



SEASONS
RESIDENCES

Seasons Residences

Pongwe, Zanzibar

SEASONS RESIDENCES





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Built to belong
Built to earn
Built to last

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01 · PLACE

Forty-seven residences on direct beachfront at Pongwe, Zanzibar's east coast.

Fully managed. 99-year leasehold. Open for reservation.

SEASONS RESIDENCES · 2026

PONGWE, EAST COAST

Where the tide writes the day

Pongwe sits on Zanzibar's east coast, a stretch of shoreline defined by fine white sand, a wide tidal reef, and a legacy of low-density hospitality. It is quieter than the north and further from the main tourist circuit — a deliberate characteristic of the east coast, not an accident of geography.

The tide governs the day. At low tide the reef is exposed and walkable, extending the beach well beyond the shoreline. The east coast tidal range is one of the defining qualities of the place.

The site sits within an existing coconut palm canopy. No trees are being removed. The canopy is part of the design from the outset — the development is positioned to sit within the landscape, not to displace it.



Pongwe shoreline — east coast tidal range. Indicative.



THE SITE

Beachfront views from below a Palm Canopy

The plot extends across the beachfront at Pongwe, oriented east for sunrise exposure and positioned so that every residence has a direct sightline to the sea, with no block exceeding three storeys and nothing breaking the canopy line from the beach.

The palm canopy is preserved in its entirety. Low-rise massing sits within it rather than above it, and the landscape has not been reconfigured to accommodate the architecture — the architecture has been configured to accommodate the landscape.

Site boundary and orientation — indicative. Final drawings govern.

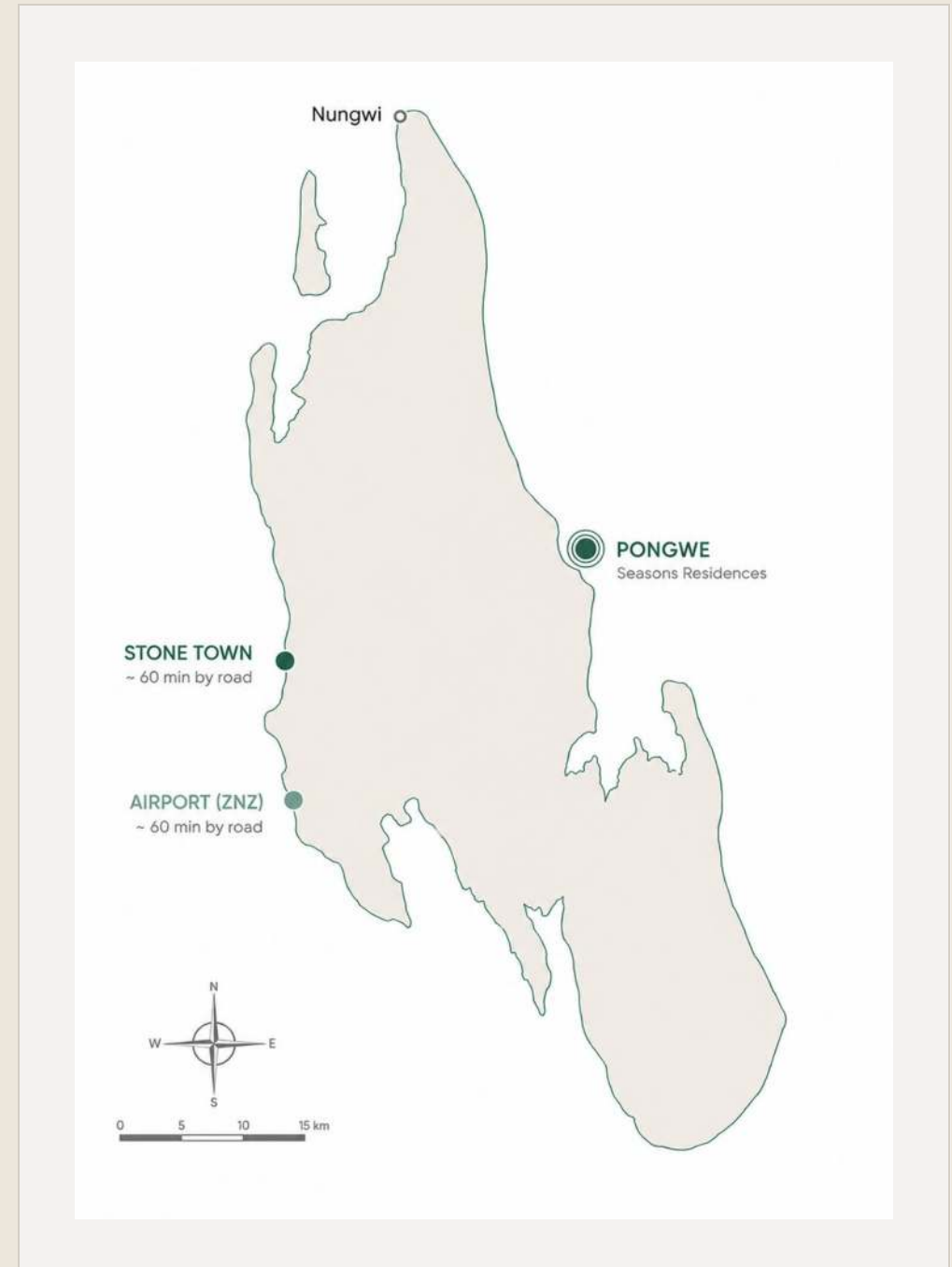
ORIENTATION

Sunrise Coast

Stone Town is an hour by road and the international airport is an hour, neither requiring more than a car and a straightforward departure time.

From further out, the island is better connected than its geography suggests. Nairobi is two hours by air. Dar es Salaam is forty minutes, or a fast ferry across the channel. Scheduled services now land from European, Gulf, and southern African hubs, with seasonal charters adding depth through the European winter months.

Most source markets can reach Pongwe inside a single travel day. The east coast is quieter to get to than the north — and that is part of the point.



Set within the landscape, not above it

A low-rise development set on direct beachfront at Pongwe, designed for the climate, the site, and a long ownership horizon.

47

RESIDENCES

4

TYPESOLOGIES

Beachfront

ORIENTATION

Low-rise

MASSING



WHAT IS BEING BUILT

Indian Ocean Beachfront

Seasons Residences comprises 47 residences on direct beachfront at Pongwe, arranged as low-rise blocks within the coconut canopy. The layout is deliberately dispersed rather than stacked — each residence has a direct line to the sea, and no block exceeds three storeys.

The architecture is climate-led: deep overhangs, cross-ventilation, shaded verandas, local stone and timber. The brief was never to build something generic that happens to be near the coast — it was to build something that belongs to this coast specifically.

The development is built on a site that has been in continuous hospitality operation since 2009. The operator brings fifteen years of production on this ground to the residences from the outset — buyers arrive to an established platform, not a promise of one.

East Facing, Integrated beneath the canopy

Residences are arranged in low-rise clusters set back from the shoreline, oriented to the beach and protected by the existing palm canopy. Shared amenities sit at the heart of the plan and anchor daily life on site.



47

RESIDENCES

4

TYPES

Beachfront

ORIENTATION

Low-rise

MASSING

Plan indicative. Block positions and amenity layout will be finalised in approved drawings issued to reserved buyers.



04 · THE DEVELOPER & PARTNERS

A practice with over three decades on this coast

Seasons Residences is developed by Ubunifu Ltd, a Zanzibar-based development practice with over three decades of experience across Zanzibar and mainland Tanzania — managing design, construction, and operations through every cycle the region has produced, and delivering projects through each.

The site is held by Seasons Lodge Ltd, which has owned and operated Seasons Lodge on this ground since 2009. The decision to redevelop was made jointly — Ubunifu as developer, Seasons Lodge Ltd as site owner and operating partner — from a position of operational confidence, not necessity. Both entities remain invested through delivery and beyond.

The project's broader capital and land relationships are multi-generational, rooted in Zanzibar, and structured around long-term participation rather than exit.

Ubunifu Ltd

Developer · three decades, Zanzibar & Tanzania

Seasons Lodge Ltd

Site owner · operator since 2009

Designed for Zanzibar

The buildings are oriented to capture prevailing sea breezes, with internal layouts designed for cross-ventilation and passive cooling. This reduces reliance on air conditioning and keeps operating costs stable across the ownership horizon.

Materials are selected for tropical coastal performance — humidity, salt, and ultraviolet exposure are the real long-term conditions, not the showroom. Finishes, hardware, and external specification are chosen accordingly.

These residences are designed to generate income at year fifteen and year twenty, not just to present well at handover. That requires a level of specification discipline that is built into the brief from the outset.

Passive Cooling

Cross-ventilation, deep overhangs, shaded verandas

Materials

Local stone, hardwood, linen — coastal-grade

Canopy

Preserved in entirety — no clearance

Horizon

Specified for year-fifteen, year-twenty performance

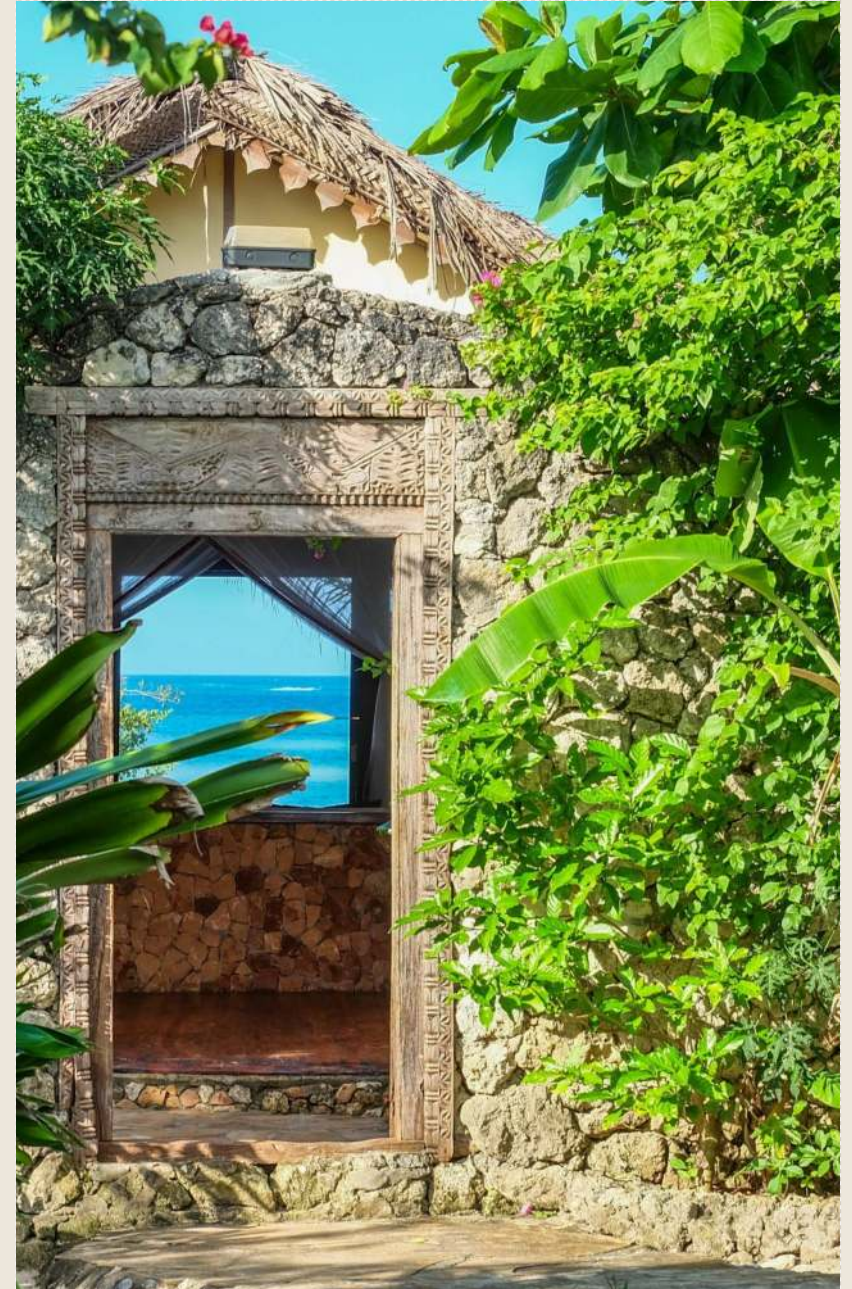
HOW IT RUNS

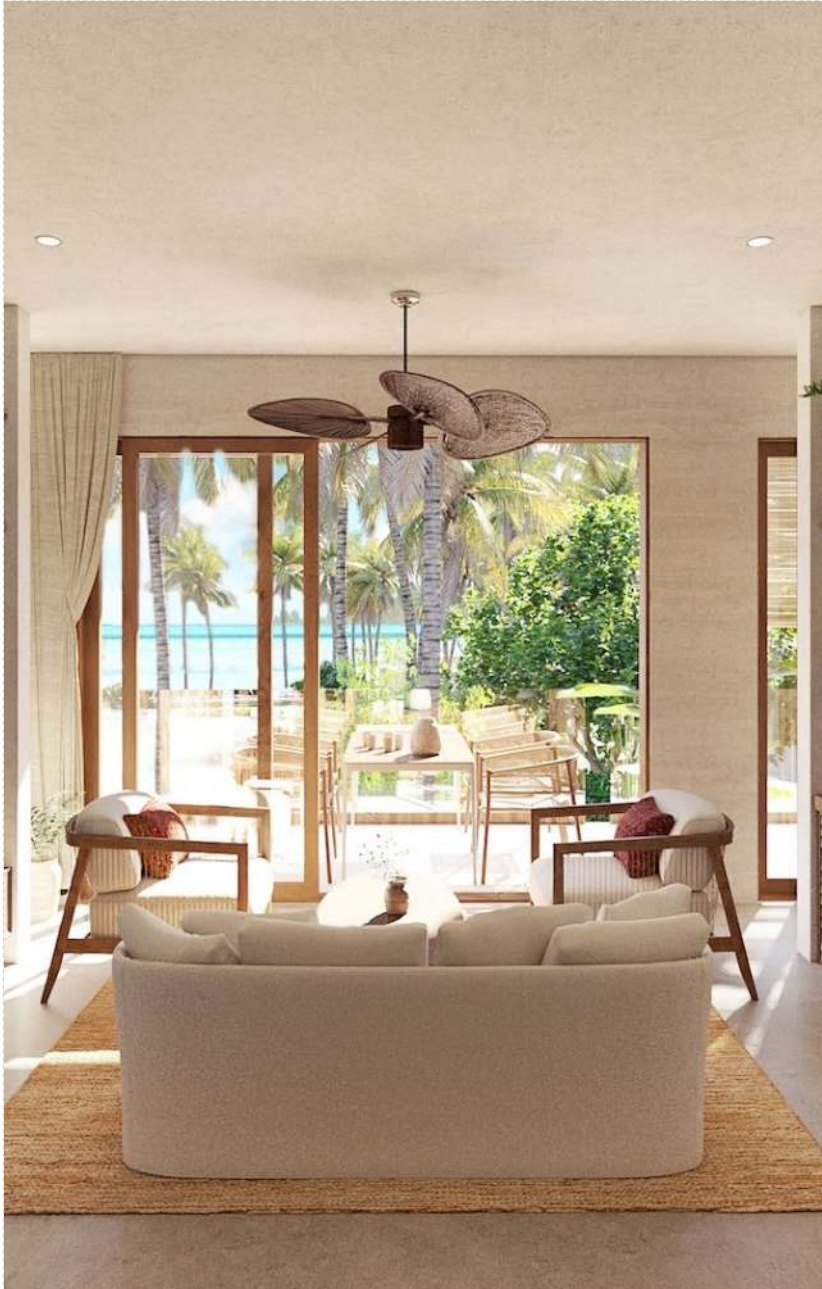
Backed by fifteen years of hospitality on this site

Seasons Residences is operated by the Seasons Lodge team, who have run the lodge on this site since 2009. The residences and the rebuilt lodge operation open concurrently — owners are not entering a new platform, they are entering one with a fifteen-year production history behind it.

The rental programme is managed through the operator, with consolidated reporting and a single point of accountability.

Amenities and operational details confirmed at reservation. Operator terms form part of the SMA.





06 · THE RESIDENCES

Four typologies, one approach

Seasons Residences offers 47 residences across four typologies — Studio, 2-Bedroom, 3-Bedroom, and Penthouse. Each residence is finished to the same standard. The difference between typologies is space, composition, and position on site — not fit-out tier.

Every residence is sold fully furnished, fully fitted, and operator-ready — not a shell-and-core product, but one that can be occupied on the day of handover or placed into the rental programme immediately.

Interiors are designed by an award-winning team using a site-specific material palette — local stone, hardwood, linen — specified to hospitality standard and selected to support the rental programme performance over the long term. No two residences are identically sited, but the specification is consistent across the development.

FOUR TYPOLOGIES

From Studio to Penthouse

Each residence is finished to the same standard. The difference is space, composition, and position on site — not fit-out tier.



Studio

43 M²

Fully furnished and operator-ready. Lowest entry point into Seasons Residences, with a yield profile suited to high-occupancy short-stay rental.



2-Bedroom

55 M²

Two bedrooms, open living, private veranda. A yield profile that suits both short and extended stays.



3-Bedroom

90 M²

Three bedrooms with generous living and extended outdoor space. Configured for longer stays and stronger per-night returns.

PENTHOUSES

Four configurations · from 140 m²

Type 1 · 3-Bedroom Premium

199 M²

The largest configuration. Three bedrooms, premium beach position, and the widest sightlines in the development.



Type 2 · 2-Bedroom Corner

140 M²

Two-bedroom corner typology with dual-aspect orientation. Entry-level penthouse, suited to owner occupancy and rental.



Type 3 · 3-Bedroom

153 M²

Three-bedroom layout with generous living and extended outdoor space. Configured for longer stays.



Type 4 · 2-Bedroom Large Deck

195 M²

Two bedrooms with the development's most generous private deck. Suited to extended stays and owner-occupancy use.

Pricing and payment terms released to registered buyers on request.

RESIDENCES

TOTAL 47 residences

14 / 19

A working coast A working asset

Zanzibar has been receiving international visitors at meaningful scale for more than two decades. The tourism market is established, the operator base is mature, and foreign-exchange earnings remain one of the strongest pillars of the national economy. This is not a frontier bet — it is a coastline that already works.

Against that backdrop, professionally managed beachfront residences in established locations remain in limited supply. The investment case for Seasons Residences rests on three fundamentals: the location, the operating model, and the hold horizon.

01

Location

Direct beachfront on the east coast, within a mature tourism economy. Low-density surroundings, limited new-build supply.

02

Operating Model

International hospitality brands are entering Zanzibar, validating the market and raising the bar for managed product. Seasons Residences is backed by fifteen years of hospitality on this site, with the operator and the residences opening concurrently.

03

Hold Horizon

A long ownership window under a 99-year leasehold Unit Title. Built for fifteen- and twenty-year performance, not handover.

Hold title Reserve stays Share your asset

Ownership at Seasons Residences is a 99-year leasehold Unit Title, held directly by the buyer, fully transferable, and governed by dedicated Zanzibar legislation — a legal framework designed specifically for this class of professionally managed residential property.

Participation in the operator-run rental programme is obligatory under the SMA, not discretionary. Owners reserve personal stays from an agreed calendar; the remainder of the year generates rental income managed by the operator. Capital repatriation rights, dispute resolution protections, and ownership transferability are secured under the Zanzibar Investment Act through ZIPA registration.

This is a straightforward ownership position — the legal framework is established, the operator is in place, and the reporting is consolidated under a single agreement.

i

Hold Title

A 99-year leasehold Unit Title, held directly, fully transferable, recognised under Zanzibar's foreign-ownership framework.

ii

Reserve Stays

Occupy your residence on an agreed reservation calendar. The rest of the year sits within the operator's rental programme.

iii

Share Your Asset

A single SMA governs operations and reporting. One operator, one rental programme, one point of accountability.

Register. Reserve. Own.

01 Register interest.

A short registration confirms your position and triggers release of the full residence schedule and pricing.

02 Select your residence.

Review the schedule, site plan, and typology options with the sales team. Shortlist residences against your use case — personal stays, rental yield, or a combination.

03 Reserve & contract.

A reservation secures a specific residence. The Sales & Management Agreement follows, governing both the purchase and the operator relationship.

Pricing and payment terms are released to registered buyers on request. The reservation process, fee structure, and staged payment schedule are set out in full in the Investment Pack — issued on completion of the registration form.



VISIT

Come and Stay

Site visits are arranged with 48 hours' notice through the sales team. Remote walkthroughs are available for buyers who are not currently in Zanzibar.

A small number of rooms at the original Seasons Lodge are available for prospective buyers to stay on site — the clearest possible picture of what you are buying. Stays by arrangement.

48 hrs

Notice for on-site visits

Remote

Walkthroughs available

Stay on site

Lodge rooms by arrangement



REGISTER INTEREST

Register your interest

To receive the Investment Pack — including pricing, payment schedule, and rental programme detail — register online or contact the sales team directly.

REGISTER INTEREST →



SEASONS
RESIDENCES

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Seasons Residences is marketed and sold by the developer under a single Sales & Management Agreement. Ownership is a 99-year leasehold Unit Title. Pricing and availability are released to registered parties. All information in this brochure is indicative; final contractual documents govern.

PONGWE · EAST COAST · ZANZIBAR

BROCHURE · 2026