

# AURARA

OCEAN LIVING,  
JUST STEPS AWAY



PAJE,  
ZANZIBAR



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# About MB Homes



20 Years of Expertise in Real Estate  
Investment & Development

High Quality Vacation Homes  
& Profitable Rental Investments

Strategic Partnerships  
& Sustainable Developments

Full-Service Approach  
& Ongoing Support

Expertly Managed Properties  
with Transparent Processes

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

**Huseyin Buyukballi**  
CEO of MB Homes



MB Homes is proud to play a role in shaping the island's real estate landscape, creating sustainable communities that enrich the lives of residents and investors alike.

**Our office location**

Old Customs House, 2nd floor,  
Mizingani Road, Stone Town, Zanzibar

**KEY  
STRENGTHS**

**01** | Security

**02** | Customer Satisfaction

**03** | Transparency

# OUR TEAM



**Eyup Ozkan**  
Civil Engineer & Director Of Construction



**Ahlam Mwalim**  
Director Of Marketing



**Mafunda Kombo Faki**  
Managing Director



**Huseyin Buyukballi**  
Administration Manager ARvilla



**Queen Laizer**  
Director Of Sales



**Mussa Maghimbi**  
Human Resources & Legal Counsel



**Dorrah Kariah**  
Finance Director



**Abdul-Rahim Ali**  
Logistics & Operation Director



**Audrey Raphael**  
Sales Director's PA



**Mary Amon**  
Office Manager



**Batuli Athumani**  
Administration Assistance



**Angel Babu**  
CEO's PA



**Hussein Abdallah**  
Sales Trainer



**Khayroun Abdallah**  
Office Manager



**Wahida Hoza**  
Administration Manager ARvilla



**Maryam Hamadi**  
Sales Agents Manager



**Seyhmus Idem**  
Construction Supervisor



**Melisa Cardes**  
Architect & Civil Engineer



**Tarik Inci**  
Architect



**Bertha Alex**  
Finance Manager



**Neema Victor**  
Site Representative



**Erkan Ciftci**  
Site Manager



**Mary Charles**  
Sales Manager

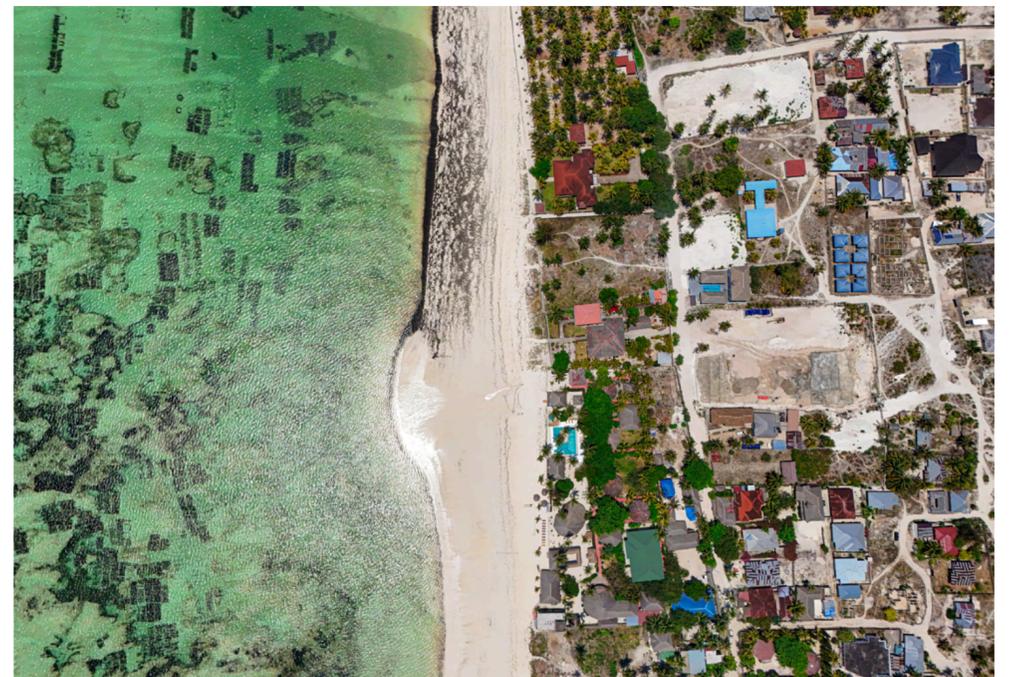


**Hamad Mkubwa**  
Driver





**Building Progress [29.09.2025]**



02

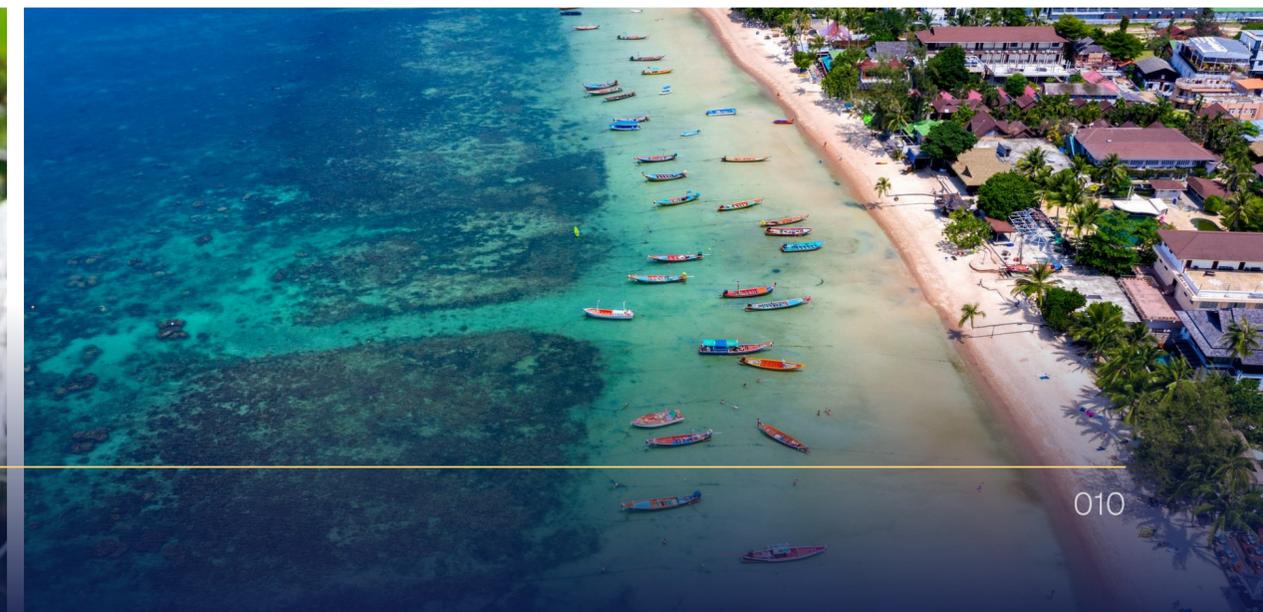
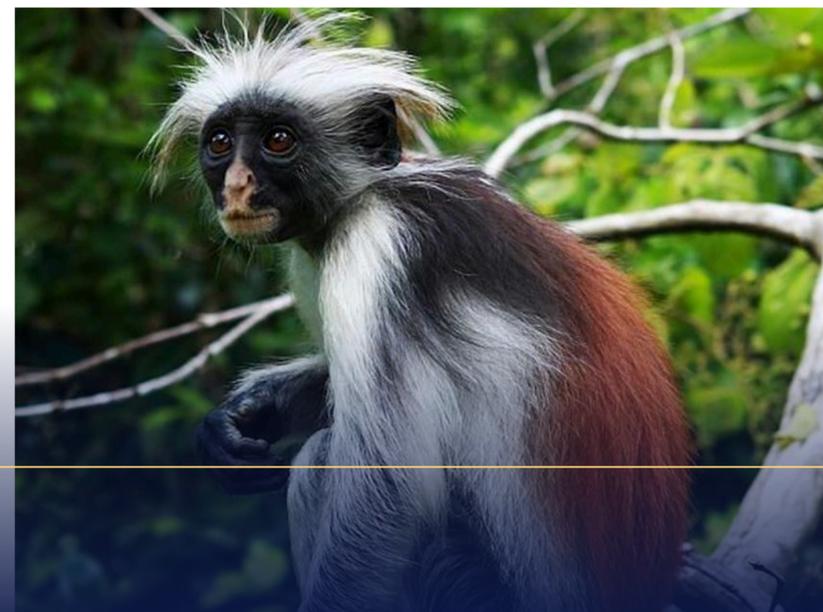
# Why Zanzibar?

UNIQUE NATURE



## Unique Nature

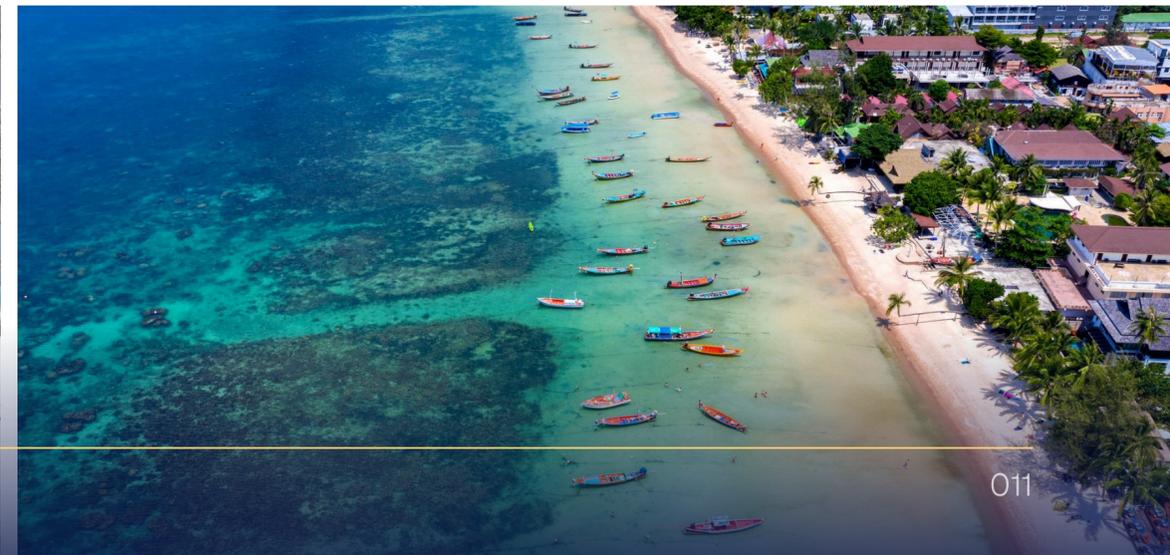
white sandy beaches, turquoise waters, lush palm forests, and national parks create an ideal tropical setting.





# Strong Tourism Flow

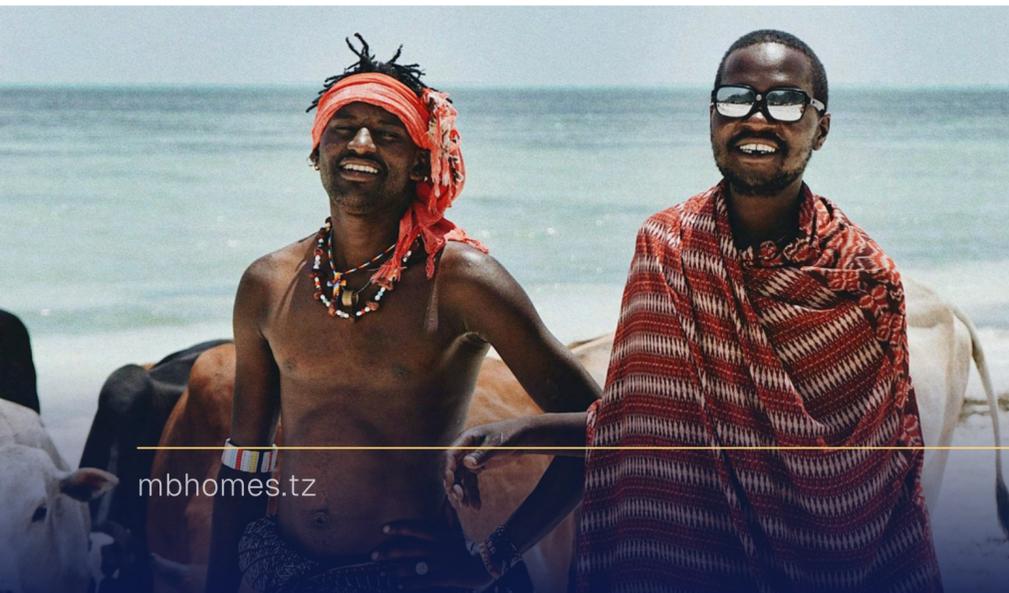
Zanzibar attracts millions of visitors each year, ensuring high demand for vacation properties and hospitality services.





# Warm Local Hospitality

welcoming and friendly communities make Zanzibar a comfortable and culturally rich destination for travelers and investors.



## Why Investing In Zanzibar

01

### Strategic location

Zanzibar is located in the heart of the Indian Ocean – an important hub between Africa and Asia with a constant flow of tourists.

02

### Benefits for foreign investors

A range of tax incentives makes Zanzibar an attractive jurisdiction for real estate investment.

03

### From 8% to 12% annual return

Thanks to active tourism, short-term apartment rentals provide a stable income for owners.

04

### 500,000+ tourists every year

Zanzibar is actively developing tourism and attracting travelers from all over the world, which guarantees high occupancy rates for rental properties.

05

### Unique lifestyle

The tropical climate, access to the ocean, safety, and hospitality of the local population drive demand for long-term stays and relocation.



# Location Highlights

**Paje is a vibrant resort area that is rapidly developing and becoming increasingly popular among investors, tourists and locals.**



1 h 15 min | 50 km  
to the airport



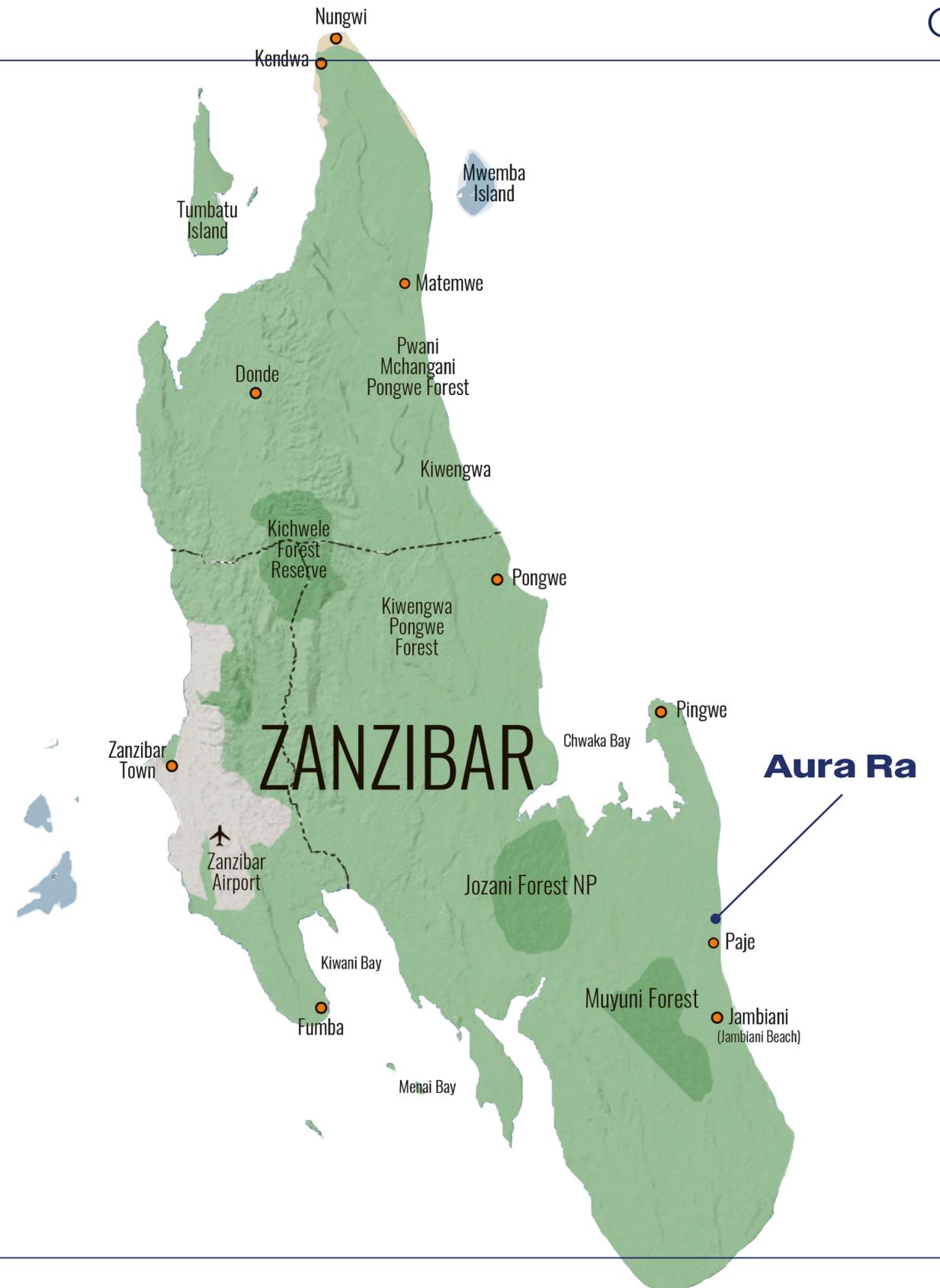
1 h | 48 km  
to the Stone Town



2 min | 100 m  
to the beach



5 min | 500 m  
to the hospital



📍 Paje Beach 100 m away

Nearby, there are dozens of water sports schools for beginners and pros.

**Paje Beach is world famous for its white sand, perfect kitesurfing conditions and clear ocean water**

### WATER ACTIVITIES NEAR THE COMPLEX



Kiteboarding



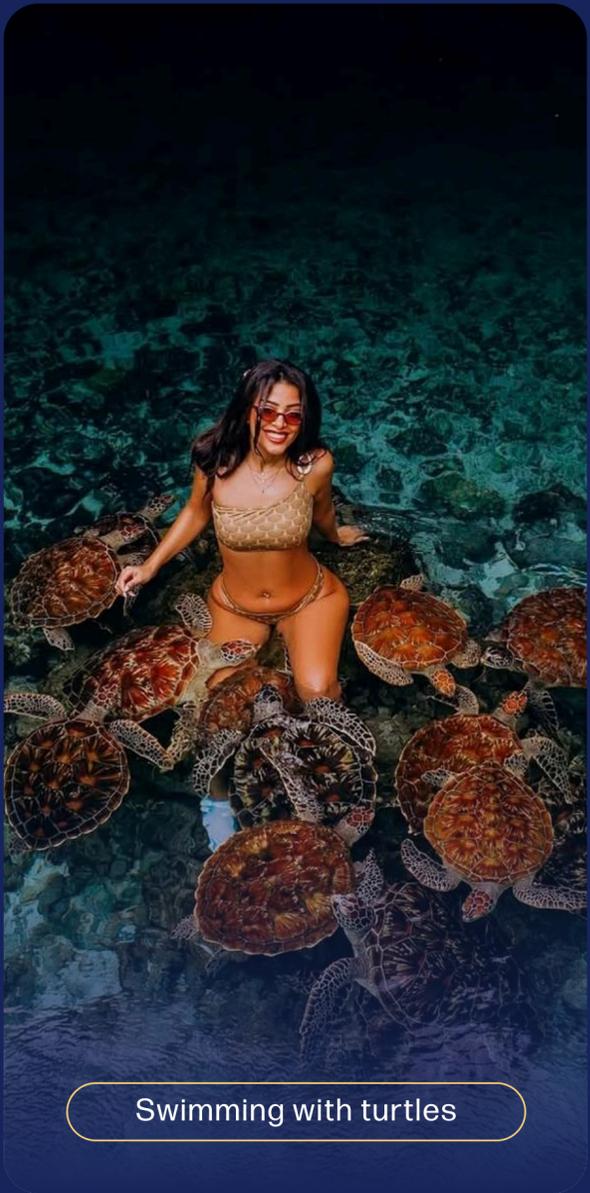
Snorkeling



Kayaking



Diving



Swimming with turtles



04

# **Aura Ra** **(Block A)**

Number of storeys  
**10 Floors**

To The Ocean  
**100 M**

Number Of Flats  
**138**

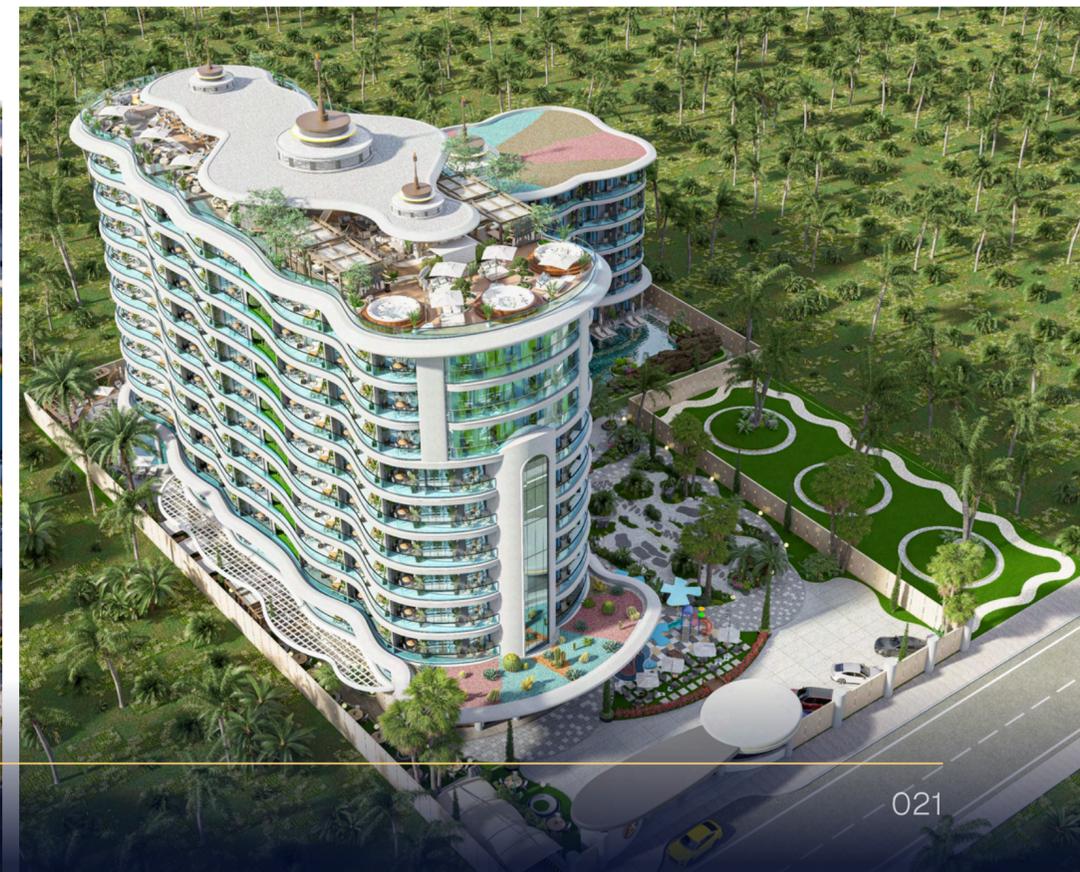
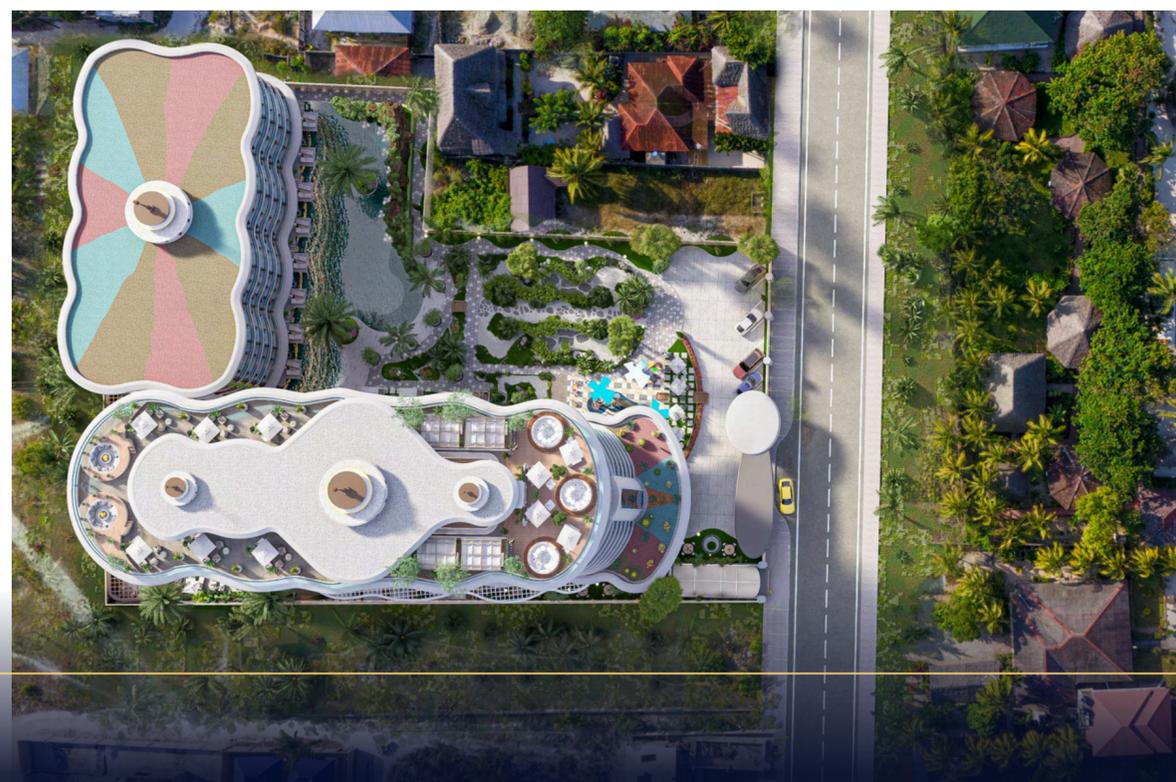
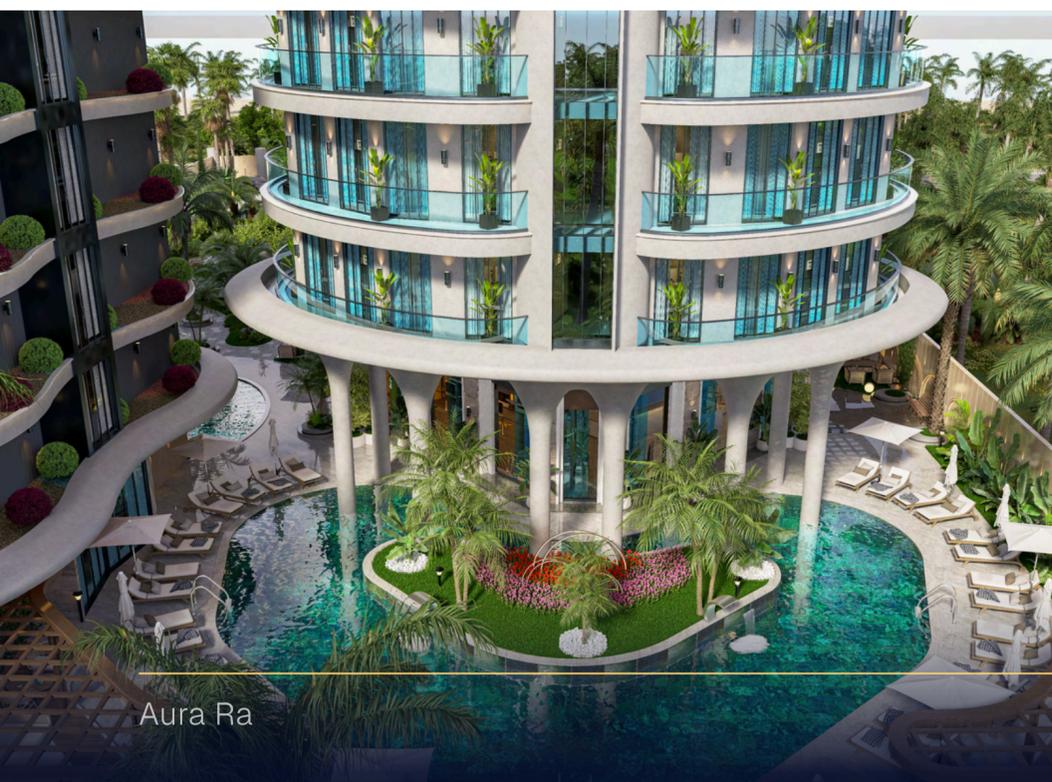
Region  
**Paje**

Project Completion  
**April 2027**





*Building* **Visualization**





Reception



Restaurant & Lounge Zone



Minimarket



Generator



Restrooms



Massage Rooms



Parking Area



Cinema Room



Vitamin Bar



Children's Playroom



Green Zone & Gardens



Security 24/7



Playground



Hammam



GYM



Swimming Pool



Elevators



Sauna & Spa

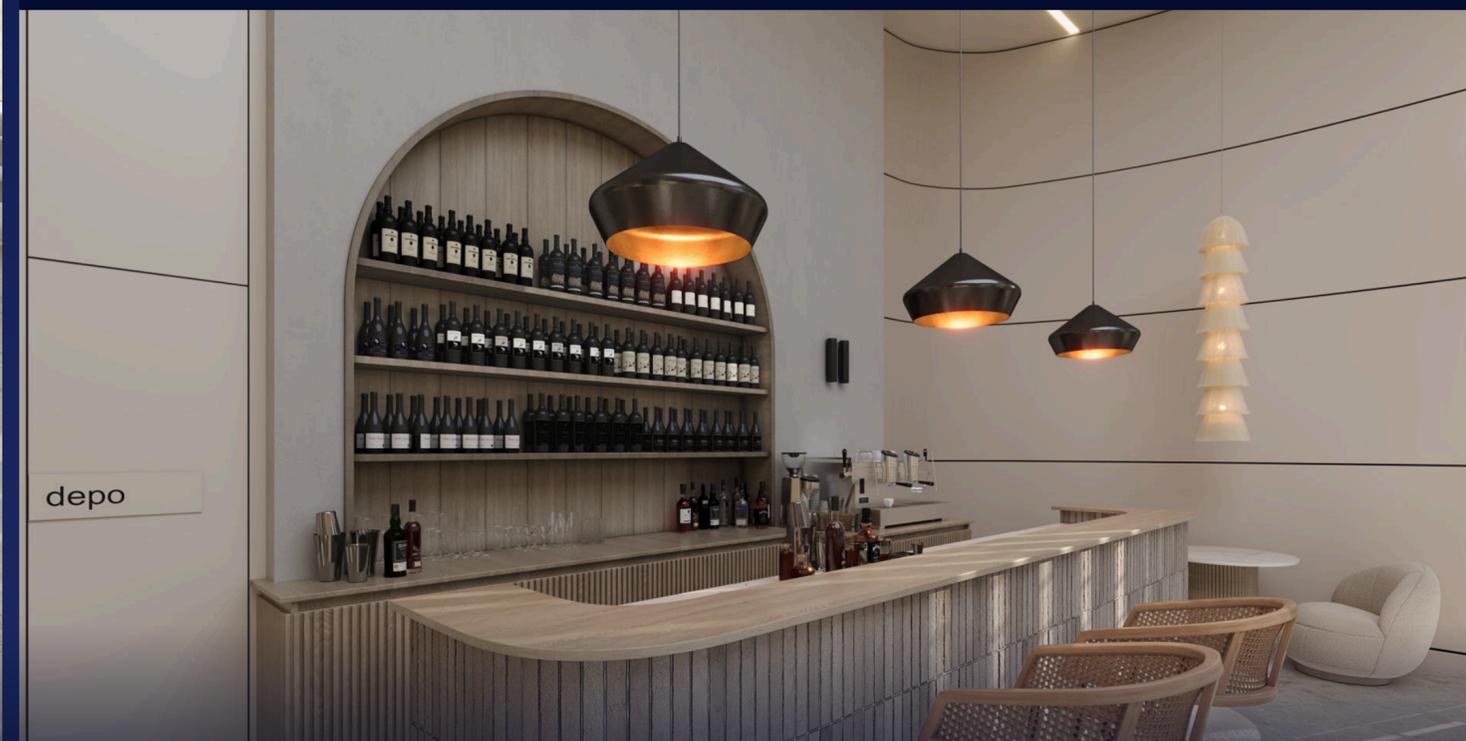


RESTAURANT





LOBBY BAR





LOUNGE ZONE

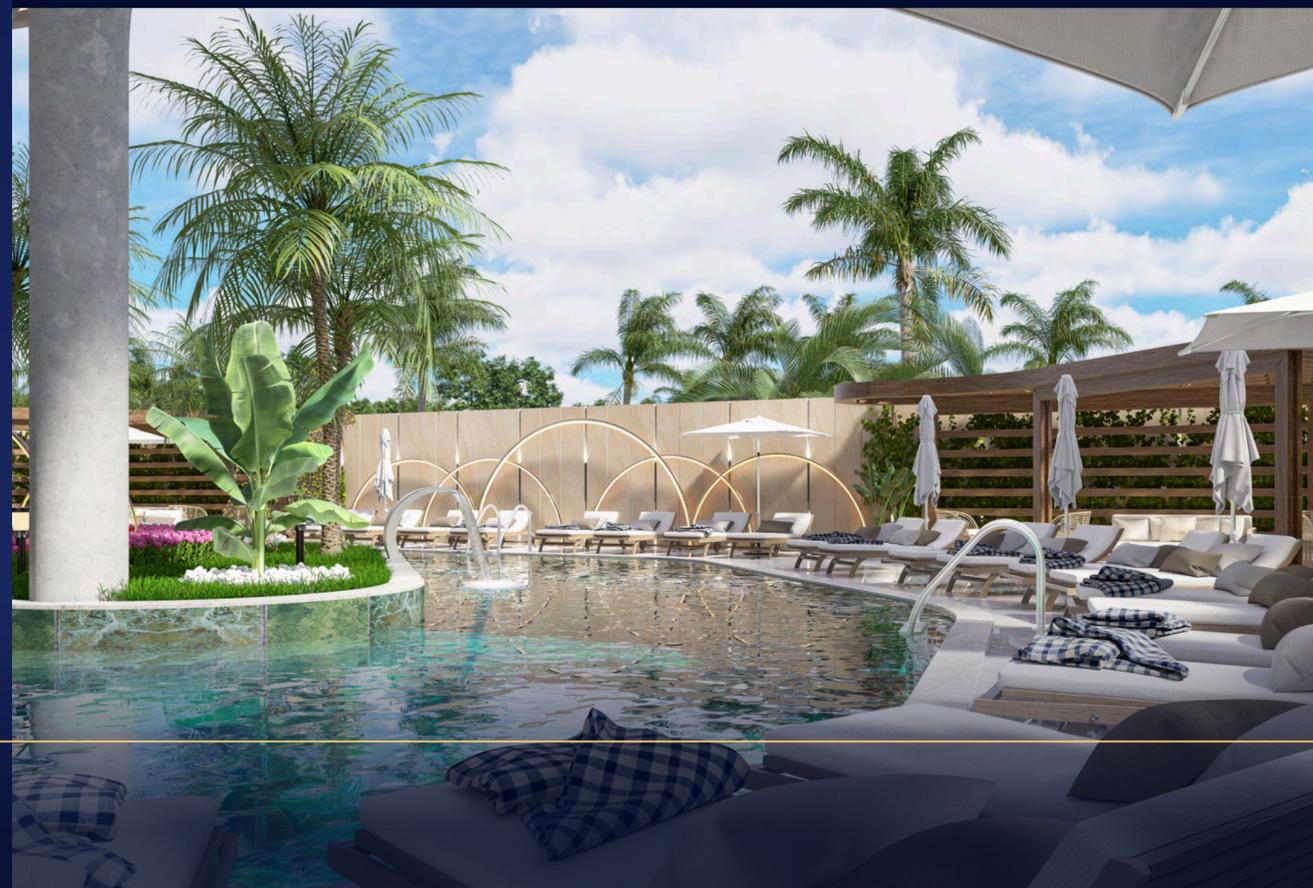




Aura Ra



POOL & YARD



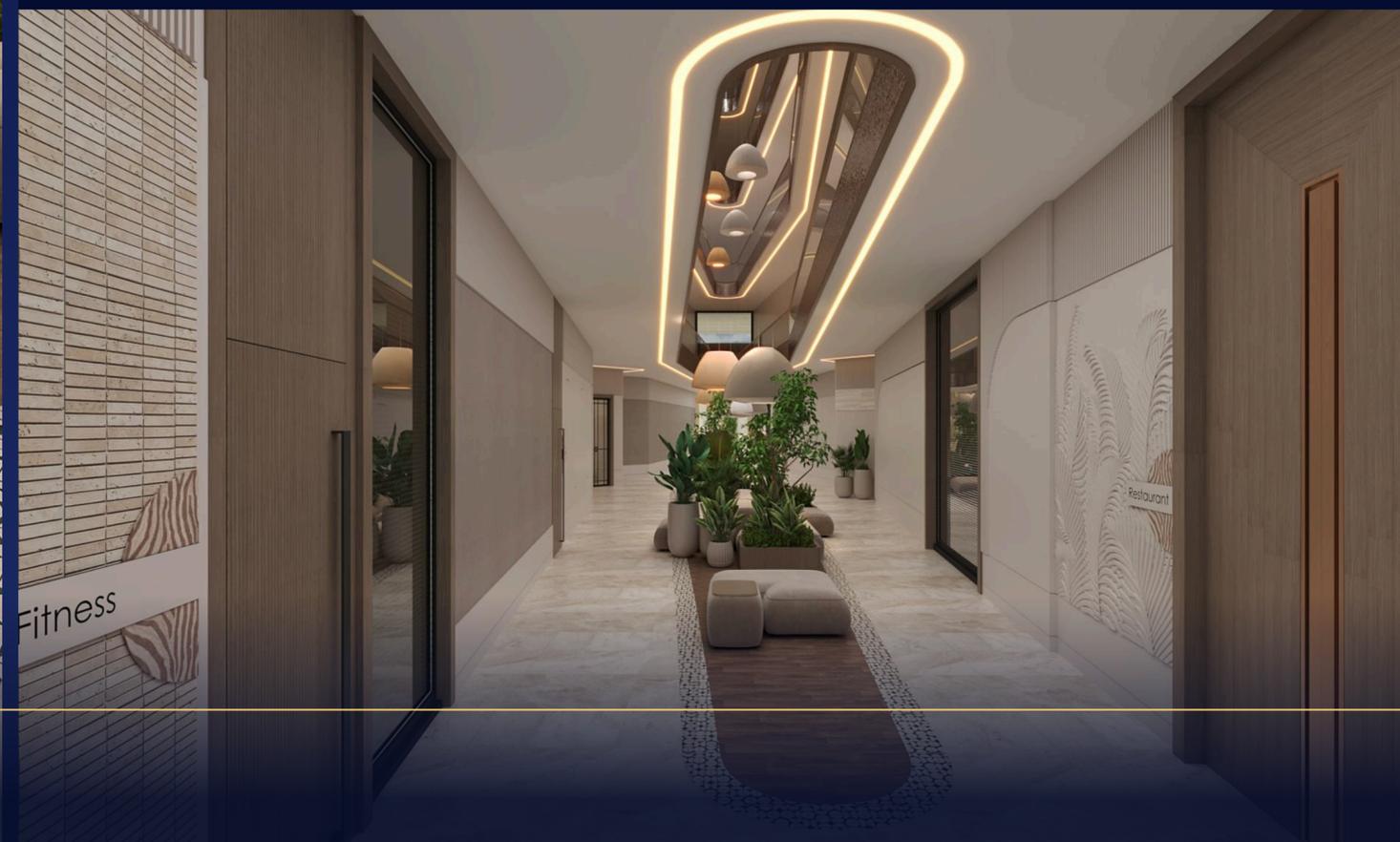


GYM



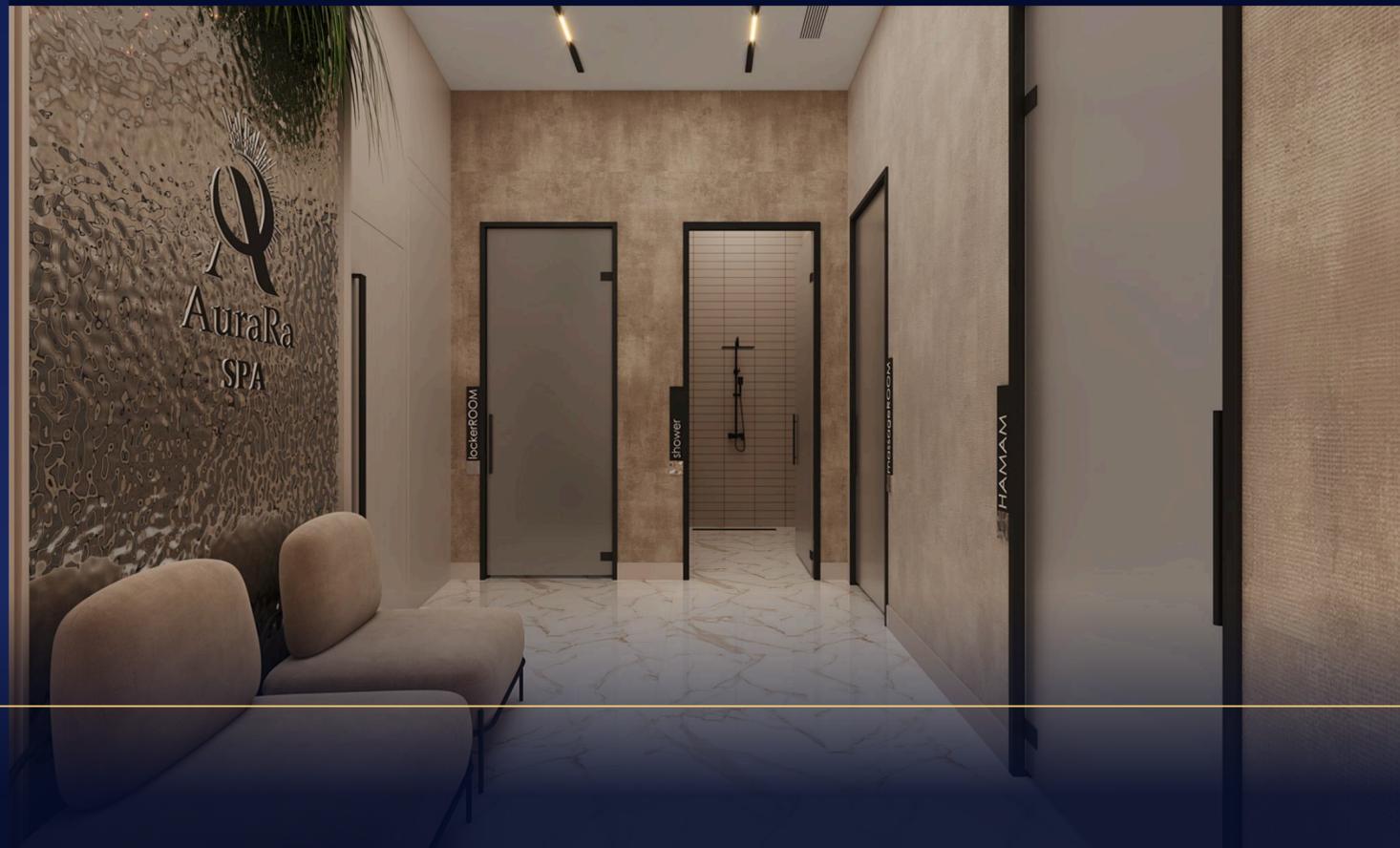


RECEPTION & HALLS





SPA & HAMMAM





Built-in wardrobes



Modern plumbing in the bathroom



Ceramic granite floor



Fully equipped kitchen cabinets

**The full interior decoration is available if someone requested for.**

Prices updated as of October 1, 2025.

**STUDIO(0+1)**

39 m<sup>2</sup> – 50 m<sup>2</sup>

**\$98,000 – \$110,000**

**2 BEDROOMS (2+1)**

67 – 97 m<sup>2</sup>

 + jacuzzi

**\$175,000 – \$200,000**

**3 BEDROOMS (3+1)**

134 m<sup>2</sup>

 + 2 jacuzzi

**\$255,000 – \$300,000**

**1 BEDROOM(1+1)**

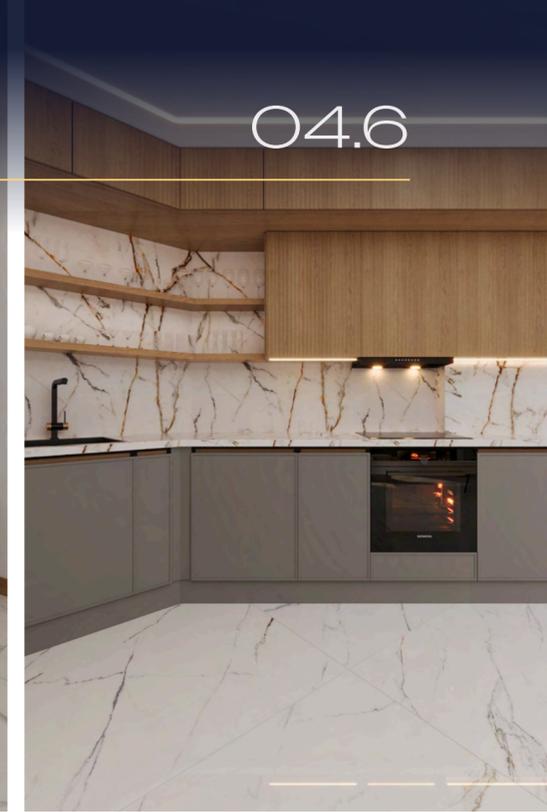
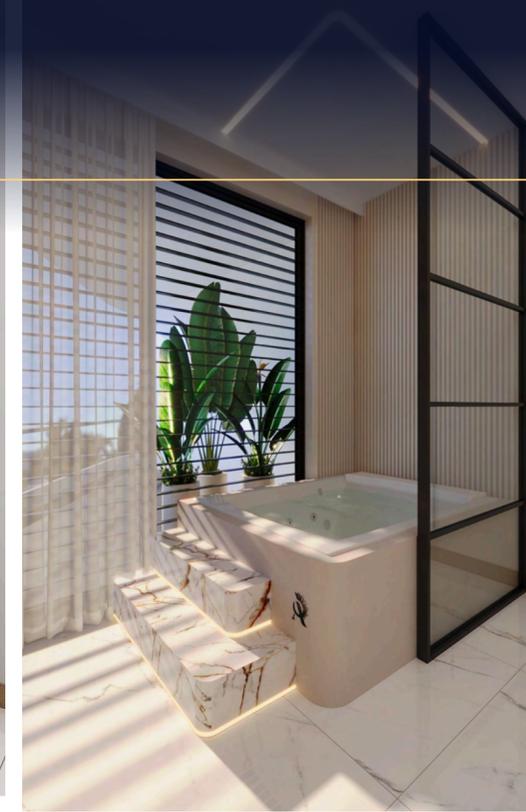
57 m<sup>2</sup> – 85 m<sup>2</sup>

 + jacuzzi

**\$105,000 – \$151,000**



APARTMENT INTERIOR

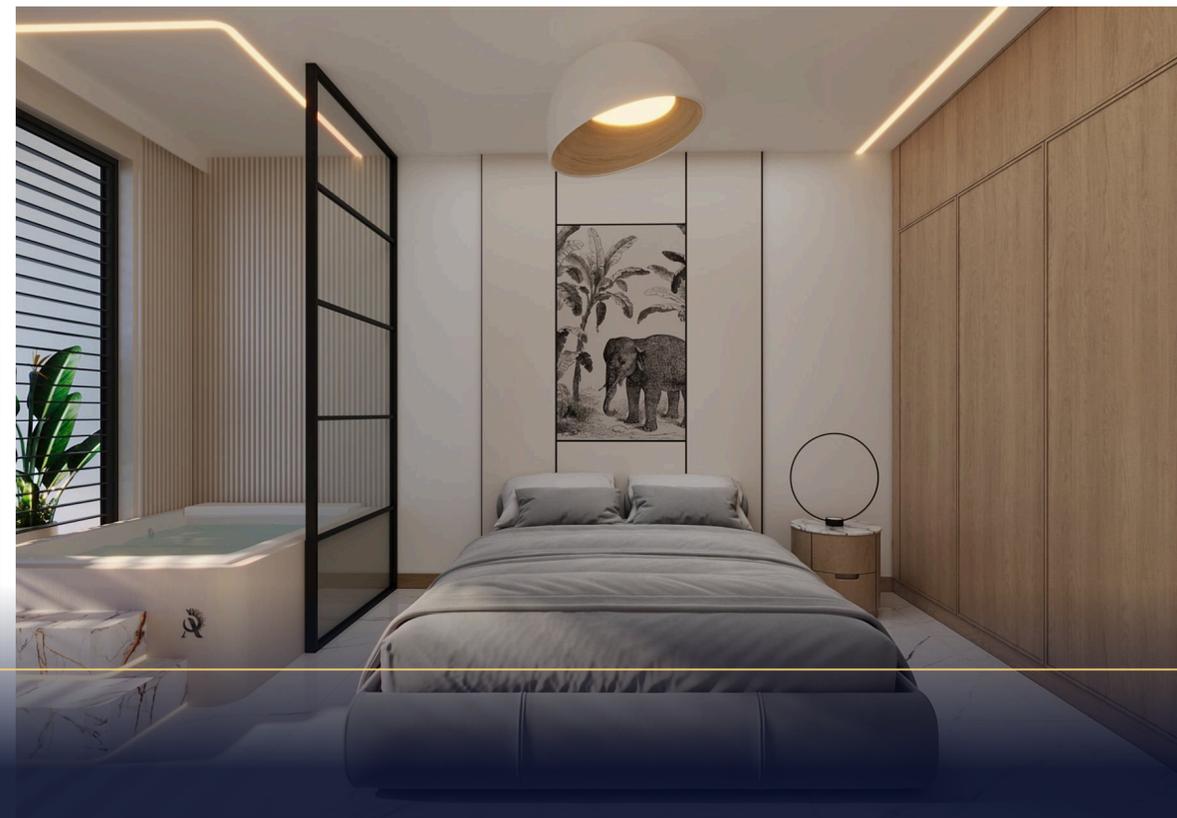
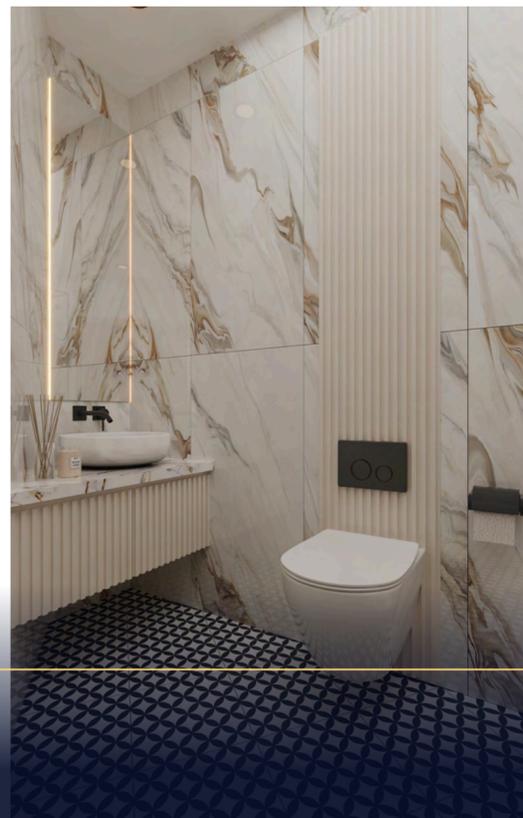


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Apartment **Interior (1+1)**



Aura Ra



032

05

**Aura Ra**  
**(Block B)**

Number of storeys

**6 Floors**

To The Ocean

**100 M**

Number Of Flats

**85**

Block

**B**

Project Completion

**April 2027**

*The Large Pool Is*  
**The Heart Of Block B!**

Here you can swim at dawn, enjoy the sun on a sun lounger, drink cocktails in the lounge area, and take atmospheric photos like on Pinterest 📸



*Opposite The Block Is*  
**A Cozy Walking Area With Benches**

Here, you can start the morning with coffee, read in the shade of palm trees, or just enjoy the ocean breeze – all in a complex that blends comfort, profitability, and a unique location.



All residents of Block B have access to all the infrastructure located in Block A



Prices updated as of October 1, 2025.



**STUDIO(0+1)**

43 m<sup>2</sup> – 50 m<sup>2</sup>

**\$75,000 – \$95,000**



**1 BEDROOM (1+1)**

64 m<sup>2</sup> – 70 m<sup>2</sup>

**\$110,000**



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# Payment Conditions



**Aura Ra**

**\$98,000**  
Started price

**40%**  
First Payment

**APRIL 2027**  
Instalment plan by



**Aura Ra (Block B)**

**\$75,000**  
Started price

**40%**  
First Payment

**APRIL 2027**  
Instalment plan by

Prices includes 15% VAT

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

### CONTRACT PROCEDURE

- 1 | Preparation of the contract by the company, taking into account all client data
- 2 | Approval of the payment plan (together with the client)
- 3 | Sending the contract to the client for signing
- 4 | The client sends the scanned contract back to the company
- 5 | Contract signing, company verification of all seals, and sending a copy to the client
- 6 | Client payment for the property according to the specified details and the payment plan

# Contact Info



## Contact Info

-  [www.mbhomes.tz](http://www.mbhomes.tz)
-  [mbhomeszanzibar](https://www.instagram.com/mbhomeszanzibar)
-  [MB Homes Zanzibar](https://www.youtube.com/MBHomesZanzibar)
-  +255 775 500 227
-  [hello@mbhomes.tz](mailto:hello@mbhomes.tz)

Website



Instagram



Google Drive

