

SECURING A TROPICAL FUTURE

Why Zanzibar Is the Next Mauritius

What is not to love about the idea of purchasing a property on a tropical island surrounded by azure blue seas – and at the same time receiving residency rights for yourself and your immediate family as well as a multitude of tax benefits and more?

South Africans have been flocking to Mauritius for many years to pursue the beautiful beaches, luxury hotels and resorts, and general idyllic lifestyle opportunities. Then in 2017, the Mauritian government made it possible for non-residents to purchase and own property on the island, and at the same time, receive residency rights. This has paved the way for many South Africans to buy here – increasingly drawn to the political stability, strong economy, significant tax incentives, low crime rate, and excellent quality of life.

Now there is a new kid on the block for South Africans looking to buy affordable luxury property on a tropical island, with a plethora of added benefits – Zanzibar.

ARTFUL ARCHIPELAGO

Zanzibar is an archipelago located

off the East coast of Africa. It is characterised by a unique cultural heritage, beautiful white sand beaches, tranquil forests, and world-famous Stone Town as its historical jewel.

Like Mauritius, Zanzibar is also stable – politically, socially, and economically. Though Zanzibar is a small island economy, it forms part of the Republic of Tanzania as an autonomous part of the country. It has enjoyed relatively high economic growth over the last decade, averaging 6-7% per annum (according to the World Bank). The economy is diverse, with agriculture, quarrying, mining, industry, electricity generation and services all playing a part – together with tourism. Tourists flock to Zanzibar. The number of tourists visiting the island has increased dramatically in the past few years. More than 620,000 foreign tourists were recorded visiting in the 2020/2021 financial year – almost 200,000 more than was anticipated.





STRATEGIC INVESTMENT PROJECTS

Until recently, non-residents could not purchase and own property in Zanzibar. However, the government has recently changed this law and announced a new tax and residency program which allows non-Tanzanian residents to invest in property on the tropical island on 99-year leases with the option to extend ownership by 49 years.

As the Mauritian government did, the Tanzanian government is working hard to attract foreign investors to Zanzibar and

has implemented Strategic Investment Projects, which allows property owners to gain significant tax benefits - such as a 15% tax rate on local income earned, no tax on worldwide income, and no capital gains tax, stamp duty or inheritance tax on properties purchased. Additionally, property investors, together with their spouses and their children under the age of 20, are eligible for residence permits lasting the duration of their property ownership, and there is no minimum amount of time that must be spent in the country to qualify.

BUYING PROPERTY IN ZANZIBAR

A currently under development seafront resort called Blue Amber is one of these strategic investment real estate developments in Zanzibar - and the only one with an untouched natural beach, offering views of pristine Muyuni beach and Mnemba Island.

Blue Amber is the largest resort development of its kind in Africa, and will feature the first all-suite hotel on the island, luxury villas for purchase, as well as East Africa's first Signature



Championship golf course.

The first phase of the project has commenced with the construction of 54 luxury pool villas that are currently available to purchase – with prices starting from only USD 197,125 for a two-bedroom, two-bathroom unit with a roof-top terrace, or USD 319,000 for a double-storey three-bedroom, three-bathroom villa.

Another added benefit is a payment scheme for purchasers. USD 5,000 is payable upfront as a reservation payment, followed by four instalments, payable over the construction progress of the villa.

Construction of the villa residences and visitor’s centre has commenced, and the first villas are due for completion within the next twelve to fourteen months. Once fully completed, the Shirazi Resort & Villas construction will also be nearing completion. This all-suite 5-star hotel will boast two barefoot luxury eateries, a world-class spa, yoga pavilion and gym, as well as a beach club and pool replete with a pool bar. There will also be an impressive shoreline aqua leisure centre where both residents

and guests of the hotel can enjoy a multifunctional play space that includes a comprehensive water sports facility, along with a beach eatery and a selection of thoughtfully curated retail stores.

“Blue Amber will strongly attract property investors from around the globe, and the pricing also makes it an attractive option for South Africans working in Rands,” says Grant Anderson, CEO of Blue Amber. “Demand for property in Mauritius since 2017 has soared – driving the sales prices up to very high levels. The villas at Blue Amber offer massive value for money in comparison, and this is truly a great opportunity for foreign investors. Added to the attractive pricing are all the benefits that go along with purchasing property in a Strategic Investment Project such as Blue Amber – tax incentives, residency permits etc.”

“Zanzibar is well poised to become the next Mauritius, and I foresee immense investment potential in Zanzibar, which is a year-round leisure destination that is safe and politically stable. It is a dream destination for investors wanting to enjoy a tropical

island escape, whilst also benefitting from the many tax breaks, the residency scheme, and the potential rental return on their property investment.”

When not in residence, Anderson explains that villa owners at Blue Amber can also opt to place their property back into the rental pool – earning an attractive return on investment. NEWMARK Hotels and Reserves will manage the rental villas, which offers a fully integrated property management service.

“This prestigious new resort development will place Zanzibar on the map alongside Mauritius as a high-end lifestyle destination offering sound investment opportunities as a year-round permanent residential or rental destination.”

For more information about Blue Amber and the Shirazi Resort & Villas, visit www.blueamberzanzibar.com. 

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Le Pommier ANGLE PEUR CABERNET FRANC

The name "Angle Peur" pays homage to the history of the Banhoek area and the influence of the French Huguenots who arrived in 1688. Banhoek or "the scary corner" was also known as "De Bange Hoek". The old pass that ran through this area was dangerously steep, with gangs, escaped slaves, lions, leopards, and other animals roaming wild. In 1800's the old pass was replaced by the new scenic road making it no more the treacherous and frightening route of those early days. Today you can still drive the oldest historical pass in South Africa, dating back to 1708. Limited Release.