

2-Bedroom Bungalows - Marumbi

Chwaka , Zanzibar
-6.149773, 39.433418



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?????????????????????BUNGALOW - 2-BEDROOM RESIDENCESStarting from USD

129,990(Approx. 627.06 USD/m?)• Total built area: 207.3 m?• Single-story layout with rooftop terrace

Key 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

flooring

Investment Overview• Estimated rental yield: 12% - 20% annually• Strong demand from long-stay residents and tourists• Only 4 units available?????????????????????AMENITIES

Residents 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:\$129990	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

Outdoor amenities

Parking Pool

Distances

Beach 124m

Agent Details

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Mayer & Co