideal 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 lifestyle buyers and serious investors alike.

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



INDIAN
OCEAN

PROJECT LOCATION

Located in Paje, *the jewel of the east coast*

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 rising, improved infrastructure, and increasing demand for quality holiday rentals, Paje presents exceptional investment potential.



3 min

WALK TO BEACH

1 min

FOOD COURT

45 min

FROM ZNZ AIRPORT

30 min

STONE TOWN

— THE PROJECT

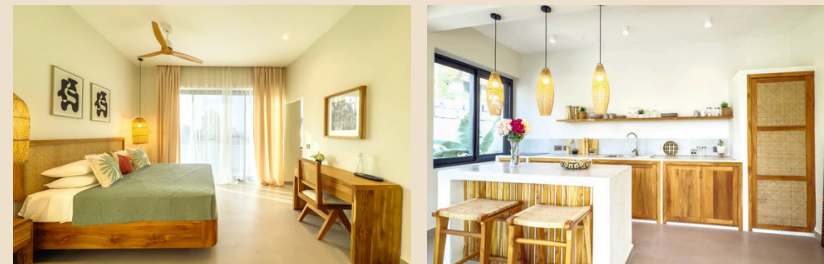
13 luxurious *two-bed villas*

\$335,000 USD

STARTING PRICE — FULLY FITTED, INC. VAT

Jua Villas offers luxurious residences with maximum comfort and peace. This exclusive development comprises 13 units, each embodying the pinnacle of island luxury — meticulously crafted with attention to detail, designed around expansive open-plan living that dissolves into private pool terraces and tropical gardens.

The name Jua — Swahili for sun — speaks to the character of these homes: warm, luminous, and rooted in the spirit of the island. Every unit is a two-storey villa with private pool, built to a premium specification and ready to generate rental income from day one.



5 units deliverable within 6 months — secure yours now before completion.

Fully Fitted includes: Premium kitchen · Fully tiled bathrooms · Fitted wardrobes · Insulated roof with natural ventilation · Solar water heater · Split A/C throughout · Private pool (1.6m depth) · Landscaped tropical garden · Secure fencing · Gravel internal estate roads. Furniture package available separately.

13

TOTAL UNITS

2

SOLD

5

AT 50% COMPLETION

KEY FEATURES & AMENITIES

Eco-luxury. *Every detail considered.*

Jua Villas embodies the harmony between luxury living and environmental responsibility — an eco-friendly design that blends seamlessly with Zanzibar's natural beauty, using locally sourced materials, natural ventilation, and energy-efficient systems.



Private Pool

Private pool at 1.6m depth per unit, set on a generous sun terrace.



Private Garden

Lush tropical garden with mature planting, fully landscaped.



Secure Fencing

Full perimeter wall, electric fencing and gated estate entrance for privacy and security.



Secure Parking

Private covered parking per unit with gated estate access.



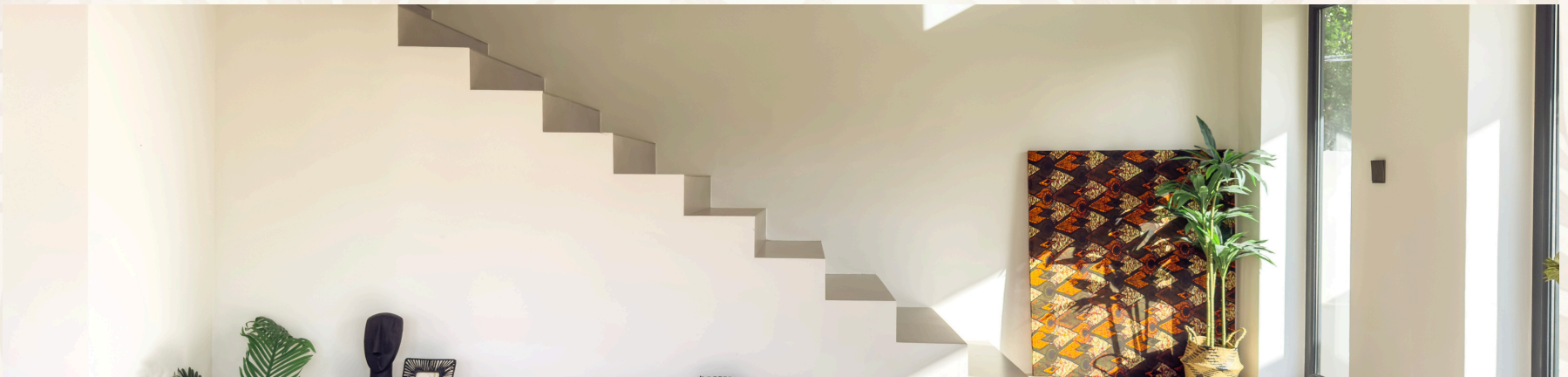
Estate Roads

Gravel internal estate roads throughout the Jua Villas compound.



Generator Back-Up

Standby generator with automatic switchover ensures uninterrupted power to every villa at all times.



FLOOR PLANS

Ground Floor & First Floor

Starting at \$335,000 USD

GROUND FLOOR

Living, Dining & Pool



LIVING + DINING

38 m²

BATHROOM

5.01 m²

SWIMMING POOL

22.5 m²

KITCHEN

14.88 m²

TERRACE

45.5 m²

POOL DEPTH

1.6 m

FIRST FLOOR

Bedrooms, Dressing & Terraces



BEDROOM 01

17.68 m²

BEDROOM 02

13.56 m²

BATHROOM 01

5.01 m²

DRESSING 01

4.43 m²

DRESSING 02

1.86 m²

FIRST FLOOR TERRACE

33.75 m²

Dimensions are indicative. Final specifications may vary. This document does not constitute a binding contract.

The estate, *as it stands*

JuaVillas is a carefully planned private estate in the heart of Paje — just 3 minutes' walk from the beach. The site plan shows all 13 units arranged around a shared internal road network within a secure, gated perimeter. Each villa enjoys its own private garden, pool terrace, and dedicated parking.

The showroom villa is complete and available for viewings. Five units are at 50% completion, with the remaining units available off-plan.

- Showroom Villa — Complete & Available for Viewing
- 5 Units - 50% Completion, Deliverable in 6 months
- Remaining Units - Available off-Plan







25%
PER ANNUM

INVESTMENT PERFORMANCE

High Return on Investment Potential

JuaVillassitsat the intersection of Zanzibar's rising tourism market, a structurally undersupplied premium villa market, and one of East Africa's most walkable beach locations. Owners benefit from strong short-term rental income and meaningful capital appreciation as Paje's property market matures.

RENTAL RETURN	15% / yr
CAPITAL APPRECIATION	10% / yr
TOTAL ROI	25% p/a

ABOUT THE DEVELOPER

Built on a vision *of island living*

AsanaAfrica is aboutique property developer 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.

Our projects are more than developments — they are carefully crafted environments that balance contemporary design with the authenticity of Tanzanian culture. The first showroom villa at Jua Villas is complete and available for viewings, with the site cleared, perimeter wall and gated entrance built, and all services connected.



ZIPA Registered

Fully registered developer ensuring legal clarity and investor protection.



Quality First

Premium materials, local craftsmanship, and uncompromising attention to detail



Proven Track

Showroom villa complete — build quality you can see before you invest.



PAYMENT PLAN

Structured for confident investors

Our construction-linked payment plan aligns your capital outflows with development milestones — protecting your investment at every stage and delivering transparency from reservation to handover in 6 months.

RESERVATION FEE

\$5,000

Non-refundable. Secures your selected unit and locks in the current purchase price immediately.

1

FIRST INSTALMENT

30%

Less \$5,000 reservation fee, plus 5% facilitation fee. Due on signing the Purchase and Sale Agreement.

WITHIN 1 MONTH OF RESERVATION

2

SECOND INSTALMENT

30%

Due upon completion of foundations.

3 MONTHS AFTER COMMENCEMENT

3

THIRD INSTALMENT

30%

Due upon completion of superstructure.

5 MONTHS AFTER COMMENCEMENT

4

FINAL INSTALMENT

10%

Due upon handover and keys release.

6 MONTHS AFTER COMMENCEMENT

Three reasons to choose *JuaVillas*

01

Developer Expertise

AsanaAfrica brings a new perspective to Zanzibar real estate — fully registered with ZIPA, focused on quality and transparency, and already delivering with a completed showroom villa available for viewings today.

02

Unmatched Location

3 minutes' walk to one of Zanzibar's finest beaches, 1 minute to food and coffee, and immersed in Paje's booming hospitality ecosystem. Jua Villas occupies one of the most compelling positions for rental yield on the east coast.

03

Managed from Day One

Jua Villas owners can place their property under management with Asana Living — our dedicated property management, STR, and facilities management division. Income from day one. Hassle from day none.



RESERVE YOUR VILLA

Make your dream *a reality*

A limited number of Jua Villas units remain available. Reservations are secured on a first-come basis with a \$5,000 reservation fee. Visit our showroom villa in Paje — see the quality before you invest.

ENQUIRE NOW

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LOCATION

Paje, Zanzibar



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