



THE HILLS

NUNGWI



Contents

WELCOME TO ZANZIBAR

THE DEVELOPER

THE LOCATION: NUNGWI

THE VISION

WHY INVEST IN THE HILLS NUNGWI

THE PROJECT

THE 1-BEDROOM SUITE

THE 2-BEDROOM SANCTUARY

THE 3-BEDROOM PENTHOUSES

THE MAJESTIC OWNERS RENTAL PROGRAM

THE TEAM

WELCOME TO ZANZIBAR

The Jewel of the Indian Ocean

Zanzibar is more than just an island. It's an experience. From the winding streets of Stone Town, a designated UNESCO World Heritage Site, to its rich history, vibrant culture, and world-famous spices, the island offers a unique blend of heritage and opportunity.

Today, Zanzibar is not only a sought-after travel destination but also one of Africa's fastest-growing investment hotspots. With a thriving tourism industry, steady economic growth, and a stable political environment, investing here means securing more than property. It means securing a stake in a promising future.



THE DEVELOPER

Building Legacies.

The Hills Nungwi is proudly presented by Majestic, a renowned Zanzibar developer with a legacy of quality, integrity, and vision. With decades of experience in hospitality and residential projects, Majestic has shaped communities through careful planning, craftsmanship, and excellence.

Their portfolio includes several celebrated hotels, including Ocean Breeze alongside residential developments that set new standards in design and functionality. Each project reflects their belief that a home or hotel is more than a building. It is a space for memories, lifestyles, and the beauty of Zanzibar.

With The Hills Nungwi, Majestic blends modern luxury with natural serenity, offering residences that embody elegance, comfort, and a lifestyle crafted with passion and precision.



THE LOCATION: NUNGWI

The Crown of the North – Nungwi

Perched on the pristine northern tip of the island, Nungwi has earned its reputation as the true crown of Zanzibar.

What sets it apart is simple and powerful. Nungwi is famous for its non-tidal beaches. Unlike much of the island, where the tide dramatically shifts throughout the day, the ocean here remains swimmable from sunrise to sunset. The result is uninterrupted turquoise waters, endless horizon views, and the freedom to enjoy swimming, boating, and water activities at any time.

It is not just a beach destination. It is consistency, beauty, and lifestyle in one of Zanzibar's most exceptional coastal settings.



THE VISION

A Sanctuary Above the Sea

Welcome to The Hills Nungwi, a beautifully designed residential retreat on the northern tip of Zanzibar. More than just a place to live, it is where modern comfort meets the calm rhythm of island life.

With 88 thoughtfully crafted luxury apartments, The Hills blends contemporary architecture with the warmth and serenity of its tropical surroundings. Every detail is designed to create a space that feels both refined and relaxing.

Whether you are looking for a smart investment opportunity or a private escape to call your own, The Hills offers the perfect balance of sophistication, comfort, and location in one of Zanzibar's most desirable destinations.



WHY INVEST IN THE HILLS NUNGWI

Tanzania in Africa, Zanzibar at the Heart of Opportunity

The leading Beach destination in Africa

7%

Economic growth

15%

Tourism growth

15-20%

Return on Investment

20+

International direct
flight destinations

1.9

Million residents

50%

Population growth in
the last 10 years

THE PROJECT

The Hills *88 Keys to Paradise*

Designed with vision and crafted for those who value true quality, The Hills Nungwi offers a refined take on coastal living in Zanzibar. A place where elegance meets tranquility, every detail is thoughtfully curated to elevate your everyday experience.

From beautifully designed spaces to a selection of premium amenities, life here is effortless, comfortable, and indulgent.

With official ZIPA approval, you can invest with confidence, knowing the project meets government standards for security and credibility. Construction began in January 2026, with completion and handover expected by March 2028, offering a clear and reliable timeline.

The Hills Nungwi is more than a property—it's a lifestyle and a smart, secure investment.

SHOPPING CENTRE

Convenient access to daily essentials and shopping, just steps from your home.

INFINITY SWIMMING POOL

A shimmering oasis exclusively for residents.

ON-SITE RESTAURANT

Gourmet dining experiences without leaving your home.

FITNESS CENTER

A fully equipped gym to maintain your wellness routine.

CO-WORKING SPACE AND CAFÉ

Work, connect, and unwind in a stylish space that blends productivity with comfort.

TOP-TIER SECURITY

24/7 surveillance and manned security for total peace of mind.

24/7 BACKUP GENERATOR

Uninterrupted power supply—a critical luxury in island living.

PROPERTY MANAGEMENT

A dedicated management company to handle rentals and maintenance, ensuring a truly hands-off investment.

The Nungwi Map



Sunset Cruise Departing Point
Less than 5 Minutes drive



Essque Zalu
500 meters away

Nungwi Dreams By Mantis
Next door neighbour.



The Hills Nungwi
1 minute walk to the beach



Kendwa Beach
Less than 15 Minutes drive



Nungwi Airport
5 km Away





One Bedroom Suites

Designed for living, built for comfort.
Your one bedroom haven.

THE 1-BEDROOM SUITE

*Starting from
135,000 USD*

The Smart Investment. Ideally suited for the solo traveler or the digital nomad. These units are optimized for high-occupancy short-term rentals, offering the highest potential ROI per square meter.



LIVING ROOM
13.3 m²



BEDROOM
14.5 m²



TOILET
5.8 m²



TOTAL AREA
89.7 m²

FEATURES

Open-plan living, private balcony,
modern kitchenette.



The Living Area



"Have you ever noticed how some rooms exude a certain energy, warmth, and a harmony of spirit? If you have, then you have experienced the language of the home. A language softly spoken, and universally understood"

Charlotte Moss, Interior Designer

Bedroom Space



"The best rooms have something to say about the people who live in them. A bedroom, more than any other space, should whisper your personality, your memories, and your sense of comfort."

Inspired by David Hicks

Spa Ensuite



"A well-designed bathroom is a quiet retreat where function meets beauty, allowing everyday rituals to become moments of reflection and calm."

Inspired by Philippe Starck



Two Bedroom Suites

Where convenience meets comfort
for you and your lifestyle.

THE 2-BEDROOM SANCTUARY

*Starting from
150,000 USD*

Space to Breathe. The perfect balance of privacy and shared space. Designed for couples or families or groups of friends, these apartments offer generous living areas and distinct zones for relaxation.



LIVING ROOM
12.8 m²



BEDROOM
15.7 m²



2. BEDROOM
13.4 m²



P. BATHROOM
4 m²



TOTAL AREA
103.7 m²

FEATURES

En-suite master bedroom, spacious lounge, dining area, large terrace.



The Living Area



"Designing a home is about far more than aesthetics; it is about creating a sanctuary where life can be lived fully, where moments of joy, rest, and connection happen naturally and effortlessly."

Axel Vervoordt (inspired by his philosophy)

Master Bedroom



"Spaces have the ability to influence our emotions in subtle but profound ways, shaping how we think, how we feel, and how we connect with ourselves and others."

Peter Zumthor

Spa Ensuite



*"True design creates spaces that not only serve a purpose but also elevate the way we feel,
even in the most private corners of our homes."*

Inspired by Kelly Wearstler

A person is seen from behind, floating in an infinity pool that seamlessly blends into the ocean. The water is a deep blue, and the sky above is filled with large, white, fluffy clouds. In the distance, a few small boats are visible on the horizon. The overall scene conveys a sense of luxury and tranquility.

Three Bedroom Penthouse

Unmatched views, unmatched space,
unmatched prestige.

THE 3-BEDROOM PENTHOUSES

Priced at
499,000 USD

The Pinnacle of Luxury. Perched at the top, these limited-edition residences offer the ultimate Hills experience. With panoramic views of the ocean and the Nungwi skyline, these penthouses are for those who demand the very best.



RECEPTION
49.3 m²



M.BEDROOM
23.3 m²



BEDROOM 2
13.84 m²



BEDROOM 3
12.65 m²



TOTAL AREA
317.47 m²

FEATURES

Expansive entertainment decks,
premium finishes, unrivaled privacy.



The Living Area



"Good design is not about following trends; it's about creating a space that feels timeless, personal, and deeply connected to your life."

Nate Berkus

Master Bedroom Space



"A well-designed home transcends trends and time, creating a space where proportion, light, and texture come together to evoke a sense of peace and understated elegance."

John Saladino Interior Designer

Penthouse Rooms



"When design is done well, it becomes almost invisible—it simply makes life better, enhancing comfort, clarity, and a sense of belonging without demanding attention."

Ilse Crawford, Interior Designer

Spa Ensuite



*"Designing a home is about creating a sanctuary, a place where the outside world fades away
and where comfort, beauty, and simplicity exist in perfect harmony."*

Vincent Van Duysen, Interior Designer



THE MAJESTIC OWNERS RENTAL PROGRAM

Effortless Ownership Global Standards.

Operated by Metropolis Management Group Zanzibar (In Association with Metropolis Management Group, Toronto)

At The Hills Nungwi, we understand that your property is a significant asset. To ensure your investment yields the highest possible returns with zero stress, we have partnered with Metropolis Management Group.

Bridging the gap between North American hospitality standards and Zanzibar's tropical allure, this program offers a fully managed, hotel-grade rental solution.

INTERNATIONAL TRUST & CREDIBILITY

The Majestic Owners Rental Program is built on a foundation of proven success.





The Ownership Journey: How It Works

We handle the complexities of hospitality so you can enjoy the rewards.

ONBOARDING & INSPECTION

Your unit is inspected and standardized to meet "Majestic Hospitality Standards," ensuring every guest walks into a pristine, luxury environment.

PROFESSIONAL LISTING

We don't just list; we market. Your property is professionally photographed and distributed across top-tier platforms (Airbnb, Booking.com, Expedia, VRBO) with optimized descriptions.

DYNAMIC PRICING & DISTRIBUTION

Utilizing advanced algorithms, we continuously adjust rates based on seasonality, local demand, and market trends to maximize both occupancy and revenue.

GUEST SCREENING & SECURITY

Protecting your asset is paramount. We rigorously screen all guests and centrally manage bookings to maintain the exclusivity and safety of the community.

5-STAR GUEST OPERATIONS

From seamless check-ins to housekeeping and concierge support, we handle the entire guest lifecycle.

TRANSPARENT PAYOUTS

Receive clear, periodic reports detailing revenue, expenses, and net payouts. You watch your investment grow; we handle the rest.

Core Services Included

OPERATIONAL EXCELLENCE

Institutional-grade operating standards designed to deliver consistency, efficiency, and guest satisfaction.

REVENUE MAXIMIZATION

Strategic yield management focused on optimizing revenue and long-term asset value.

CENTRALIZED MANAGEMENT

End-to-end oversight of your unit's maintenance and standards.

HOUSEKEEPING & QUALITY CONTROL

Professional cleaning and inventory checks after every stay.

MAINTENANCE COORDINATION

Preventive oversight and immediate vendor coordination.

CONCIERGE SUPPORT

On-site guest communication and support services.

MULTI-PLATFORM DISTRIBUTION

Visibility on all major global booking channels.

PRICING OPTIMIZATION

Market-based strategies to ensure high yields.

REPORTING & ANALYTICS

Detailed monthly and annual financial performance reports.

RISK MANAGEMENT

Strict verification and monitoring of all bookings.

"Inspired by the trusted operational models of Metropolis Toronto,
brought to life with the welcoming spirit of Zanzibar."

An aerial photograph of a mangrove lagoon. The water is a vibrant turquoise color, and the surrounding mangrove forest is a dense, lush green. Four small, narrow boats are visible in the center of the lagoon, each carrying several people. The boats are arranged in a loose cluster, and their reflections are visible in the calm water. The overall scene is peaceful and scenic, highlighting the natural beauty of the coastal environment.

Carved by the Tides, Crafted for the Coast.

Meet the People Behind the Blueprint.

The Hills Nungwi team is driven by a singular purpose: to define Zanzibar's most elevated luxury living experience. Combining world-class expertise with a focus on sustainable growth, we are crafting a sanctuary designed to endure—honoring our residents, our guests, and the natural beauty of the northern coast.



ZANZIBAR HERITAGE

Our mission is to develop properties that serve as benchmarks for quality, sustainability, and investor confidence in the region. Each project reflects our commitment to excellence and our deep respect for Zanzibar.



THE CANADIAN CONNECTION

Our operations are powered by the systems and standards of Metropolis Management Group (Toronto), an established leader in property management since 2016.



THE BENEFIT

Investors benefit from institutional level management, sophisticated revenue optimization systems, and a reporting structure that guarantees transparency—all while maintaining the flexibility of personal use.

