

The Eyes Of Zanzibar



**HIGH-END LIVING,
HIGH-YIELD POTENTIAL**



NUNGWI,
ZANZIBAR



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01

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

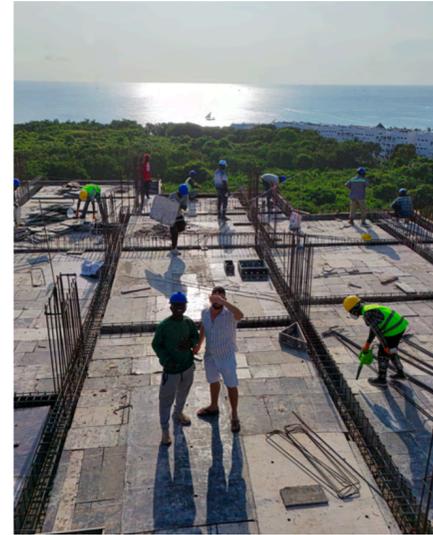
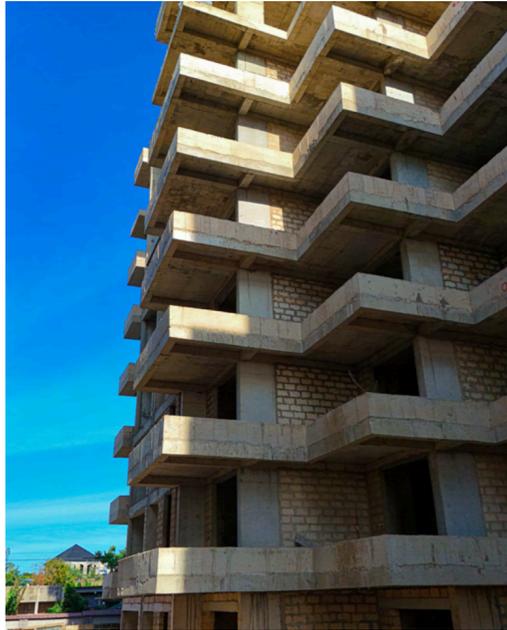


Mary Charles
Sales Manager



Hamad Mkubwa
Driver





Exterior Progress [20.08.2025]





Exterior Progress [20.08.2025]



02

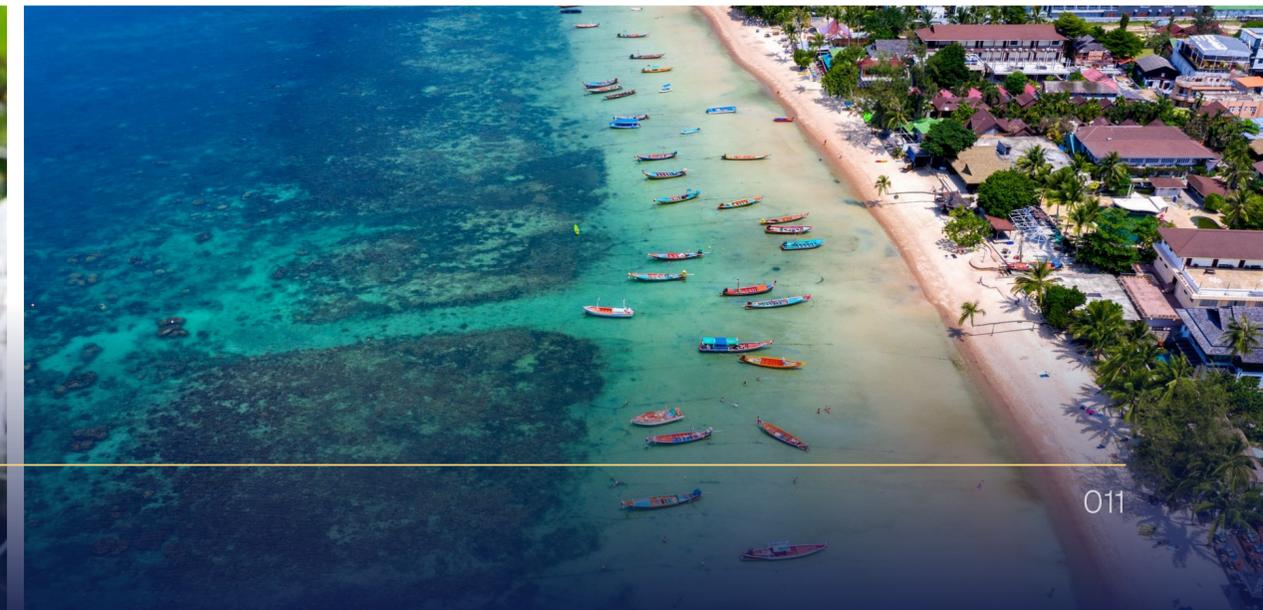
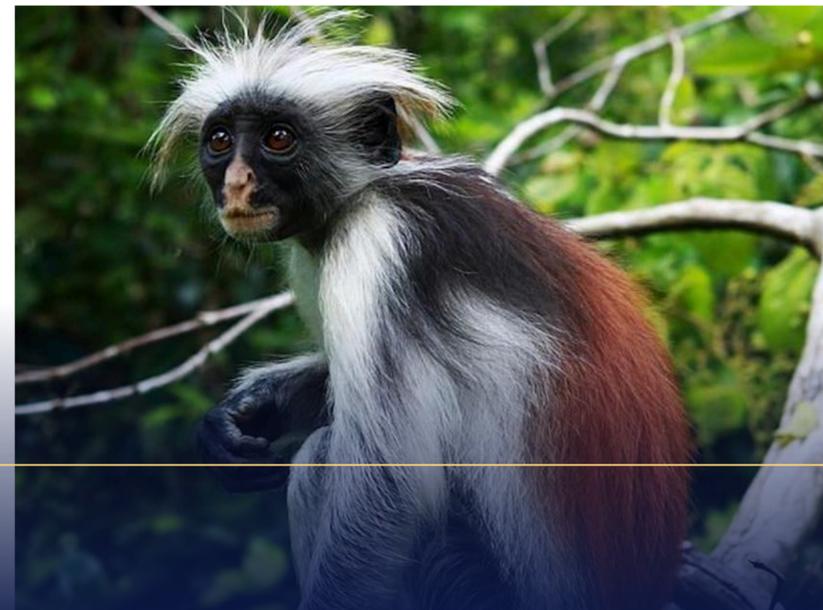
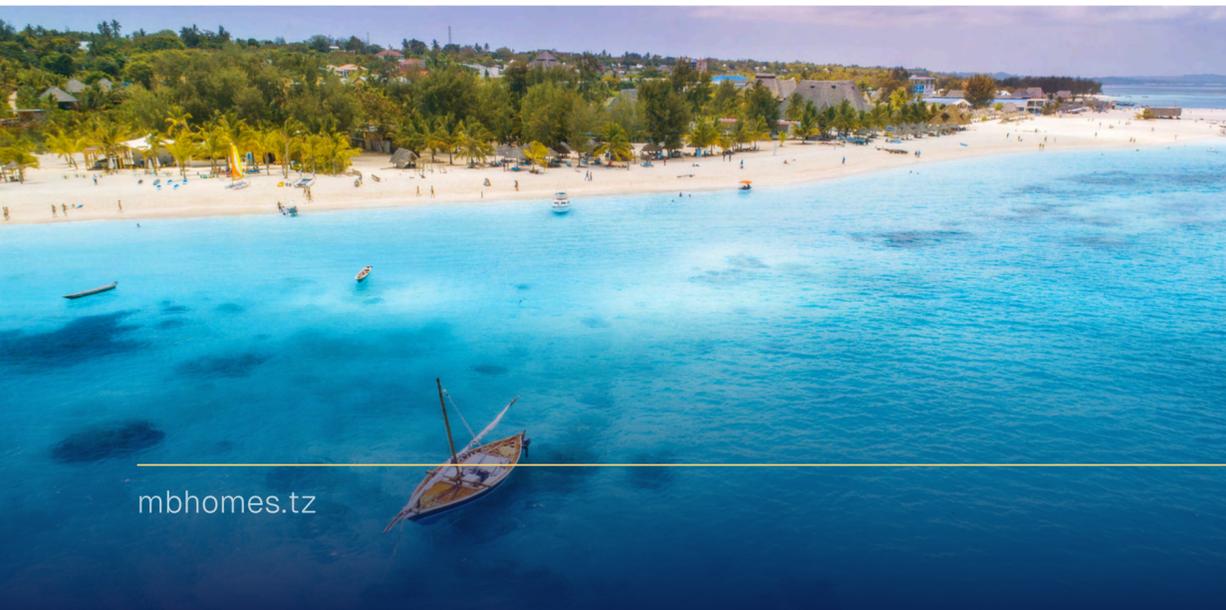
Why Zanzibar?

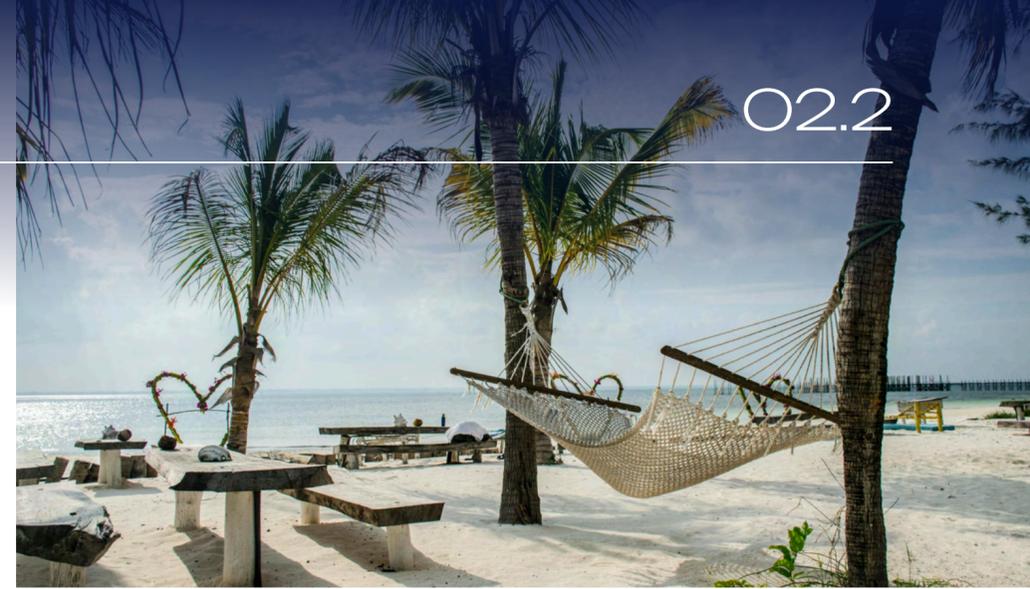
UNIQUE NATURE



Unique Nature

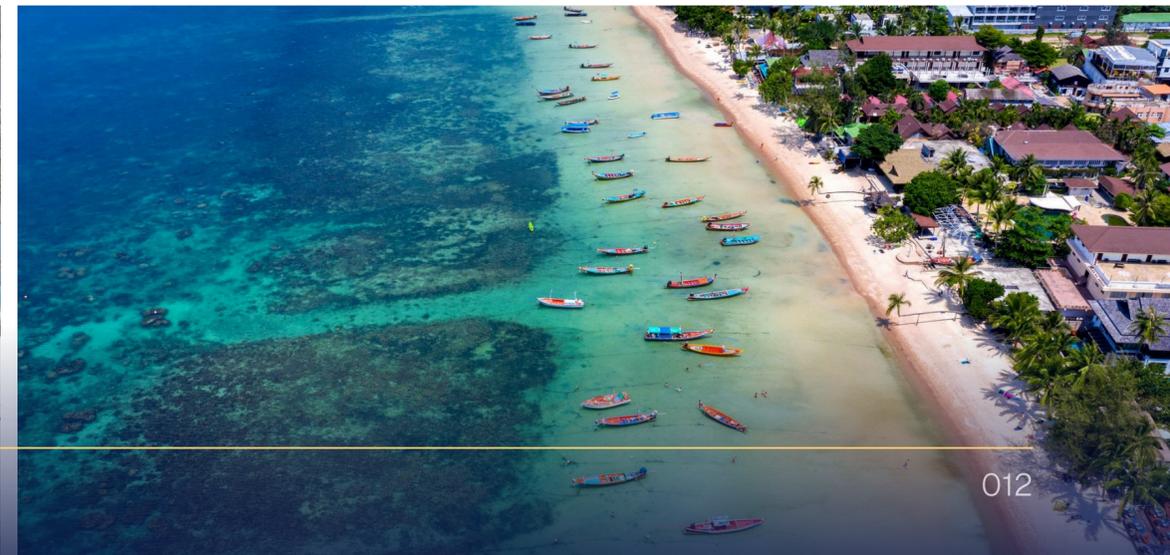
white sandy beaches, turquoise waters, lush palm forests, and national parks create an ideal tropical setting.





Strong Tourism Flow

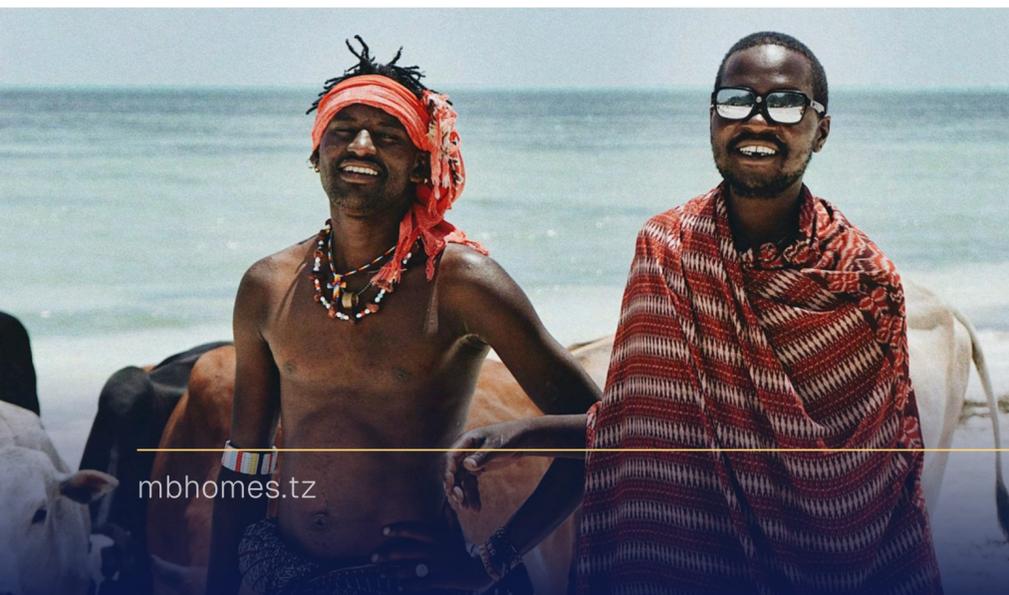
Zanzibar attracts millions of visitors each year, ensuring high demand for vacation properties and hospitality services.





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.



03

Location Highlights

Our project sits in Nungwi, Zanzibar's northern gem with pristine beaches and year-round swimming.

•Tanga

•Mombasa •Kilifi •Malindi

•Wete

The Eyes Of Zanzibar

Nungwi

•Kiwengwa

•Dole

•Zanzibar

Bwejuu

Paje

Jambiani

Kizimkazi
Mkunguni

Prime Location Benefits

01

Stable Infrastructure for Daily Life

02

Year-Round Accessibility & Swimmable Beaches

03

Proximity to Nature & Activities

04

Rental Potential Beyond Holidays



1 h 30 min | 65 km to the airport



1 h 20 min | 60 km to the Stone Town



10 min | 600 m to the beach



4 min | 1.5 km to the private clinic

📍 Kendwa Beach

Turquoise water, white sand
– an ideal place for relaxation and diving

As a bonus, one of Africa's most renowned beaches is located just 2 km from the complex, offering breathtaking views and ideal swimming conditions all year round.

The turquoise and clean beach is only a 10-minute walk (600m) from the complex.

WATER ACTIVITIES NEAR THE COMPLEX





Nungwi Inn Beach Restaurant

MIZIZI Restaurant

Royal Zanzibar Beach Resort

The Eyes Of Zanzibar

Cocobello The Club

Opera Hotel

BARAKANA Restaurant

Hotel Riu Jambo

04

Project Overview

Number Of Storeys
7 Floors

Number Of Apartments
248

Blocks
A + B

Project Completion
June 2026



BUILDING VISUALIZATION



04.2



Building **Visualization**

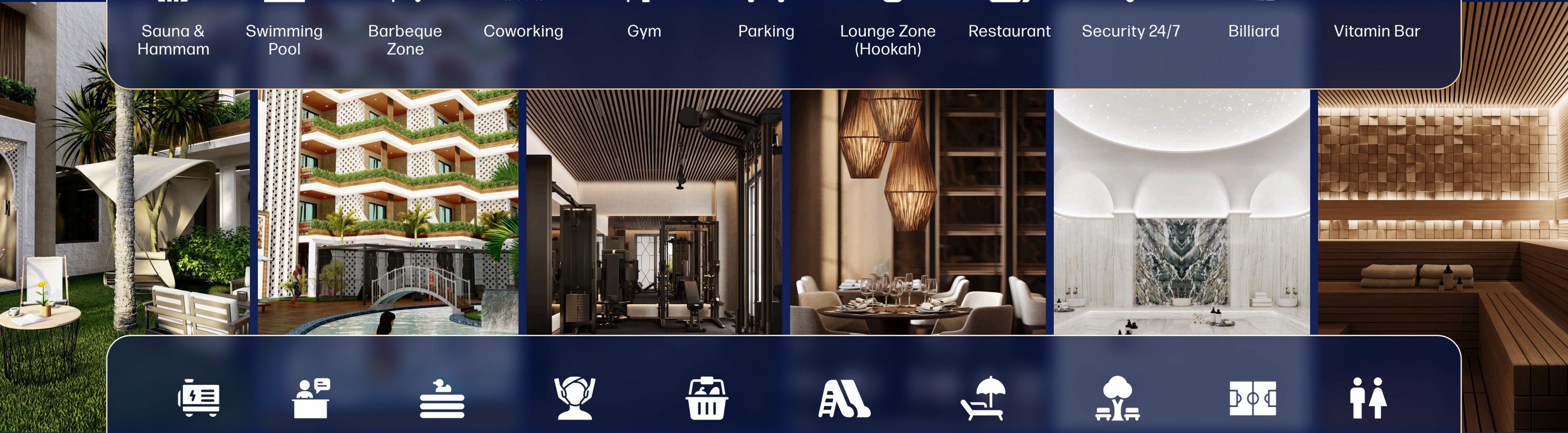


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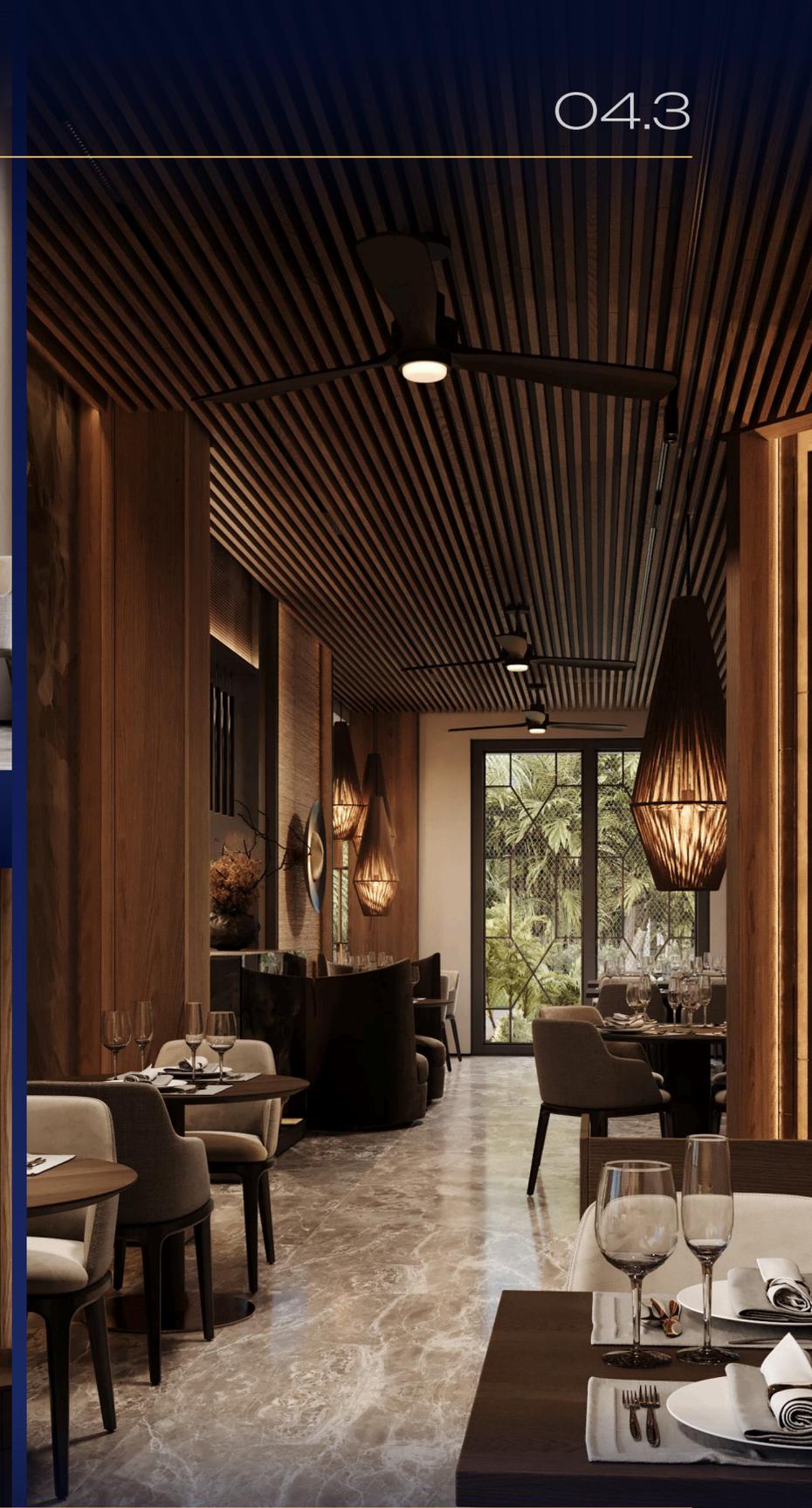


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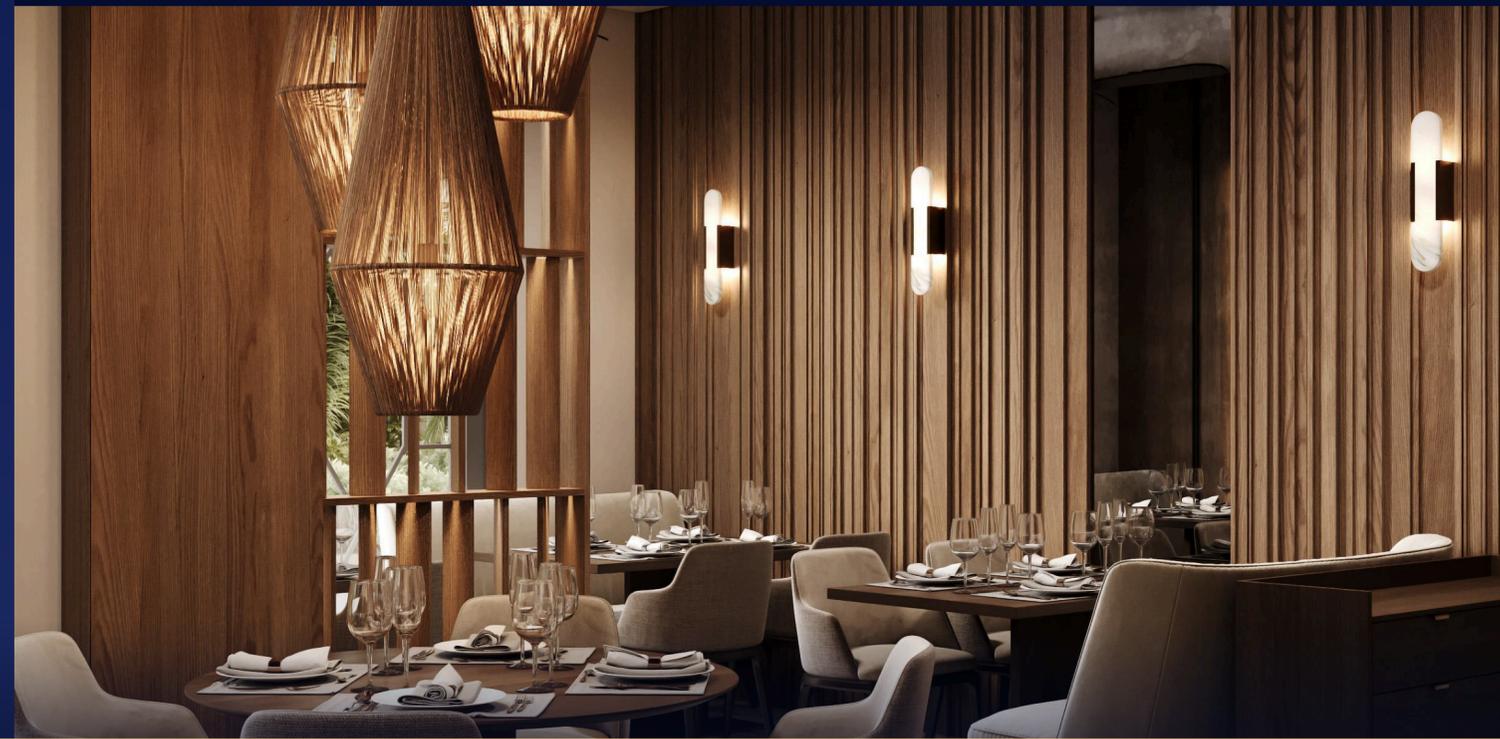
Sauna & Hammam Swimming Pool Barbeque Zone Coworking Gym Parking Lounge Zone (Hookah) Restaurant Security 24/7 Billiard Vitamin Bar



Generator Reception Children's Pool Massage Rooms Minimarket Playground Beach (600 M) Green Zone Multicourt Restrooms



RESTAURANT





The Eyes Of Zanzibar



BAR





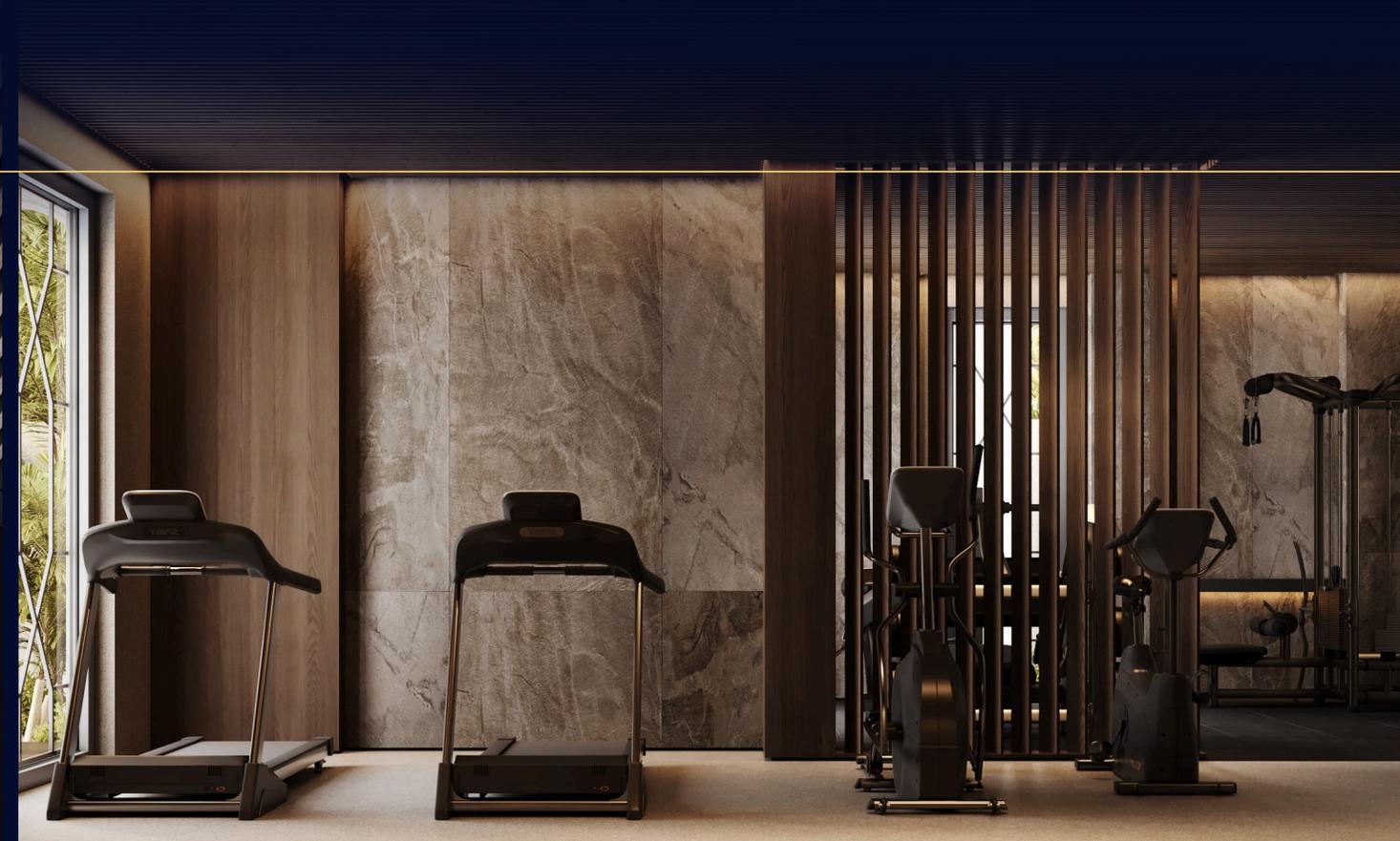
LOUNGE ZONE



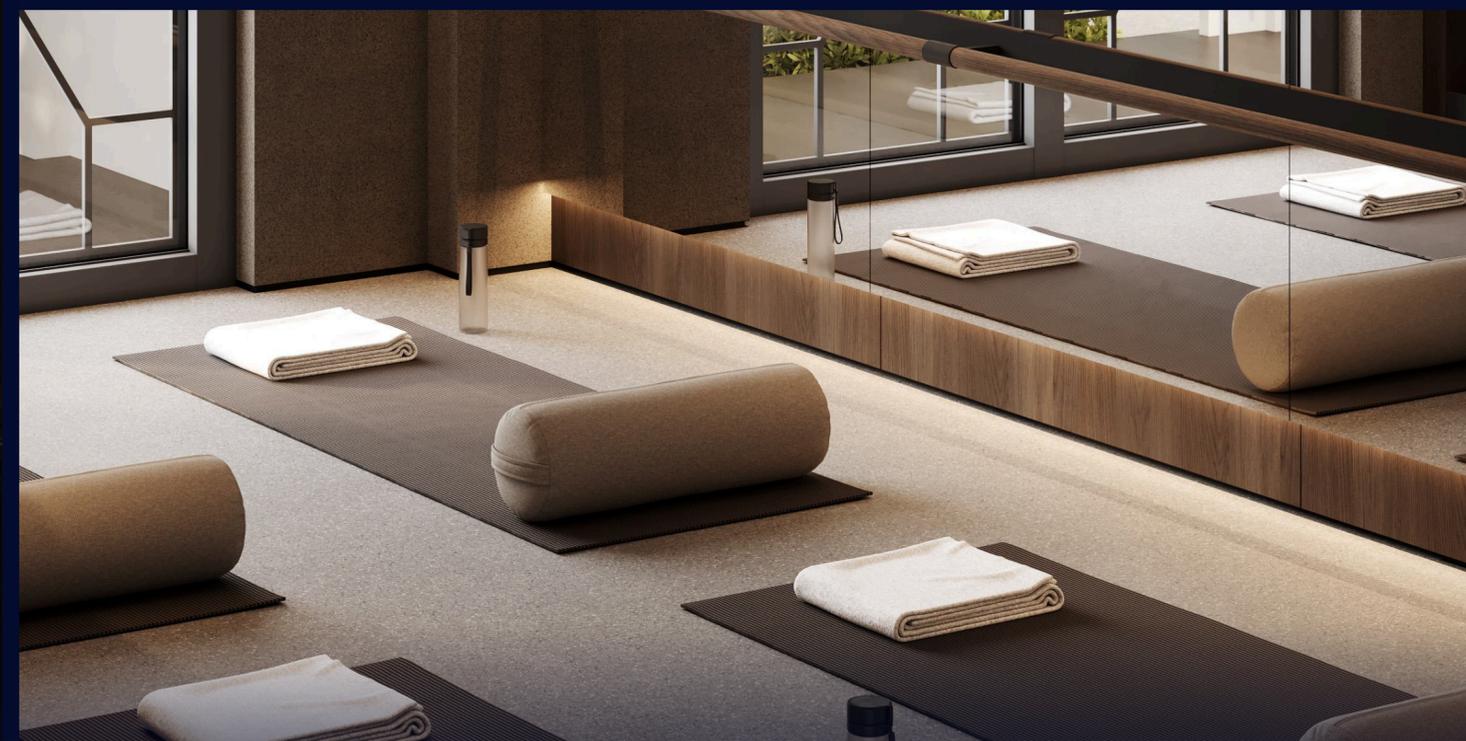


POOL & YARD



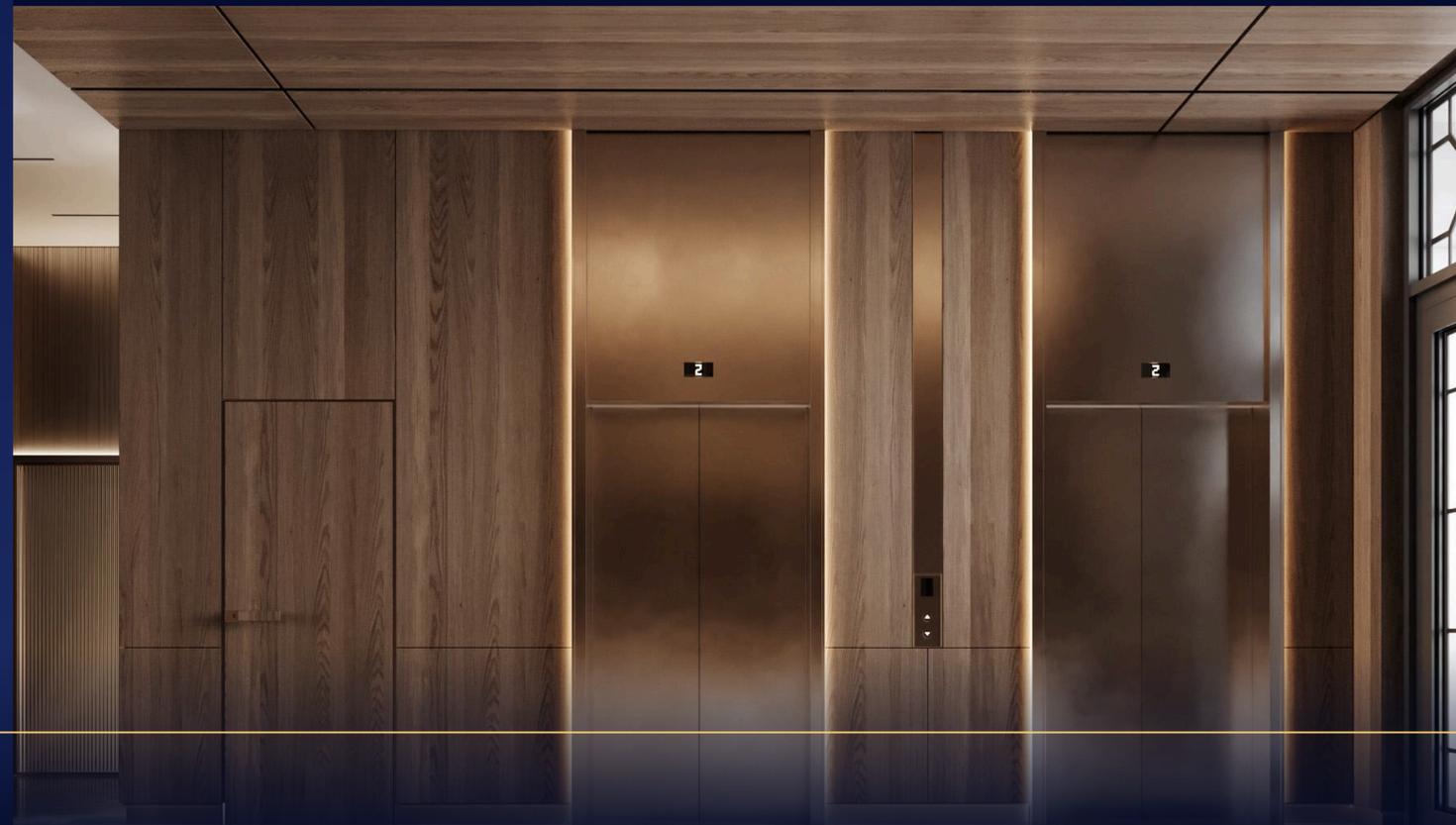


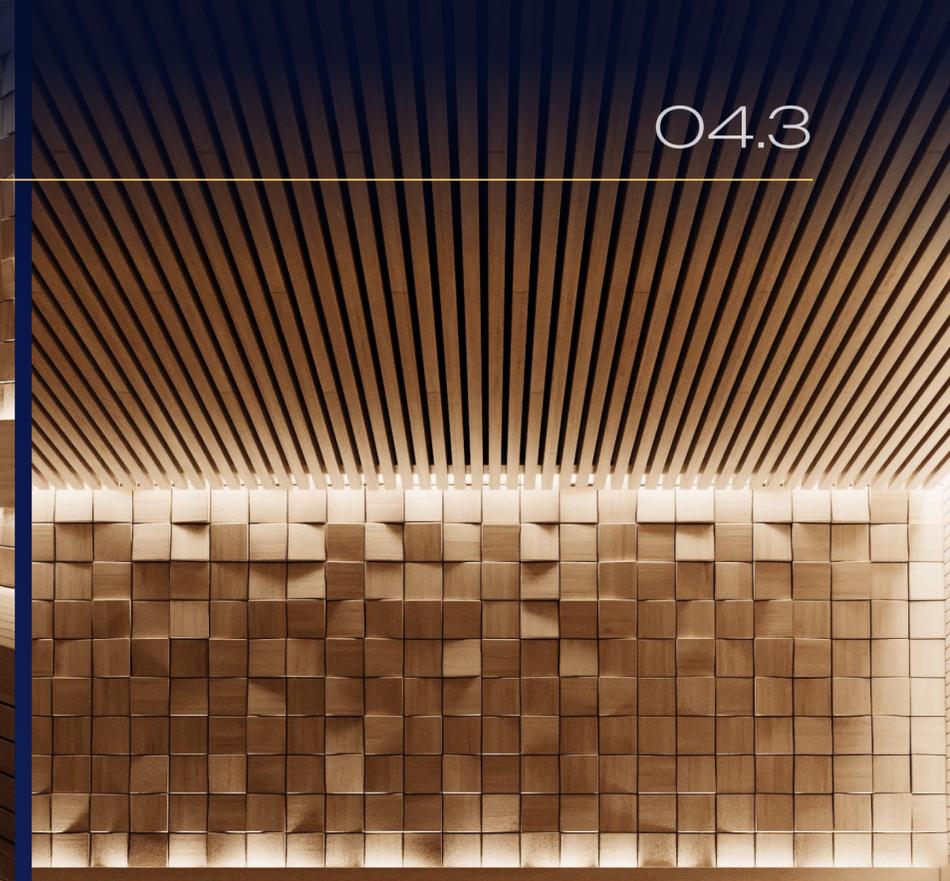
GYM



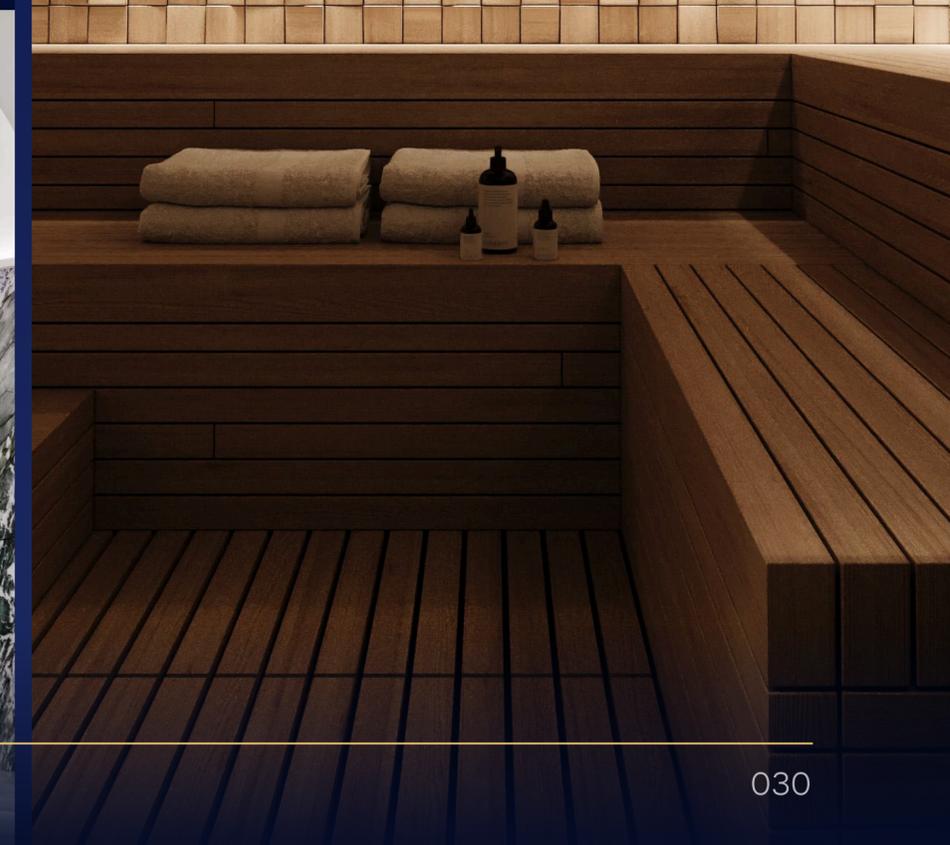
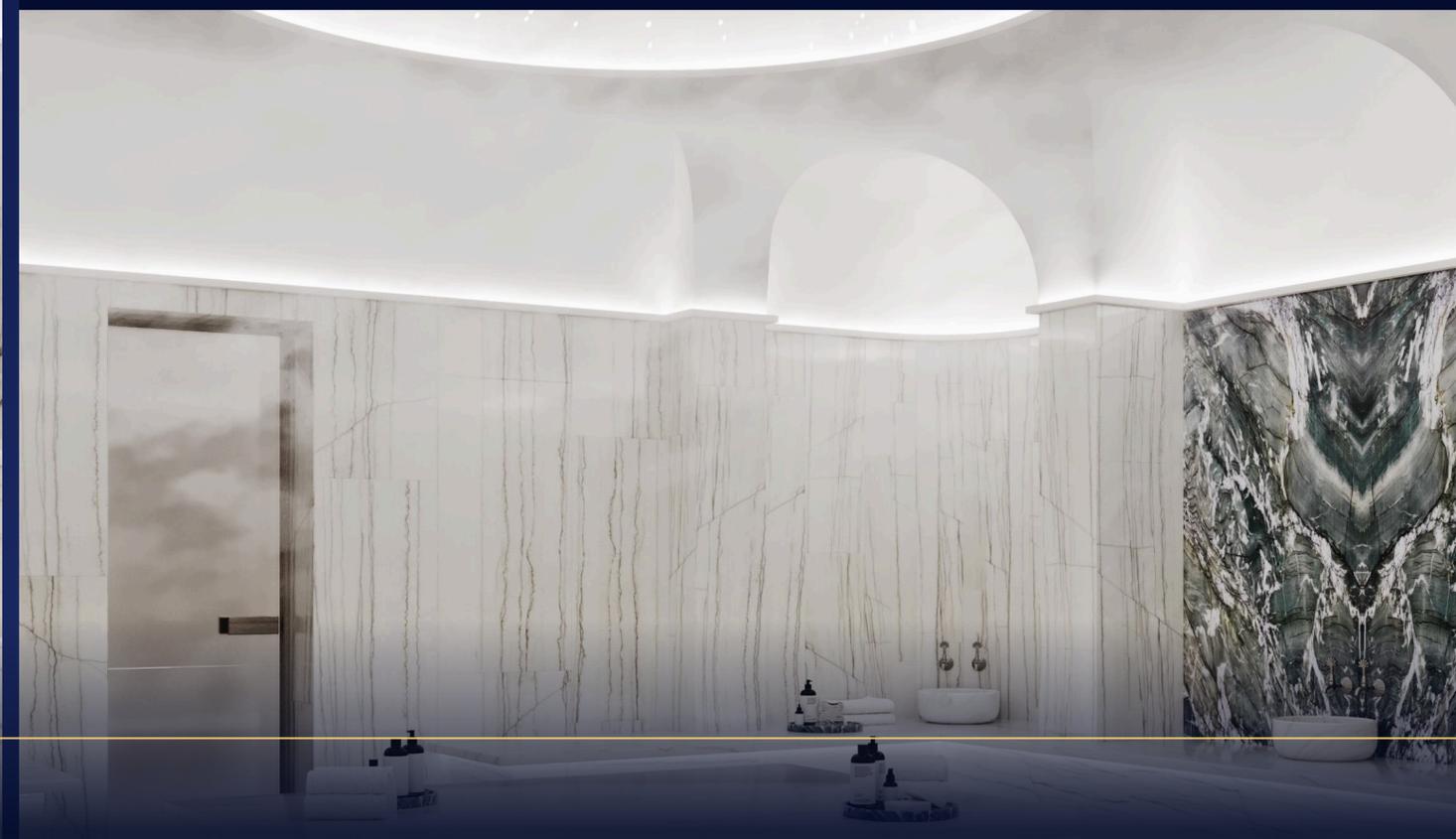


RECEPTION & HALLS





SAUNA & HAMMAM



 Turnkey
bathrooms



Aluminum
windows



Interior
doors



Built-in
cabinets



Intercom

The full interior decoration is available if someone requested for.

05

Unit Types & Pricing



STUDIO

36.3 m² – 44.6 m²

from \$77,000





1 BEDROOM

up to 100 m²

from \$110,000



2 BEDROOMS

72 m²

from \$140,000

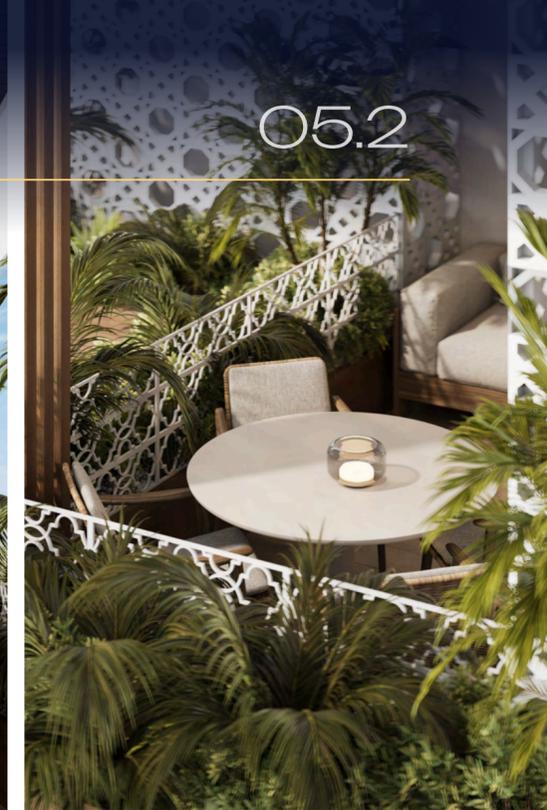
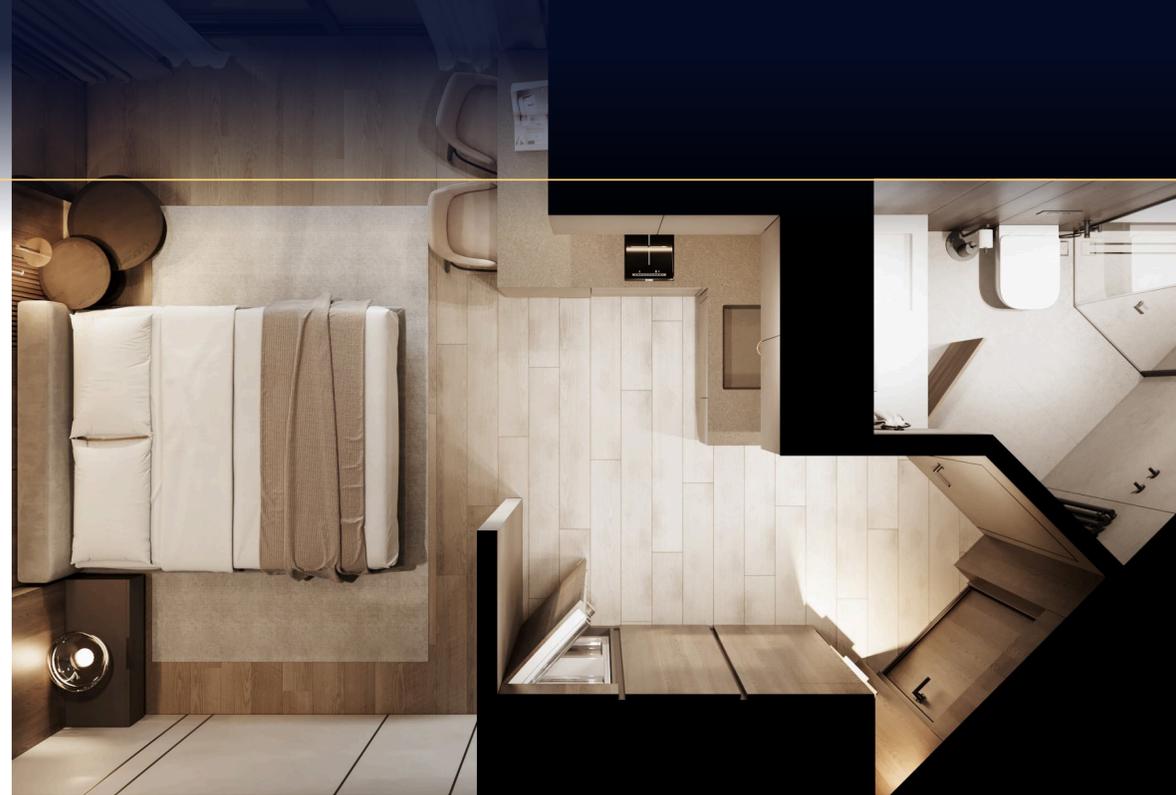


3 BEDROOMS

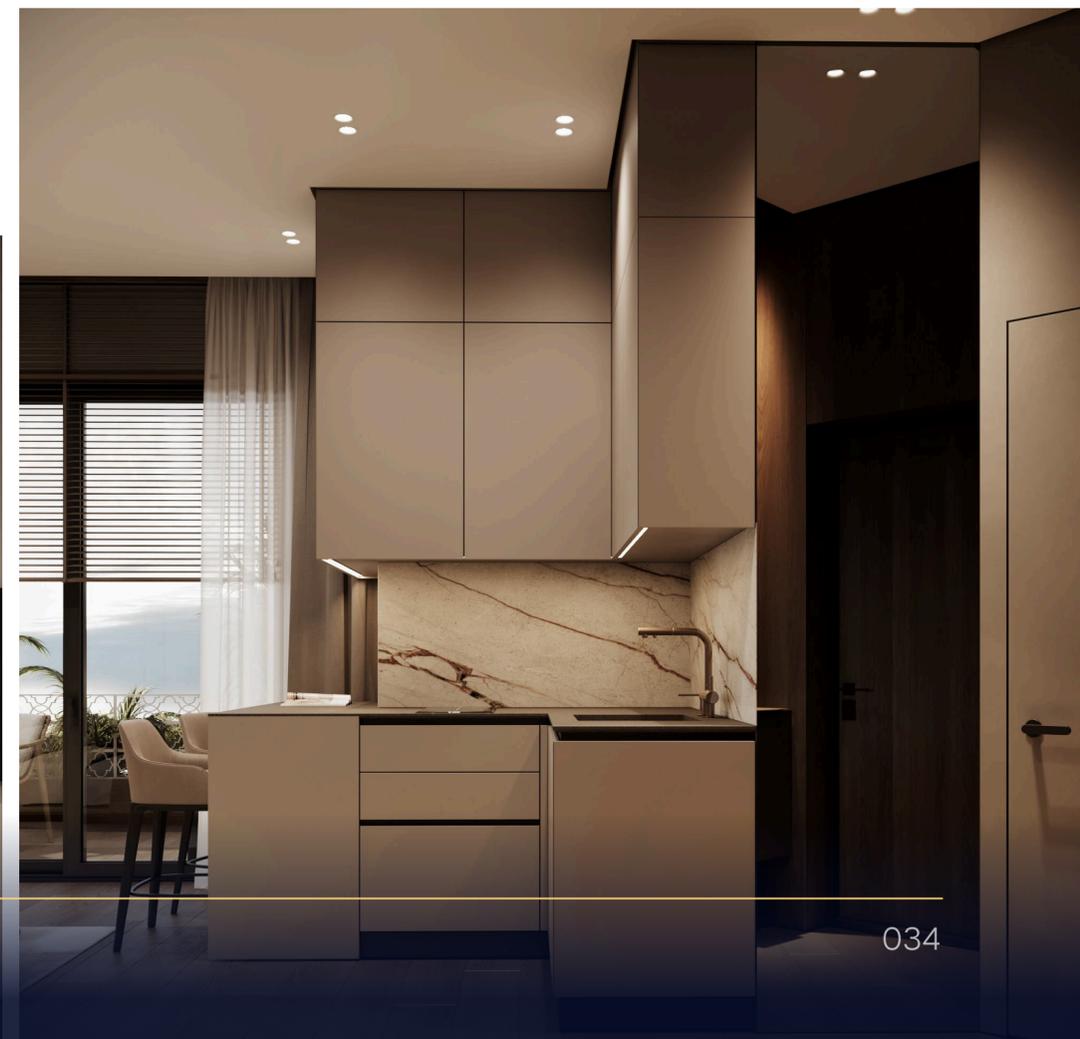
170 m²

\$300,000

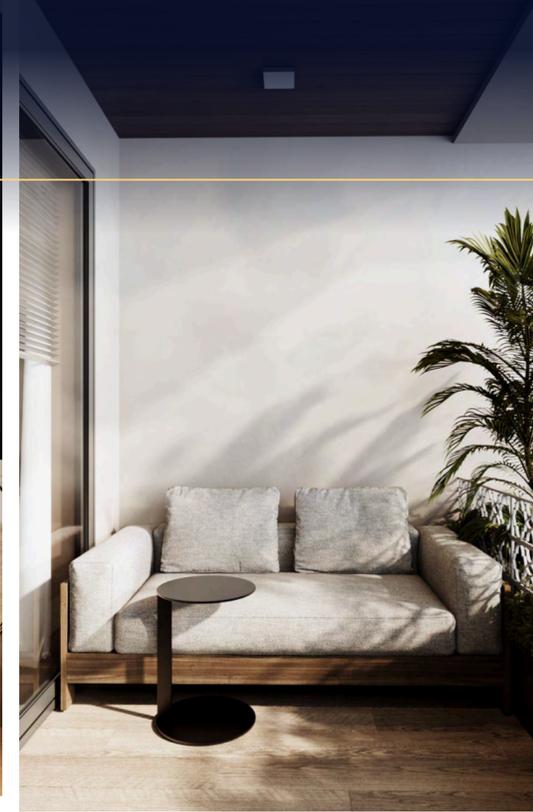
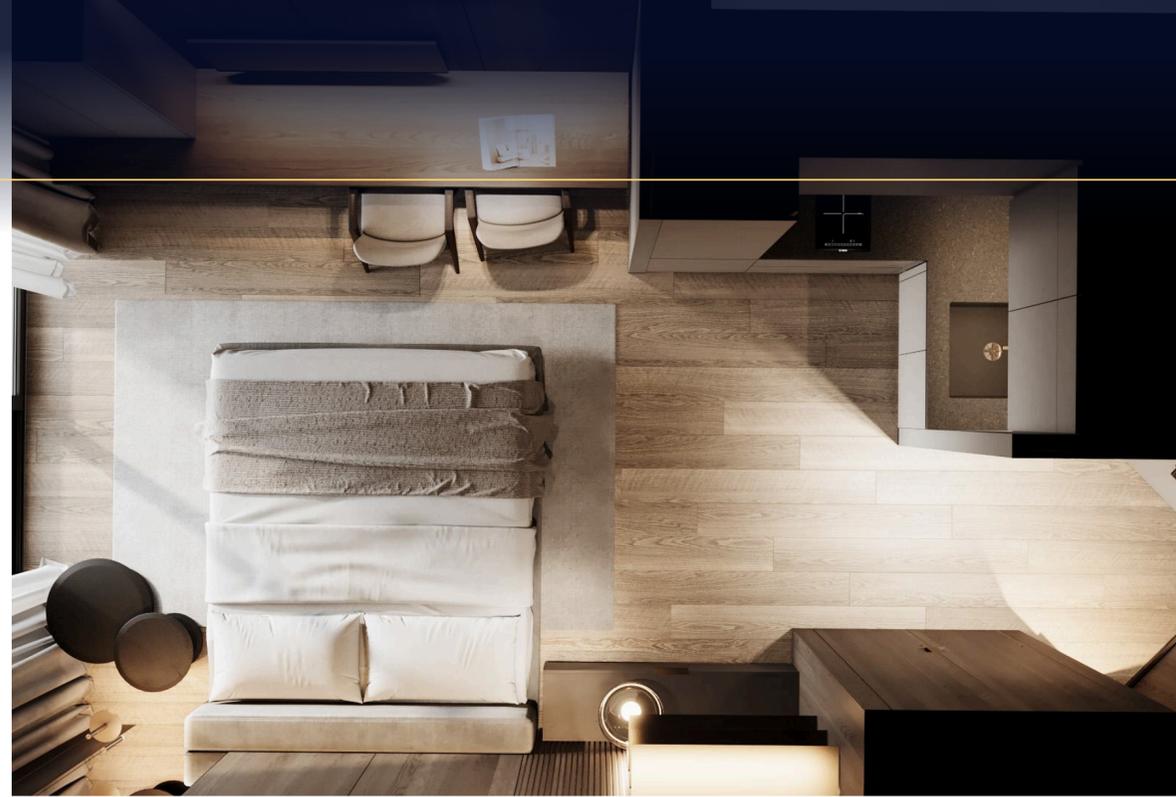
STYDIO TYPES



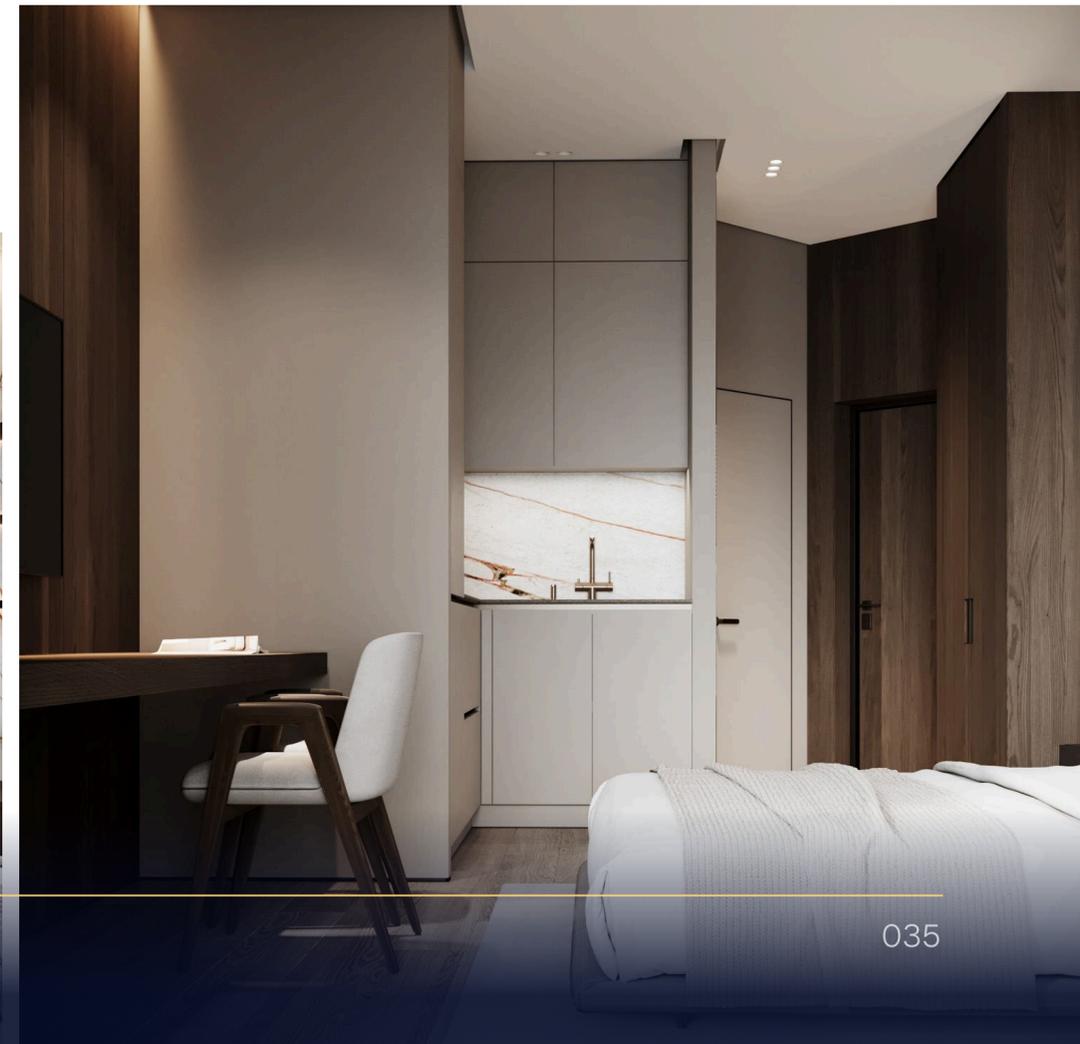
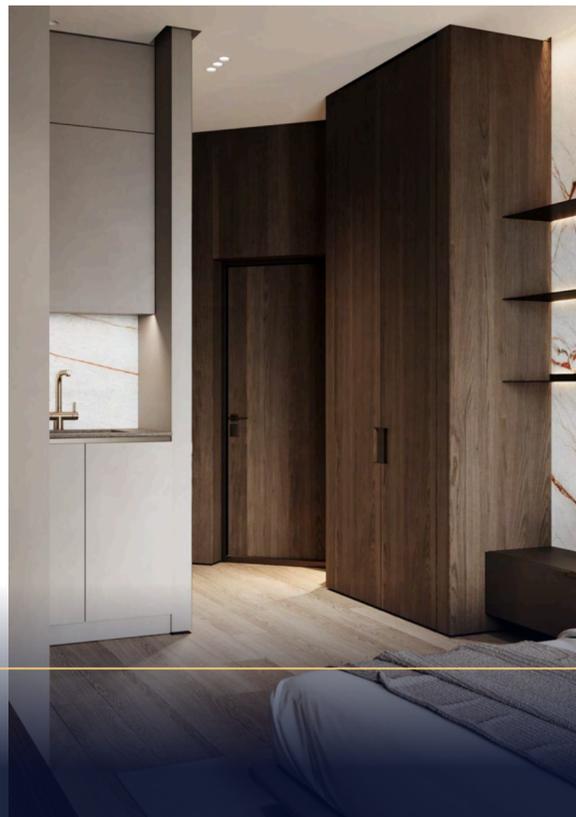
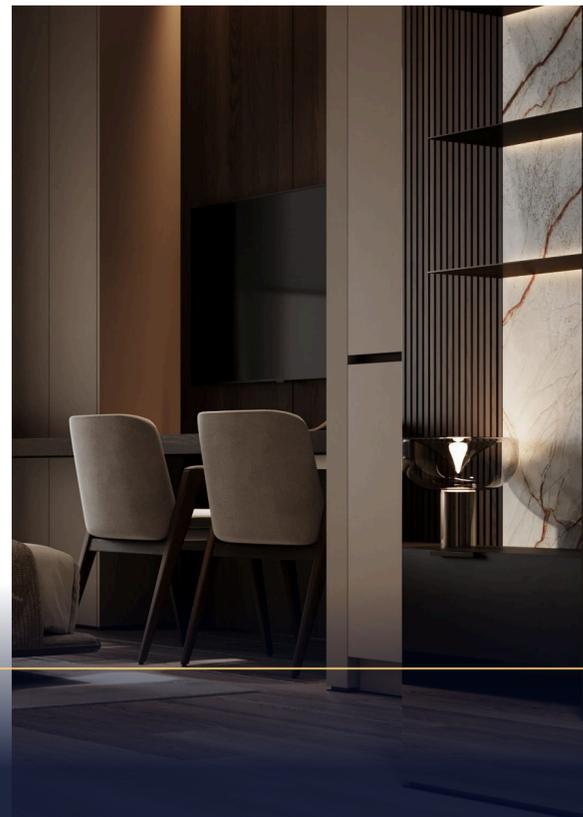
Studio **Type 1**



STYDIO TYPES



Studio **Type 2**



Payment Conditions

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Started price
\$77,000

First Payment
40%

Instalment plan by
JUNE 2026

Prices includes 15% VAT

- ✓ All permitting projects
- ✓ Construction permit
- ✓ Agreement with general contractor
- ✓ 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

07

Contact Info



Contact Info

-  www.mbhomes.tz
-  [mbhomeszanzibar](https://www.instagram.com/mbhomeszanzibar)
-  [MB Homes Zanzibar](https://www.youtube.com/MBHomesZanzibar)
-  [+255 775 500 227](tel:+255775500227)
-  hello@mbhomes.tz

Website



Instagram



Google Drive

