



TURU VILLAS
KIOMBAMVUA

Private Luxury Living

WELCOME TO

Turu Villas

ZANZIBAR





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Welcome to Turu Villas

Turu Villas is an exclusive collection of 12 private luxury villas located in the prestigious Kiombamvua area of Zanzibar – just moments from the renowned Sea Cliff Resort & Spa.

Designed for privacy, comfort, and refined tropical living, Turu Villas offers the rare balance of tranquil seclusion and access to world-class resort amenities.







The Development

Turu Villas comprises:

- ✓ **10 Two-Bedroom Villas**
- ✓ **2 Four-Bedroom Villas**

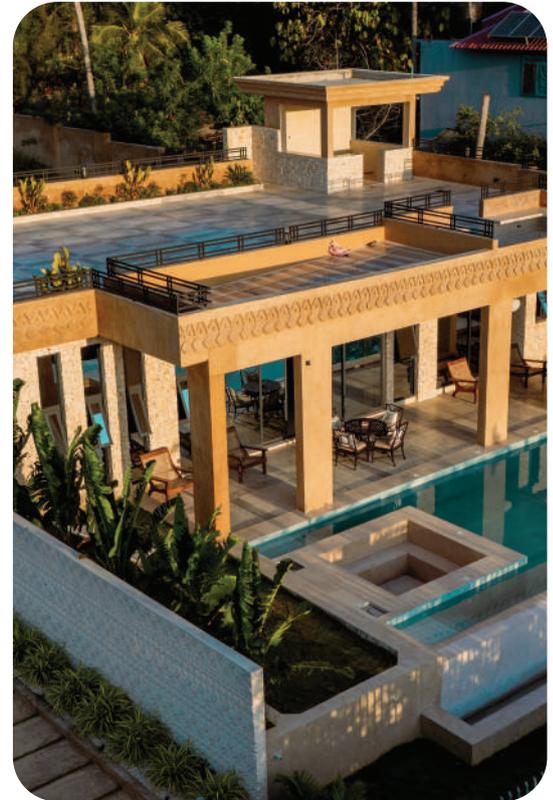
Each villa is thoughtfully designed for modern island living with elegant finishes and generous indoor-outdoor spaces.



Every Villa Features:

Each villa is thoughtfully designed for modern island living with elegant finishes and generous indoor-outdoor spaces.

- ✓ All bedrooms ensuite
- ✓ Private swimming pool
- ✓ Fully furnished interiors
- ✓ Fully fitted contemporary kitchen
- ✓ Spacious living and dining areas
- ✓ Landscaped private garden
- ✓ High-speed internet
- ✓ 24-hour security







On-Site Amenities at Turu Villas

Residents and guests enjoy access to exclusive on-property facilities, including:

- ✓ **Private Restaurant**
- ✓ **Fully Equipped Gym**
- ✓ **Reception & management services**
- ✓ **Secure gated environment**

Everything you need for comfortable daily living is within the development.



Extended Lifestyle Access

Sea Cliff Resort & Spa

Located just minutes away, Turu Villas benefits from its close proximity to Sea Cliff Resort & Spa, one of Zanzibar's most established luxury resorts.

Residents can enjoy convenient **access to:**

- Multiple restaurants & bars
- Luxury spa & wellness centre
- Large resort swimming pools
- 9-hole championship golf course
- Water sports & excursions
- Tennis courts
- Conference facilities
- Boutique shops
- Beach access
- Horse riding

This unique proximity allows villa owners to enjoy **private residential living** while benefiting from nearby five-star resort experiences.







Prime Location

Residents and guests enjoy access to exclusive on-property facilities, including:

- ✓ **30 minutes from Zanzibar City**
- ✓ **35–40 minutes from the airport**
- ✓ **10-minute walk to the beach**
- ✓ **10-minute walk to the 9-hole golf course**
- ✓ **Close to key tourism and heritage sites**

You enjoy peaceful surroundings while remaining connected to Zanzibar's finest attractions.



Designed for Space & Comfort

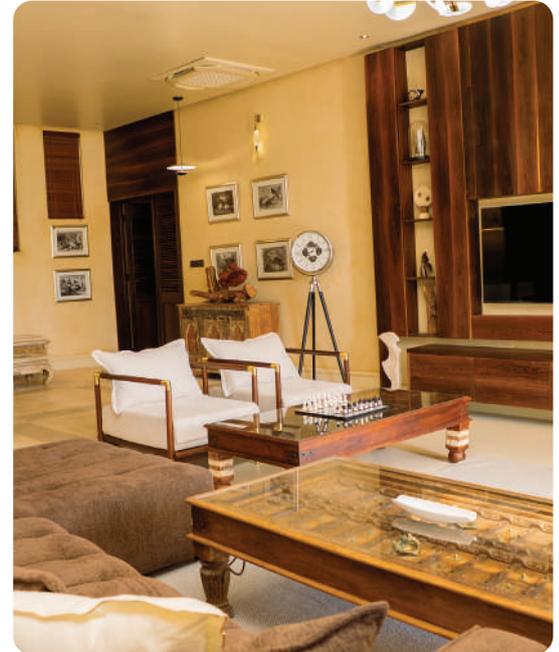
Two-Bedroom Villas

Perfect for couples, small families, or elegant holiday living.

Four-Bedroom Villas

Ideal for larger families, entertaining, or extended stays.

Each villa embraces open layouts, natural textures, and contemporary Swahili-inspired architecture that reflects the island's character.







A Refined Island Lifestyle

Imagine:

- ⦿ Morning workouts at the gym.
- ⦿ Lunch at your private on-site restaurant.
- ⦿ Afternoon golf at Sea Cliff.
- ⦿ Evening cocktails overlooking the Indian Ocean.
- ⦿ Private pool evenings under the stars.



Turu Villas offers a lifestyle defined by comfort, privacy, and access to the very best of Zanzibar.



Why Choose Turu Villas?

- ✓ Boutique 12-villa development
- ✓ Private pool with every villa
- ✓ On-site restaurant & gym
- ✓ Immediate proximity to Sea Cliff Resort
- ✓ Golf, beach, spa & resort amenities nearby
- ✓ Secure, peaceful residential setting
- ✓ Fully furnished and move-in ready







A white line graph icon on a dark brown background. The graph shows a line that starts at the bottom left, rises to a peak marked with a small circle, then falls, rises again to a lower peak, falls, rises to a third peak, and finally falls. Two horizontal dashed lines are present: one at the top peak and one at the bottom. The icon is enclosed in a rounded square.

Turu Villas Investment



Turu Villas Prices

Fully Furnished 2 Bedroom Villas

FIRST LINE	SECOND LINE	THIRD LINE
\$500,000	\$450,000	\$400,000
All prices include VAT		

INVESTMENT SECURITY

Approved by ZIPA (Zanzibar Investment Promotion Authority)
99-Year Leasehold Ownership

SITE VISIT

A show house is ready on site.
Visit anytime to experience the quality and design in person.

2 Bedroom Villa ROI & Value Appreciation Analysis

ASSUMPTIONS:



Villa Purchase Price: **\$500,000**



Nightly Rental Rate: **\$500**



Property Management Fee: **20%**



Monthly Service Fee: **\$600**



Total Days per Year: **365**



1 RENTAL INCOME & ROI ANALYSIS

ITEM	50% OCCUPANCY	60% OCCUPANCY	70% OCCUPANCY
Occupied Nights	182	219	255
Nightly Rate	\$500	\$500	\$500
Gross Rental Revenue	\$91,000	\$109,500	\$127,500
Management Fee (20%)	\$18,200	\$21,900	\$25,500
Net After Management	\$72,800	\$87,600	\$102,000
Service Fee	\$7,200	\$7,200	\$7,200
Total Net Income	\$65,600	\$80,400	\$94,800
Annual ROI	13.12%	16.08%	18.96%



2 FIVE-YEAR RENTAL INCOME PROJECTION

OCCUPANCY	ANNUAL INCOME	5-YEAR INCOME	ROI OVER 5 YEARS
50%	\$72,200	\$361,000	72%
60%	\$87,000	\$435,000	87%
70%	\$101,400	\$507,000	101%



3 PROPERTY VALUE APPRECIATION

YEAR	5% GROWTH	8% GROWTH	10% GROWTH
Purchase	\$500,000	\$500,000	\$500,000
Year 1	\$525,000	\$540,000	\$550,000
Year 2	\$551,250	\$583,200	\$605,000
Year 3	\$578,812	\$629,856	\$665,500
Year 4	\$607,753	\$680,244	\$732,050
Year 5	\$638,141	\$734,664	\$805,255

4 CAPITAL GAIN AFTER 5 YEARS

SCENARIO	PROPERTY VALUE	PROFIT
5% Growth	\$638,141	\$138,141
8% Growth	\$734,664	\$234,664
10% Growth	\$805,255	\$305,255

5 TOTAL RETURN (RENTAL + APPRECIATION)

SCENARIO	RENTAL INCOME (5 YEARS)	APPRECIATION	TOTAL PROFIT
5% Growth	\$435,000	\$138,141	\$573,141
8% Growth	\$435,000	\$234,664	\$669,664
8% Growth	\$435,000	\$305,255	\$740,255

INVESTOR SUMMARY:

This investment offers projected rental returns between 14% and 20% annually depending on occupancy levels. When combined with potential property appreciation between 5% and 10% per year, investors may achieve total returns exceeding 130% over a five-year period.

PROJECT TIMELINE

June 2026 Hand over December 2026



Own the Experience

Turu Villas is more than a home — it is private living enhanced by resort luxury.



For Information
CONTACT US:

 sales@turucollection.com

 +255 702 083 233

 www.turucollection.com



