

## 3-Bedroom Penthouse for Sale

Paje , Zanzibar  
-6.273451, 39.533259



Asili is the most exclusive residence within the Vela Paje Zanzibar development in Paje. This premium 3-bedroom rooftop penthouse occupies the top levels of the project and is the only unit type featuring a private, sea-facing rooftop terrace. Designed for discerning buyers seeking privacy, expansive living spaces, and panoramic ocean views, Asili combines refined tropical living with a high-end investment profile in one of Zanzibar's most prestigious coastal locations.

**Property Size and Layout-** Internal area: 101.86 m<sup>2</sup>- Private rooftop terrace: 68.01 m<sup>2</sup>- Total usable area: 169.87 m<sup>2</sup>- Floor levels: Third and fourth floors- Private elevator access directly to the penthouse

**Apartment Layout-** Third Floor - Interior Living Spaces- Living and dining area: 37.76 m<sup>2</sup>- Kitchen: 15.69 m<sup>2</sup>- Master bedroom: 16.65 m<sup>2</sup>- Master bathroom (en-suite): 5.85 m<sup>2</sup>- Bedroom 2: 11.21 m<sup>2</sup>- Bedroom 3: 10.74 m<sup>2</sup>- Common bathroom- Two outdoor balconies: 11.34 m<sup>2</sup>

**Fourth Floor - Rooftop Level-** Private rooftop terrace: 68.01 m<sup>2</sup>- Exclusive sea-facing rooftop, designed for outdoor dining, relaxation, and entertaining

**Unit Features-** Fully furnished and fully equipped with high-end appliances- Distinctive African-inspired interior design blended with contemporary luxury- Three spacious bedrooms with premium beds, built-in wardrobes, and elegant finishes- Two to three bathrooms depending on configuration, featuring premium fixtures and refined vanities- Large open-plan living and dining area with seating for up to 8 guests- Modern kitchen with sleek cabinetry, generous countertops, and top-tier appliances- Private rooftop terrace with unobstructed ocean views- Move-in ready, including sheets, curtains, towels, and all essential household items

**Development Amenities-** 24/7 security with CCTV and controlled gated access- Reception and concierge services- On-site restaurant and bar- Co-working space with high-speed fibre internet- Communal swimming pool surrounded by landscaped tropical gardens- Fully equipped gym and fitness centre- Professionally maintained common areas- Eco-conscious infrastructure including solar panels and water-saving systems

**Investment Highlights-** Flagship luxury unit within the Vela Paje Zanzibar development- Starting price from USD 419,000- Fully furnished, appliances included, VAT included- Optional professional rental management available- Forecasted net rental yield: 13% - 23%- Estimated breakeven period: approximately 4.3 years- Rental projections based on a USD 675 nightly rate and 85% occupancy- Strong capital appreciation potential driven by scarcity and penthouse demand- Extremely limited availability: only 6 Asili penthouses

**Developer-** Developed by Spectral Invest Limited- Eco-conscious luxury real estate developer founded by experienced European professionals- Commitment to sustainable architecture, high-quality construction, and long-term value creation- Proven delivery of completed residential developments in Paje

**Views and Surroundings-** Elevated ocean views from the rooftop terrace- Garden, village, and tropical landscape views from lower levels- Quiet,

secure, resort-style living environment- Surrounded by boutique hotels, cafés, and lifestyle venues- Located in Paje, a globally recognized kitesurfing and tourism destinationLocation and Access- Prime location near the main road in Paje- Approximately 300 meters from Paje Beach- Approximately 50 km from Zanzibar International Airport- Estimated transfer time from the airport: around 70 minutesOwnership and Payment Structure- Secure ownership under Zanzibar condominium regulations- Condominium title deed issued- Investor-friendly staged payment plan availableSummaryAsili at Vela Paje Zanzibar stands apart as the development's most prestigious offering. With expansive two-level living, a private sea-facing rooftop terrace, elevator access, and exceptionally limited supply, the Asili Penthouse is purpose-built for buyers seeking exclusivity, privacy, and long-term value in Zanzibar's prime coastal real estate market.

## Overview

Purpose:For Sale	Sale price:\$419000	Rent price:\$
Land area:169.87m?	Living area:101.86m?	Bedrooms:3
Bathrooms:3	Country:Tanzania	Zip code:
Balcony/terrace:68.01m?	Garden area:m?	

## Indoor amenities

- Air conditioning
- Cable TV
- Internet
- Ocean View

## Outdoor amenities

- Parking
- Balcony
- Pool
- Garden / Outdoor Space

## Distances

- Beach 300m
- Pharmacies 800m
- Coffee shop 400m
- Restaurant 300m
- Bakery 600m
- Bus 350m

**Agent Details**

john@mayer.co.tz - John Sagawala Komba

**Mayer & Co**