

2-Bedroom Luxury Villas - Marumbi

Chwaka , Zanzibar

-6.1652125, 39.4351267



MARUMBI VILLAGELuxury Residential 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
- Soundproofing
- Fire and water protection
- 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 terrace

Key Features

- Ground 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 finishes

Investment Overview

- Estimated rental yield: 12% - 20% annually
- High capital appreciation potential
- Only 2 units available?????????????????????

AMENITIESResidents enjoy:

- Large communal swimming pool
- Private parking for each unit
- 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 FINISHED & TURNKEY OPTIONS

- Fully finished, unfurnished (optional furniture packages available)
- ready-to-live or ready-to-rent units?????????????????????

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:\$179990	Rent price:\$
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Land area:m?	Living area:m?	Bedrooms:
Bathrooms:	Country:	Zip code:
Balcony/terrace:m?	Garden area:m?	

Indoor amenities

- Air conditioning
- Cable TV
- Internet
- Ocean View

Outdoor amenities

- Parking
- Balcony
- Pool
- Rooftop Terrace

Distances

- Beach 124m



Agent Details

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Mayer & Co