

TUTAM

Z A N Z I B A R

PROJECT INFORMATION

An aerial photograph of a tropical coastline. The water is a vibrant turquoise color, transitioning to a lighter, sandy hue near the shore. A narrow strip of white sand beach runs along the coast. A small wooden boat is visible in the water on the right side. The overall scene is serene and idyllic.

Why Zanzibar?

**One of the
hottest
investments
in the world**

Climate and landscape

Desirable residential areas with infrastructure in a beautiful climate

Economy

According to the World Bank reports, a high steady economic growth could be observed

Airport

A strategically located and newly opened airport guarantees hassle-free and quick travels

Tourism development

The amount of tourists visiting Zanzibar has increased fivefold in the last 20 years.

Stone Town

Relaxing on your property can of course be complemented by trips to the town

Hospitality

The openness and hospitality of both the people and the government make Zanzibar a preferred second home.



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01

The Residences



PEPO

UPEPO VILLA

The Upepo Villa boasts a contemporary, coastal-themed design and spans over two levels, providing 3 en-suite bedrooms to host your loved ones (6+2). It includes an expansive open-plan living area, a fully-equipped kitchen, a breathtaking patio, a lush garden, and an infinity swimming pool. The floor-to-ceiling windows infuse the interior with natural light and accentuate the breathtaking ocean vistas.



living space 233.6 m²
bedrooms 3

features pool
AC
kitchen with modern appliances
dining room with table and chairs
bathroom with elegant fittings
living room with a stylish interior
bedroom with a comfortable bed











Design philosophy

local inspirations
use of natural materials
sensitive color pairings

Architectural plan

topography-driven design
open interiors with ocean views
spacious terrace and lush garden
infinity-style pool

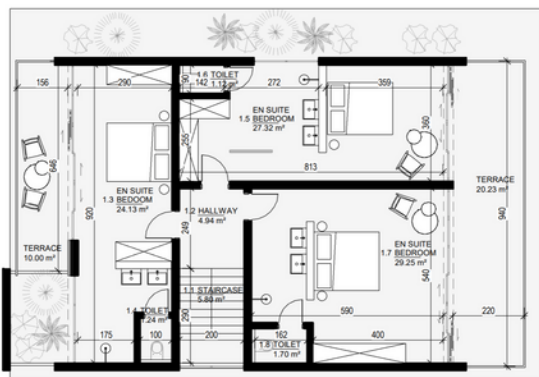
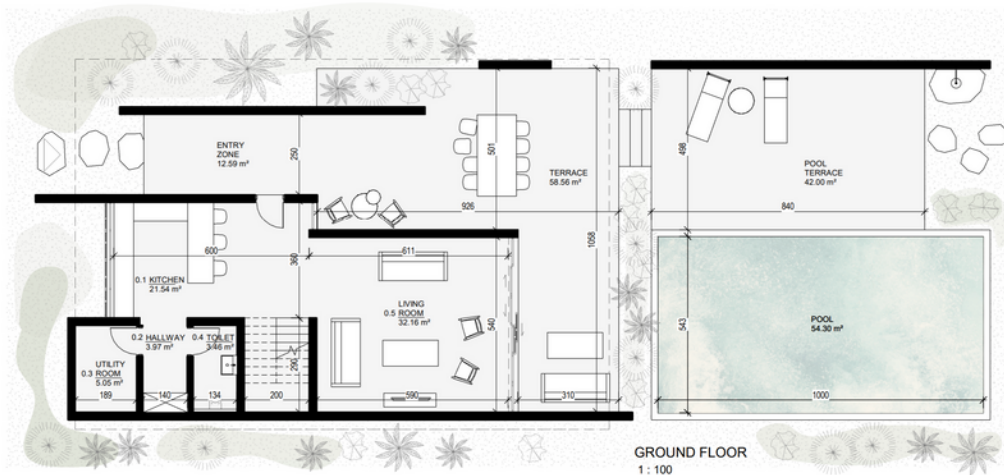
Interior features

open kitchen and living room
3 en-suite bedrooms + bathroom
first floor terrace
utility room

Atmosphere

serene ambiance
intimate yet open spaces
simplistic elegance





TUTAM

ZANZIBAR

WILLA UPEPO

No.	NAME	NET FLOOR AREA [m ²]
GROUND FLOOR		
0.1	KITCHEN	21.54 m ²
0.2	HALLWAY	4.0 m ²
0.3	UTILITY ROOM	5.0 m ²
0.4	TOILET	3.5 m ²
0.5	LIVING ROOM	32.2 m ²
TOTAL NET AREA		66.2 m²
TERRACE		58.6 m²
ENTRY ZONE		12.6 m²
POOL		54.3 m²
POOL TERRACE		42.0 m²
TOTAL GROUND FLOOR AREA		233.6 m²
FIRST FLOOR		
1.1	STAIRCASE	5.8 m ²
1.2	HALLWAY	4.9 m ²
1.3	EN SUITE BEDROOM	24.1 m ²
1.4	TOILET	1.2 m ²
1.5	EN SUITE BEDROOM	27.3 m ²
1.6	TOILET	1.1 m ²
1.7	EN SUITE BEDROOM	29.3 m ²
1.8	TOILET	1.7 m ²
TOTAL NET AREA		95.5 m²
TERRACE		20.2 m²
TERRACE		10.0 m²
TOTAL FIRST FLOOR AREA		125.7 m²
TOTAL BUILDING NET AREA		161.7 m²
TOTAL BUILDING AREA		359.3 m²

The exemplary arrangement shown in the floor plan is for reference only and does not constitute an offer or contractual obligation.

In the course of construction work, minor discrepancies in dimensions, location of sanitary facilities or installation points presented in the arrangement may occur.





HOW

DHOW BUNGALOW

Experience the DHOW Bungalow, a spacious 2-bedroom residence designed for 4(+2) people, with 135.9 m² of living area. The ground floor comprises two separate buildings connected by a terrace, with a lush garden providing the perfect outdoor living space. Inside, you'll find two bedrooms, one en-suite bedroom, an open kitchen and living area, a utility room, and a bathroom. The rooftop terrace offers breathtaking ocean views.



living space 135.9 m²

bedrooms two bedrooms

features AC

kitchen with modern appliances

dining room with table and chairs

bathroom with elegant fittings

living room with a stylish interior

bedroom with a comfortable bed











Design philosophy

inspired by traditional Dhow sails
immersed indoor and outdoor living
sensitive color pairings

Architectural plan

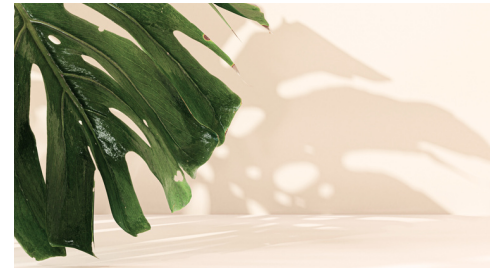
rooftop terrace
open interiors facing the ocean
spacious terrace and lush garden
two connected buildings

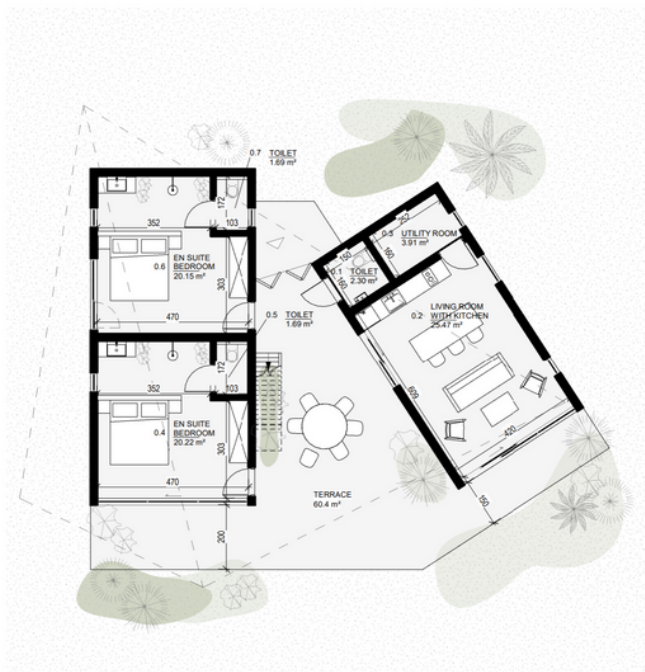
Interior features

open kitchen and living room
3 en-suite bedrooms + bathroom
first floor terrace
utility room

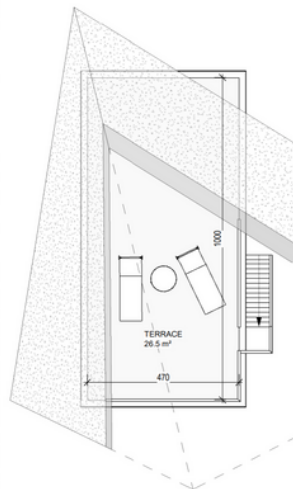
Atmosphere

tranquil and natural
connected open spaces
simplistic elegance





GROUND FLOOR
1 : 100



FIRST FLOOR
1 : 100



TUTAM

Z A N Z I B A R

VILLA DHOW

No.	NAME	NET FLOOR AREA [m ²]
GROUND FLOOR		
0.1	TOILET	2.3 m ²
0.2	LIVING ROOM WITH KITCHEN	25.5 m ²
0.3	UTILITY ROOM	3.9 m ²
0.4	EN SUITE BEDROOM	20.2 m ²
0.5	TOILET	1.7 m ²
0.6	EN SUITE BEDROOM	20.2 m ²
0.7	TOILET	1.7 m ²
TOTAL NET AREA		75.5 m²
TERRACE		60.4 m²
TOTAL GROUND FLOOR AREA		135.9 m²
FIRST FLOOR		
TERRACE		26.5 m²
TOTAL FIRST FLOOR AREA		26.5 m²
TOTAL BUILDING NET AREA		75.5 m²
TOTAL BUILDING AREA		162.4 m²

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HOW plus

DHOW plus

The ground floor of the bungalow comprises two buildings connected by a terrace, which provides an outside living area and a private pool set within a lush garden. The main building features two bedrooms and one en-suite bedroom with a bathroom each. The second building features an open kitchen and living area, a utility room, and a bathroom. The first floor terrace offers stunning ocean views, ideal for yoga, meditation, or any leisure activity.



living space	166.6 m ²
bedrooms	one suite two bedrooms
features	pool AC kitchen with modern appliances dining room with table and chairs bathroom with elegant fittings living room with a stylish interior bedroom with a comfortable bed











Design philosophy

inspired by traditional Dhow sails
immersed indoor and outdoor living
sensitive color pairings



Architectural plan

rooftop terrace
open interiors facing the ocean
spacious terrace and lush garden
two connected buildings
pool

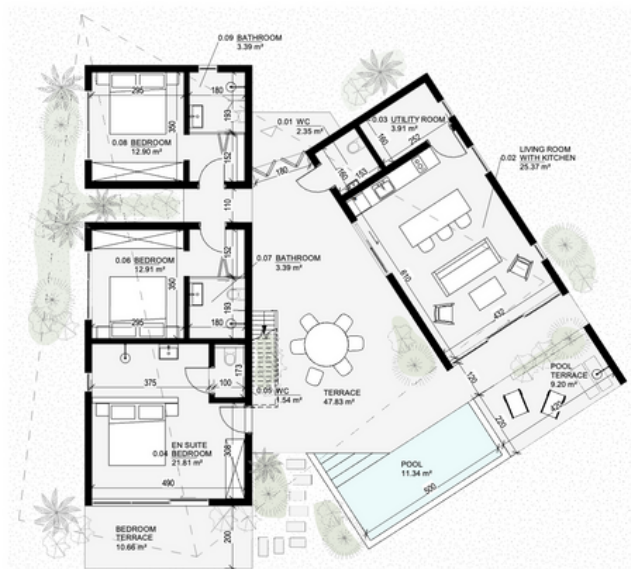
Interior features

open kitchen and living room
3 en-suite bedrooms + bathroom
first floor terrace
utility room

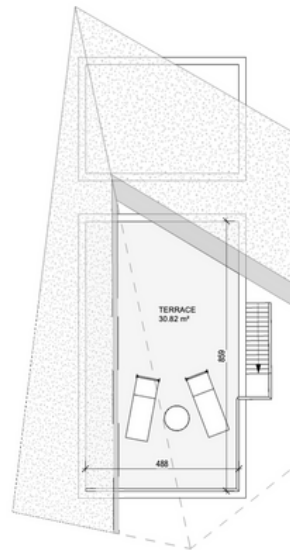
Atmosphere

tranquil and natural
connected open spaces
simplistic elegance





GROUND FLOOR
1 : 100



FIRST FLOOR
1 : 100



TUTAM
ZANZIBAR

VILLA DHOW+

No.	NAME	NET FLOOR AREA [m ²]
GROUND FLOOR		
0.01	WC	2.4 m ²
0.02	LIVING ROOM WITH KITCHEN	25.4 m ²
0.03	UTILITY ROOM	3.9 m ²
0.04	EN SUITE BEDROOM	21.8 m ²
0.05	WC	1.5 m ²
0.06	BEDROOM	12.9 m ²
0.07	BATHROOM	3.4 m ²
0.08	BEDROOM	12.9 m ²
0.09	BATHROOM	3.4 m ²
TOTAL NET AREA		87.6 m²
TERRACE		47.8 m ²
POOL		11.3 m ²
POOL TERRACE		9.2 m ²
BEDROOM TERRACE		10.7 m ²
TOTAL GROUND FLOOR AREA		166.6 m²
FIRST FLOOR		
TERRACE		30.8 m ²
TOTAL FIRST FLOOR AREA		30.8 m²
TOTAL BUILDING NET AREA		87.6 m²
TOTAL BUILDING AREA		197.4 m²

The exemplary arrangement shown in the floor plan is for reference only and does not constitute an offer or contractual obligation.

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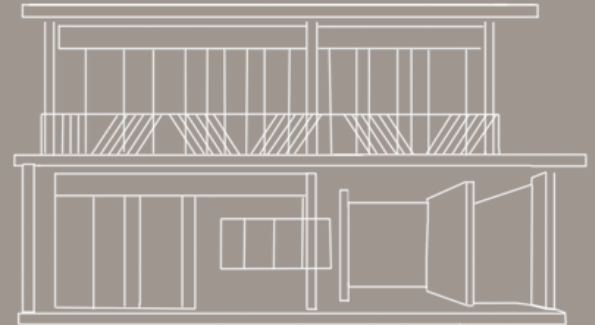
02 Master Plan

Form follows function
- that has been misunderstood.
Form and function should be one,
joined in a spiritual union.

- Frank Lloyd Wright

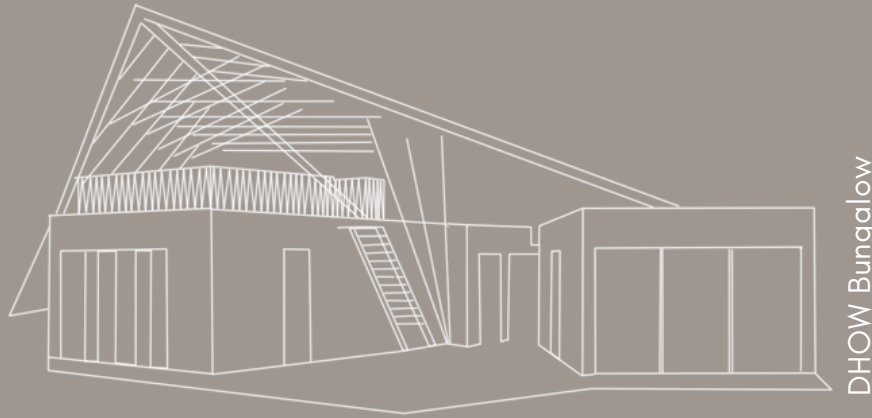
Our Design:

We take inspiration from the local context, analyzing the landscape, colors, local patterns, and available materials to create our unique designs. We use traditional, locally available natural materials in our architecture, and the roofing forms of our bungalows relate to the shape of sails typical for the island's scenery.



UPEPO Villa

Sophistication and Authenticity



Our design philosophy is centered around maximizing the benefits of what we find on site. The arrangement of the buildings arises from natural topography, which minimizes costs of living and makes the design more authentic. The interiors are mainly directed towards the ocean, with sunset views over wild nature, and dense greenery separating the buildings creates intimacy.



TUTAM neighborhood

beach



community cafe

DHOW bungalows

retreat

UPEPO villas

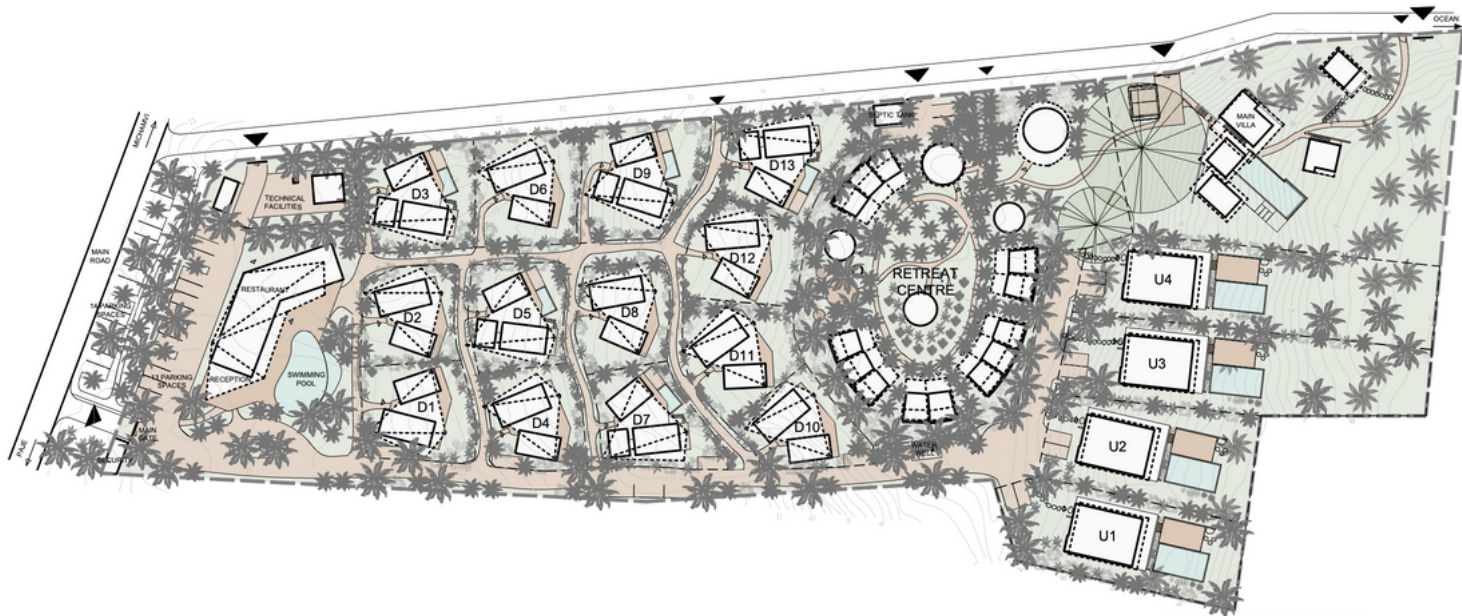
**Find us
any way you want**

rethinking.dame.adopt

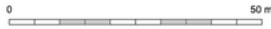
N -6° 12.555780' E 39° 32.020680'

N -6.20927420575507, E 39.53366469731351





- TUTAM PLOT BOUNDARY
- VEHICLE ACCESS
- WALKWAY ACCESS
- PLOT BOUNDARIES
- BUILDINGS
- U1-U4 UPEPO VILLAS
- D1-D13 DHOW VILLAS
- SWIMMING POOLS
- ROADS / PATHS
- PARKING SPACES
- TERRACES
- GRASS
- HIGH TREES
- MEDIUM-HIGH GREENERY
- TAMARIND TREES



TUTAM

ZANZIBAR

PLOT AREA

VILLA	U1	U2	U3	U4	D1	D2	D3	D4	D5	D6	D7	D8	D9	D10	D11	D12	D13
AREA [m ²]	809	797	1150	1157	415	346	493	374	383	457	409	361	522	347	434	409	462

03

Amenities & Features

Can you imagine
waking up each
morning in a space
that not only looks
beautiful, but also
feels like a true
reflection of your
lifestyle and values?



The 3-bedroom UPEPO villa, close to the Indian Ocean, comes across all the more stunning thanks to high-end appliances and state of the art amenities. Similar features are found in the two other housing categories - DHOW and DHOW plus.

AC in all the bedrooms, kitchen and living areas

Fiber/Wifi internet connection

Kitchens - equipped with basin, tap, and appliances - oven, hood, dishwasher and fridge with freezer

Dining room - with table and chairs

Living room - with comfortable seating arrangements such as sofas, a coffee table and armchairs

Bathrooms - fully equipped, with elegant sanitary fittings

Bedrooms - comfortable beds, just like sleeping in a hotel

Private pool (UPEPO and DHOW plus) and a large pool for all the TUTAM residents




04

Payment Plan

When we calculated our offers,
we payed attention to every single local condition,



A wooden boat is shown from a low angle, looking out over a vast expanse of clear, turquoise water under a bright blue sky. The boat's wooden hull and rigging are visible in the foreground. In the distance, a small island is visible on the horizon, and another boat is seen further out in the water.

such as TUTAM's exceptional location,
the scenic view,

approx. 300 days of sunshine a year,

a low saturation of comparable
investments at a high level of
demand.



Zanzibar has recently emerged as a **top investment destination**, easily accessible by international carriers and only 3 hours ahead of GMT. With an **annual growth rate of 20 %**, this archipelago boasts of pristine beaches, warm ocean waters, and a tropical atmosphere that appeals to many.

Apart from the inviting climate and **laidback lifestyle**, Zanzibar offers political and ethnic stability, making it a tranquil haven in today's fast-paced world. The recent opening up of the property market to international buyers presents early investment opportunities at relatively **lower costs** compared to other Indian Ocean destinations.

For those seeking prime **beachfront property**, TUTAM offers a rare investment opportunity with significant long-term capital growth potential. Additionally, the cost of living is much lower in Zanzibar than in most parts of the world, with affordable utilities, fuel, and locally-sourced fresh food readily available. With a growing number of supermarkets sprouting up across the island, international goods are also increasingly accessible. Investing in Zanzibar presents a unique opportunity to be part of an **emerging global destination** with strong potential for **capital growth**.

With a stable political environment, a tropical lifestyle, and affordable living costs, Zanzibar is an investment destination that offers both financial and personal benefits. Don't miss out on the chance to invest in a place where tropical paradise meets economic opportunity.





**UPEPO
VILLA**



**DHOW
BUNGALOW**



**DHOW
plus**

Our offer for you

Our investment plans include the purchase of a property – **3 categories of unique properties** – and the possibility of transferring it for further rental to a professional operator.

The attractiveness of our business model lies in the individual choice of when and for how long the owner wants to earn on his investment.

By deciding to cooperate with us, property owners receive a comprehensive service for their newly acquired TUTAM property and professional support in their quest to maximize rental profits.



Assumption based on current rental prices:

500-600 USD per night

Occupancy approx. 65 %

Ownership stay: e.g. 30 days

Return of investment: approx. 6-8 years

**UPEPO
VILLA**

Reservation	\$ 5,000
10 % first instalment after conclusion of contract	
35 % second instalment after start of construction work	
35 % third instalment after completion of structural work	
20 % last instalment after handover of the property	
TOTAL	upon request



Assumption based on current rental prices:

300–400 USD per night

Occupancy approx. 65 %

Ownership stay: e.g. 30 days

Return of investment: approx. 6–8 years

DHOW
BUNGALOW

Reservation	\$ 5,000
10 % first instalment after conclusion of contract	
35 % second instalment after start of construction work	
35 % third instalment after completion of structural work	
20 % last instalment after handover of the property	
TOTAL	upon request



Assumption based on current rental prices:

400-500 USD per night

Occupancy approx. 65 %

Ownership stay: e.g. 30 days

Return of investment: approx. 6-8 years

DHOW
plus

Reservation	\$ 5,000
10 % first instalment after conclusion of contract	
35 % second instalment after start of construction work	
35 % third instalment after completion of structural work	
20 % last instalment after handover of the property	
TOTAL	upon request

The legal construction is based on


The Condominium Act of 2010 ZIPA

which allows the developer to sell the land as property and transfer the right to use the land as a lease.

The new owner will receive an officially certified and duly notarized title deed to prove ownership of the property. The owner will also become a member of the **Condominium Community**, which guarantees the rights and obligations of a TUTAM property owner in Zanzibar.

Under Tanzanian law, the owner will also benefit from the legal requirements imposed on the condominium operator, who must guarantee the long-term maintenance of the property, its proper technical condition, the proper operation of the network and the provision of comprehensive management services accessible to all condominium members.

A new impetus for investors



In June 2021, the Zanzibar government added another incentive for businesses. It has decided to make it easier for investors to obtain **residency permits**. Previously, this privilege was only granted to those who had invested millions of dollars on the island.

Legislation is currently being drafted to allow investors who do not have a permanent home on the island to purchase a home. So you may soon be able to travel the world or live in your home country while renting out your Zanzibar property and enjoying a range of residency benefits.

Working closely with the developers' lobby in Zanzibar, we frequently attend meetings with government ministries and agencies and keep abreast of legislative developments.

Our payment plan

Reservation fee

\$ 5,000

First instalment

10 %

To be paid on the day of signing the contract

Second instalment

35 %

To be paid with the commencement of the foundation work of the unit being purchased.

Fourth instalment

20 %

To be paid when transferring the premises in question.

Third instalment

35 %

To be paid upon reaching the raw open state.







Owner and operator split offer

We present to you an invitation to make use of our rental management service. Our earning structure involves **sharing the generated income between the operator and the property owner** throughout the duration of the rental contract.

Rest assured, the operator handles all the intricate and costly marketing tasks to attract potential customers, as well as assumes all the **responsibilities** related to renting, administration, registration, and billing.

Allocation of responsibilities between owner and operator:

65 / 35 %

If you consider becoming a prospective resident of Zanzibar, in line with the government's proposed initiatives, you would have access to numerous advantages, including:

The privilege of residency, which can be renewed every three years.

No mandatory minimum duration of stay.

No requirement to pay stamp duty when purchasing property.

No capital gains tax imposed on property.

No estate inheritance tax.

No taxes levied on income earned outside of Tanzania.

A rental income tax rate of 10 % (for non-residents: 15 %).

Tax exemption for the initial five years of operating a company in Zanzibar.

TU TAM

means the connection between

here

and there

and that defines our vision:
to create a place that bridges
wilderness and wellbeing
enhancing you to reroot
in your chosen home; with nature and authenticity.



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