



MB
HOMES



BENEFITS OF

INVESTING IN ZANZIBAR REAL ESTATE

Zanzibar island — a promising investment destination

Based in Tanzania, MB Homes specializes in high-quality residential developments across Zanzibar — from spacious villas to modern apartments and accessible housing options.

Each project is crafted with attention to detail and thoughtfully designed to meet the diverse needs of both investors and future residents.

With a dedicated team of professionals and a passion for excellence, MB Homes remains a trusted name in global real estate investment.



With over 20 years of real estate investment and development expertise, MB Homes has established itself as a key player in the industry, specializing in high quality properties across some of the world's most sun-kissed, oceanfront destinations, including Zanzibar.

Our projects are designed to meet the evolving needs of modern investors and homeowners, blending architectural elegance with functional living spaces.

HÜSEYİN BÜYÜKBALLI
CEO OF MB HOMES

The **Abeid Amani Karume International Airport**, connects Zanzibar to numerous international destinations.



Zanzibar captivates global investors with its enchanting nature, rich cultural heritage, and **rapidly growing economy**. Situated off the coast of East Africa, this archipelago offers everything from pristine white-sand beaches to the UNESCO World Heritage site Stone Town, all waiting to be discovered.

DIVERSE INFLUENCES

A crossroads of African, Arab, Indian, and European cultures, Zanzibar boasts a cosmopolitan vibe. From its flavorful cuisine and spice tours to year-round music festivals, it offers an endlessly lively experience.



STONE TOWN

Listed as a UNESCO World Heritage site, Stone Town showcases the unique Swahili culture and architecture through its narrow streets, vibrant spice markets, and historic buildings.



STUNNING BEACHES

Surrounded by turquoise waters, Zanzibar is world-famous for its exotic beaches. Its calm atmosphere and abundant marine life make it a paradise for diving and water sports enthusiasts.



TOURISM FIGURES

Each year, Zanzibar welcomes over 500,000 tourists, experiencing an annual tourism growth rate of up to 15%.



WARM HOSPITALITY

Known for their welcoming nature, the local people make both investors and tourists feel at home.



UNIQUE WILDLIFE

Zanzibar is home to the rare calabash monkey, found only on the island. These red colobus monkeys live in Jozani Forest and are known for their playful nature and striking reddish fur.



THE EYES OF ZANZIBAR



Project Address
Zanzibar, Nungwi



Project Completion
June 2026



To the Airport
~60 minutes



The property is located in a very popular area where real estate has always been and will always be in demand. This means that your purchased property will be easy to rent out, providing an excellent opportunity to receive a stable passive income for a long time.

In addition, we care about your comfort and convenience. The complex will have its own management company, that is ready to provide you with full support on property management and rental issues if you need such assistance.

Indian
Ocean

The Eyes of Zanzibar

Nungwi

Indian
Ocean

📍 NUNGWI BEACH

600 METERS AWAY

THE EYES OF ZANZIBAR

WITHIN WALKING DISTANCE

RESTAURANTS

- Fisherman's Grill
- Sexy Fish
- Essence Kendwa
- Baraka Bungalow & Fish Market
- Mama Mia
- Badolina BBQ Night at Makofi
- Guest House
- Nungwi Inn
- Langi Langi

HOTELS

- Hotel Riu Jambo
- Opera Hotel
- Hotel Riu Palace Zanzibar
- Royal Zanzibar Beach Resort
- Coccobello Zanzibar





















BARS

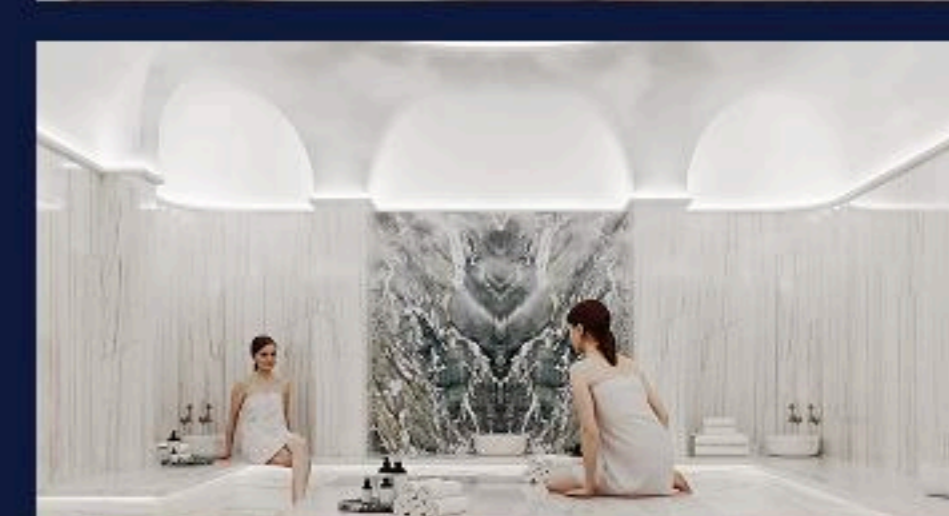
- Mangi's Bar
- Z Hotel Rooftop Bar
- Che Rock Bar
- Kendwa Rocks



FEATURES OF THE COMPLEX

The "Eyes of Zanzibar" complex is a cozy seven-story building, distinguished by an original architectural design inspired by the local culture and traditions. The complex is designed to reflect the life and history of Zanzibar.

- | | |
|---|---|
|  Barbeque Area |  GYM |
|  Green Area |  Parking Area |
|  Reception |  Restaurant |
|  Billiards |  Outdoor Swimming Pool |
|  Coworking |  Playground |
|  Mini Market |  Beach (600 m) |
|  Vitamin Bar |  Sauna / hammam |
|  Generator |  Lounge Zone (hookah) |
|  Restrooms |  Children's Pool |
|  Massage Rooms |  Multicourt |



-  Security (video surveillance)

THE EYES OF ZANZIBAR

APARTMENT FEATURES



Building is divided into
2 Blocks



Prices starts from
\$75,000



Turnkey bathroom
and toilet



Aluminum
windows



Interior Doors



Intercom

All apartments are handed over in a turnkey format —
with full interior decoration.



BLOCK A



THE EYES OF ZANZIBAR

LAYOUTS APARTMENTS



STUDIO (1+0)

36.3 m² - 44.6 m²

\$75,000 – \$95,000



1 BEDROOM (1+1)

66.50 m² - 100 m²

\$105,000– \$110,000



2 BEDROOM (2+1)

72.00 m²

\$175,000 – \$180,000



3 BEDROOM (3+1)

170.00 m²

\$300,000



BLOCK B



AURA RA



Project Address
Zanzibar, Paje



Project Completion
April 2027



To the Airport
~50 minutes



PAJE BEACH
100 METERS AWAY



AURA RA

WITHIN WALKING DISTANCE

WATERSPORTS

- Paje Beach
- Kiteboarding Schools



DIVING CENTERS

- Pole Pole Divers
- Buccaneer Diving
- Paje Beach Dive Centre

RESTAURANTS & CAFES

- ZanziBarista
- Hello Capitano
- Mapacha Food Court

LOCAL MARKETS

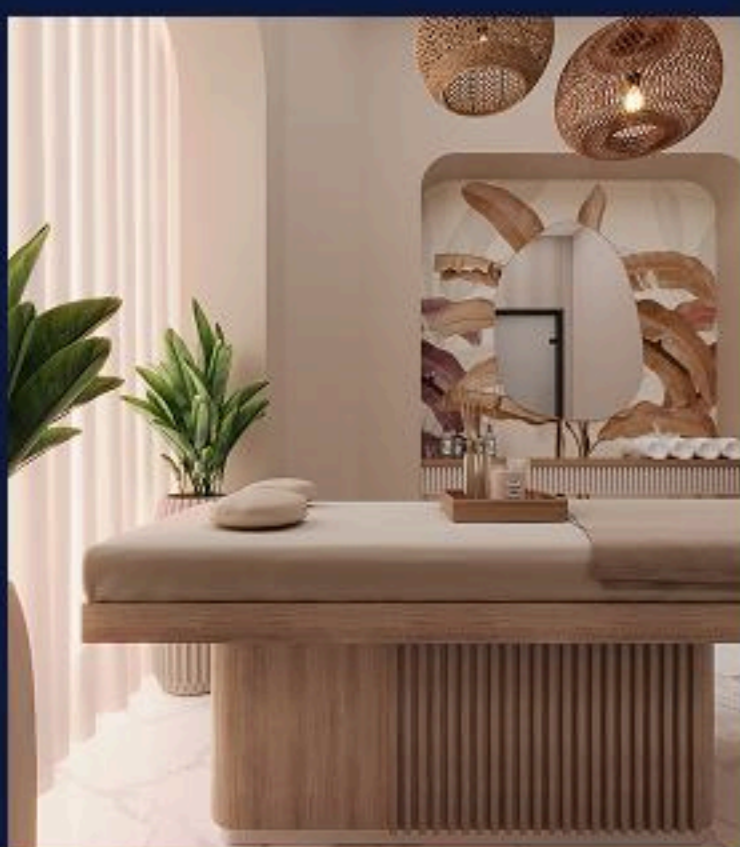
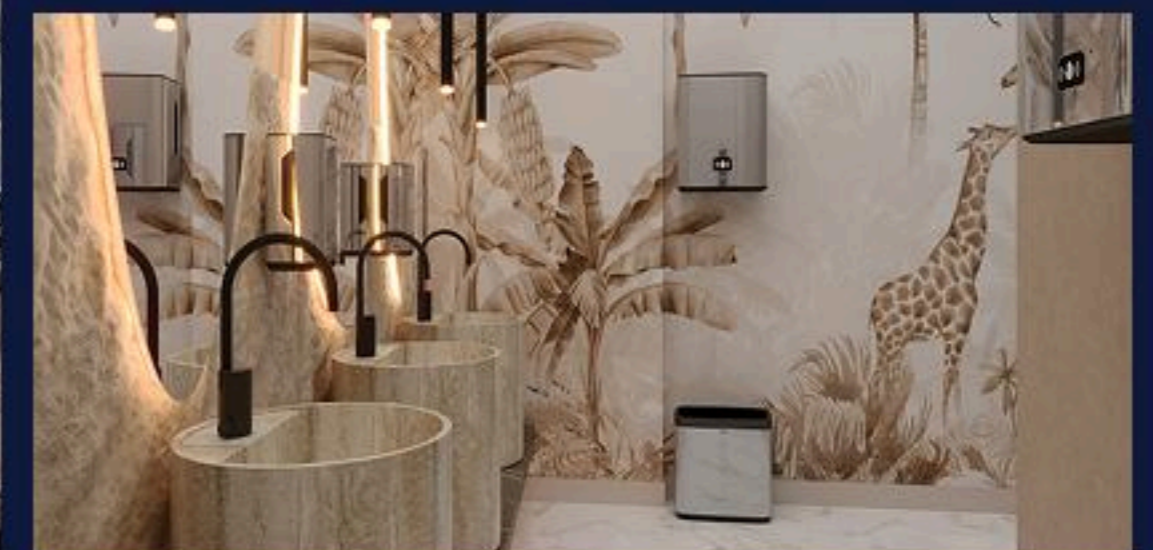
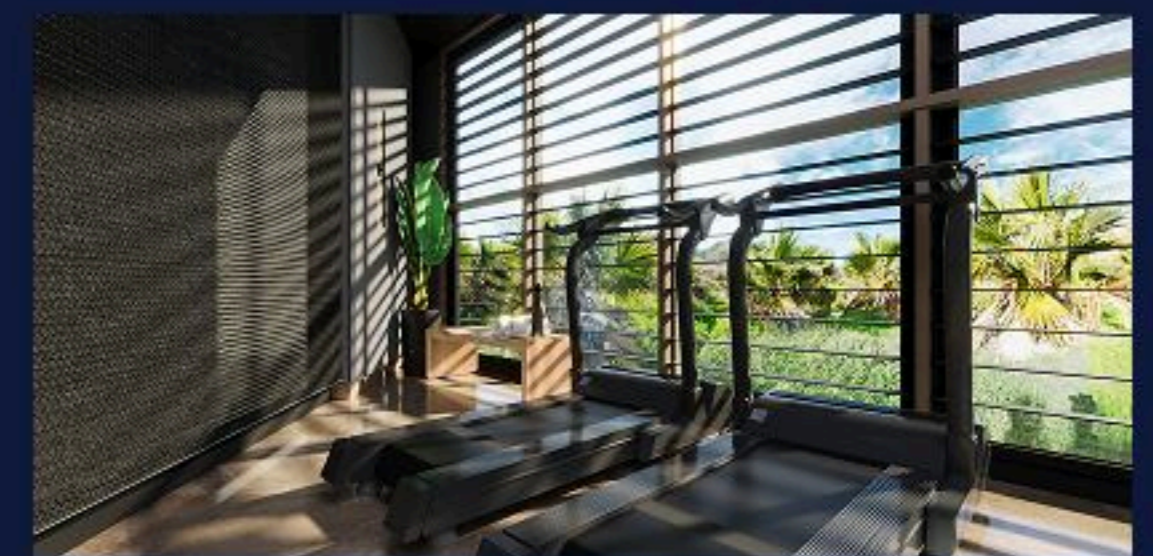
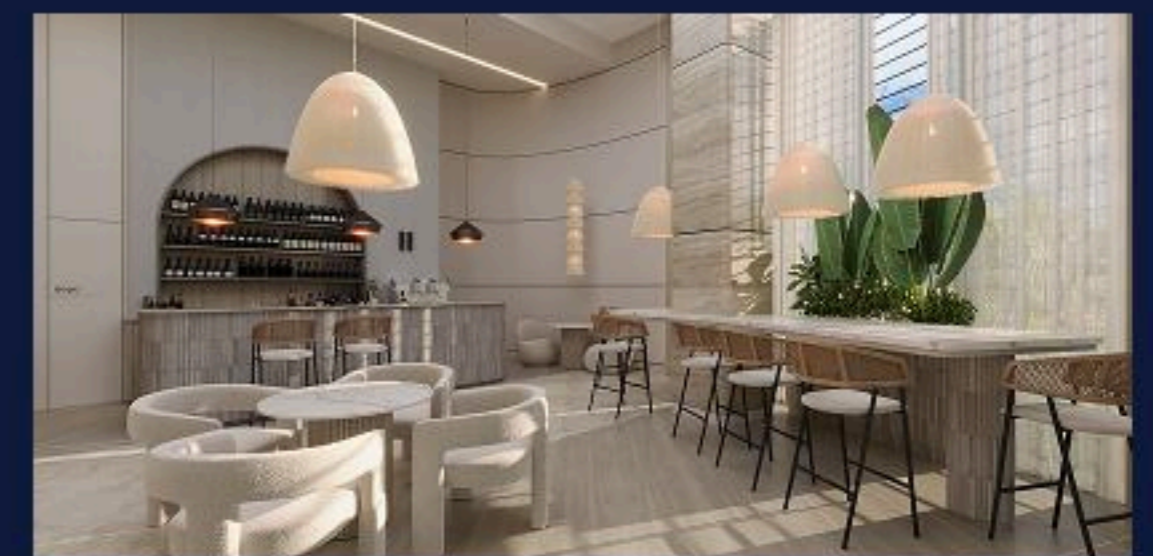
- The Village Market
- Farmers Market Zanzibar



FEATURES OF THE COMPLEX

Aura Ra is a contemporary seaside residence located just 100 meters from the beach in central Paje. Residents enjoy a rooftop pool with panoramic views, a dedicated yoga area, cozy apartments, and a stylish café on-site — all designed for effortless coastal living.

- | | | |
|---------------|--------------------------|------------------------------------|
| Green Area | GYM | Generator |
| Elevators | Parking Area | Restrooms |
| Reception | Restaurant & lounge area | Massage Rooms |
| Beach (100 m) | Outdoor Swimming Pool | Children's Pool |
| Mini Market | Playroom for Kids | Cinema Room |
| Vitamin Bar | Sauna & Hammam | 24/7 Security (video surveillance) |



AURA RA

APARTMENT FEATURES



Number of storeys
11 Floors



Prices starts from
\$86,000



Porcelain granite
ceramic flooring



Fully equipped
kitchen cabinets



Modern plumbing
in the bathroom



Fitted wardrobes

PRICES FOR APARTMENTS

STUDIO (1+0)

39 m² — 50 m²

FROM \$92,000

1 BEDROOM (1+1)

57 m² — 85 m²

FROM \$95,000



+ jacuzzi

2 BEDROOMS (2+1)

67 m²

FROM \$160,000



+ jacuzzi

3 BEDROOMS (3+1)

134 m²

FROM \$300,000



+ 2 jacuzzi

All apartments
from the 2nd floor
have ocean views



EXTERNAL INFRASTRUCTURE

THE EYES OF ZANZIBAR

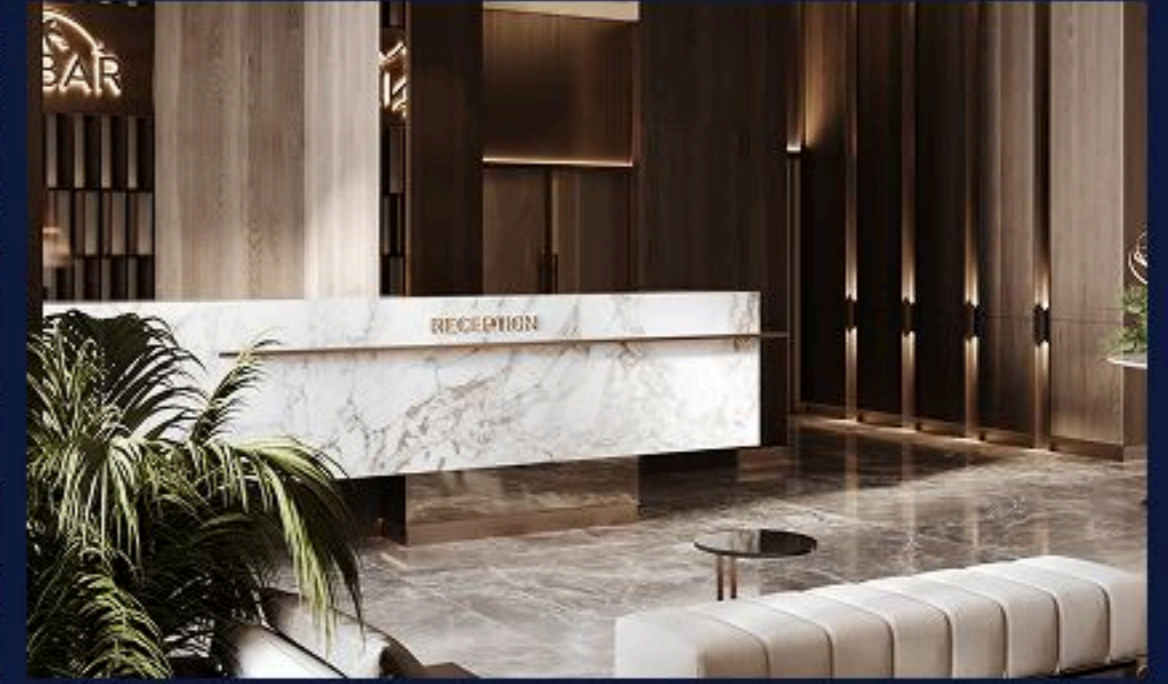


AURA RA

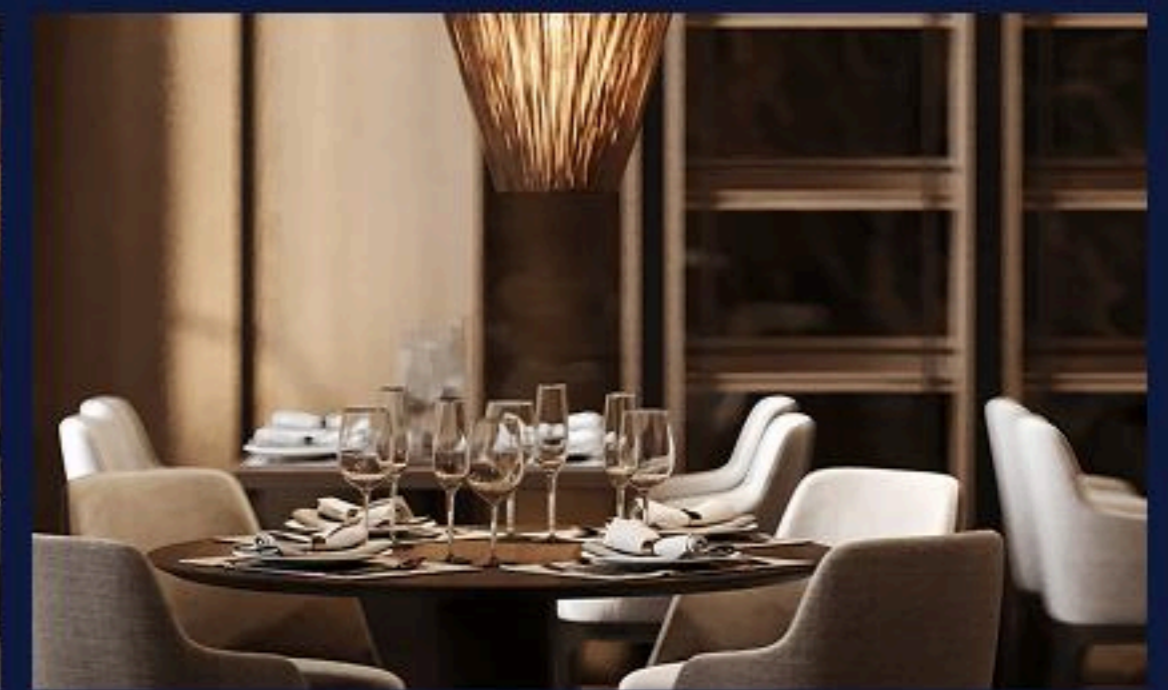
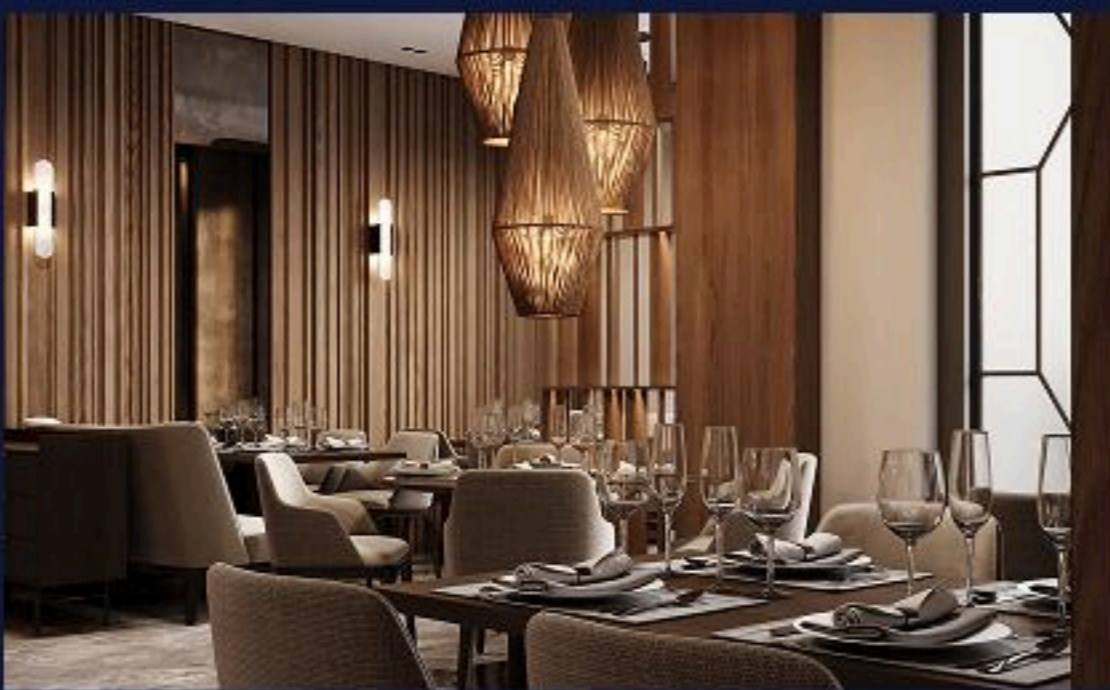


THE EYES OF ZANZIBAR PHOTOS OF THE AMENITIES

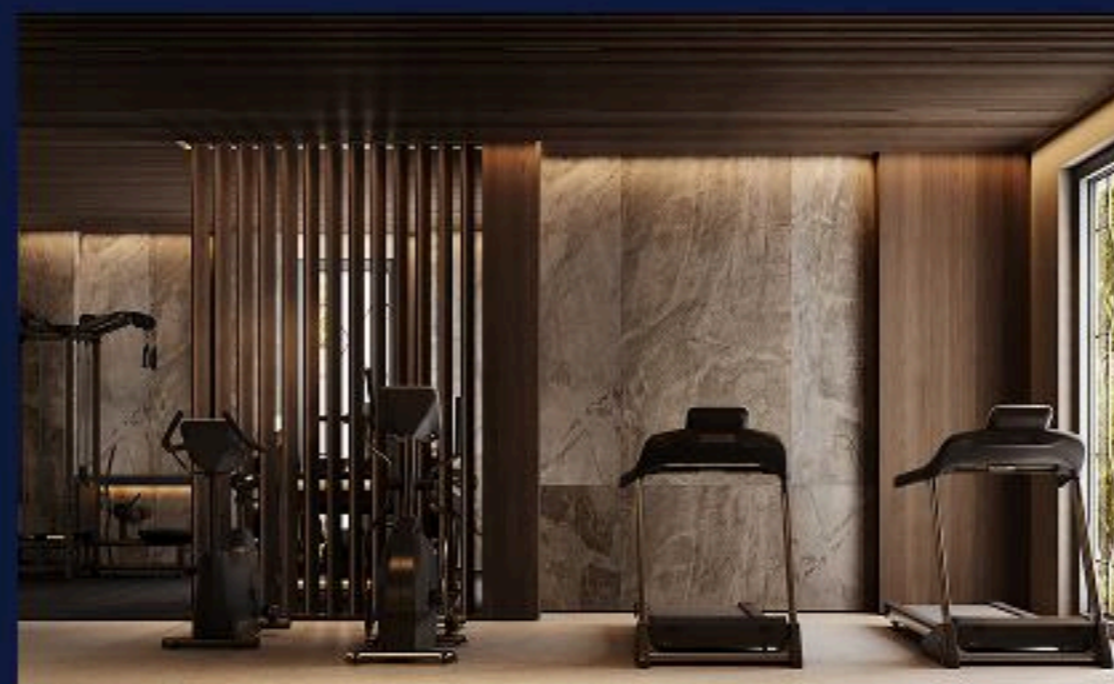
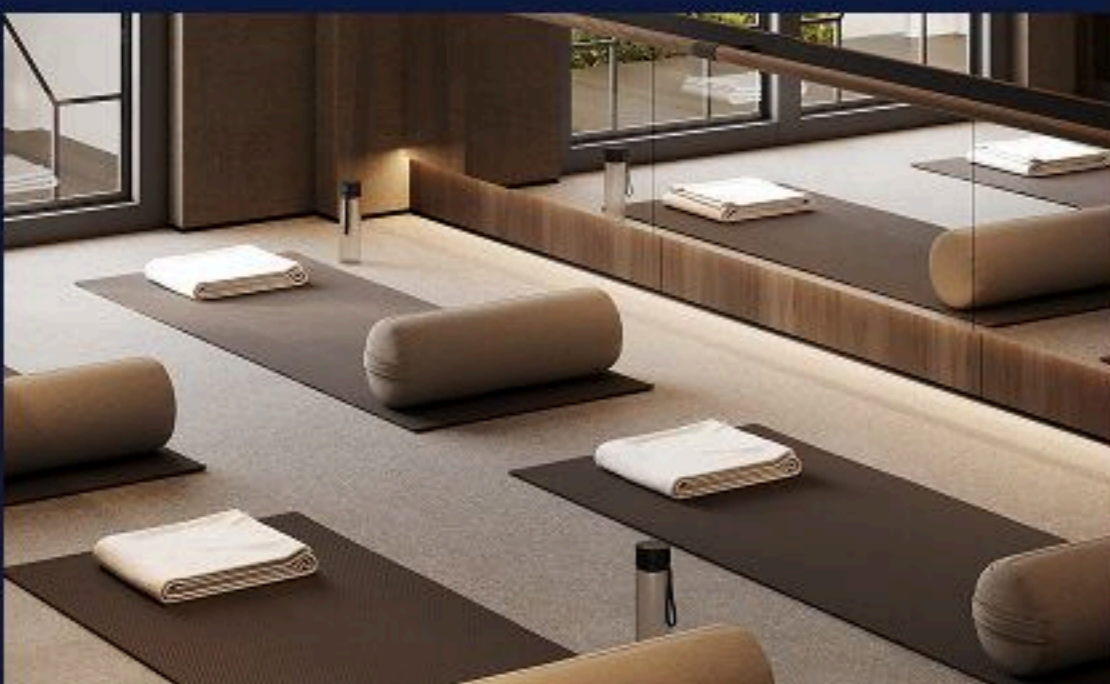
HALLS



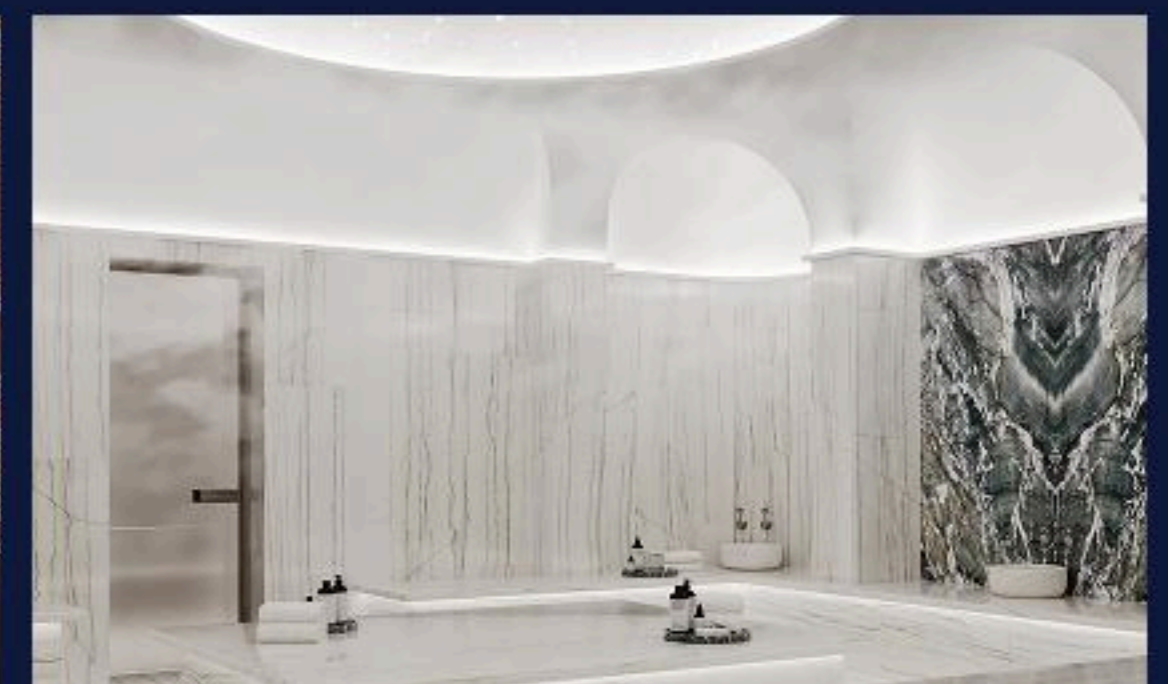
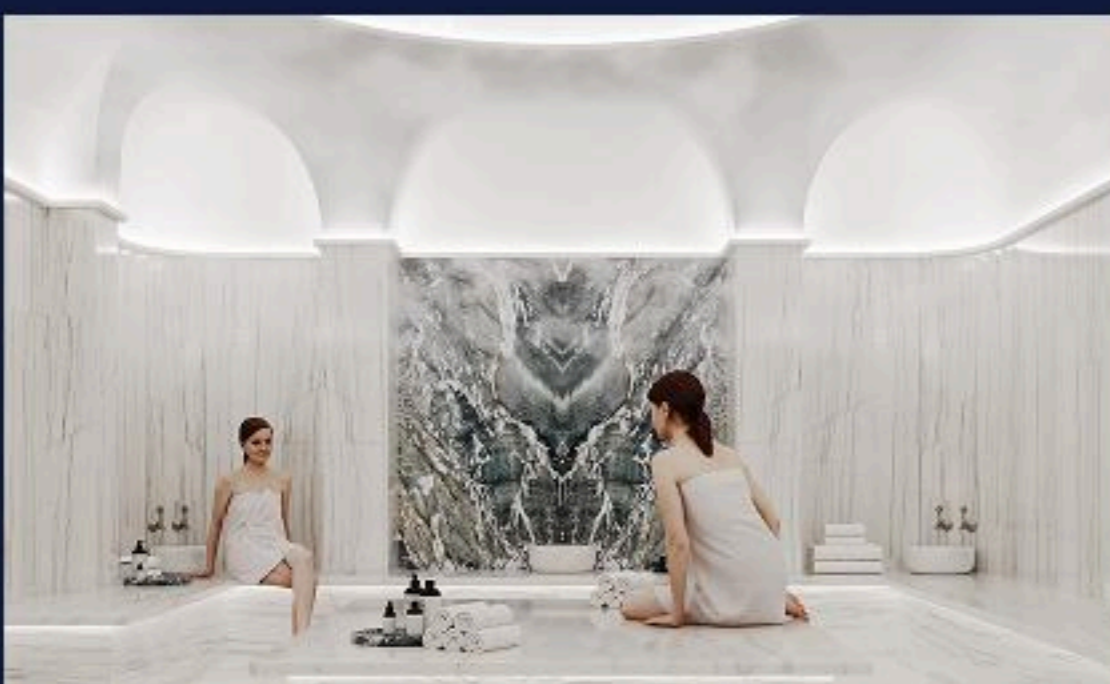
RESTAURANT



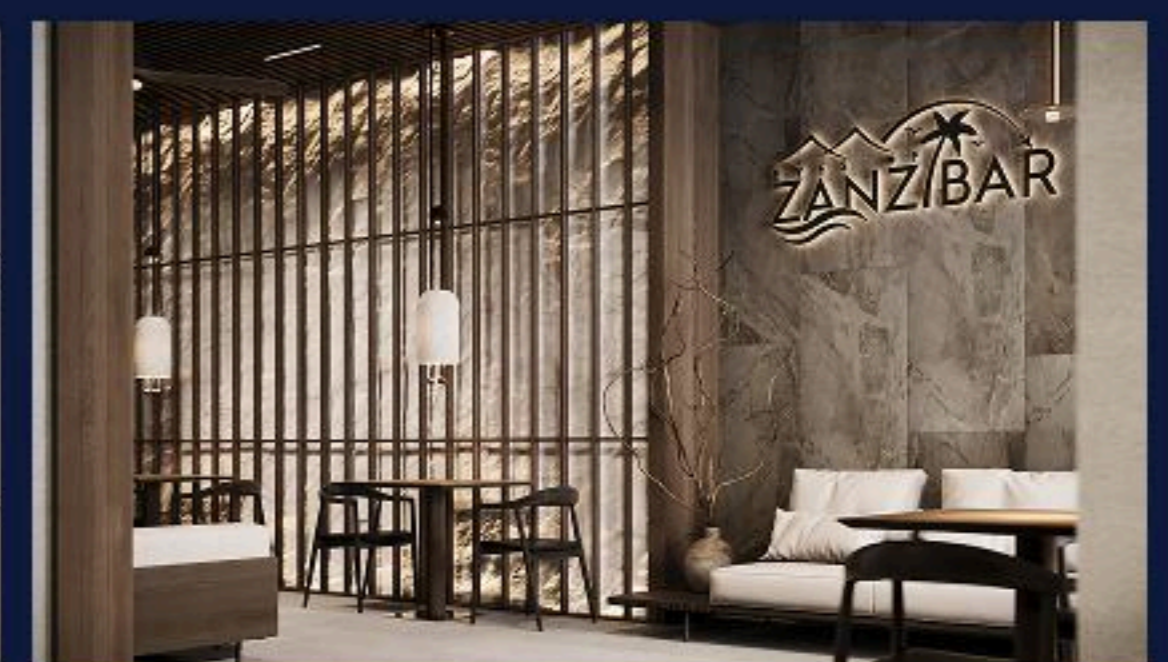
GYM



SAUNA & HAMMAM



BAR

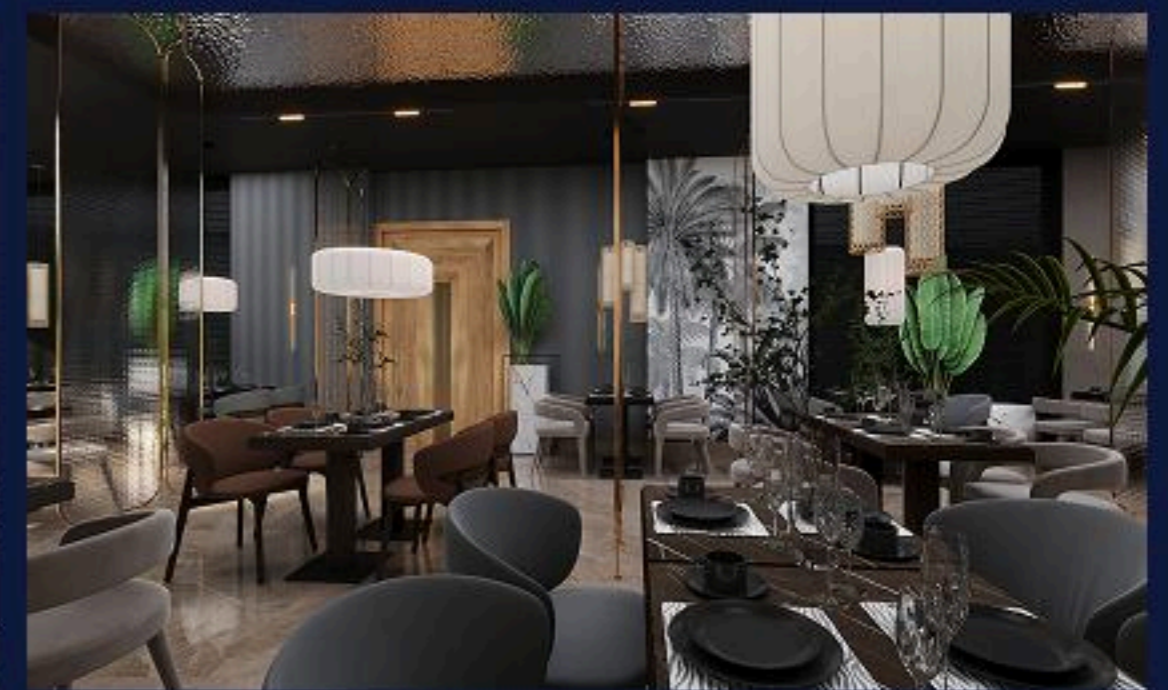
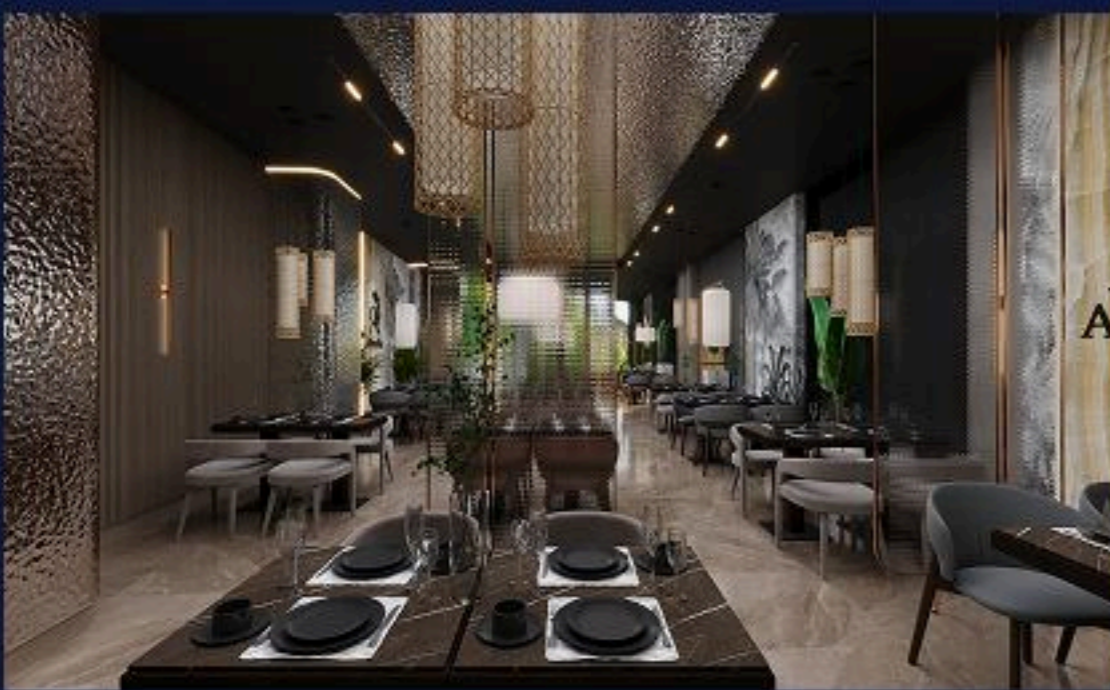


AURA RA PHOTOS OF THE AMENITIES

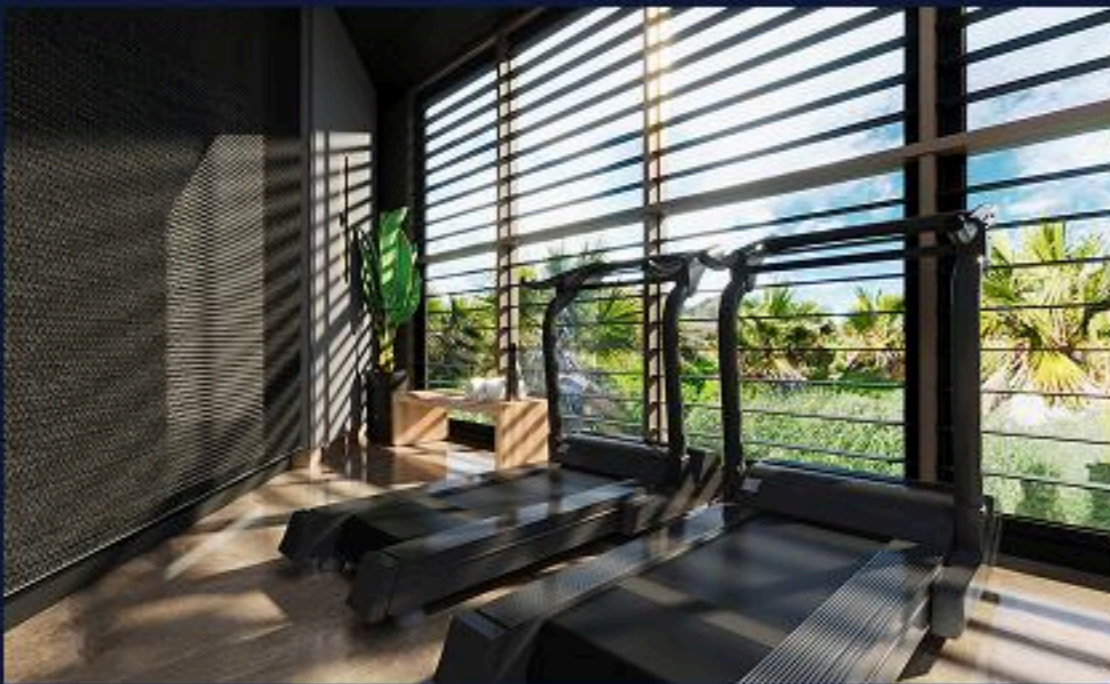
HALLS



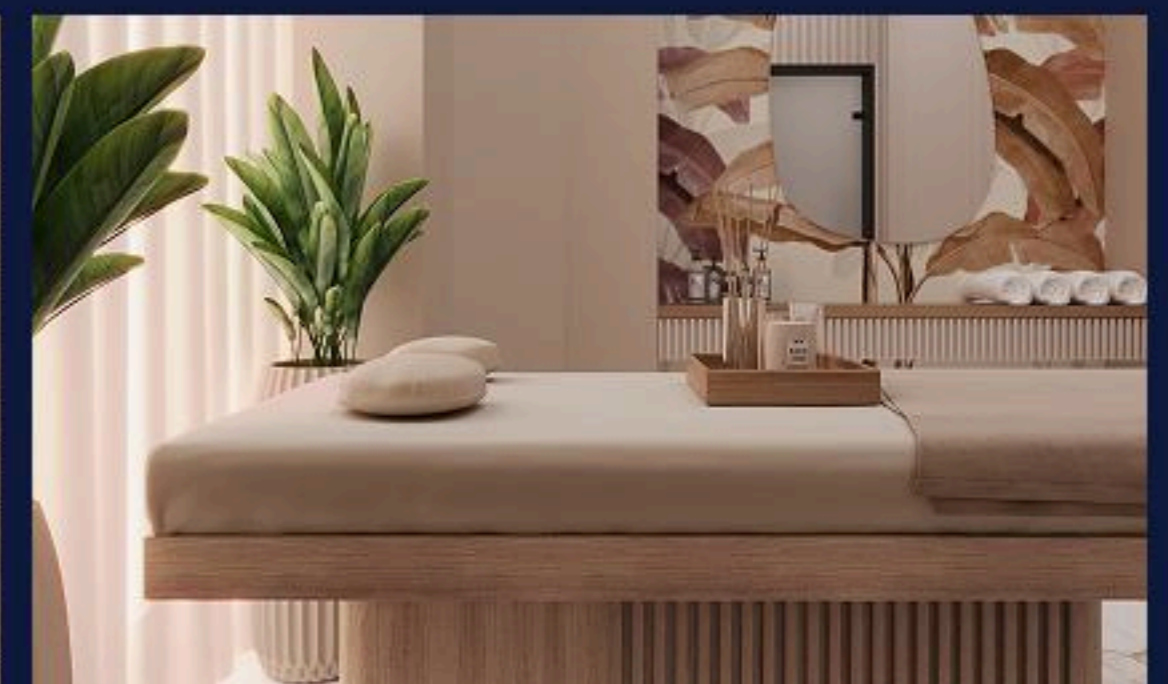
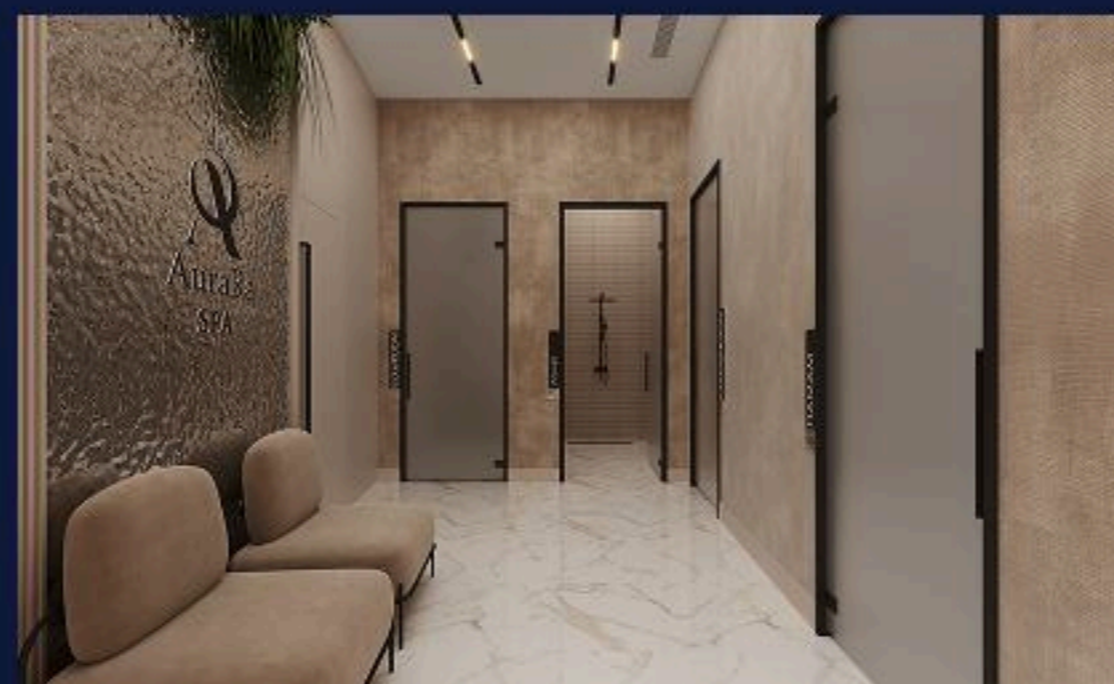
RESTAURANT



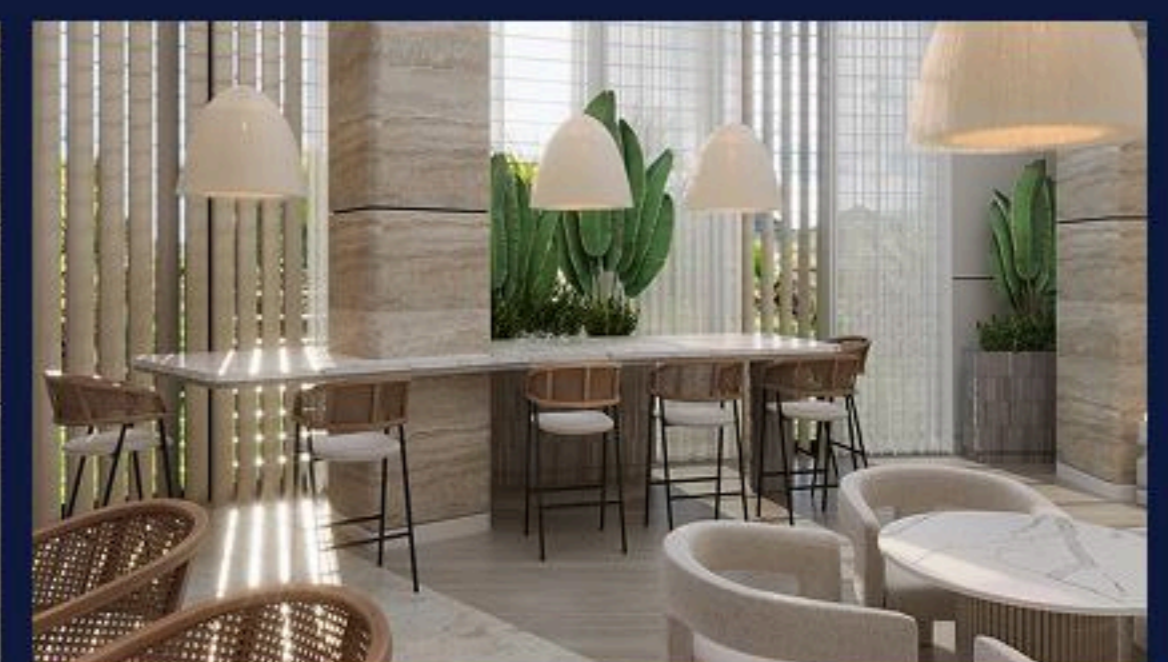
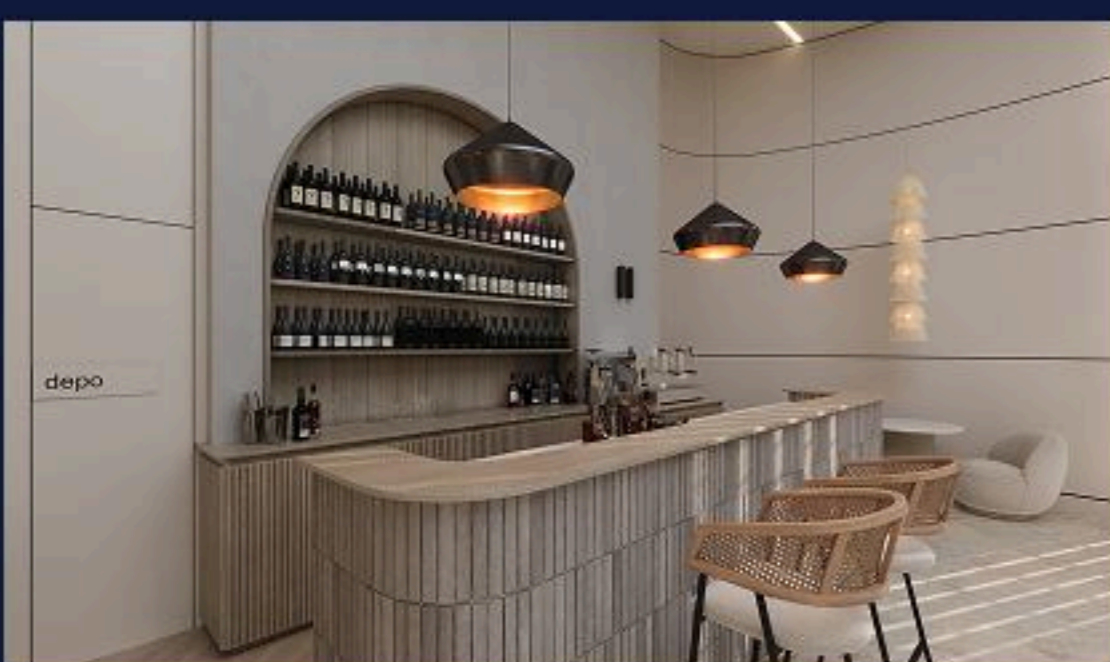
GYM



HAMMAM & MASSAGE ROOM

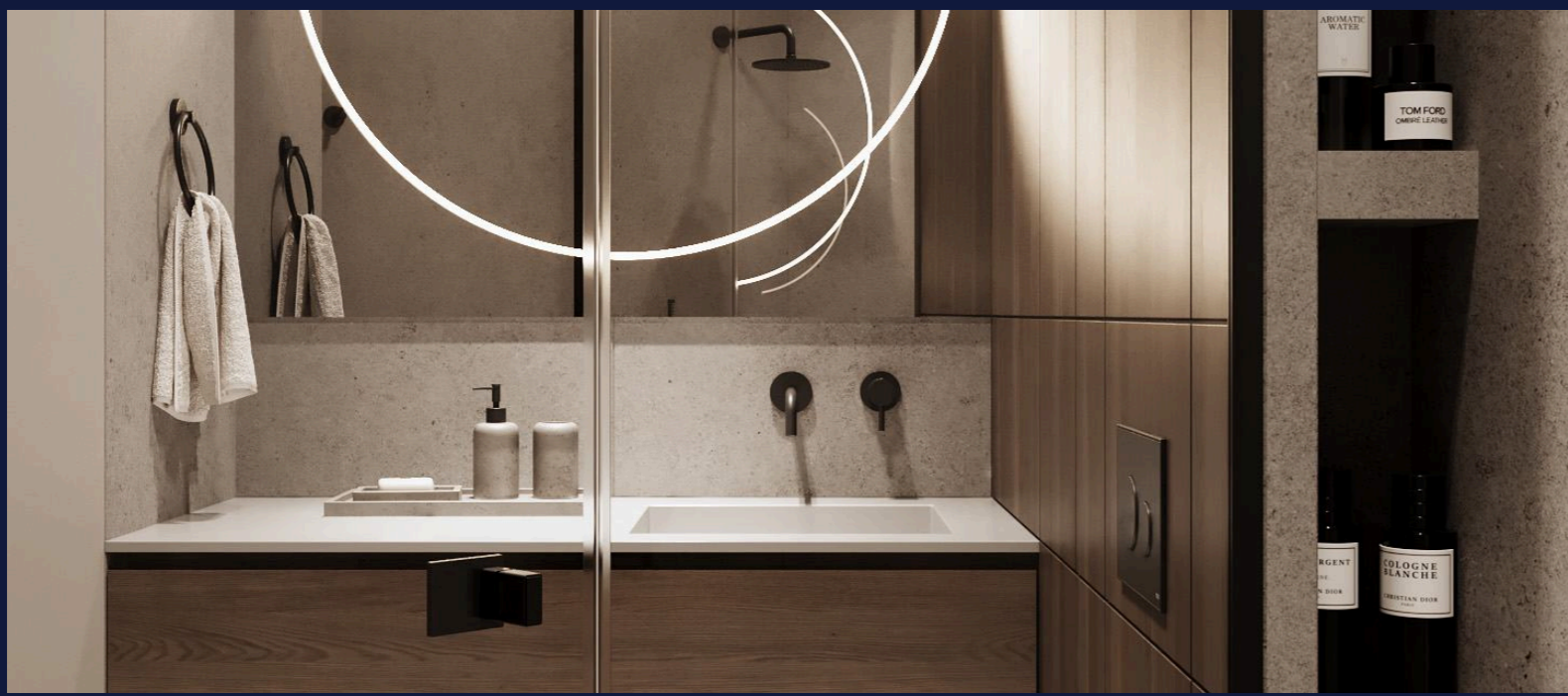


LOBBY BAR

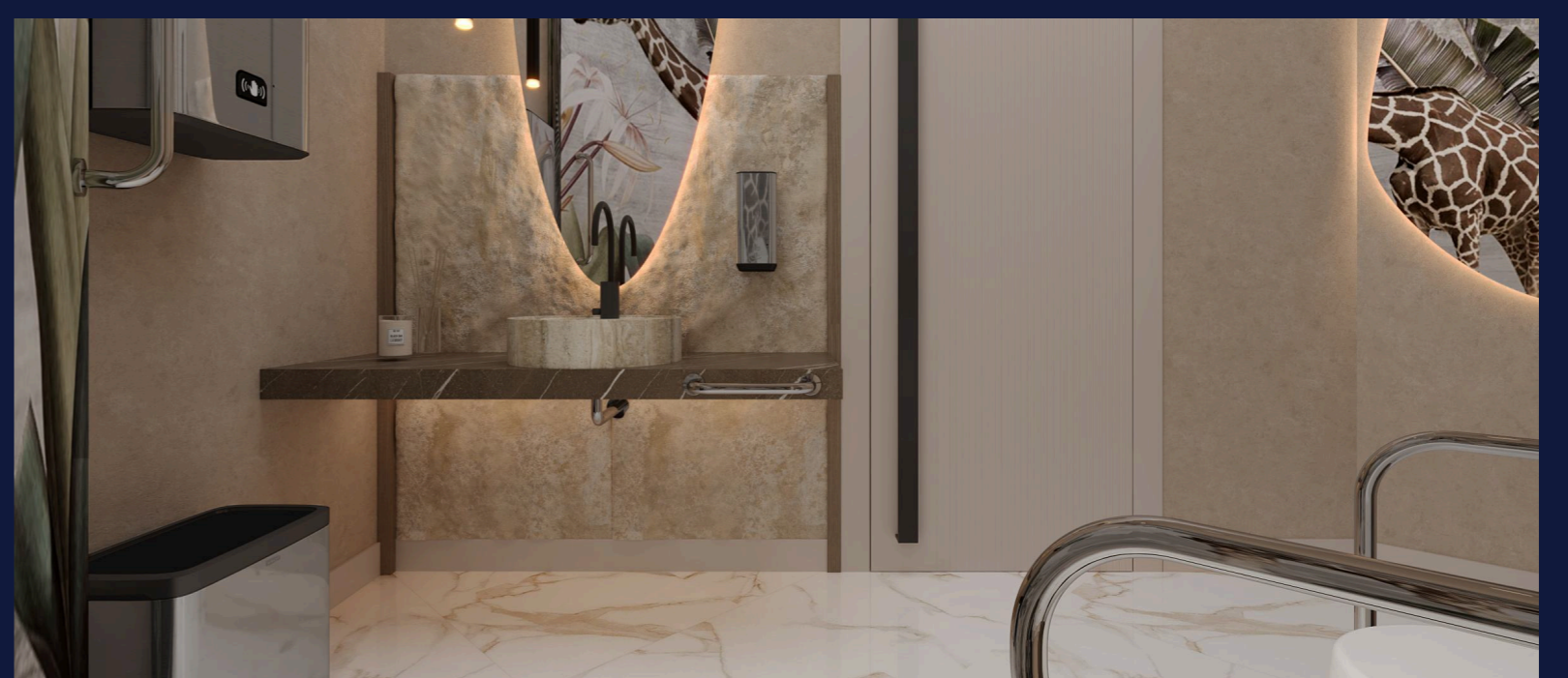
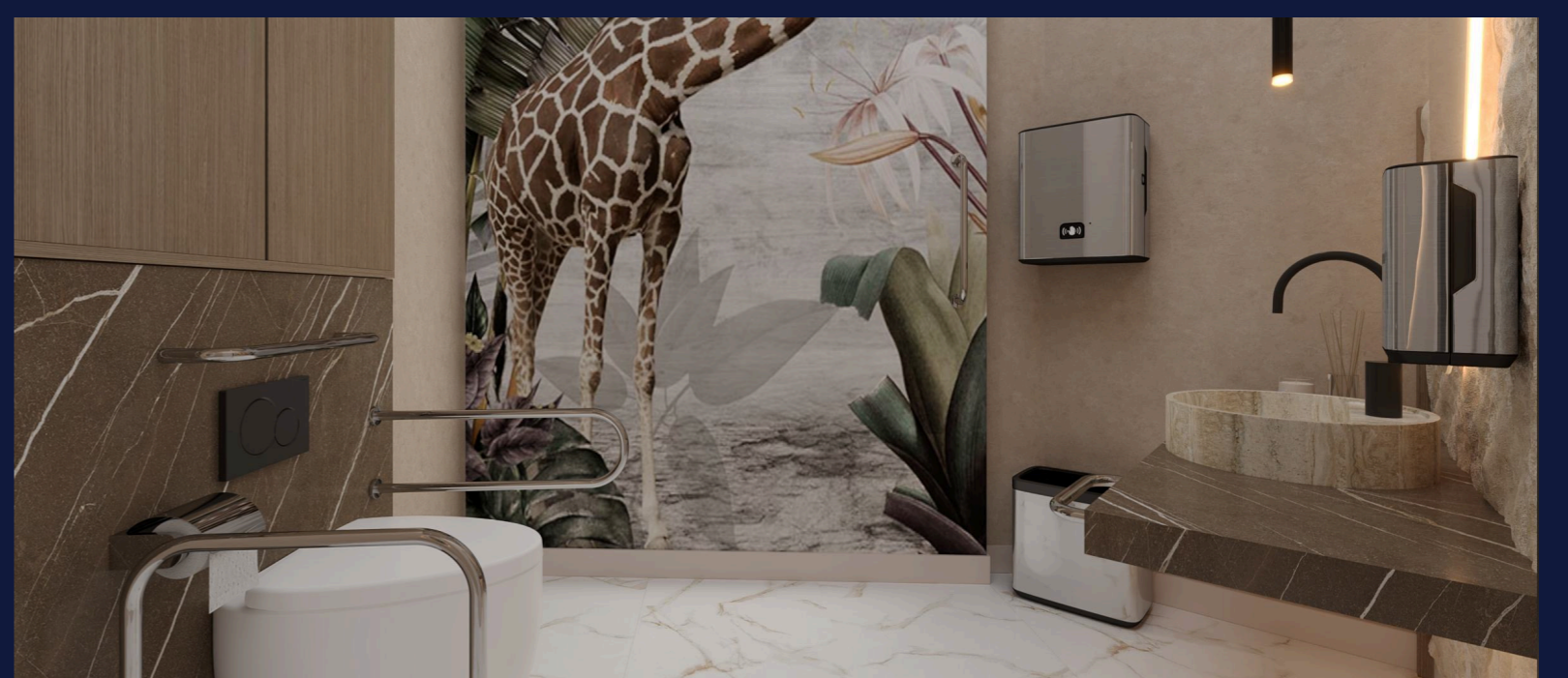
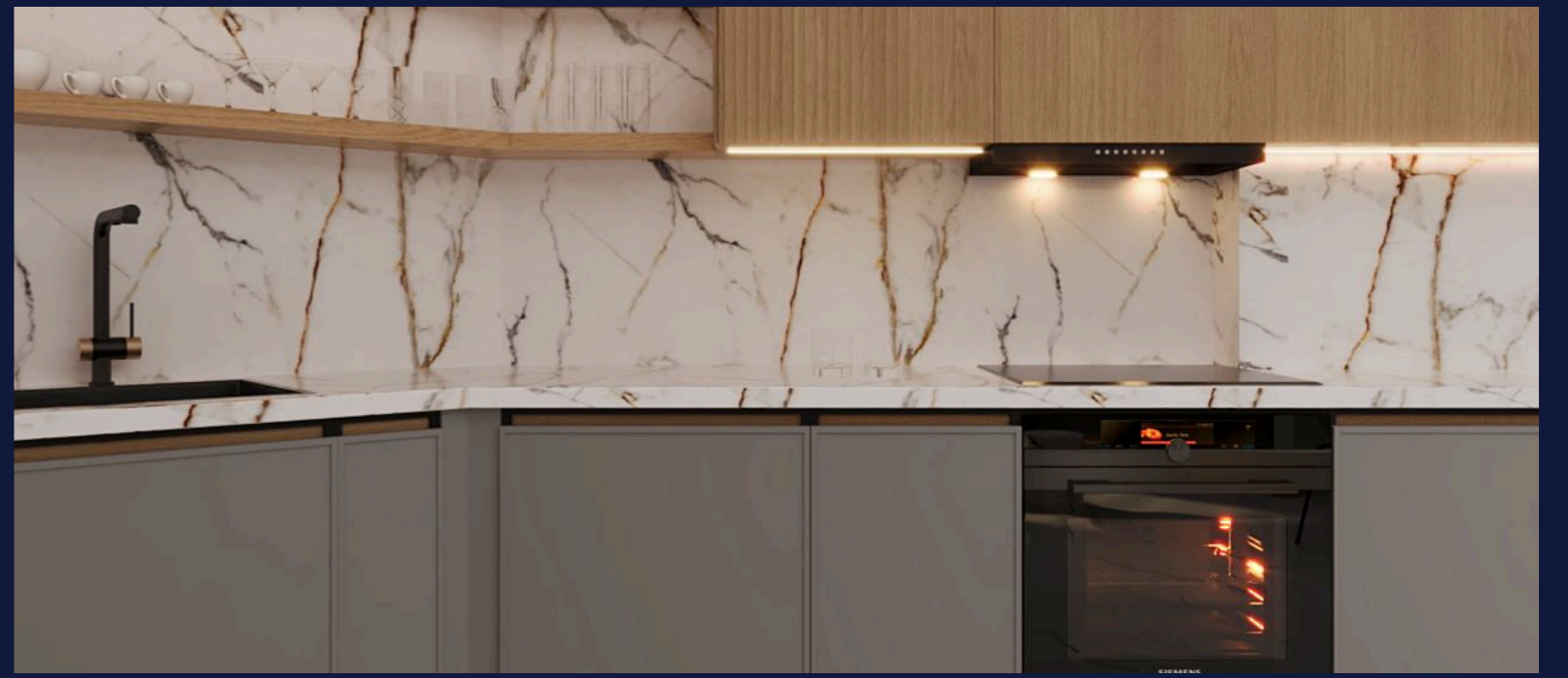


APARTMENT INTERIORS

THE EYES OF ZANZIBAR



AURA RA



PAYMENT CONDITIONS

THE EYES OF ZANZIBAR

\$75,000	40%	JUNE 2026
Minimal cost	Down Payment	Installment payment till



AURA RA

\$86,000	40%	APRIL 2027
Minimal cost	Down Payment	Installment payment till



- ✓ All permitting projects
- ✓ Construction permit
- ✓ Agreement with general contractor
- ✓ Agreement with agents for implementation

Prices includes 15% VAT

CONTRACT PROCEDURE

- 1 Preparation of the contract with all the client's data from the company's side
- 2 Approval of the payment plan (together with the client)
- 3 Sending the contract to the client for signature
- 4 Sending the scanned contract back to the company by the client
- 5 Signing of the contract, verification of all seals by the company and sending a duplicate to the client
- 6 Payment by the client for the property according to the specified details and according to the payment plan



**LET'S BUILD
YOUR FUTURE
TOGETHER.**



ACL PROPERTY GROUP
— REAL ESTATE —