

# Marumbi Village Luxury Residences

Chwaka, Zanzibar

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**MARUMBI VILLAGE**Luxury Residential Investment Development | Chwaka South, ZanzibarA 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 m?)• 3 minutes from white sand beaches• 30 minutes from Zanzibar International Airport• Near the Prestigious University of Chwaka• Secure gated community?????????????????????LUXURY STANDARDS & CONSTRUCTIONDeveloped 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 VILLASStarting from USD 179,990(Approx. 899.95 USD/m?)• Total built area: 200 m?• 2 bedrooms plus office• Multi-level layout with rooftop terraceKey FeaturesGround Floor:• Open lounge with dining and kitchen (37.16 m?)• Bathroom (3.46 m?)• Terrace (19.5 m?)• Back porch (2.79 m?)• Private car park (25 m?)Upper Floor:• Master bedroom (15.08 m?) with en-suite (6.35 m?)• Bedroom (12.95 m?)• Office (6.78 m?)• Rooftop terrace: 52 m?• Clear separation of social, private, and work zones• Tiled or terrazzo flooring and low-maintenance finishesInvestment Overview• Estimated rental yield: 12% - 20% annually• High capital appreciation potential?????????????????????BUNGALOW - 2-BEDROOM RESIDENCESStarting from USD 129,990(Approx. 627.06 USD/m?)• Total built area: 207.3 m?• Single-story layout with rooftop terraceKey Features• Open living room including dining and kitchen (28.2 m?)• Bedrooms: 13.5 m? and 10.5 m?• Corridor (3.25 m?)• Master en-suite bathroom (6 m?)• General W/C (3.75 m?)• Laundry room (3.13 m?)Outdoor Areas• Terrace (12.75 m?)• Rooftop terrace: 89 m?• Private car park (25 m?)• Practical zoning and low-maintenance terraces• Tiled or terrazzo flooringInvestment Overview• Estimated rental yield: 12% - 20% annually• Strong demand from long-stay residents and tourists?????????????????????APARTMENT - 2-BEDROOM UNITSStarting from USD 89,990(Approx. 787.93 USD/m?)• Total area: 114.21 m?• 2-bedroom apartment with rooftop terraceKey Features• Open living room including dining and kitchen (22.57 m?)• Bedrooms: 9 m? and 7.84 m?• Hallway (1.63 m?)• Shared bathroom (3.16 m?)Outdoor Areas• Entry porch (2.3 m?)• Porch (3.15 m?)• Rooftop terrace: 26.1 m?• Private car park (25 m?)• Efficient space planning for living or rental• Tiled or terrazzo flooring and paved parkingInvestment Overview• Estimated rental yield: 12% - 20% annually• Affordable entry point for investors?????????????????????AMENITIESResidents 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

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**