SANDBANK VILLAS

BY JOHARI



INTRODUCING SANDBANK VILLAS

A rare opportunity to own one of just 20 alluring beachfront villas in the jewel of Africa.

.



.

TABLE OF CONTENTS

Introduction 01

> **Project** 03

> > **Villas** 08

Destination 12

Reasons to buy 14

> **Map** 18







Say hello to Sandbank Villas.

A RARE FIND AT THE OCEAN'S EDGE

At the northern end of Zanzibar, Nungwi is a place of wonder. Here, pearl white sand contrasts beautifully with the vibrant turquoise water, sea turtles and colourful fish weave their way through cities of coral reefs, and sand banks break the horizon, offering places of respite for fishermen and adventurers alike.

Tucked away on a secluded slice of this breathtaking oceanfront is Sandbank Villas, an exclusive collection of just 20 luxury villas. Perched just above the ocean, these contemporary homes offer beachfront living unlike anywhere else in the world.





WELCOME home

Wake up to breathtaking views over Nungwi's famous sandbanks. Explore some of nature's most pristine beaches and waters. Enjoy the vibrant Nungwi village life with a rich social scene, dining and shopping just steps away. Entertain in your expansive common areas. Relax in your very own cinema room.

At the end of each day, retire under a blanket of stars to cosy up with loved ones and enjoy special moments that become lasting memories. All this, in an exquisite Zanzibar setting you can call home.



a personal note FROM THE DEVELOPER

Since I began spending time in Zanzibar in my childhood days, Nungwi has been an area I've been deeply drawn towards. I still remember seeing the sandbanks for the first time, rising from the stunning turquoise waters, the powder white sand forming islands that appear and disappear with the ebb and flow of the tides. It's a mesmerising and incredibly relaxing place, and as beautiful as any beach I've ever seen.

There are some beautiful sites in northern Zanzibar, but having spent the last few years looking for the perfect site, I haven't seen any that come close to this. I've always wanted to help Zanzibar position itself as the world's best beach destination, and this site showcases why it deserves to stand apart. As we enter the last phase of construction at Johari Beach Residences, the timing to launch this project couldn't be better, allowing us to incorporate all we have learned there to make this one even better.

Perched above the island's most beautiful waters, the site elevation offers stunning views while providing a feeling of exclusivity and privacy. The slope of the site, moving from as high as 6M above sea level at the back, down to as low as 4M at the front, offers a beautiful natural gradient to work with. We designed the villas to be effectively built into this slope, working with the natural shape of the land while maximising views.

The design has been a passion project that has been in progress for over a year, as we've honed and refined all elements. We pay homage to the view and the magnificent positioning of the site throughout the design, but perhaps nowhere more so than with the 4M high windows, doors and ceilings in the main living area. We've leveraged this height to create views from the master bedrooms, optimising the impact of that stunning view.

The villa's central areas expand out towards the sea, offering a variety of indoor and outdoor dining, cooking and lounging options. The outdoor area boasts a pool of 6M x 3M, finished with a beautiful tile that accentuates the landscaping surrounding it. These areas are a perfect place to host and entertain, to relax, to catch up with friends and loved ones. They adapt to your needs and desires, all while enjoying that beautiful Nungwi sea breeze and some of the most stunning beach views in the world.

Inside, the villas offer diverse experiences: from the kitchen island to cosy lounges, intimate dining corners, and tranquil reading nooks. Each space is crafted with its unique function and personality.

We've thoughtfully integrated interior gardens to break up the villa's massing, bringing the outdoors in and enhancing natural ventilation. This design choice connects the villa intimately with its natural surroundings.

The master bedrooms, each with an en-suite and walk-in wardrobe, benefit from the additional light and space afforded by the interior gardens. They are complemented by the children's bedroom towards the entrance of the house. The final cherry on top is the cinema room, which is the ultimate luxury accessory. For rainy days, for bored kids, for family movies... this room is all about having the option to lay back and relax.

As with all of our projects, we seek to integrate a Zanzibari sensibility while maintaining a modern aesthetic. We're incorporating solar panels as standard, and utilising local stone, hardwoods and other high quality materials from the island throughout. We're supplementing these with the highest quality of finishes, from appliances to furnishings.

What we have created is more than just a beach villa; it is a modern, meticulously designed home that we believe will become a landmark in beachfront luxury.

I'm very excited to bring this to life, and I would be honoured if you would join me on this extraordinary journey.



Sincerely, Imran Gohar









ZANZIBAR'S MOST coveted beach.







With powder-soft, white-sand beaches and pristine turquoise water, it's clear why Nungwi is Zanzibar's top tourist destination. Visitors spend their days exploring the ocean by snorkelling, diving and swimming with turtles followed by relaxed evenings at beachside restaurants and cafes.

While Nungwi's west side has been largely developed to accommodate visitors, the east side, home to Sandbank Villas, remains private and peaceful. In addition to a secluded setting, the exclusive address also offers easy access to the new airport, adventures on Mnemba Island and all the restaurants and shops in Nungwi and Kendwa villages.

THE WORLD'S MOST BEAUTIFUL BEACH.

All to yourself.

Destined to be the world's best beachfront offering, Sandbank Villas places Zanzibar's pristine whitesand beaches and crystal-clear water at your doorstep. Created by the renowned Johari Developers and designed by international architect Lucas Oteyza, the collection of 20 luxury villas offers privacy, tranquillity and contemporary beauty.

Hugging the coast on Nungwi's tranquil east side, each villa sits above the beach, seemingly melded to the topography, allowing for uninterrupted views of the pristine beach and ocean from nearly every vantage point.



Site viewed from the North





FUTURE RELEASE

FUTURE RELEASE

C3

Views from across the site facing East







A villa of unparalleled luxury AND ORIGINALITY



Airy and modern, each open-plan villa showcases the stunning natural surroundings with indoor-outdoor living spaces, floor-to-ceiling windows, interior courtyards, gardens with native plants, an ocean-view pool and direct beach access via a private walkway.

Interiors feature double height ceilings, abundant natural light and decor that utilises local materials and design elements to create a fresh, contemporary living space.

3 BEDROOM VILLA LAYOUT

Total Internal Spaces (inc. walls)

Net area schedule (interior)

1	FOYER & CORRIDORS	34m
2	LIVING AREA	61m
3	MASTER BED & BATH	34m

- 4 BEDROOM 2 & BATH 24m²
- 5 BEDROOM 3 12m²

6	GUEST BATHROOM	6m²
7	CINEMA ROOM	11m ²
8	STORAGE, ELEC & LAUNDRY	11m ²
9	ATRIA	25m ²
тс	TOTAL NET AREA 218m ²	

218 m²

External areas schedule

TOTAL EXTERNAL AREAS	S 173m ²
13 GARDEN	72m ²
12 POOL	21m²
11 OUTDOOR BBQ LOUI	NGE 41m ²
10 PARKING AREA	39m²



The flexible layouts can be customised as a three-bedroom villa with a cinema room or a four-bedroom villa, each with private parking along with access to community amenities including a gym and a restaurant.

Thoughtfully designed with the finest materials and finishes, each villa is a turnkey offering ready for residents or renters seeking luxury beachfront living.

5 BEDROOM VILLA LAYOUT

Total Internal Spaces (inc. walls)

Net area schedule (interior)

1	FOYER & CORRIDORS	29.70m ²
2	LIVING AREA	118.3m ²
3	MASTER BED & BATH	44.1m ²
4	BEDROOM 2 & BATH	33m ²
5	BEDROOM3&BATH	29.6m ²
6	BEDROOM 4	18.20m ²
7	BEDROOM 5	13.70m ²

8 GUEST BATHROOM	6.20m ²
9 CINEMA ROOM	20.40m ²
10 STORAGE ROOM	7m²
11 LAUNDRY ROOM	4m²
12 TECHNICAL CLOSET	7.70m ²
13 ATRIA	34.5m ²
TOTAL NET AREA	366,40m ²

366,40 m²

External areas schedule

	TAL EXTERNAL AREAS	281,1m ²
17	GARDEN	123.60m ²
16	POOL	36.60m²
15	OUTDOOR BBQ LOUNGE	72.80m ²
14	PARKING AREA	48.10m ²
4.4		



The new 5-bedroom villa spans a remarkable 648m², offering abundant indoor and outdoor living spaces that embody Sandbank Villas' signature approach to luxury. One where privacy, space, and coastal beauty meld into one perfect experience.

Positioned on the development's prime corner, this villa features sweeping ocean views, a luxurious ocean-front pool, open living spaces and interiors crafted from the finest materials.



THE FLOW OF AIR

With double-height ceilings in central areas, and the integration of interior gardens, the villas harness the natural sea breeze to optimise natural ventilation.



THE FLOW OF LIGHT

Our architectural approach is designed to optimise natural daylight without its heat or glare. Lighting is always lateral, never directly overhead, to optimise visual comfort, enhance the space and create atmosphere by zone, for a subtle and healing ambiance.

THE VILLA design flow



THE FLOW OF SPACE

Our homes are designed using contemporary architectural principles and raw, natural materials. The double volume open plan spaces optimise the flow of passage. Furniture and fixtures are custom-designed and blend interior and exterior perfectly.





Exceptional FINISHES



4M HIGH SLIDING ALUMINIUM DOORS



NATURAL TEAK HARDWOOD CABINETRY



PURE BRASS SANITARY FITTINGS FROM SPAIN



LARGE FORMAT PORCELAIN TILES

a langeres

A MILLION DOLLAR VIEW. Affordably priced.





With only 20 properties, Sandbank Villas offers an exclusive and private community along one of the world's most coveted beachfronts. Tucked away on Nungwi's tranquil east side, these stunning villas are perched above the water's edge offering unimaginable views of the pure white sand, vibrant blue water and colourful sunrise.



al bis a

-

-





Unparallaled **BEACHFRONT LIVING**

- Stunning beachfront location with uninterrupted ocean views
- Direct beach access via a private walkway and beach staircase
- Expansive pool and garden overlooking the ocean
- Outdoor BBQ area with lounge and dining
- Private cinema room
- Access to shared villa community amenities including a gym, restaurant and sports fields
- Easy access to Nungwi village and the airport
- Attractive rental opportunities offering strong returns
- Excellent capital appreciation potential

World-class

- Modern contemporary design by international architect Lucas Oteyza
- Flexible, customisable layout
- Double height 4-meter ceilings in central areas
- High quality aluminium windows
- Hardwood teak interior doors
- High quality finishes
- Rust free chrome finish sanitary ware from Hansgrohe and Tres
- Designer kitchen with granite countertops and island • Two en-suite master bedrooms with walk-in
- wardrobes and ocean views

STANDARDS AND DESIGN

Your maximum SAFETY AND COMFORT

- 24/7 on-site security
- Gated access with 2 private parking spaces
- Full service property management
- Access to housekeeping and catering services
- Intercom system for security and access management
- Air gap walls between houses for acoustic insulation
- 300L solar powered water heaters on roof
- Solar back-up system, including panels, inverter and battery system
- Access to backup generator
- Private electricity and water meter
- Fully air conditioned
- Wi-Fi connectivity

Your Private Haven OFFERING A 100 WAYS TO UNWIND







Whispers of Zanzibar WHERE NATURE PAINTS THE CANVAS

where we want to the second seco

VERSON - NE

and the second





A STRESS FREE solution

We offer a full spectrum of ownership services to take the stress out of home ownership. Allow us to look after your asset, so you can look forward to enjoying your beachfront home.





PROPERTY MANAGEMENT SERVICES:

- Building maintenance
- Gardener & pool technician
- Private security
- Garbage collection
- Rental programme management





SANDBANK VILLAS

Unit designs are preliminary and developer reserves the right to modify, revise, or change same in its sole discretion. Renderings and depictions of units and their interiors are conceptual and are subject to finalisation and further design review. All reference images and renderings are for illustrative purposes only.

BY JOHARI

www.sandbankvillas.com

