

Marumbi Village Luxury Residences

Chwaka, Zanzibar

-6.149773, 39.433418

MARUMBI VILLAGE Luxury Residential Investment Development | Chwaka South, Zanzibar A secure, gated residential community developed to European luxury standards, offering villas, bungalows, and apartments with strong investment potential. Located few minutes from the beach and close to key educational, tourist attractions and transport hubs, Marumbi Village combines lifestyle living with attractive rental returns.

LOCATION • Marumbi Village, Chwaka South, Zanzibar • Total land area: approx. 1.056 hectares (10,563.93 m²) • 3 minutes from white sand beaches • 30 minutes from Zanzibar International Airport • Near the Prestigious University of Chwaka • Secure gated community

LUXURY STANDARDS & CONSTRUCTION Developed to European standards using durable, high-quality materials: • Unique architectural design • Soundproofed structures • Fire and water protection systems • European-model electrical distribution for maximum safety and stability • Solar power system with storage for energy independence

VILLA - 2-BEDROOM LUXURY VILLAS Starting from USD 179,990 (Approx. 899.95 USD/m²) • Total built area: 200 m² • 2 bedrooms plus office • Multi-level layout with rooftop terrace

Key Features Ground Floor: • Open lounge with dining and kitchen (37.16 m²) • Bathroom (3.46 m²) • Terrace (19.5 m²) • Back porch (2.79 m²) • Private car park (25 m²) Upper Floor: • Master bedroom (15.08 m²) with en-suite (6.35 m²) • Bedroom (12.95 m²) • Office (6.78 m²) • Rooftop terrace: 52 m² • Clear separation of social, private, and work zones • Tiled or terrazzo flooring and low-maintenance finishes

Investment Overview • Estimated rental yield: 12% - 20% annually • High capital appreciation potential

BUNGALOW - 2-BEDROOM RESIDENCES Starting from USD 129,990 (Approx. 627.06 USD/m²) • Total built area: 207.3 m² • Single-story layout with rooftop terrace

Key Features • Open living room including dining and kitchen (28.2 m²) • Bedrooms: 13.5 m² and 10.5 m² • Corridor (3.25 m²) • Master en-suite bathroom (6 m²) • General W/C (3.75 m²) • Laundry room (3.13 m²)

Outdoor Areas • Terrace (12.75 m²) • Rooftop terrace: 89 m² • Private car park (25 m²) • Practical zoning and low-maintenance terraces • Tiled or terrazzo flooring

Investment Overview • Estimated rental yield: 12% - 20% annually • Strong demand from long-stay residents and tourists

APARTMENT - 2-BEDROOM UNITS Starting from USD 89,990 (Approx. 787.93 USD/m²) • Total area: 114.21 m² • 2-bedroom apartment with rooftop terrace

Key Features • Open living room including dining and kitchen (22.57 m²) • Bedrooms: 9 m² and 7.84 m² • Hallway (1.63 m²) • Shared bathroom (3.16 m²)

Outdoor Areas • Entry porch (2.3 m²) • Porch (3.15 m²) • Rooftop terrace: 26.1 m² • Private car park (25 m²) • Efficient space planning for living or rental • Tiled or terrazzo flooring and paved parking

Investment Overview • Estimated rental yield: 12% - 20% annually • Affordable entry point for investors

AMENITIES Residents enjoy: • Large communal swimming pool • Private parking for each unit • Quick access to white sand beaches • Secure gated environment

INVESTMENT POTENTIAL • High appreciation potential driven by Zanzibar's rapid growth • Strong tourism demand supporting rental income • Suitable for short-term and long-term rental strategies

FULLY EQUIPPED & TURNKEY OPTIONS • Fully finished, unfurnished (optional furniture packages available) ready-to-live or ready-to-rent units • Complete furniture packages available • Kitchen appliances, lighting, and fittings included

CUSTOMIZATION & DEVELOPER EXPERTISE • Customization options

available to match buyer preferences• Developed by R&R German Group• Construction and development experience across the USA, Germany, and Africa????????????????????OWNERSHIP & PAYMENT STRUCTURE• Secure residential ownership• Staged, investor-friendly payment plan available????????????????????

Overview

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|--------------------|--------------------|---------------|
| Purpose:For Sale | Sale price:\$89990 | Rent price:\$ |
| Land area:m? | Living area:m? | Bedrooms: |
| Bathrooms: | Country: | Zip code: |
| Balcony/terrace:m? | Garden area:m? | |

Indoor amenities

- ✓ Air conditioning

✓ Cable TV

✓ Internet

✓ Microwave
- ✓ Ocean View

Outdoor amenities

- ✓ Parking

✓ Balcony

✓ Pool

✓ Garden / Outdoor Space
- ✓ Rooftop Terrace

Distances

- ✓ Beach 133.73m

Agent Details

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Mayer & Co