

# Modern 2-bed Villa near Paje - Easy Buy

Paje / Mtule

-6.276085553608258, 39.494125217892766



**Modern Villa with Pool & Expansion Potential - Paje / Mtule - \$275,000**  
**Overview** Located in the fast-growing and highly sought-after area of Paje / Mtule, this modern villa offers a rare combination of ready-to-live comfort and strong future potential. Set within a structured condominium development, the property benefits from a secure and foreign-buyer-friendly ownership structure, making it an ideal choice for both private use and investment.

**Property Description** The villa is fully completed and currently occupied, offering a turnkey living experience with high-quality imported furniture and a functional, modern layout. The ground floor features a bright open-plan living and dining area, two bedrooms, a fully equipped kitchen, and direct access to the outdoor space with a private pool and garden. A key highlight of this property is the additional upper floor, already structurally in place, offering the possibility to significantly increase the living space.

**Key Features**- Approx. 120 sqm built area (ground floor)- Approx. 240 sqm total potential (including upper floor)- 2 bedrooms (with expansion potential)- Open-plan living & dining area- Fully furnished (imported European furniture included)- Private swimming pool- Garden / outdoor space- Private parking- Located in a structured residential compound- Easy access to Paje and the beach

**Investment & Potential** This property stands out due to its flexibility and scalability: Immediate use as a private residence or rental Strong Airbnb / rental potential in Paje area Additional floor allows for further development (extra bedrooms, terrace, increased rental yield) Zanzibar continues to experience strong tourism growth and demand for well-located villas, making this a solid long-term investment opportunity.

**Ownership Structure** Condominium ownership ZIPA-compliant project structure Suitable for foreign buyers

**Why This Property** A rare opportunity to acquire a ready property with built-in upside potential, in one of Zanzibar's most dynamic and in-demand locations.

## Overview

Purpose: For Sale	Sale price: \$275,000	Rent price: \$
Land area: m <sup>2</sup>	Living area: 240 m <sup>2</sup>	Bedrooms: 2
Bathrooms: 1.5	Country: Zanzibar	Zip code:
Balcony/terrace: m <sup>2</sup>	Garden area: m <sup>2</sup>	

## Indoor amenities

✓ Air conditioning

✓ Internet

✓ Microwave

## Outdoor amenities

✓ Parking

✓ Pool

✓ Garden / Outdoor Space

## Agent Details

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**Mayer & Co**