

KILIMA VILLAS

PAJE

ASANA AFRICA · PAJE, ZANZIBAR

# Kilima Villas

THE OASIS OF HOMES

800m

FROM PAJE BEACH

\$230k

STARTING PRICE

25%

TARGET ANNUAL RETURN

VILLA TYPE

2 Bed · 2 Bath

PLOT AREA

382 – 626 sqm

TO DELIVERY

6 months

STATUS

Off-Plan · Now Selling

SOLD

7 Units

COMPLETE

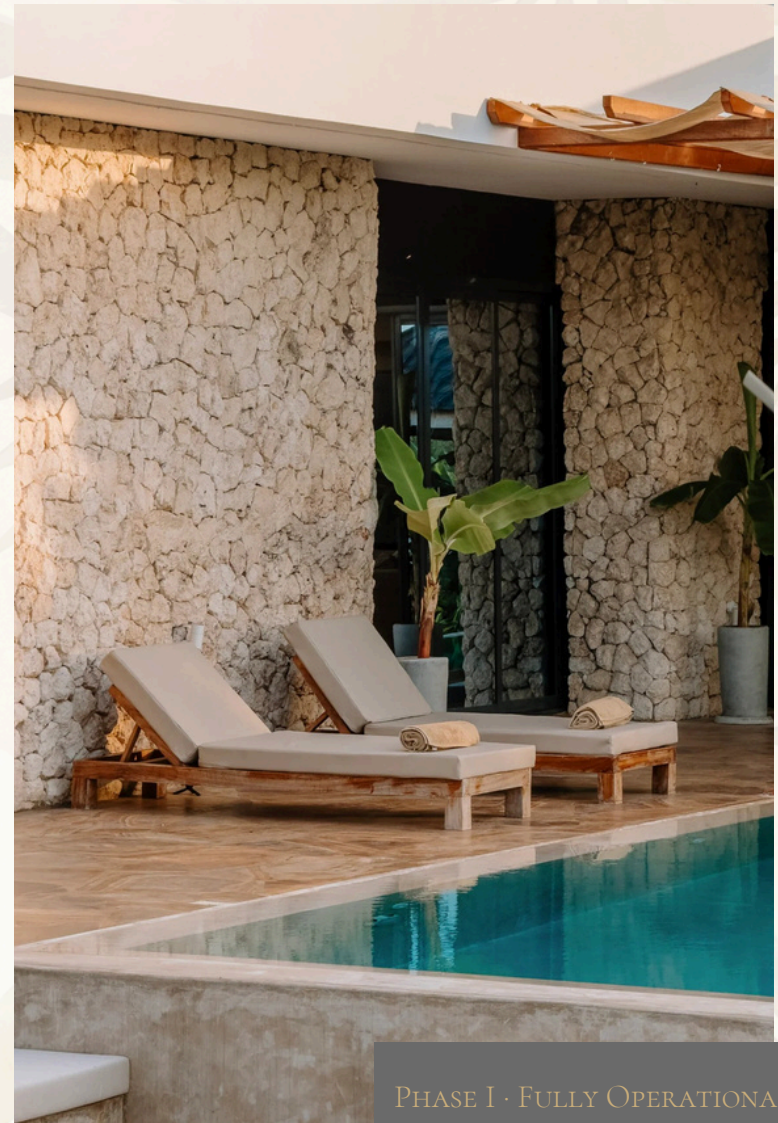
2 in July

WELCOME TO KILIMA VILLAS

# A NEW KIND OF ISLAND LIVING

Kilima Villas is Asana Africa's flagship off-plan residential development, set in the heart of Paje on Zanzibar's celebrated east coast — just 800 metres from the Indian Ocean and minutes from the region's finest dining, kite surfing, and reef snorkelling.

Every villa is designed around the rhythms of island life: natural stone walls, open-plan interiors that dissolve into private pool terraces, and gardens lush with tropical planting. Whether you are seeking a premium holiday home, a permanent residence, or a high-performing rental investment, Kilima Villas is built to exceed.



PHASE I · FULLY OPERATIONAL



6

MINS TO  
THE BEACH

## LOCATED IN PAJE, THE LAND OF BREEZE

Paje sits on Zanzibar's eastern shore — one of the island's most beloved stretches of coast. Known for its powdery white sand, turquoise shallows, and consistent trade winds, it is Zanzibar's undisputed kite surfing capital and a favourite destination for travellers who prefer beauty and character over resort convention.

The area is well-served by local restaurants, cafés, dive operators, and a growing expat community, making it as liveable as it is visitable.

800M

BEACH AS THE CROW FLIES

3 MIN

TO THE MAIN ROAD

30 MIN

FROM STONE TOWN

45 MIN

FROM ZNZ AIRPORT

THE DEVELOPMENT

## MODERN DESIGN. NATURAL SOUL.

Kilima Villas bring together contemporary East African architecture and the natural character of the island. Exposed coral stone walls, deep overhanging eaves, ceiling fans, and floor-to-ceiling glazed sliding doors create homes that breathe — cool in the heat, luminous at golden hour, private by design.

Every villa is delivered fully fitted to a premium standard, ready for immediate occupation or rental income generation.

Fully Fitted Specification includes: Premium kitchen with tropical-inspired cabinetry · Fully tiled bathrooms · Fitted wardrobes · Insulated roof with active ventilation · Solar water heater · Split A/C throughout · Ambient lighting throughout · Private pool (1.6m depth) · Landscaped garden. Furniture package available separately.



## EVERY DETAIL CONSIDERED



### Private Pool with Fire Pit

Each villa has its own private pool at 1.6m depth, set in a sunken terrace with an immersed fire pit for evenings under the Zanzibar sky.



### Exotic Lush Garden

Fully landscaped tropical gardens surround each villa, creating a private sanctuary of palms, flowering plants, and curated planting.



### Outdoor Shower

A signature feature of Kilima Villas — the outdoor shower lets you connect with nature while maintaining complete privacy. A detail guests love.



### Ample Secure Parking

Private covered parking with gated access for each villa, with additional guest parking available within the estate.



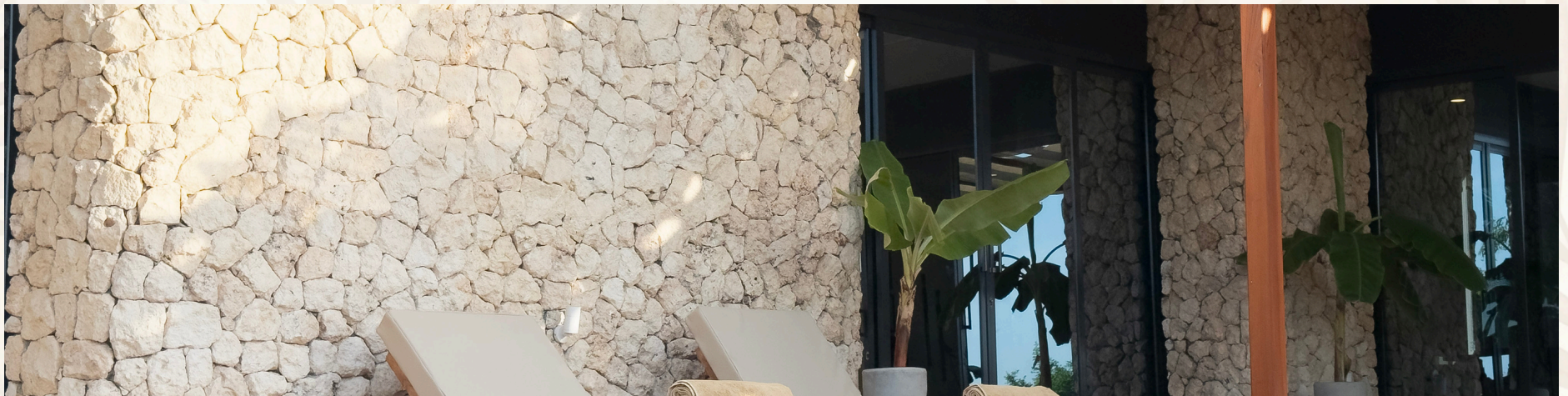
### Secure Fencing

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



### Generator Back-Up

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



# PHASE II — VILLA TYPES

Starting at \$230,000

TYPE A



LIVING & DINING  
42.25 M<sup>2</sup>

KITCHEN  
16.63 M<sup>2</sup>

BEDROOM 1  
17.68 M<sup>2</sup>

BATHROOM 1  
8.19 M<sup>2</sup>

BEDROOM 2  
15.97 M<sup>2</sup>

BATHROOM 2  
6.28 M<sup>2</sup>

TOTAL AREA

107 M<sup>2</sup>

TYPE B



LIVING & DINING  
38.98 M<sup>2</sup>

KITCHEN  
14.88 M<sup>2</sup>

BEDROOM 1  
17.68 M<sup>2</sup>

BATHROOM 1  
5.86 M<sup>2</sup>

BEDROOM 2  
13.74 M<sup>2</sup>

BATHROOM 2  
5.86 M<sup>2</sup>

TOTAL AREA

97 M<sup>2</sup>

*Dimensions are indicative. Final specifications may vary. This document does not constitute a binding contract. Full specifications confirmed in the Purchase and Sale Agreement.*

# THE ESTATE, LAID OUT

Kilima Villas is a thoughtfully planned private estate in the heart of Paje. Each villa plot is generous in proportion, with private pool terraces, landscaped gardens, and dedicated parking — all set within a gated perimeter with shared access roads and green corridors.

Phase I villas are fully operational. Phase II plots are now available for reservation.

- Phase I — Completed & Operational
- Phase II — Now Selling (Off-Plan)




MASTER PLAN · FEB 2025



INVESTMENT PERFORMANCE

## HIGH RETURN ON INVESTMENT POTENTIAL

Kilima Villassitsatthe intersection of Zanzibar's rising tourism market, a structurally undersupplied premium villa market, and one of East Africa's most sought-after coastal locations. Owners benefit from strong short-term rental income and meaningful capital appreciation as the island's real estate market continues to mature.



25%

RENTAL RETURN 15 % / YR

CAPITAL APPRECIATION 10 % / YR

TOTAL ROI 25% P/A



# Structured for investors

Our construction-linked payment plan is designed to align your capital outflows with development milestones — providing transparency and protecting your investment at every stage of the build.

## RESERVATION FEE

\$5,000

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

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



ABOUT THE DEVELOPER

# BUILT ON PROVEN DELIVERY

AsanaAfrica is a boutique property developer specialising in premium residential and investment-grade villas on Zanzibar's east coast. The Kilima Villas project entered its second phase following the successful completion and handover of the first five operational villas — all of which reached full STR occupancy within weeks of launch and consistently rank among Paje's top-rated properties on Airbnb.

Our philosophy is simple: deliver exceptional properties on time, to specification, in locations that hold and grow their value. We build for owners who care about quality, and investors who care about returns.



## Developer Expertise

Proven track record of on-time delivery and quality execution.



## Stable Region

Invest with confidence in a politically and economically secure jurisdiction.



## High ROI

Driven by Zanzibar's booming tourism and undersupplied premium market.



WHY ZANZIBAR

# WHY INVEST WITH ASANA AFRICA

## 01

### BOOMING TOURISM MARKET

Zanzibar welcomed over 650,000 international visitors in 2023, with arrivals growing year-on-year. Paje is consistently among the island's highest-demand STR destinations, driven by the kitesurfing, diving, and Indian Ocean lifestyle markets.

## 02

### UNDERSUPPLIED PREMIUM MARKET

Demand for quality, well-managed villa properties on the east coast continues to outpace supply. Kilima Villas is positioned at exactly the intersection of what the market wants: modern design, private pools, and professional management.

## 03

### MANAGED INVESTMENT OPTION

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



RESERVE YOUR VILLA

# BEGIN YOUR ZANZIBAR STORY

A limited number of villas remain available in the current phase. Reservations are secured on a first-come basis with a \$5,000 reservation fee. Our team is ready to walk you through available units, floor plans, and the full sales process.

ENQUIRE NOW

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LOCATION

PAJE, ZANZIBAR

  
KILIMA VILLAS  
PAJE

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