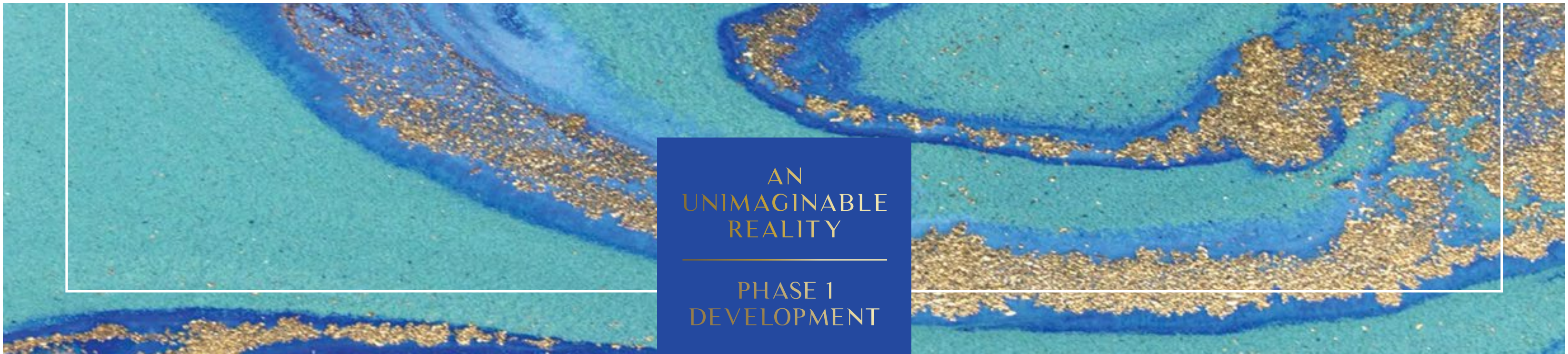


BLUE AMBER
ZANZIBAR



AN
UNIMAGINABLE
REALITY

PHASE 1
DEVELOPMENT

AN EXCLUSIVE TROPICAL HIDEAWAY

Located in Matemwe on the north-eastern coast of Zanzibar in Tanzania, Blue Amber is Africa's leading leisure destination and Zanzibar's premier island resort.

Across 410 hectares (1013 acres) of tropical landscape and along 4 kilometers of prime Indian Ocean coastline, Blue Amber is the largest resort development of its kind in Africa and is recognised as a strategic investment project in Tanzania.

Scheduled to open in phases from 2021, the resort will feature leading global hotel brands, luxury residential homes and world-class amenities.





UGANDA

KENYA

TANZANIA

ZAMBIA

MALAWI

MOZAMBIQUE

SERENGETI

NGORONGORO

KILIMANJARO

ZANZIBAR

DAR ES SALAAM

MAFA

FANJOVE ISLAND

SELOUS

RUJAH

ZANZIBAR TOWN

MNEMBA ISLAND

BLUE AMBER RESORT

INDIAN OCEAN

INDIAN OCEAN

ZANZIBAR

CHWAKA BAY

KIWANI BAY

MENAI BAY

PETE BAY INLET







FIND YOUR SANCTUARY IN THE UNTOUCHED BEAUTY OF ZANZIBAR

Zanzibar Island (Unguja) is located a few degrees south of the equator and 39 km east of the quiet Republic of Tanzania – a short, direct flight with a carrier or charter, or via connecting flight from a major travel hub.

The island is a veritable all-year paradise – from its April monsoon season to its June-October golden window, before warming up again towards year-end.

Historically a fishing and agricultural hub, Zanzibar's true gift is its cashmere soft sand and bright cobalt waters.

Why Zanzibar?

-  Political & financial stability
-  Year-round island destination
-  Undersaturated luxury hotel supply
-  Significant tourism sector growth

An aerial photograph of a coastal villa development. The image shows a grid of modern, two-story villas with light-colored facades and flat roofs, interspersed with palm trees and landscaped greenery. A paved road runs along the perimeter of the development. In the background, a sandy beach meets the turquoise waters of the Indian Ocean under a clear blue sky. A white rectangular text box is positioned on the right side of the image, containing the title and two paragraphs of text.

A PARADISE OF MANY RETURNS

Blue Amber offers a stable of investment opportunities to a select few. The first-phase development consists of 54 pool villas, a leisure centre, boutique hotel and beach restaurant, with breathtaking views of the Indian Ocean.

Buyers can also take advantage of Blue Amber's optional, fully integrated property management service to oversee and manage investors' properties when they are away, or let them to suitable tenants as part of its rental pool programme with attractive returns.

MANAGED AND OPERATED BY NEWMARK HOTELS

Shirazi Resort & Villas will be operated by Newmark Hotels, Reserves, Lodges & Residences, a hotel management company launched with a vision to provide a diverse range of hospitality services to luxury hotel property owners. With a heritage spanning more than forty-five years, the African-born company has perfected the tradition of applying excellence to all of its endeavours and daily operations.

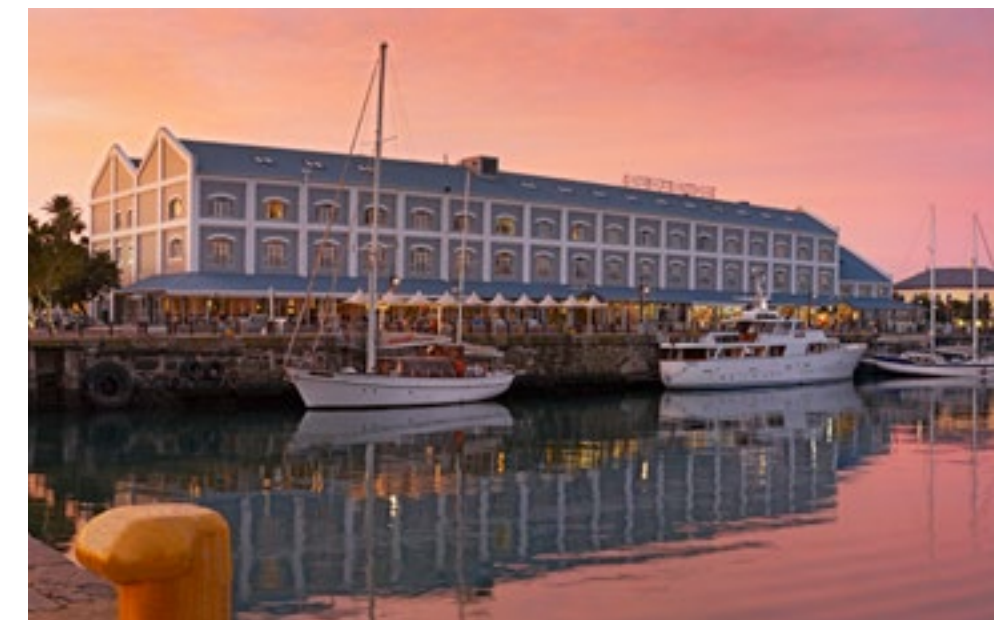
Newmark's extensive experience in managing prestigious and distinctive properties is matched by its determination to help owners realise their worth. This is made possible by a highly focused, motivated and skilled executive team. This focus has lead Newmark to enter the European market by obtaining a presence in the exciting locales of Porto, Evora, Monchique, Lisbon, Viana do Castelo, Grandola and Amarante.

The meticulously-curated selection of luxury hotels each represent unique experiences that set the benchmark for authentic hospitality and cultural richness.

Newmark strives to bring a fresh perspective to its portfolio and to drive a progressive property development and investment strategy.

Owners entering Newmark's villa rental pool management program can expect:

- 🌿 A full-service management program
- 🌿 An experienced international management team to oversee your property at all times
- 🌿 No rent competition amongst owners within the resort
- 🌿 Rental pool units to be operated as hotel resort villas
- 🌿 An expected 10% return on your investment / rental yield, net of expenses
- 🌿 Semi-annual payments to owners
- 🌿 Shared expenses with other home owners in the rental pool
- 🌿 Villas will be fully serviced, maintained and cleaned while you are away
- 🌿 Financial and revenue management services
- 🌿 A central reservation system connected to a global network
- 🌿 A professional marketing team focused on the promotion of the resort villas



www.newmarkhotels.com

YOUR INVESTMENT BENEFITS

New tax and residency benefits for real estate buyers

Blue Amber Zanzibar is a smart real estate investment choice with a host of attractive new foreign ownership benefits. Recognised as a Strategic Real Estate Project in Zanzibar, Blue Amber home owners will receive a host of resident and tax benefits:

- 🌿 No income tax on worldwide income and wealth.
- 🌿 Resident permit for villa buyer plus partner and up to four children under 20 years of age.
- 🌿 First buyer pays only 50% of normal capital gains on sale of unit, at 5% instead of 10%.
- 🌿 Foreign ownership allowed.
- 🌿 Registration of ownership to be done by Zanzibar Investment Promotion Authority (ZIPA).
- 🌿 No VAT on unit rental or sales.
- 🌿 Income tax is halved only on local income - 15% instead of 30% (applicable to foreigners only).
- 🌿 Repatriation of profit allowed after tax.
- 🌿 Residence permit is only valid for the duration the buyer owns the property (renewable every two years at \$3050 for main investor and \$550 for each dependent).
- 🌿 No work permit is given, but may be applied for separately by the employer.
- 🌿 No minimum stay is required to claim benefits.





Beach

Villas Entrance

Hotel

Premium Villas

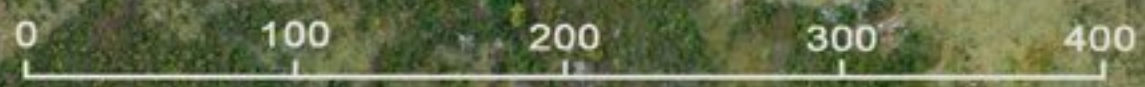
Phase 2

Leisure Centre

Beach Restaurant

Visitor's Centre

Resort Entrance



2-BEDROOM POOL VILLA

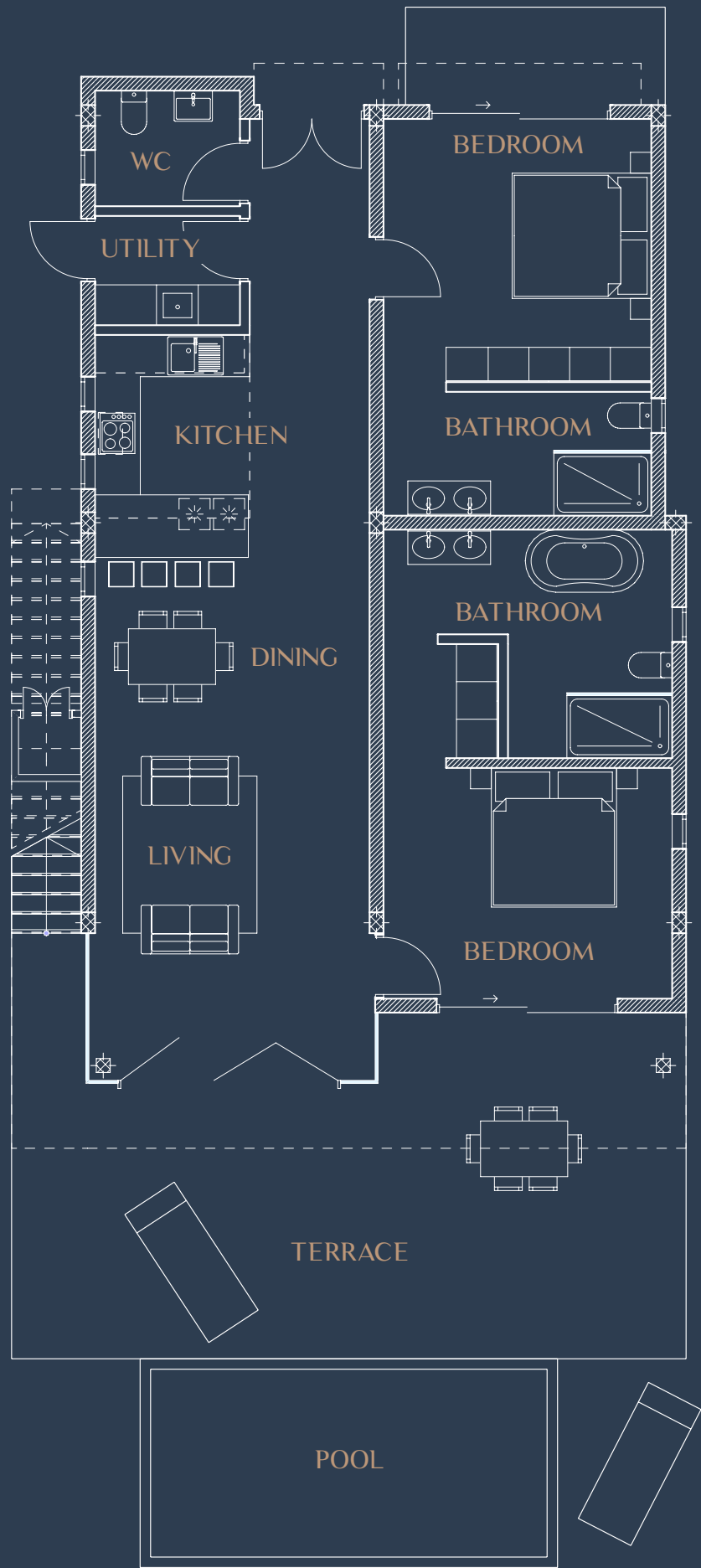
2 BEDROOM, 2 BATHROOM

FROM

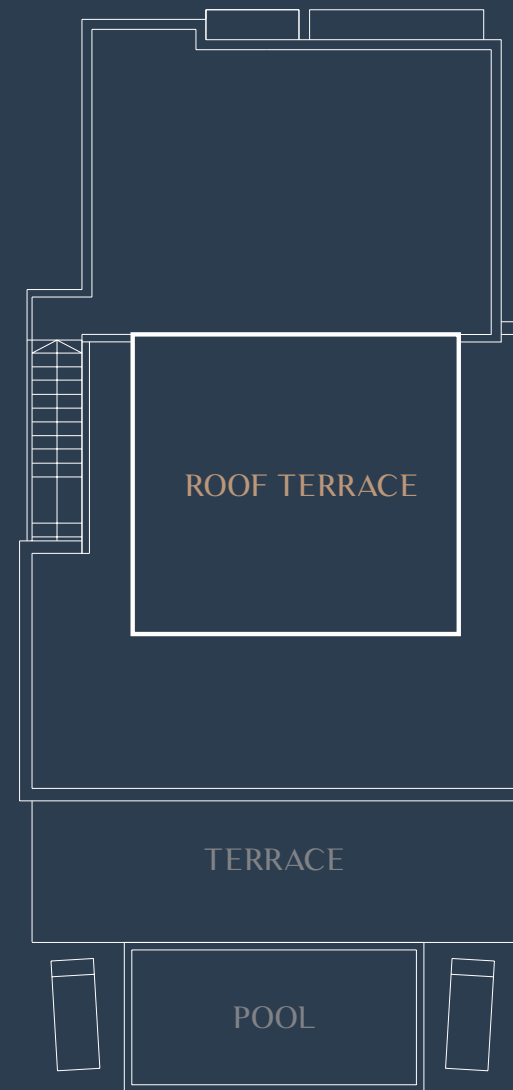
USD 197 125







THE 2-BEDROOM
POOL VILLA INCLUDES
A ROOF TERRACE



MAIN AREAS

Name	Area (m ²)
Plot area	450.0
Living area - total	199.3
Living area - inside only	103.8
Balconies & terraces	95.6
Swimming pool	18.0
Roof terrace	37.0

GROUND FLOOR PLAN

Name	Area (m ²)
Bedroom 1	14.6
Bathroom 1	6.9
Bedroom 2	16.4
Bathroom 2	10.6
Living Area	32.4
Kitchen	6.0
Toilet	3.5
Utility	3.4
Circulation	10.0
Total	103.7

DOUBLE STOREY 2-BEDROOM POOL VILLA

2 BEDROOM, 2 BATHROOM

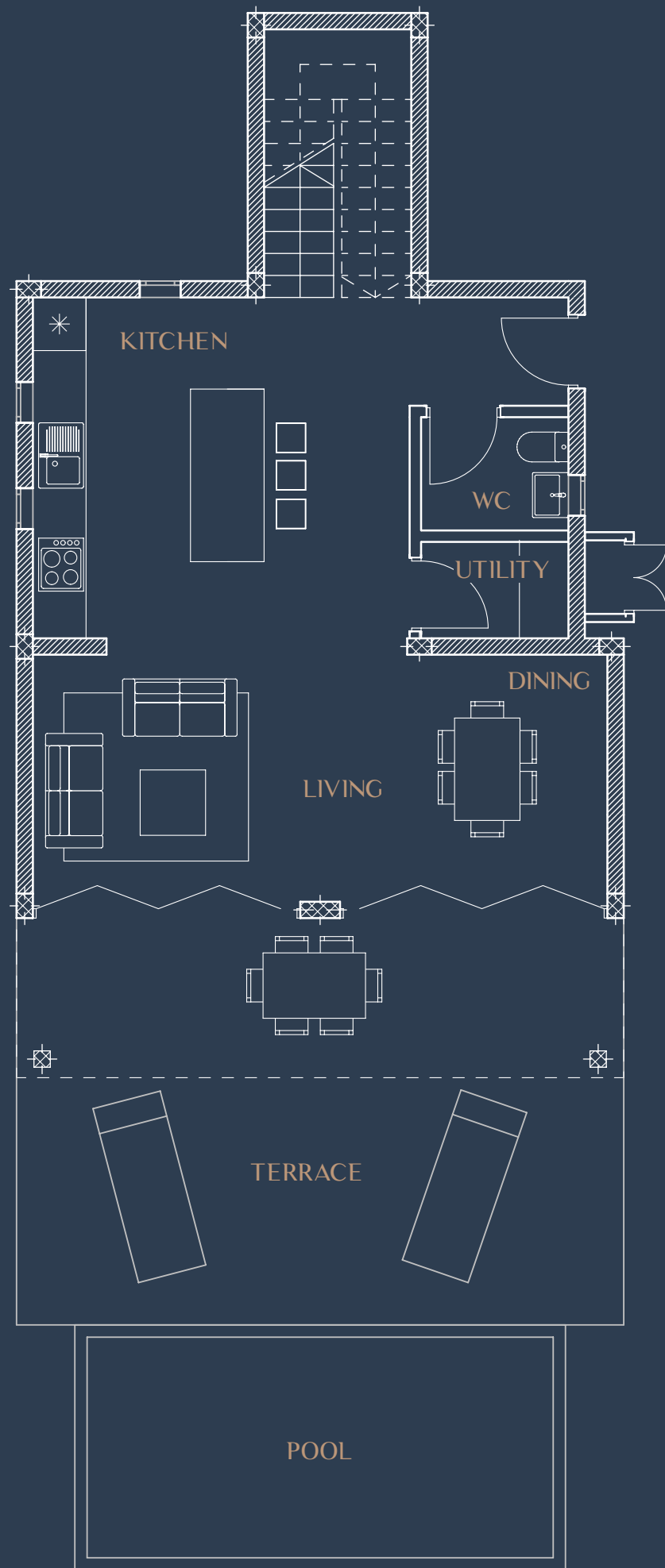
FROM

USD 201 000

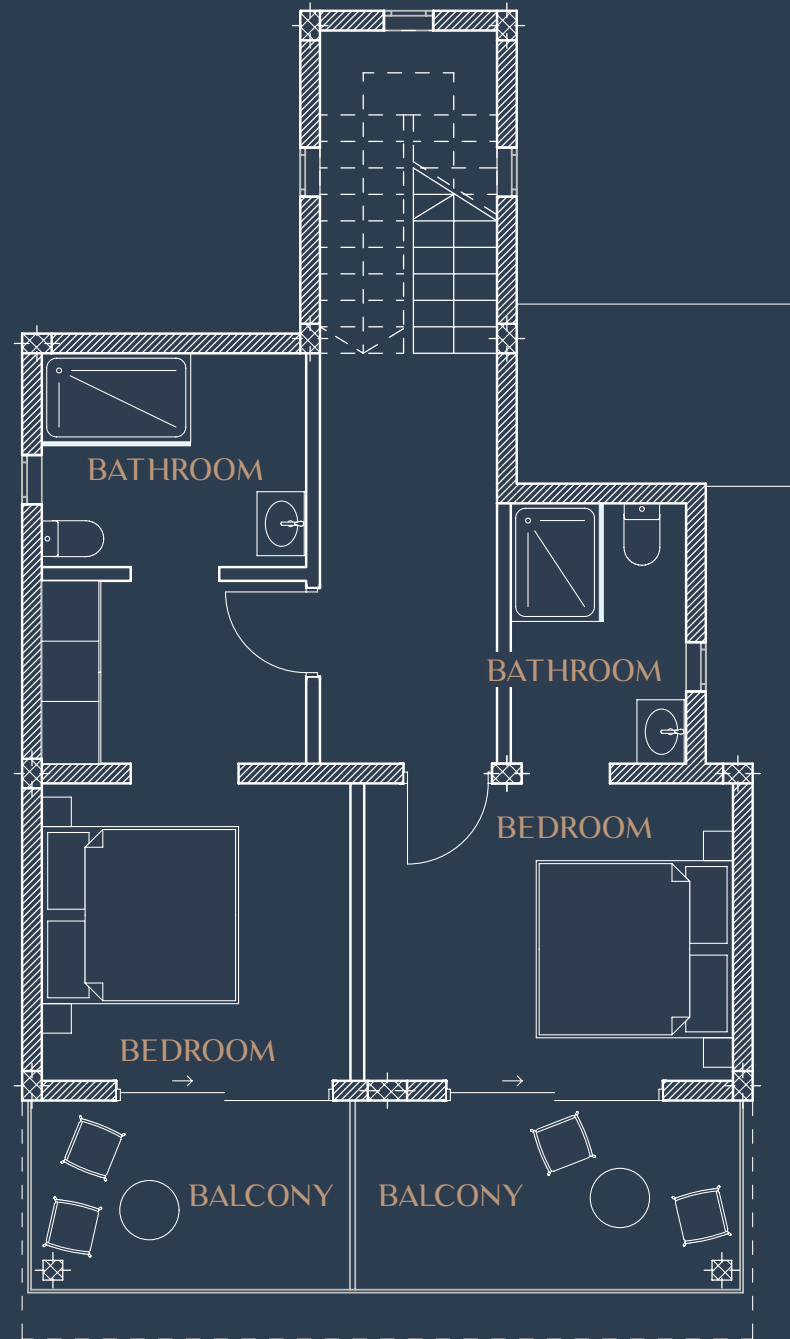




GROUND FLOOR PLAN



FIRST FLOOR PLAN



MAIN AREAS

Name	Area (m ²)
Plot area	450.0
Living area - total	156.5
Living area - inside only	105.8
Balconies & terraces	50.7
Swimming pool	18.0

GROUND FLOOR PLAN

Name	Area (m ²)
Kitchen	11.8
Living area	21.9
Toilet	2.5
Utility	2.0
Circulation	16.9
Total	55.2

FIRST FLOOR PLAN

Name	Area (m ²)
Bedroom 1	11.9
Bathroom 1	4.9
Bedroom 2	14.4
Bathroom 2	6.0
Stairs	6.0
Circulation	7.5
Total	50.7
+ Balcony	13.8

DOUBLE STOREY 3-BEDROOM POOL VILLA

3 BEDROOM, 3 BATHROOM

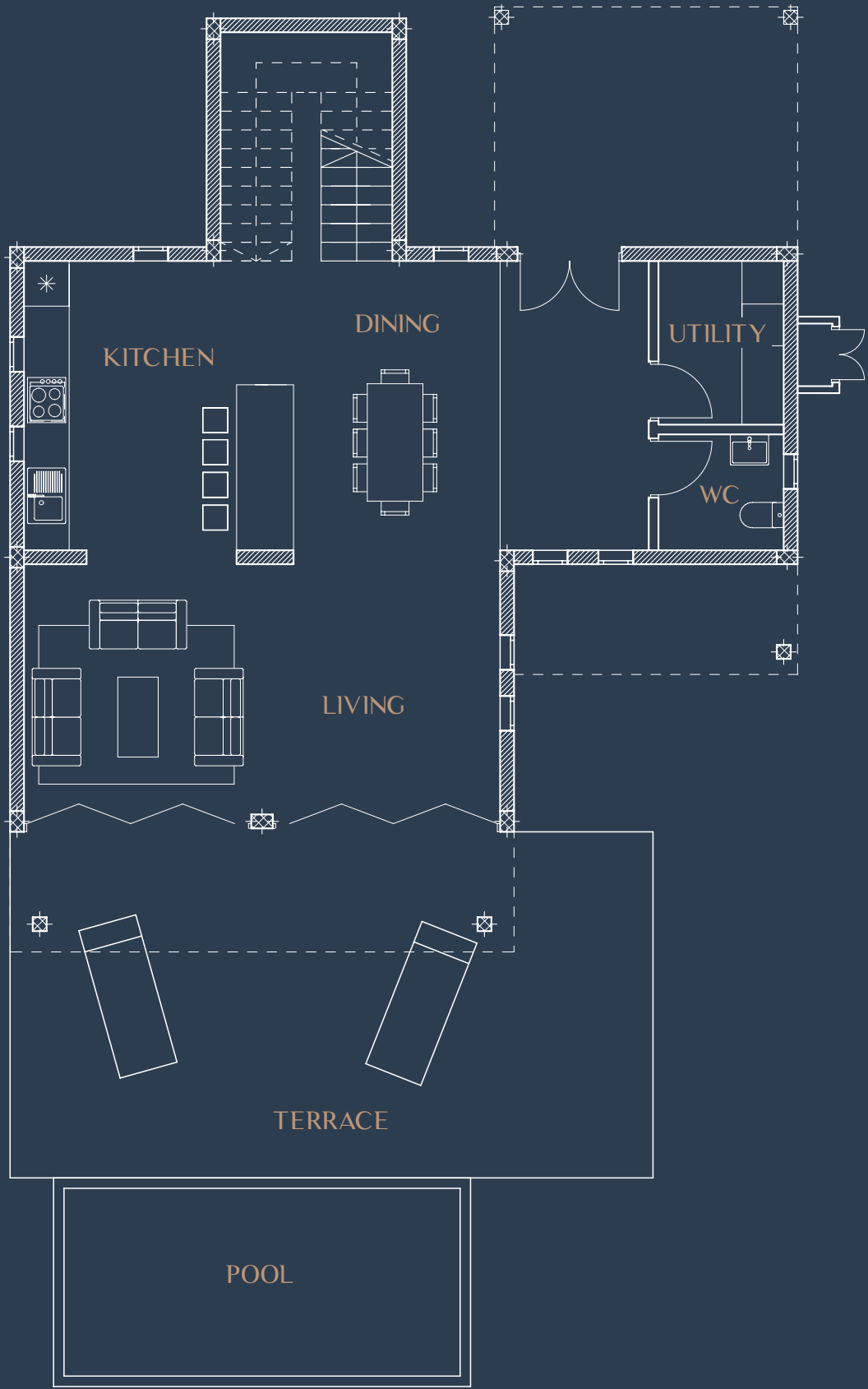
FROM

USD 319 000

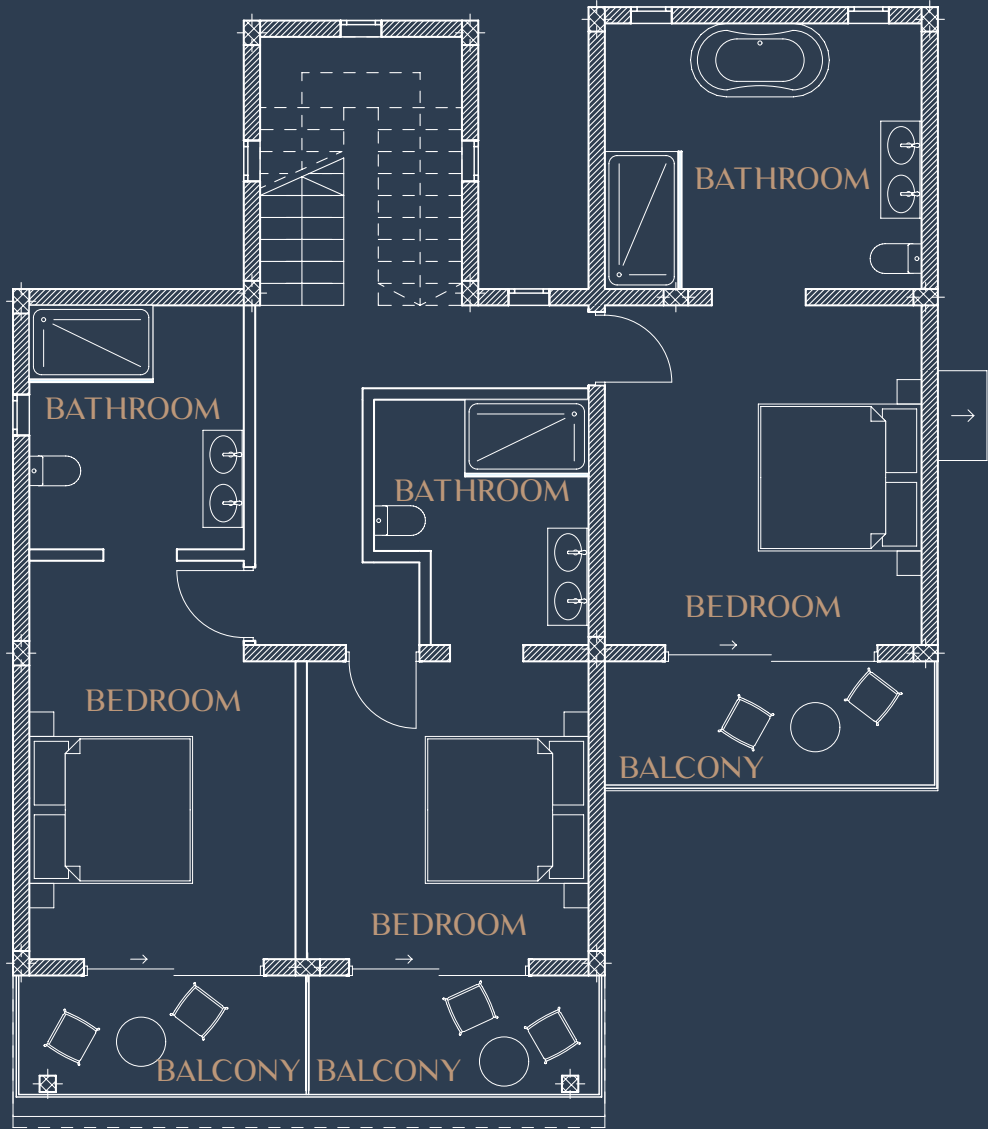




GROUND FLOOR PLAN



FIRST FLOOR PLAN



MAIN AREAS

Name	Area (m²)
Plot area	450.0
Living area - total	230.8
Living area - inside only	167.7
Balconies & terraces	63.1
Swimming pool	18.0

GROUND FLOOR PLAN

Name	Area (m²)
Kitchen	16.8
Living area	26.0
Toilet	3.0
Utility	4.3
Circulation	29.0
Total	79.0

FIRST FLOOR PLAN

Name	Area (m²)
Bedroom 1	16,4
Bathroom 1	12.1
Bedroom 2	12.8
Bathroom 2	7.4
Bedroom 3	15.0
Bathroom 3	8.0
Stairs	8.1
Circulation	9.2
Total	88.7
+ Balcony 1	6.4
+ Balcony 2	10.6

PREMIUM DOUBLE STOREY 3-BEDROOM POOL VILLA

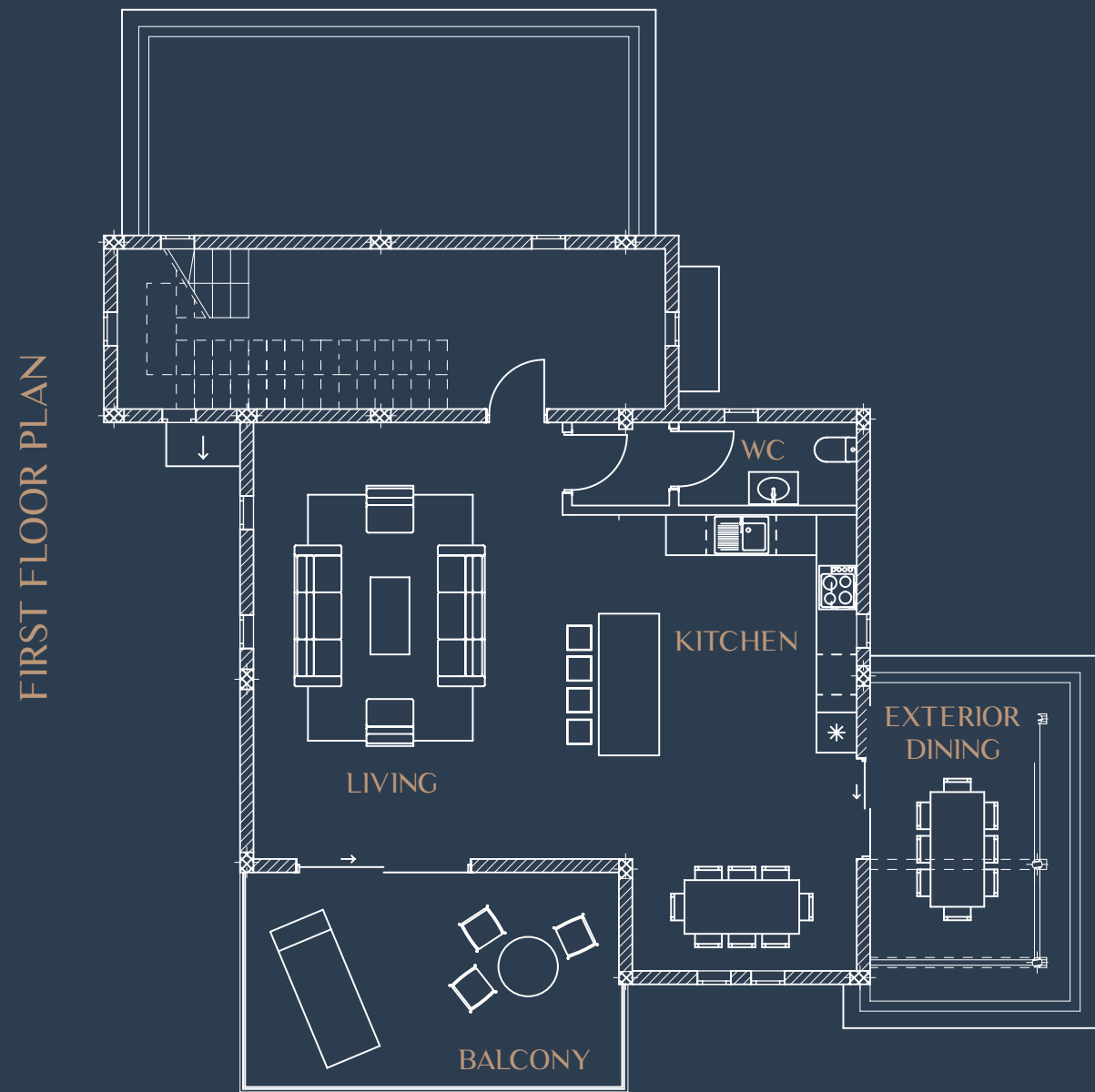
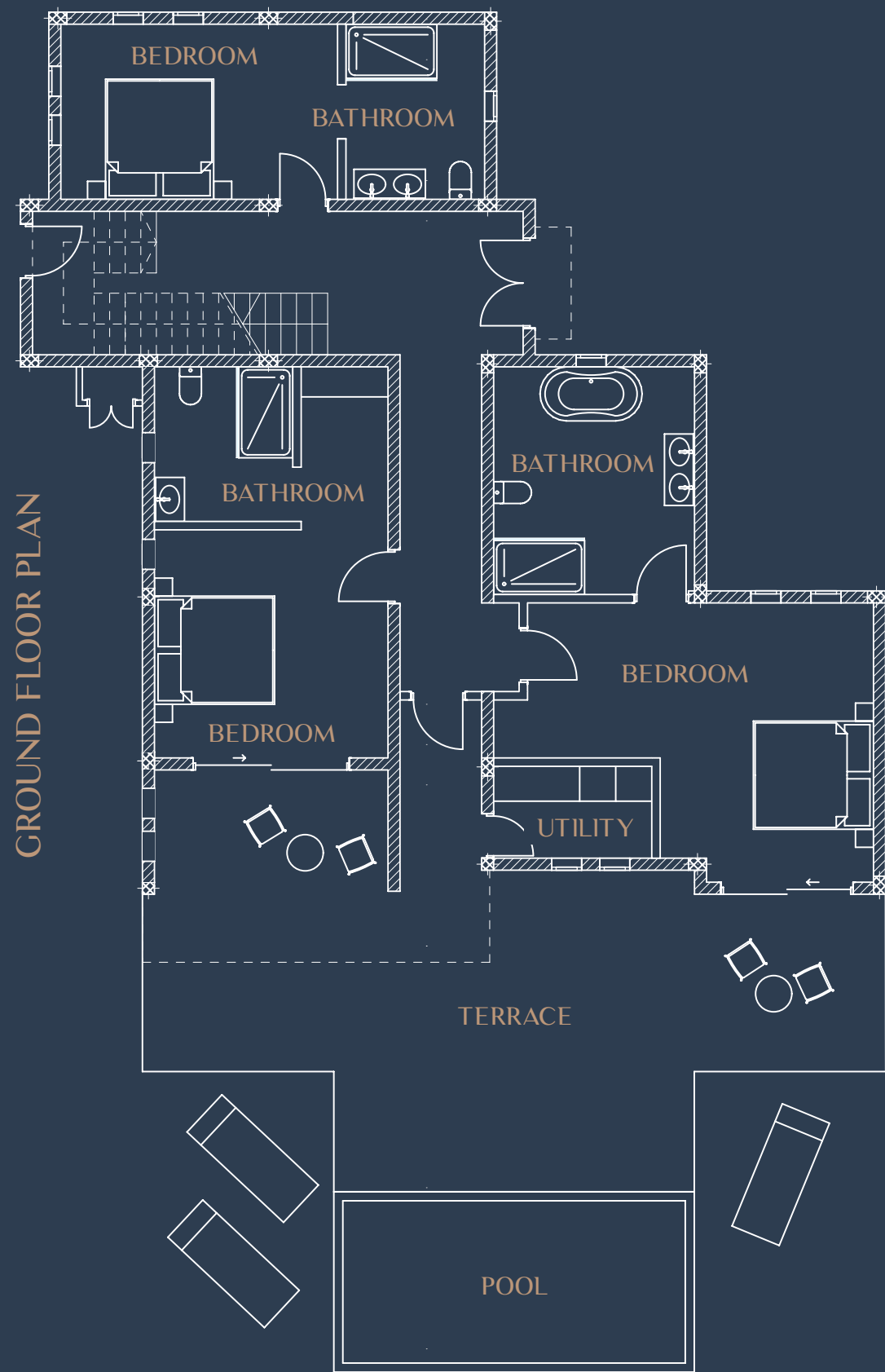
3 BEDROOM, 3 BATHROOM

FROM

USD 411 000







MAIN AREAS

Name	Area (m ²)
Plot area	540.0
Living area - total	283.2
Living area - inside only	194.1
Balconies & terraces	89.1
Swimming pool	18.0

GROUND FLOOR PLAN

Name	Area (m ²)
Bedroom 1	13.5
Bathroom 1	6.7
Bedroom 2	22.4
Bathroom 2	12.6
Utility	4
Bedroom 3	18.8
Bathroom 3	5.9
Circulation	28.1
Total	112.0

FIRST FLOOR PLAN

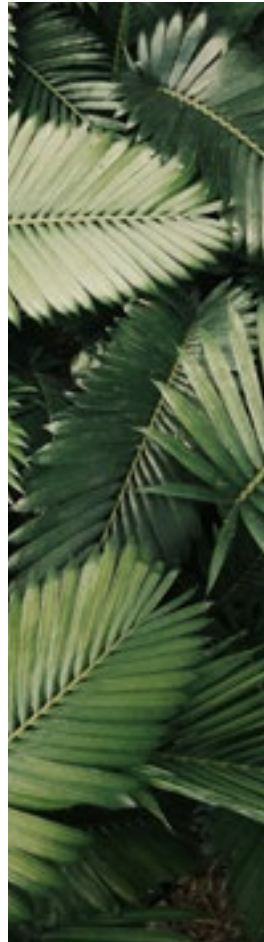
Name	Area (m ²)
Living	37.9
Kitchen	19.9
Toilet	3.3
Stairs	7.3
Circulation	13.6
Total	82.0
+ Exterior Dining	8.8
+ Balcony	18.0

PREMIUM DOUBLE STOREY 4-BEDROOM POOL VILLA

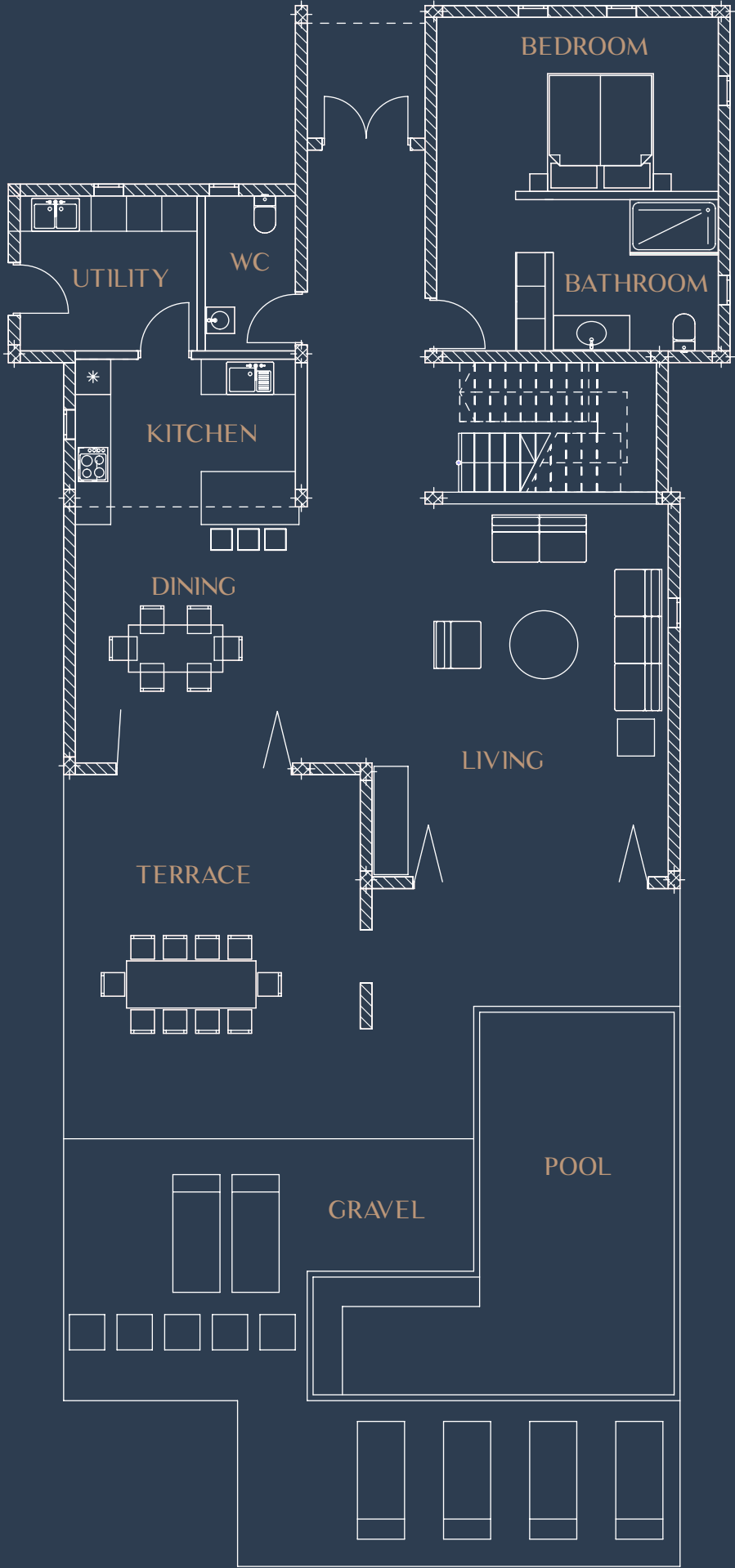
4 BEDROOM, 4 BATHROOM

FROM
USD 470 000

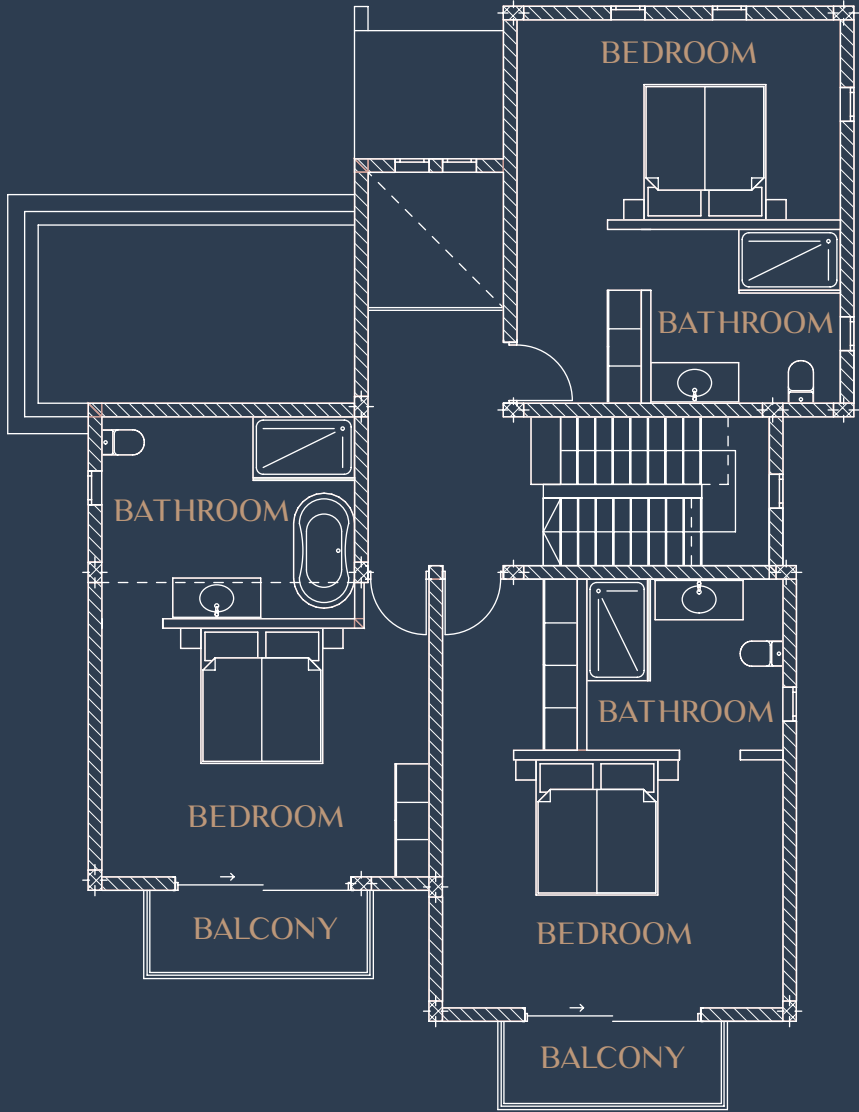




GROUND FLOOR PLAN



FIRST FLOOR PLAN



MAIN AREAS

Name	Area (m²)
Plot area	From 540.0
Living area - total	280.3
Living area - inside only	225.6
Balconies & terraces	54.7
Swimming pool	29.7

GROUND FLOOR PLAN

Name	Area (m²)
Bedroom 1	19.1
Bathroom 1	7.2
Living	52.6
Kitchen	10.7
WC	4.0
Utility	7.9
Circulation	20.7
Total	122.2

FIRST FLOOR PLAN

Name	Area (m²)
Bedroom 2	19.1
Bathroom 2	7.2
Bedroom 3	23.8
Bathroom 3	7.3
Bedroom 4	18.4
Bathroom 4	11.4
Stairs	7.4
Circulation	8.8
Total	103.4

PREMIUM DOUBLE STOREY 5-BEDROOM POOL VILLA

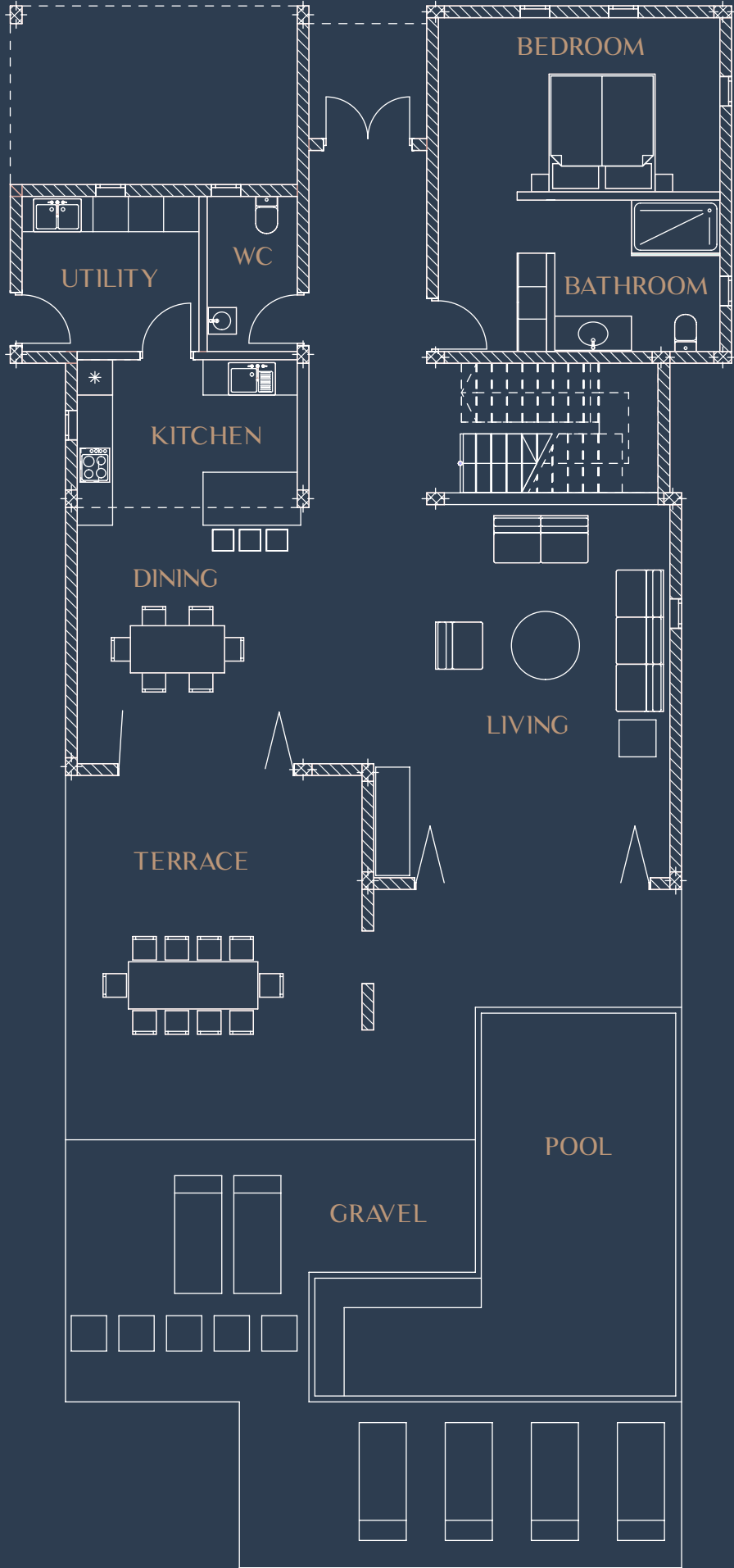
5 BEDROOM, 5 BATHROOM

FROM
USD 550 000

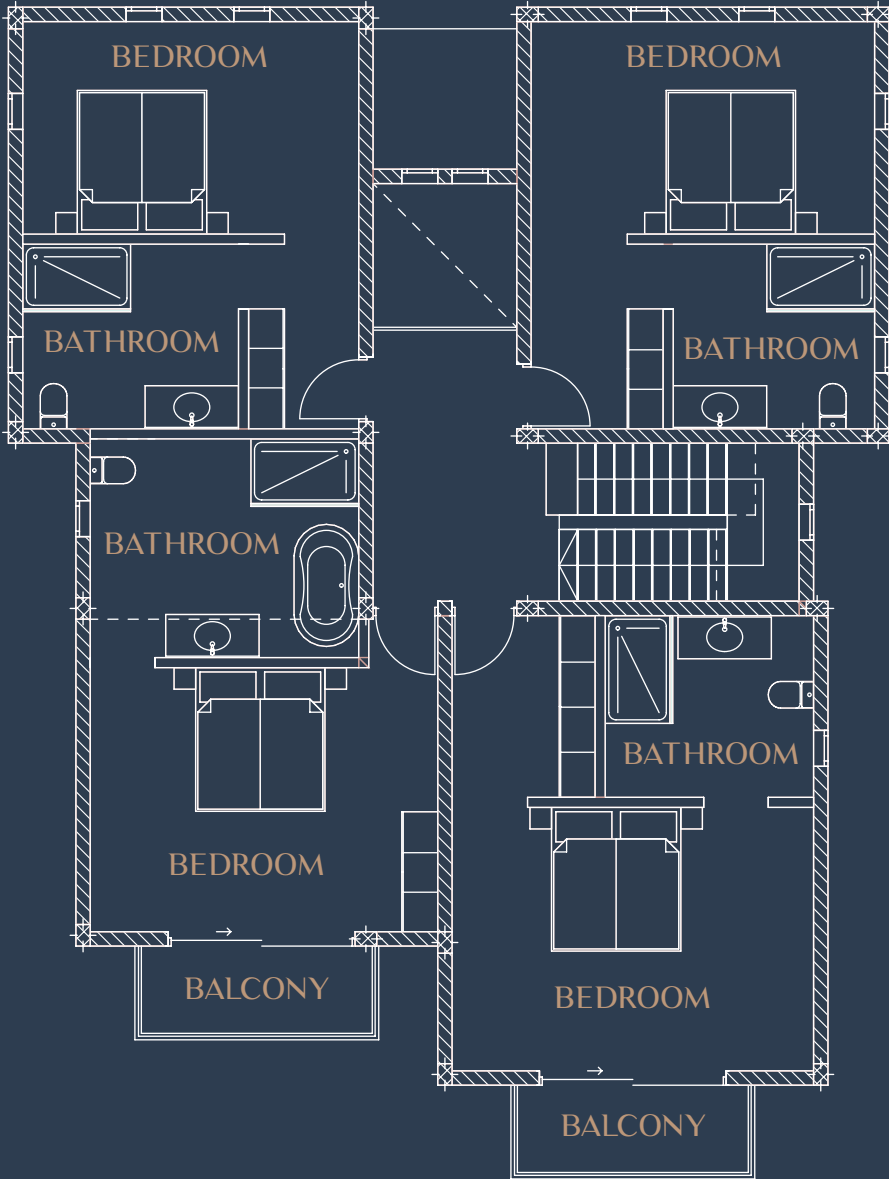




GROUND FLOOR PLAN



FIRST FLOOR PLAN



MAIN AREAS

Name	Area (m²)
Plot area	594.0
Living area - total	305.9
Living area - inside only	251.2
Balconies & terraces	54.7
Swimming pool	29.7

GROUND FLOOR PLAN

Name	Area (m²)
Bedroom 1	19.1
Bathroom 1	7.2
Living	52.6
Kitchen	10.7
WC	4.0
Utility	7.9
Circulation	20.7
Total	122.2

FIRST FLOOR PLAN

Name	Area (m²)
Bedroom 2	19.1
Bathroom 2	7.2
Bedroom 3	23.8
Bathroom 3	7.3
Bedroom 4	18.4
Bathroom 4	11.4
Bedroom 5	18
Bathroom 5	7.6
Stairs	7.4
Circulation	8.8
Total	129.0

SPECIFICATIONS

INCLUDED AMENITIES AND FEATURES

- AC in all the bedrooms, kitchen and living areas.
- Fibre internet connectivity.
- The kitchen includes finished worktops, cupboards, an oven, electric hob and extractor hood.
- Bathrooms come standard with sanitary ware.
- Villas include a pool terrace, landscaped garden as well as a private 6 x 3 metre swimming pool for 2- and 3-bedroom villas, and a private 29.7 m² swimming pool for 4- and 5-bedroom villas.
- External lighting to villa entrance, landscaped areas and the pool terrace.
- Solar hot water system, smoke detectors and fire alarms.



OPTIONAL AMENITIES AND FEATURES

Please get in touch with us about any of the below additional features you’d like to include in your villa:

- Kitchen appliances (Fridge, freezer, washing machine, dishwasher and tumble dryer).
- Move-in packages (FF&E, linen, crockery, cutlery, curtains or blinds, and feature light fittings).
- Interior design or furniture packages.
- Locally handcarved Zanzibarian front door.
- Ceiling fans.
- Shaded carport.

PAYMENT PLAN

5000 USD

Exclusivity Reservation Payment

To be paid on or before the date of the reservation agreement

10%

First Instalment

On the effective date

40%

Second Instalment

Within 2 working days of commencement of the foundation works (this date will be communicated to the buyer)

30%

Third Instalment

Within 2 working days of commencement of the works to the roof height (this date will be communicated to the buyer)

20%

Fourth Instalment

On the closing date

Mortgage facilities available with partner banks for Tanzanian citizens

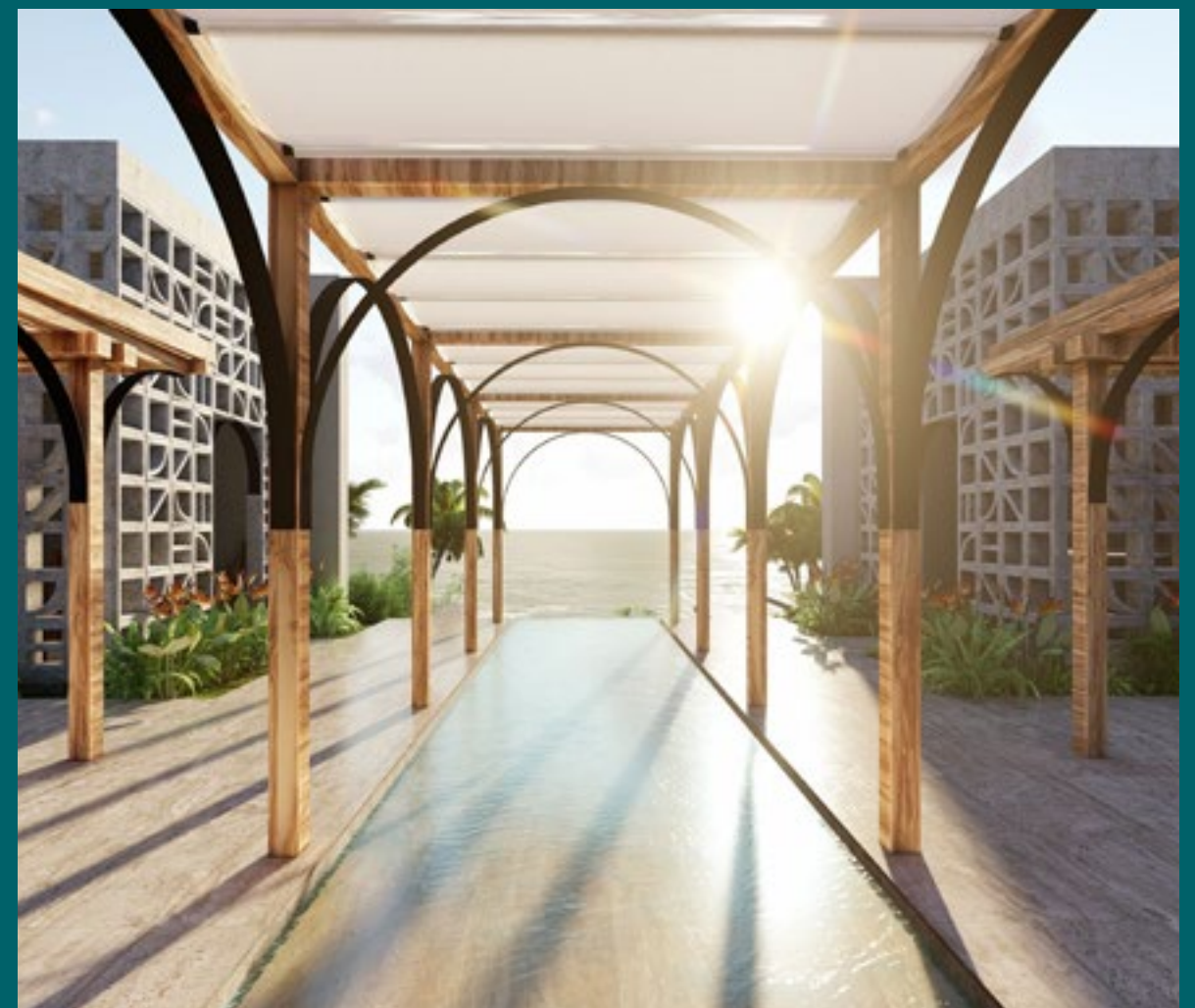




THE OPPORTUNITY OF TOMORROW IS CARVED IN THE FOOTPRINT OF THE PAST

The bespoke Shirazi Resort redefines 4-star luxury and uses rich textures and design finishes, paying homage to the unique culture and history of Zanzibar.

The resort boasts 2 restaurants, a spa, yoga pavilion and gym, a beach club and pool with pool bar.



EXPERIENCE A TASTE OF ISLAND LIVING

A casual toes-in-the-sand spot on the beachfront with views of the shallow azure waters for all-day dining and tropical cocktails.

The Mediterranean-inspired beach restaurant and bar offers guests an incomparable ambience with relaxed indoor and outdoor seating, sun loungers, soothing rhythms and exquisite beachside services.





LIVE LIFE AT LEISURE

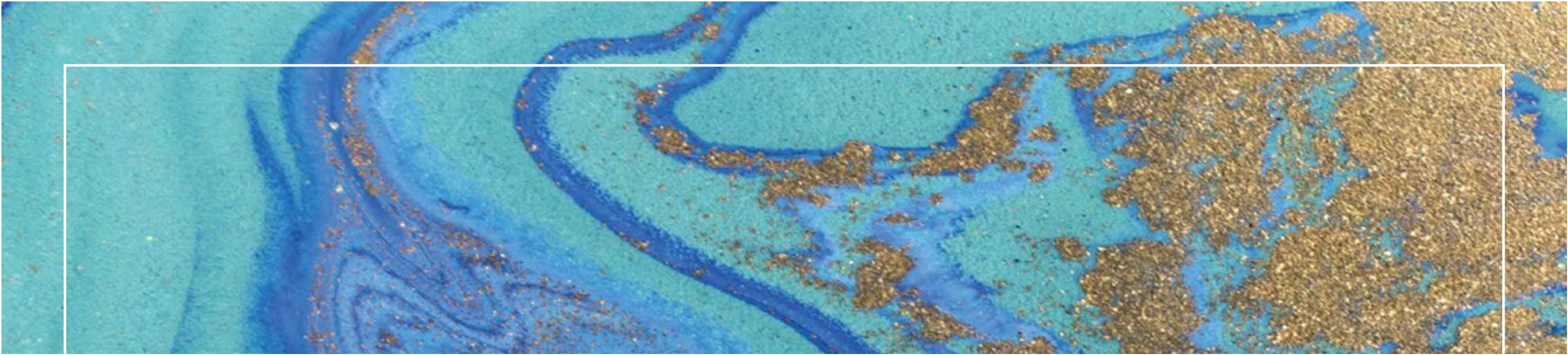
LEISURE CENTRE

The waterfront Leisure Centre is a multi-functional space offering residents and visitors a variety of retail stores, along with a restaurant and a watersports facility. The complex has been carefully designed to cater for both individuals and families.

VISITORS CENTRE

The Blue Amber Visitor Centre will provide a central meeting point for locals and visitors as well as first-hand insights into the future world-class integrated resort. It will offer interested buyers the chance to experience future living in one of the development's luxury residences.





ADDRESS

Pennyroyal Ltd., P.O. Box 866, Stone Town, Zanzibar, Tanzania (Resort located in the Matemwe District North A)

PHONE

+255 779 55 99 66

EMAIL

info@blueamberzanzibar.com

WEBSITE

blueamberzanzibar.com



All images shown are for illustration purpose only. Actual products may vary due to design enhancement or availability of finishes.