



THE HILLS
NUNGWI

Elevating Coastal Living.

88 Exclusive Residences | 50 Meters from the Ocean |
Nungwi, Zanzibar

A Majestic Zanzibar's Project.



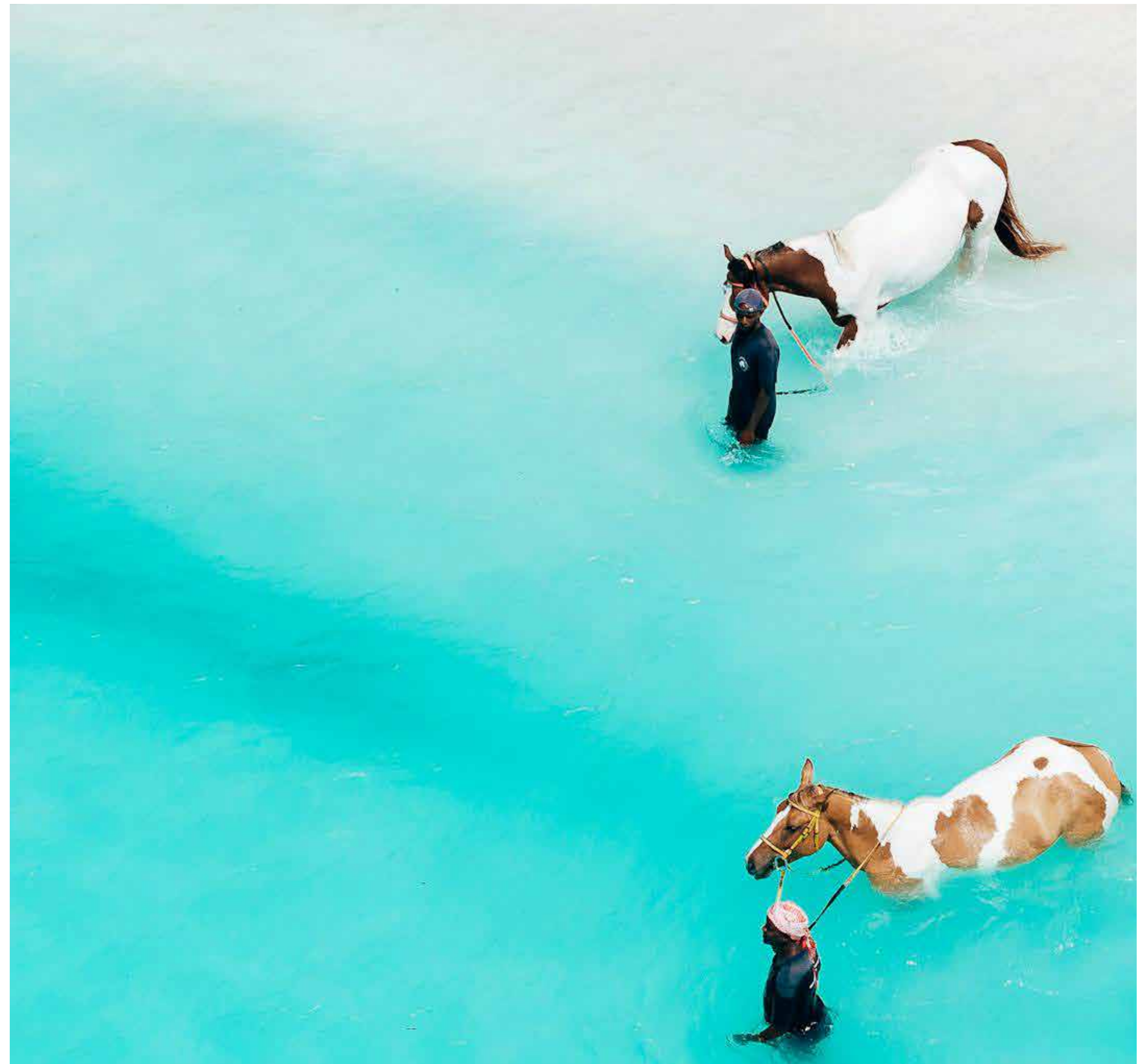
THE VISION

A Sanctuary **Above the Sea**

Welcome to The Hills Nungwi, a masterpiece of modern architecture nestled on the northern tip of Zanzibar. This is not just a residence; it is a statement of style, a haven of tranquility, and a gateway to the extraordinary. Comprising 88 luxury apartments, The Hills offers a seamless blend of contemporary design and tropical serenity.

Whether you are seeking a high-yield investment or a personal paradise, The Hills stands as a beacon of sophistication in Zanzibar's most coveted location.

"Where the turquoise embrace of the Indian Ocean meets the height of modern architectural excellence."





THE DESTINATION

The Jewel of the Indian Ocean

Zanzibar is more than an island; it is a feeling. A UNESCO World Heritage site rich in history, culture, and spices, it has rapidly evolved into one of Africa's top investment hubs. With a booming tourism sector and political stability, owning property here is owning a piece of the future.

THE LOCATION: NUNGWI

The Crown of the North. Positioned on the pristine northern tip of the island, Nungwi is globally renowned for one distinct advantage: non-tidal beaches. Unlike the rest of the island, the ocean here is swimmable all day long, ensuring endless azure views and water activities.

AN ADDRESS OF DISTINCTION

The Hills Nungwi is situated in the "Golden Mile" of hospitality. You are not just buying an apartment; you are joining an elite neighborhood.

NEIGHBORS

Adjacent to Nungwi Dreams, Essque Zalu, and Warere Beach Resort.

PROXIMITY

A mere 50 meters from the white sands.

VIBE

A perfect balance of vibrant beach life and secluded luxury.



An aerial photograph of a tropical bay. The water is exceptionally clear, showing a vibrant turquoise color with visible ripples and reflections. In the center of the bay, a small wooden boat with a person inside is visible. To the left, a sandy beach is partially covered with green vegetation. A wooden pier extends from the shore into the water. The right side of the image is dominated by dense, lush green trees and foliage, with some rocky terrain visible at the water's edge. The overall scene is serene and idyllic.

Nungwi is full of life, and The Hills is an Opportunity not to miss. Only 88 apartments on sale.

THE PROJECT

The Hills: 88 Keys to Paradise

Designed by visionaries and crafted for those who refuse to compromise, The Hills Nungwi redefines coastal living.

Premium Amenities We have curated a suite of facilities to ensure your life here is effortless and indulgent.

INFINITY SWIMMING POOL

A shimmering oasis exclusively for residents.

FITNESS CENTER

A fully equipped gym to maintain your wellness routine.

TOP-TIER SECURITY

24/7 surveillance and manned security for total peace of mind.

PROPERTY MANAGEMENT

A dedicated management company to handle rentals and maintenance, ensuring a truly hands-off investment.

ON-SITE RESTAURANT

Gourmet dining experiences without leaving your home.

24/7 BACKUP GENERATOR

Uninterrupted power supply—a critical luxury in island living.

CONCIERGE SERVICES

From booking excursions to airport transfers, we handle the details.



THE RESIDENCES

Curated Living Spaces

Each unit at The Hills is designed to maximize natural light, airflow, and breathtaking views.





THE 1-BEDROOM SUITE

Starting at **135,000 USD**

The Smart Investment. Ideally suited for the solo traveler or the digital nomad. These units are optimized for high-occupancy short-term rentals, offering the highest potential ROI per square meter.

LIVING ROOM
27 m²

BEDROOM
13.7 m²

TOILET
6.5 m²

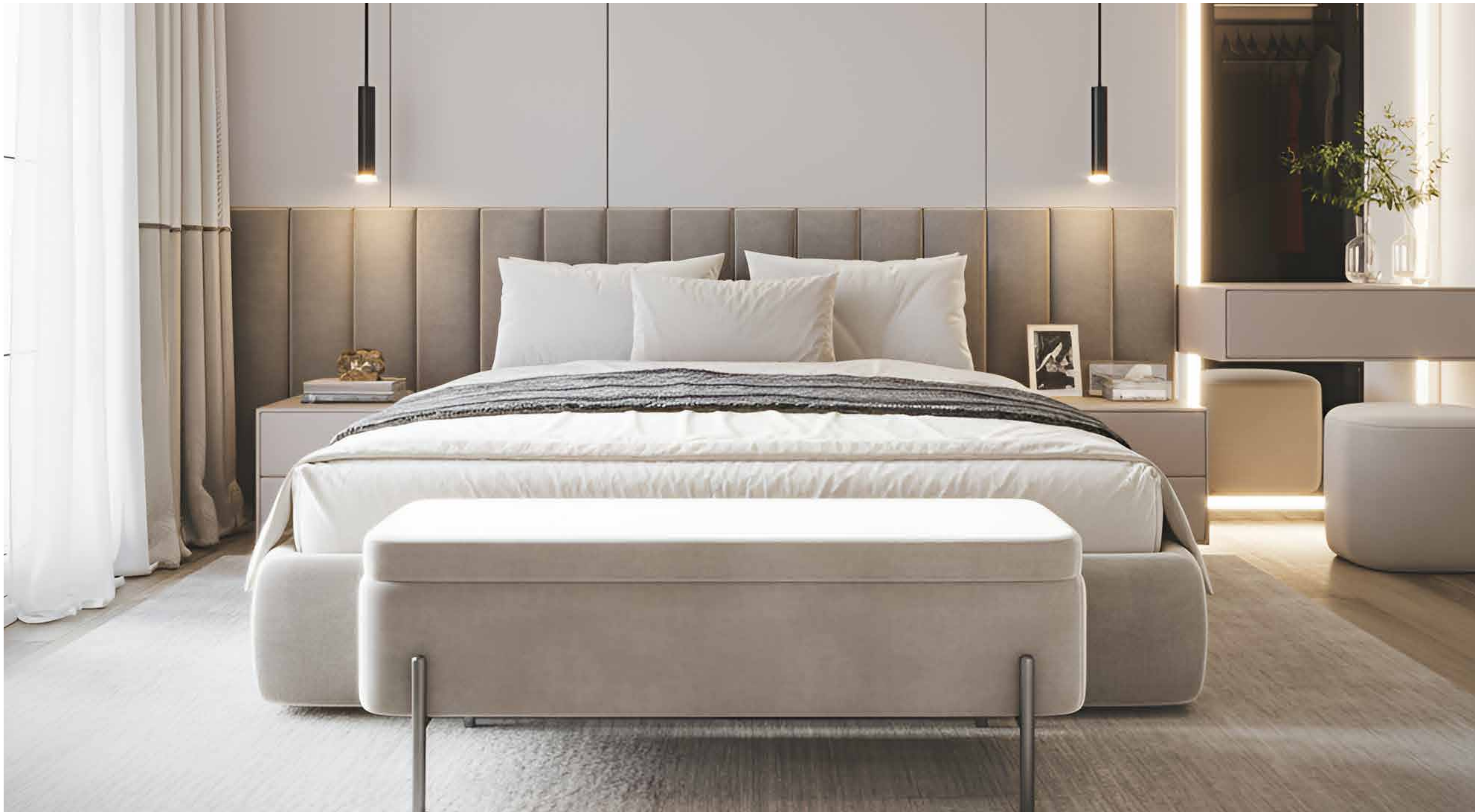
BALCONY
12.6 m²

FEATURES

Open-plan living, private balcony, modern kitchenette.







THE 2-BEDROOM SANCTUARY

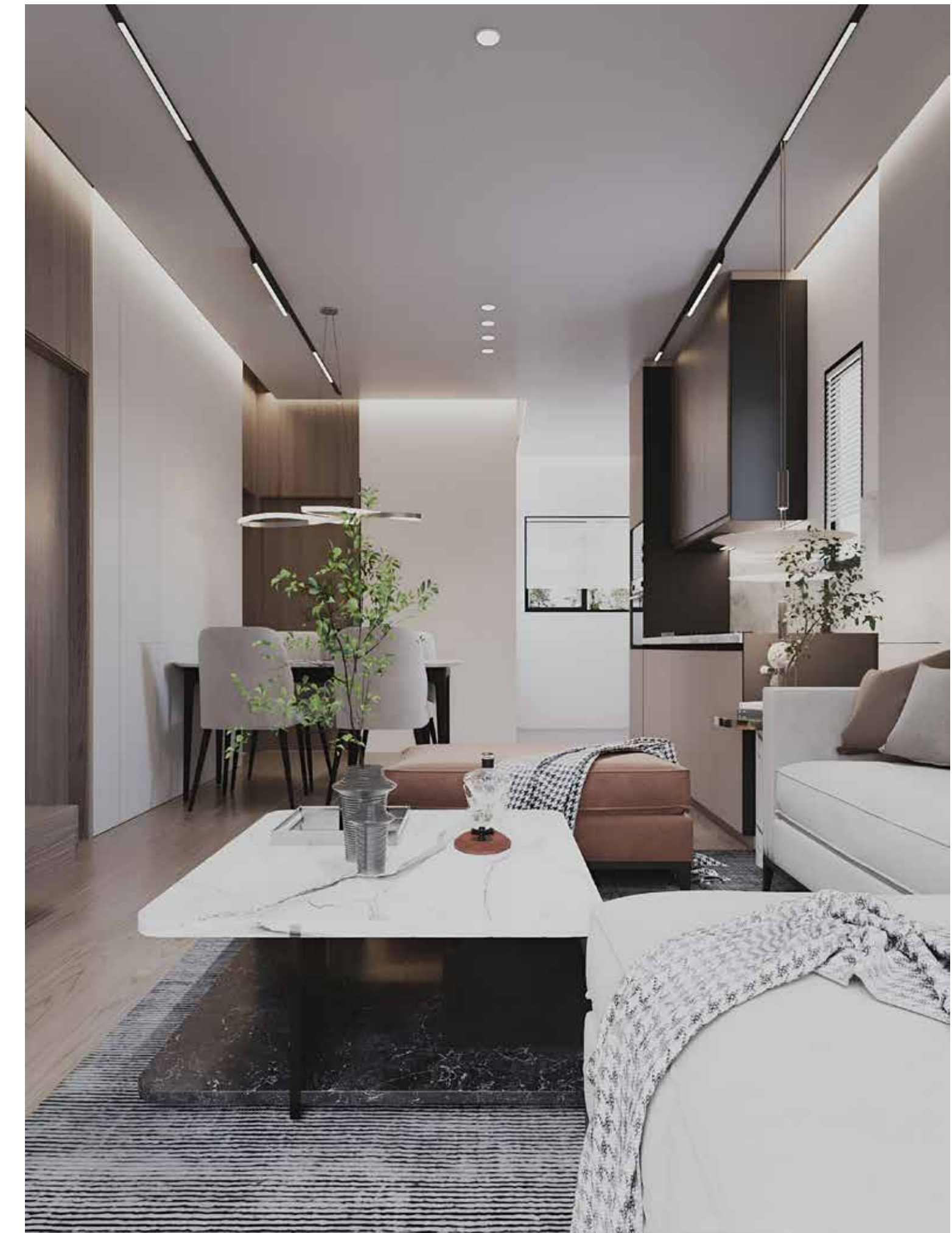
Starting at **150,000 USD**

Space to Breathe. The perfect balance of privacy and shared space. Designed for couples or families or groups of friends, these apartments offer generous living areas and distinct zones for relaxation.

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|---|-------------------------------------|--|--------------------------------------|-------------------------------------|
| LIVING ROOM 27 m ² | BEDROOM 13 m ² | 2. BEDROOM 12 m ² | P. TOILET 4 m ² | BALCONY 16 m ² |
|---|-------------------------------------|--|--------------------------------------|-------------------------------------|

FEATURES

En-suite master bedroom, spacious lounge, dining area, large terrace.







THE 3-BEDROOM PENTHOUSES

Starting at **499,000 USD**

The Pinnacle of Luxury. Perched at the top, these limited-edition residences offer the ultimate Hills experience. With panoramic views of the ocean and the Nungwi skyline, these penthouses are for those who demand the very best.

| | | | |
|---|---|--|--|
| RECEPTION 49.3 m ² | M.BEDROOM 23.3 m ² | BEDROOM 2 13.84 m ² | BEDROOM 3 12.65 m ² |
|---|---|--|--|

FEATURES

Expansive entertainment decks, premium finishes, unrivaled privacy.









MAJESTIC[®]

THE DEVELOPER

Building Legacies.

The Hills Nungwi is proudly brought to you by Majestic Zanzibar, a developer synonymous with quality, integrity, and vision.

OUR MISSION

To deliver high-quality construction that harmonizes with Zanzibar's natural beauty while providing modern infrastructure.

OUR PROMISE

Timely delivery, transparent communication, and a commitment to excellence in every brick laid.



THE MAJESTIC OWNERS RENTAL PROGRAM

Effortless Ownership **Global Standards.**

Operated by Metropolis Management Group – Zanzibar
(In Association with Metropolis Management Group,
Toronto)

At The Hills Nungwi, we understand that your property is a significant asset. To ensure your investment yields the highest possible returns with zero stress, we have partnered with Metropolis Management Group.

Bridging the gap between North American hospitality standards and Zanzibar's tropical allure, this program offers a fully managed, hotel-grade rental solution.

INTERNATIONAL TRUST & CREDIBILITY

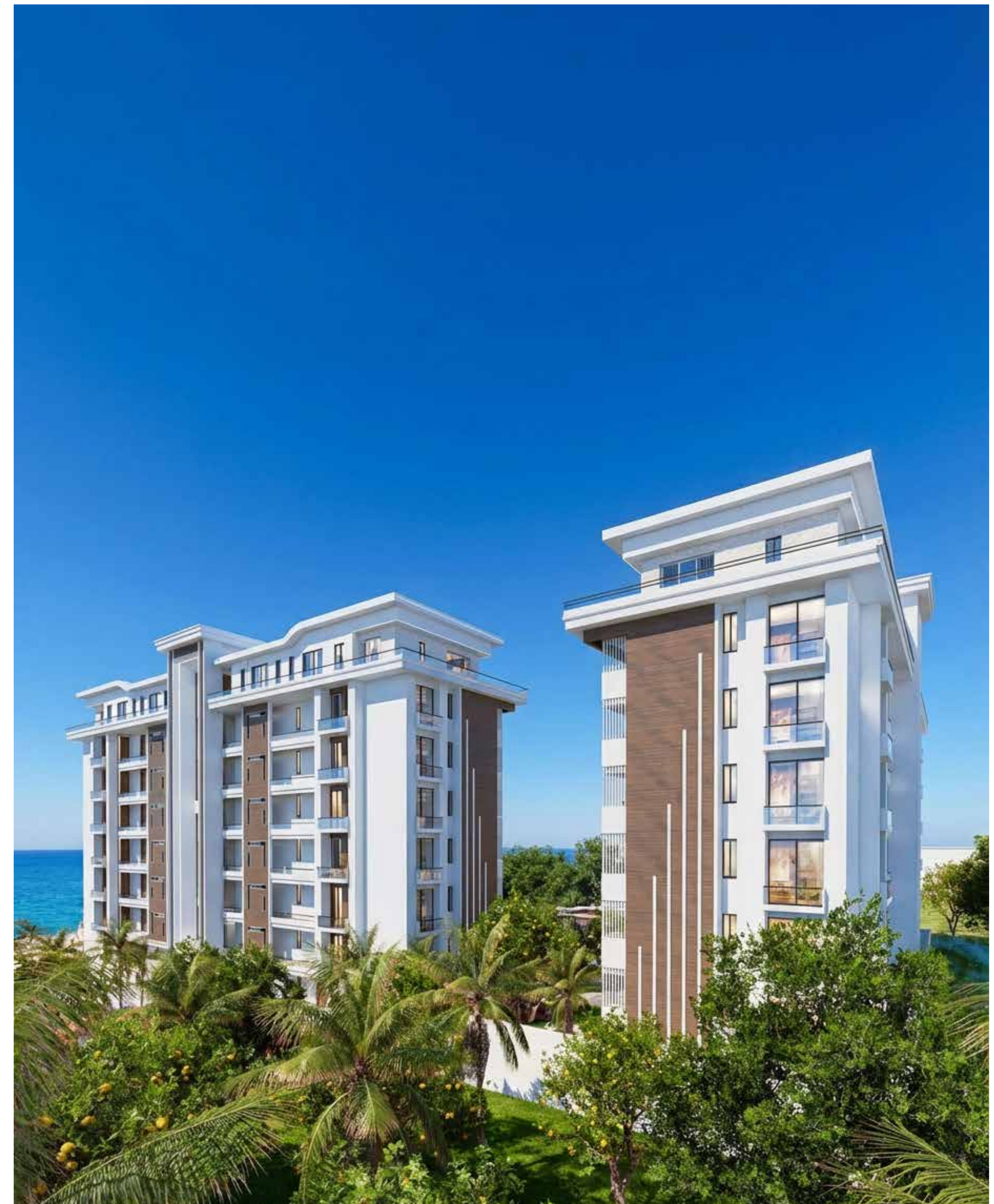
The Majestic Owners Rental Program is built on a foundation of proven success.

THE CANADIAN CONNECTION

Our operations are powered by the systems and standards of Metropolis Management Group (Toronto), an established leader in property management since 2016.

THE BENEFIT

Investors benefit from institutional-level management, sophisticated revenue optimization systems, and a reporting structure that guarantees transparency—all while maintaining the flexibility of personal use.





The Owner Journey: **How It Works**

We handle the complexities of hospitality so you can enjoy the rewards.

ONBOARDING & INSPECTION

Your unit is inspected and standardized to meet "Majestic Hospitality Standards," ensuring every guest walks into a pristine, luxury environment.

PROFESSIONAL LISTING

We don't just list; we market. Your property is professionally photographed and distributed across top-tier platforms (Airbnb, Booking.com, Expedia, VRBO) with optimized descriptions.

DYNAMIC PRICING & DISTRIBUTION

Utilizing advanced algorithms, we continuously adjust rates based on seasonality, local demand, and market trends to maximize both occupancy and revenue.

GUEST SCREENING & SECURITY

Protecting your asset is paramount. We rigorously screen all guests and centrally manage bookings to maintain the exclusivity and safety of the community.

5-STAR GUEST OPERATIONS

From seamless check-ins to housekeeping and concierge support, we handle the entire guest lifecycle.

TRANSPARENT PAYOUTS

Receive clear, periodic reports detailing revenue, expenses, and net payouts. You watch your investment grow; we handle the rest.

Core Services **Included**

OPERATIONAL EXCELLENCE

On-site guest communication and support services.

REVENUE MAXIMIZATION

Visibility on all major global booking channels.

CENTRALIZED MANAGEMENT

End-to-end oversight of your unit's maintenance and standards.

PRICING OPTIMIZATION

Market-based strategies to ensure high yields.

HOUSEKEEPING & QUALITY CONTROL

Professional cleaning and inventory checks after every stay.

REPORTING & ANALYTICS

Detailed monthly and annual financial performance reports.

MAINTENANCE COORDINATION

Preventive oversight and immediate vendor coordination.

RISK MANAGEMENT

Strict verification and monitoring of all bookings.

"Powered by the proven operational models of Metropolis Toronto, delivered with the warmth of Zanzibar."