SKYLONG

# SKYLONG RESORT

## ZANZIBAR

A NEW CHAPTER IN ISLAND HOSPITALITY





# Zanzibar

## One Of The World's Top 10 Travel Destinations A Jewel Of The Indian Ocean

### National Geographic's Pick

A jewel of the Indian Ocean, cherished by travellers worldwide.

### Spice & Heritagein Stone Town.

World-renowned cloves and thousands of historic coral-stone houses

### A Tradition of Hospitality

Every guest is welcomed with warmth and respect, making them feel at ease from the moment they arrive.

DESTINATION INSIGHTS

# Why Zanzibar now?

Tourism growth, longer stays and a premium visitor mix are reinforcing demand.



**917,167**
Tourist arrivals in 2025



**+24.5%**
Average annual growth



**7–14 nights**
Average length of stay

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# NUNGWI, ON ZANZIBAR'S NORTHERN SHORE ONE OF THE WORLD'S 10 BEST BEACHES

A Shore Worth Discovering Once in a Lifetime

## CRYSTAL-CLEAR WATERS

The world's clearest waters with visibility of up to 30 metres





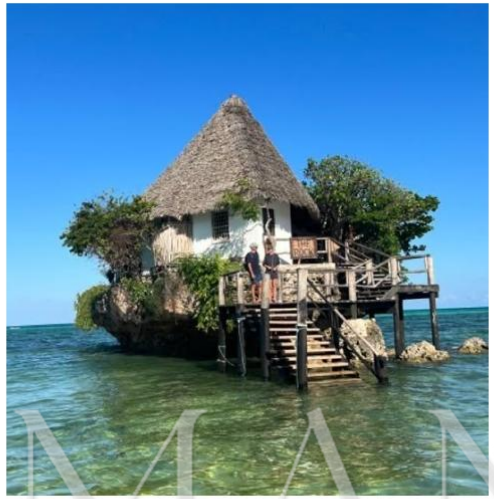
# PRISTINE BEACHES

A private pristine beach with grains measuring just 0.2 millimeters

# SIX UNIQUE ATTRACTIONS



JOZANI FOREST



THE ROCK RESTAURANT



DOLPHIN BAY



NAKUPENDA SANDBANK



KENDWA BEACH



MNEMBA ATOLL

MAANI

# THREE WAYS TO EXPERIENCE ISLAND LIFE




WARM AND WELCOMING
AFRICA'S LEADING BEACH AND
FESTIVAL & EVENT DESTINATION

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## CULTURE & CONNECTION

Swahili culture and Islamic traditions shape everyday life

## VISITOR SAFETY

Local tourism policy recognizes the importance of visitor safety

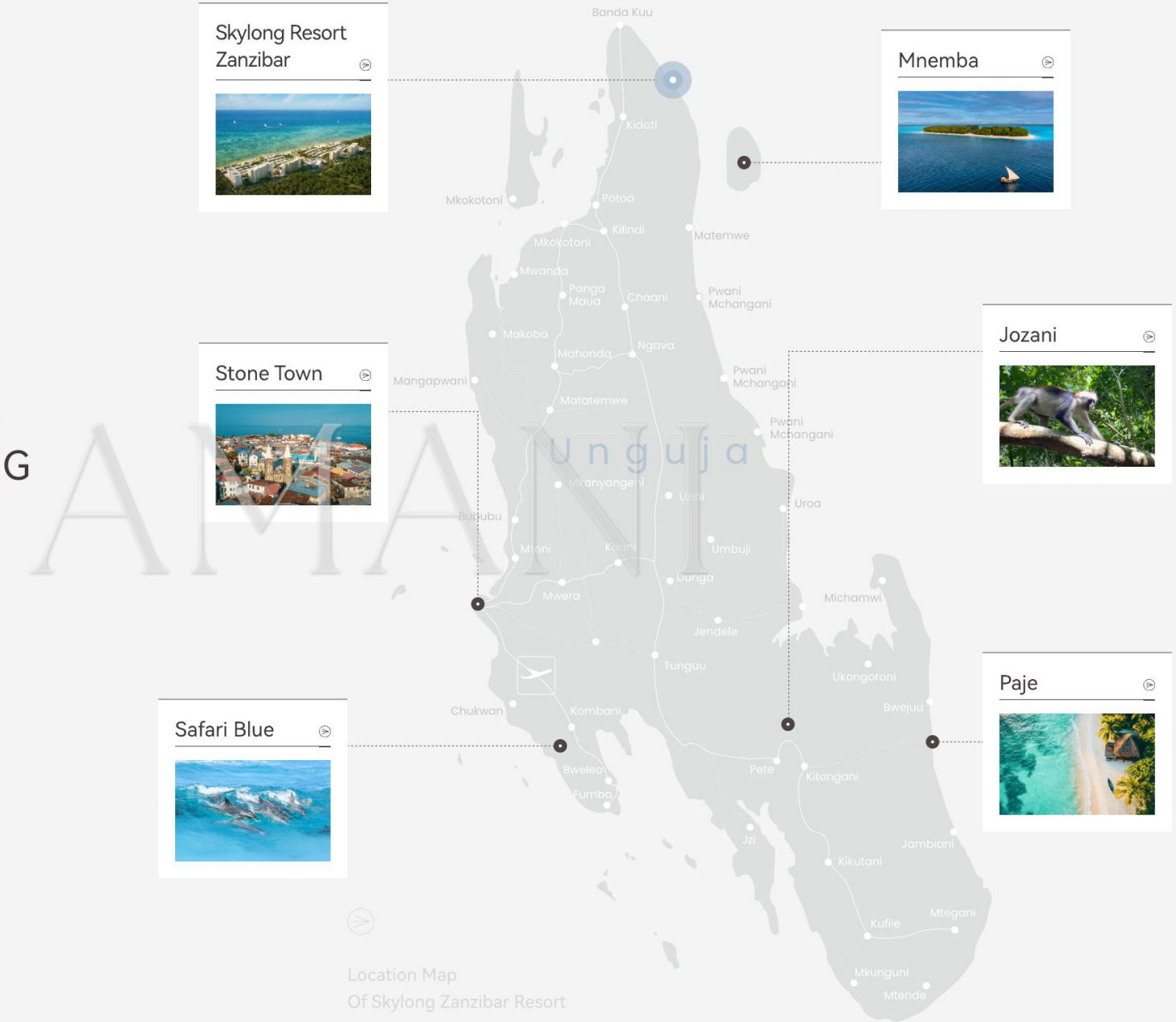
## PROPERTY RIGHTS

Property rights are governed by applicable Zanzibar law Land leases may extend up to 99 years


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# SKYLONG RESORT ZANZIBAR COLLABORATION WITH LEADING INTERNATIONAL BRANDS

Zanzibar's Largest Beachfront Resort




Location Map
Of Skylong Zanzibar Resort

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# Nungwi, Northern Zanzibar An Exclusive 580-Metre Beachfront

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SKYLONG REAL ESTATE
Development

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JERDE FROM USA
Master plan

JERDE

eco-id FROM SINGAPORE
Interior Design

eco·id
eco·id architects pte ltd

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Preserving Zanzibar’s natural landscape, with architecture that blends quietly into its surroundings. 85% of the buildings are nestled within the existing terrain

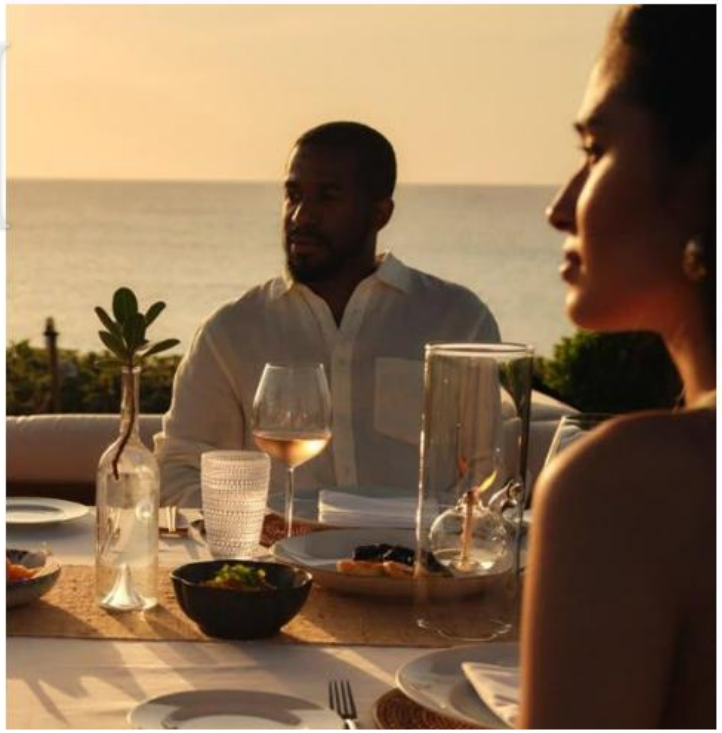
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# THREE HOTELS

From platinum five-star villas and guestrooms to standard five-star accommodation and serviced apartment, discover a stay suited to seaside holidays, honeymoons and extended coastal living



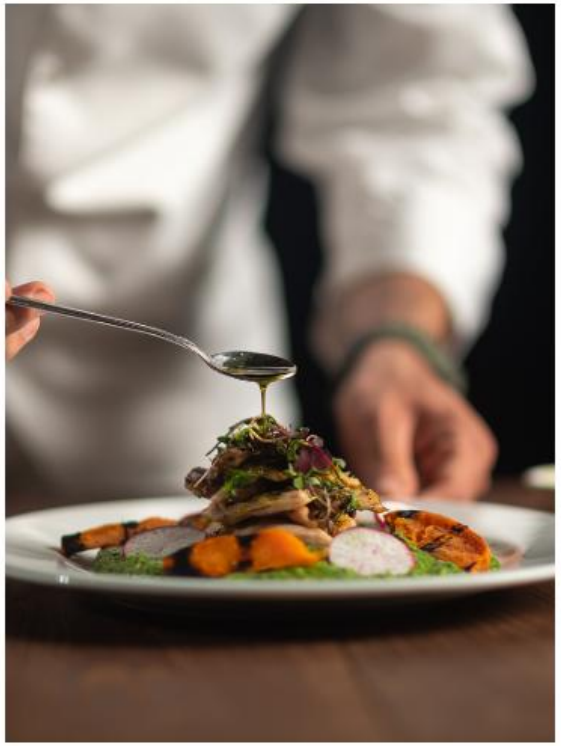


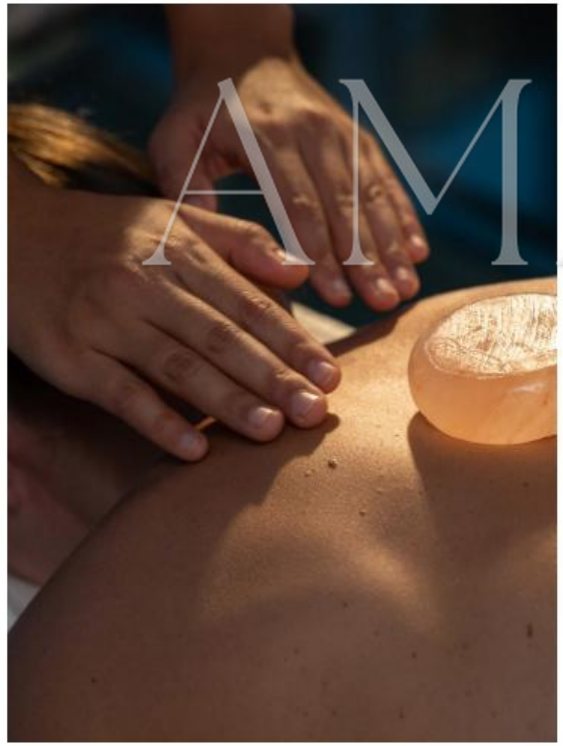


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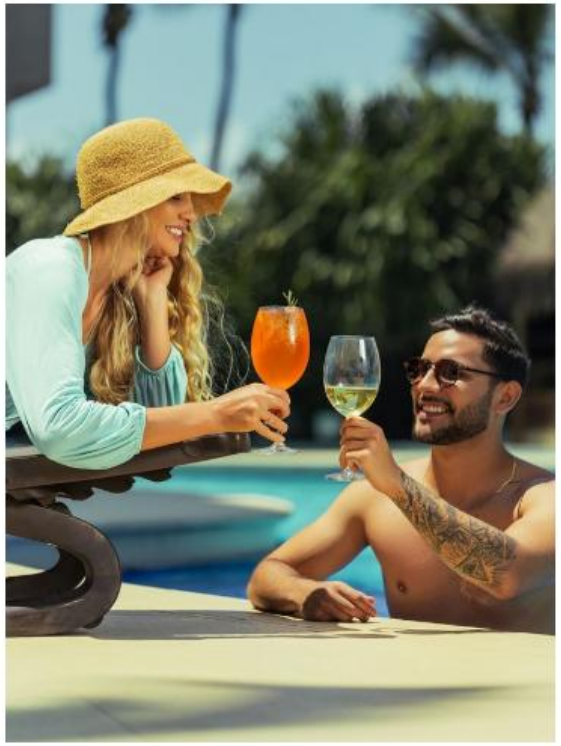
# SIX HOTEL AMENITIES

Discover flavors from around the world, alongside coastal leisure facilities and venues for exhibitions, weddings and meetings—all thoughtfully brought together to enrich your stay








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# WE ARE NOT DEVELOPING
# WE ARE PRESERVING

Across 11 hectares, 85% of the buildings are nestled within the existing terrain
True luxury is keeping the waters blue forever

## CORAL REEF CONSERVATION

The resort has established a dedicated coral reef restoration fund, supporting the annual deployment of artificial reef structures and the cultivation of native coral species





# ECOLOGICAL STEWARDSHIP

A fully closed-loop wastewater treatment system purifies water for reuse in landscape irrigation, ensuring no wastewater is discharged into the ocean and helping protect the surrounding marine environment




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# LOCAL EMPLOYMENT

70% of our team come from nearby villages, reflecting the resort's commitment to prioritizing local residents when hiring


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WORLD CUISINE

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# A WORLD OF FLAVOUR, ALL IN ONE PLACE

Discover four distinctive dining venues—Asian Restaurant, Clove Cuisine, Reef BBQ and Beach Bar—with fresh produce grown on our own farm

## ASIAN RESTAURANT

Gently steamed, simmered in aromatic curry or seared on the teppan, the ocean's delicate flavors meet the culinary traditions of Asia. Vegetables arrive from the resort's own farm, still fresh with morning dew



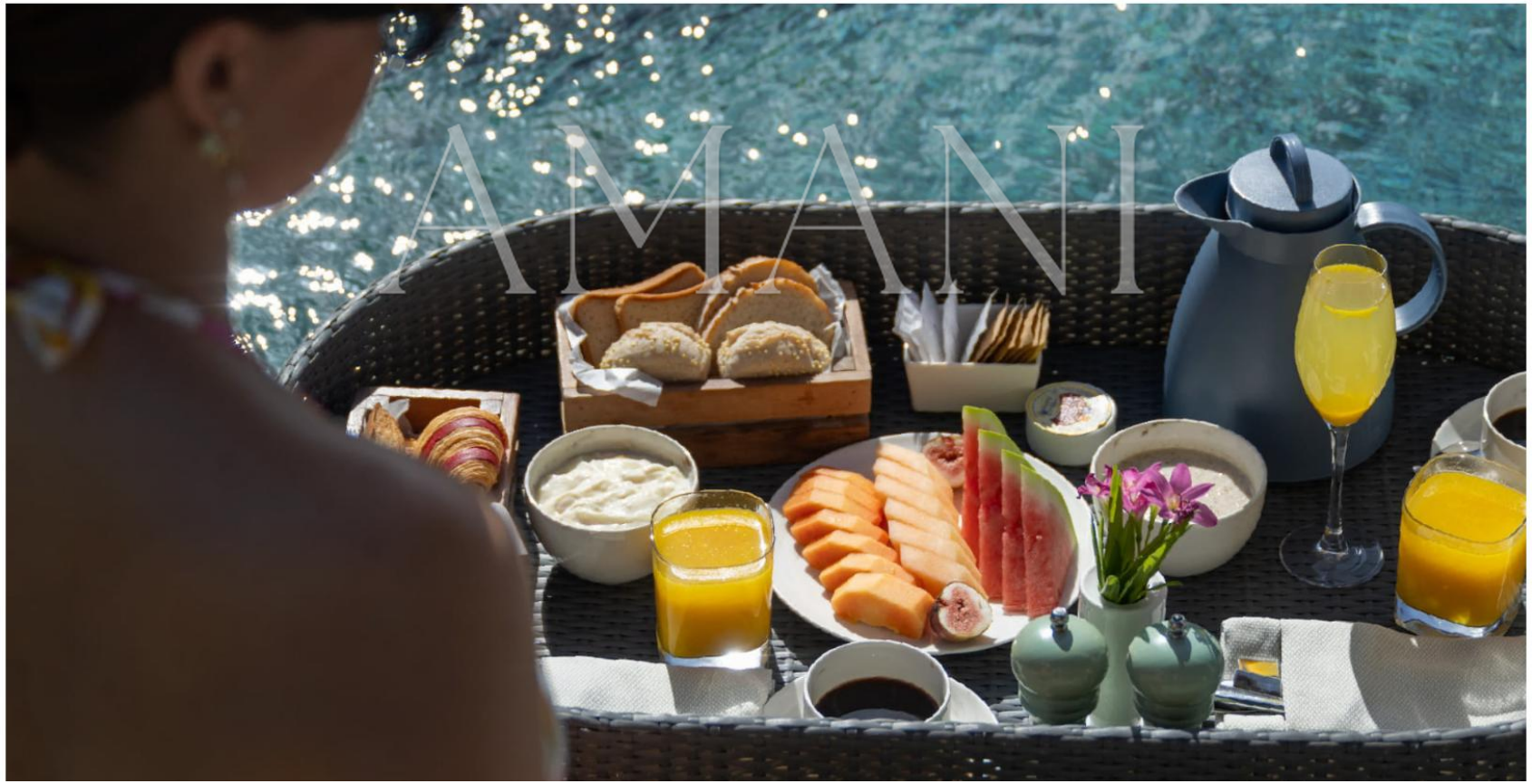


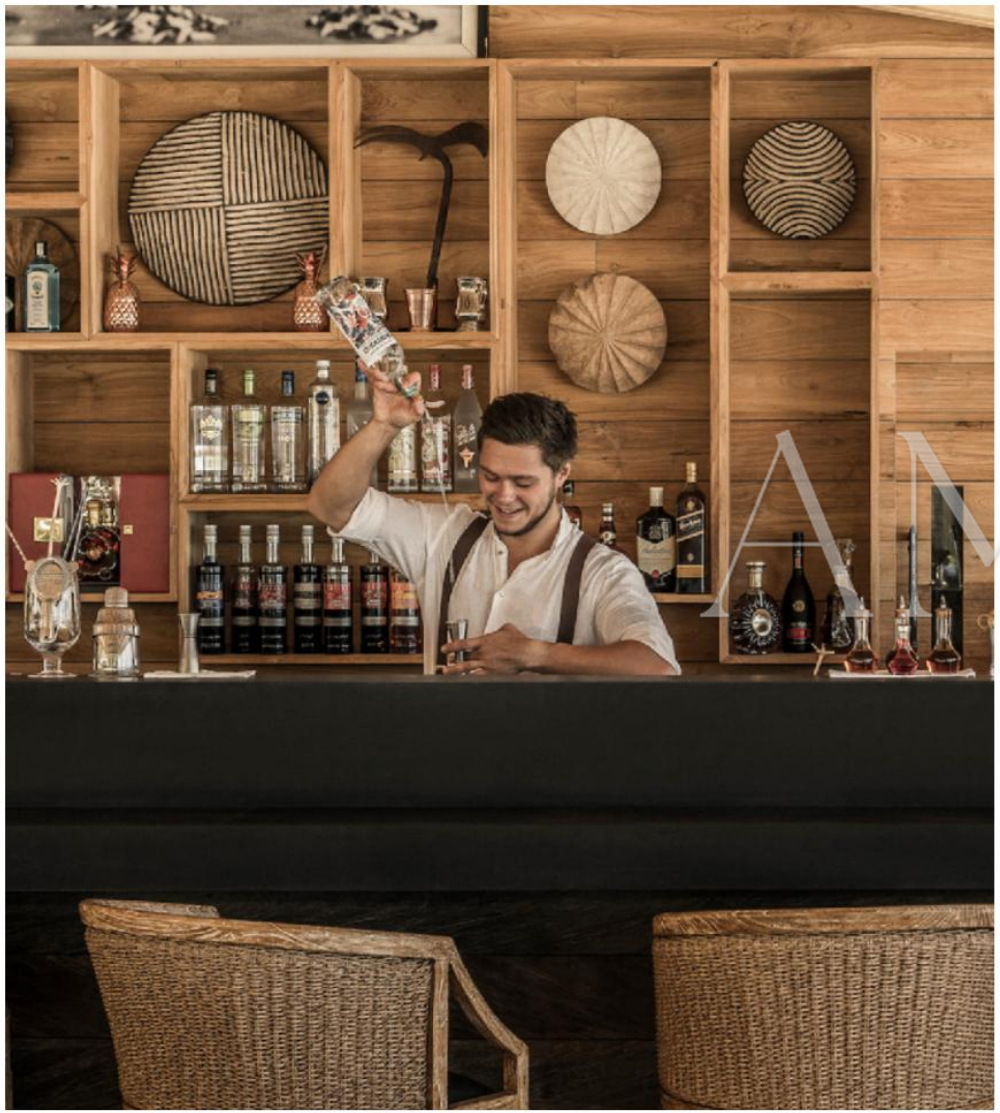

# CLOVE CUISINE

Led by chefs from Zanzibar, the menu celebrates clove-grilled fish, coconut-braised lamb and cassava-leaf sauce. Step up to the open kitchen and watch as the chef sets cloves alight, releasing their fragrant warmth

# REEF BBQ

The resort's own fishing boat sets out each morning, delivering its catch to the kitchen before noon. Lobster, grouper and tuna—caught that day, served that day. Discover Mediterranean grilling, fragrant Thai-style barbecue and Japanese salt-grilling





# BEACH BAR

Locally distilled gin offers a taste of the island in every sip. As evening falls, settle in with a glass and watch the sun slip into the Indian Ocean

# 70% of Our Ingredients Are Sourced from Our Own Farm

Our own orchards, vegetable gardens and livestock, complemented by a dedicated seafood catch
We bring the gifts of this land to your table, with their natural character intact




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INTERNATIONAL CONVENTION CENTRE

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# ZANZIBAR'S LARGEST INTERNATIONAL CONVENTION CENTRE

## VENUE

Managed by the Platinum Five-Star Hotel
A setting for brand launches, executive summits, conferences and exhibitions, corporate events, wedding banquets and distinguished business gatherings
Regularly hosting luxury weddings, international launches, annual corporate celebrations and jewellery exhibitions






# FACILITIES & USES

An expansive, column-free venue with generous ceiling heights accommodates up to 1,000 guests. Integrated audiovisual systems, simultaneous interpretation facilities and large-format screens support every occasion

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# For Moments That Matter
# Let the Ocean Bear Witness



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# HONEYMOON ESGAPES

## An Island Where Forever Begins

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# A WORLD-CLASS DESTINATION FOR LUXURY WEDDINGS

580 Metres of Pristine Beaches · Wedding Chapel

A once-in-a-lifetime celebration beside the Indian Ocean, shared with the world

At Skylong Resort
Make a Promise for a Lifetime

BOOK NOW



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# WEDDING THEMES



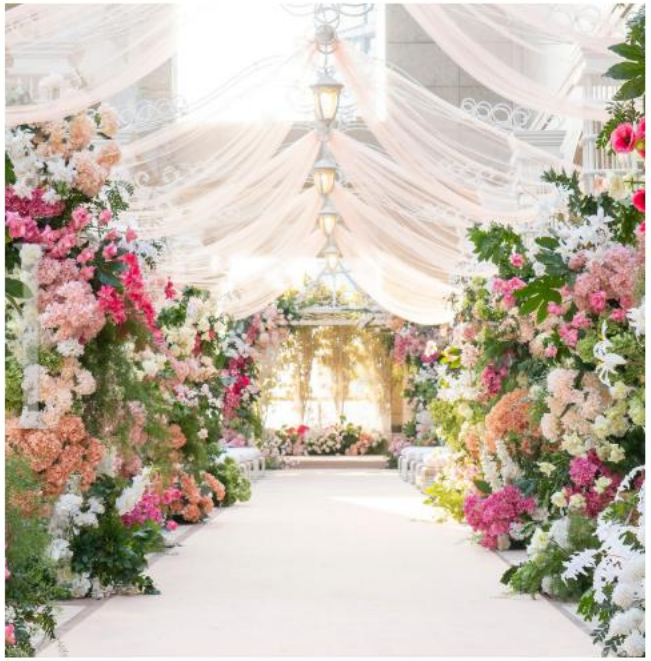
## INDIAN OCEAN SUNSET CEREMONY

Walk barefoot along 580-metre of private pristine beaches as the ocean breeze gently lifts your veil. In the hush of a Zanzibar evening, your vows carry all the meaning in the world



## STONE TOWN HERITAGE WEDDING

Exchange vows against the storied coral-stone walls of Stone Town. Arab-inspired arches, carved wooden balconies and brass-studded doors lend every photograph a sense of history



## SPICE GARDEN CEREMONY

Clove, nutmeg and cinnamon scent the air. At the heart of the garden, tropical flowers frame the ceremony, their fragrance becoming part of the memory



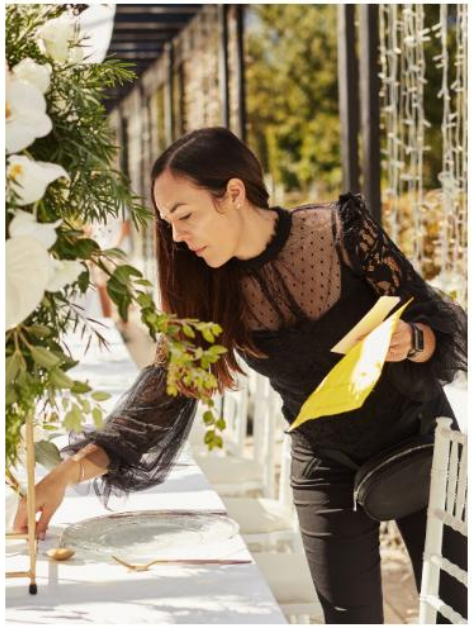

# WEDDING VENUES

## PRIVATE WHITE-SAND BEACH

Exchange vows on a raised sand terrace above the intertidal zone. At high tide, water surrounds the ceremony space—a world of your own for a promise of forever

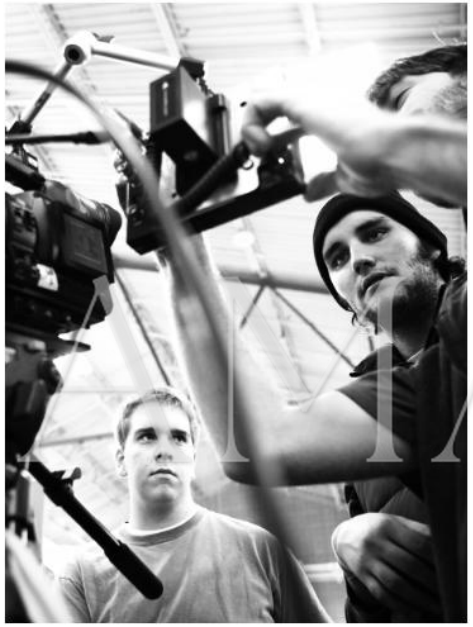
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# WEDDING SERVICES



## YOUR DEDICATED WEDDING PLANNER

Each couple is paired with a dedicated planner offering native-level fluency in English, French and Italian



## PHOTOGRAPHY & FILM

Our resident photography team knows how to capture Zanzibar's changing light—from an intimate sunrise shoot and full coverage of your ceremony to portraits together at dusk



## WEDDING DINING

A chef specializing in French cuisine and a Zanzibar chef versed in local spices create your wedding menu together. Lobster, ocean fish and tropical fruit reach your table within six hours of being caught or harvested



## WELCOMING YOUR GUESTS

From airport transfers and visa assistance to room allocations, we coordinate every detail ahead of your guests' arrival


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Inspired by Naature. Crafted for Comfort.

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# COASTAL WELLNESS
# SPICE-INSPIRED SPA RITUALS

Coastal Fitness & Recreation · Seaside Spa · Zanzibar Spice Treatments

A place by the sea to settle the body and quiet the mind

## Calm Belongs Only to the Sea

BOOK NOW



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# WELLNESS



Temperature-controlled infinity pool



Morning yoga by the trees



Coastal sports centre



Fitness studio

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# SPA RITUALS

Zanzibar spices woven into Eastern therapeutic traditions
Private soaking pools and beauty treatments

# SPICE TREATMENTS

Clove, cinnamon and cardamom sourced directly from Zanzibar's spice estates
Aromatic spices infused into baths, oils and body treatments



# SKYLONG RESORT ZANZIBAR

## A NEW CHAPTER IN ISLAND HOSPITALITY




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Skylong Solana Resort & Villas

# A Platinum Five-Star Coastal Retreat

- 200 Platinum Five-Star Guestrooms

The resort's flagship hotel invites you and your loved one to share a tranquil escape in luxury



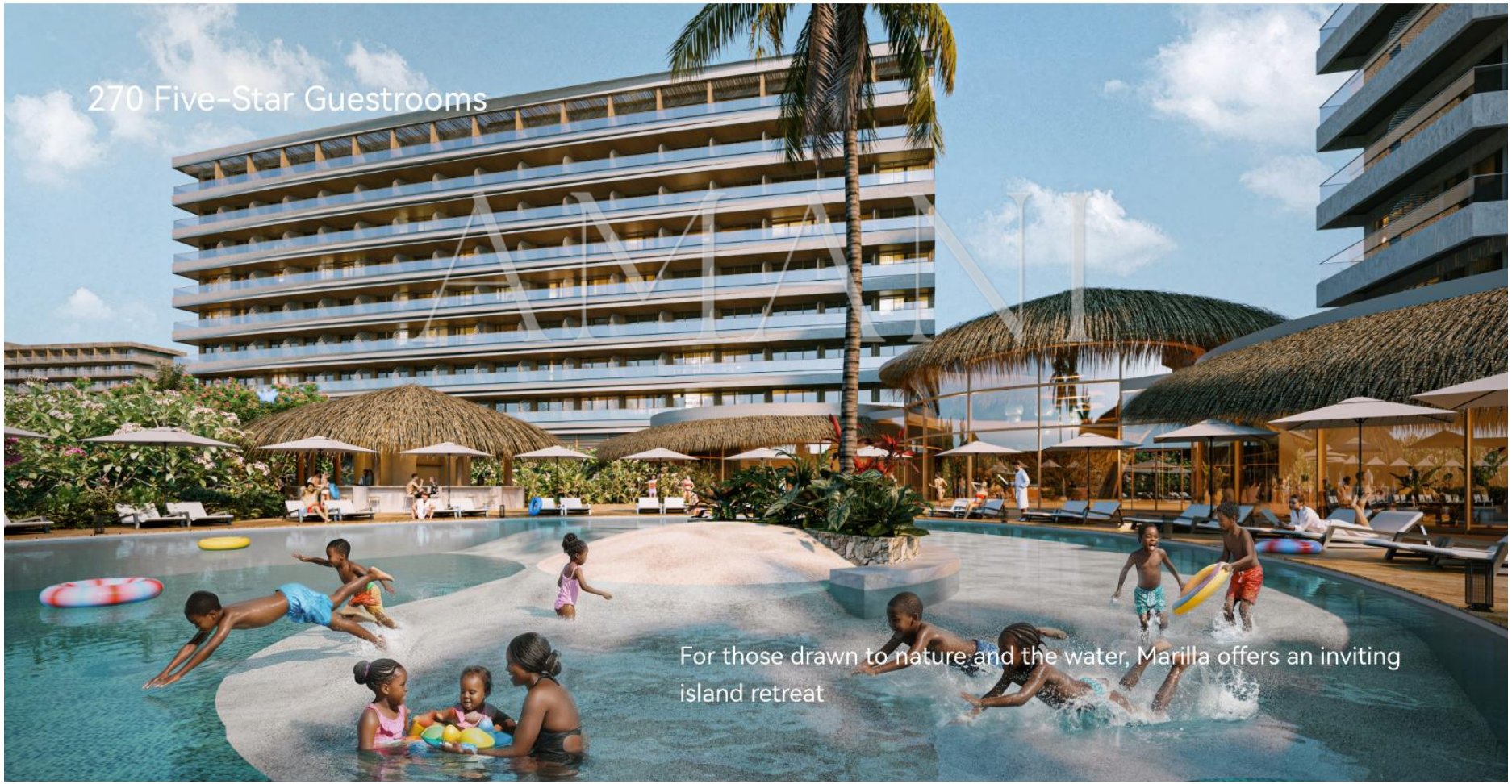
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# 104 Platinum Five-Star Villas

Marilla by Skylong

# A Five-Star Resort



# Living for Longer Stays




## 216 Serviced Apartments

Settle into the ease of a holiday with the familiar warmth of home

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# Indicative pricing & blended ADR

Average Daily Rate across high and low seasons.

| PRODUCT | INDOOR AREA | ADR RANGE | BLENDED ADR |
|---|---|---|---|
| Serviced Apartments | 28–97 ㎡ | $161–566 | $228 |
| Five-Star Hotel | 32–52 ㎡ | $265–411 | $318 |
| Ocean-View Villas | 55–197 ㎡ | $718–1879 | $942 |
| First-Row Villas | 55–403 ㎡ | $959–6,665 | $1915 |

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# Villa ROI remains resilient across scenarios

Annual ROI at 80% / 70% / 60% occupancy.

| 29% | 24% | 20% |
| --- | --- | --- |
| PEAK 80% OCCUPANCY ROI | PEAK 70% OCCUPANCY ROI | PEAK 60% OCCUPANCY ROI |
| Row 1 · | 80% / 70% / 60% | 28% / 23% / 19% |
| Row 2 · | 80% / 70% / 60% | 32% / 27% / 22% |
| Row 3 · | 80% / 70% / 60% | 31% / 26% / 22% |
| Row 4 · | 80% / 70% / 60% | 26% / 22%/ 18% |

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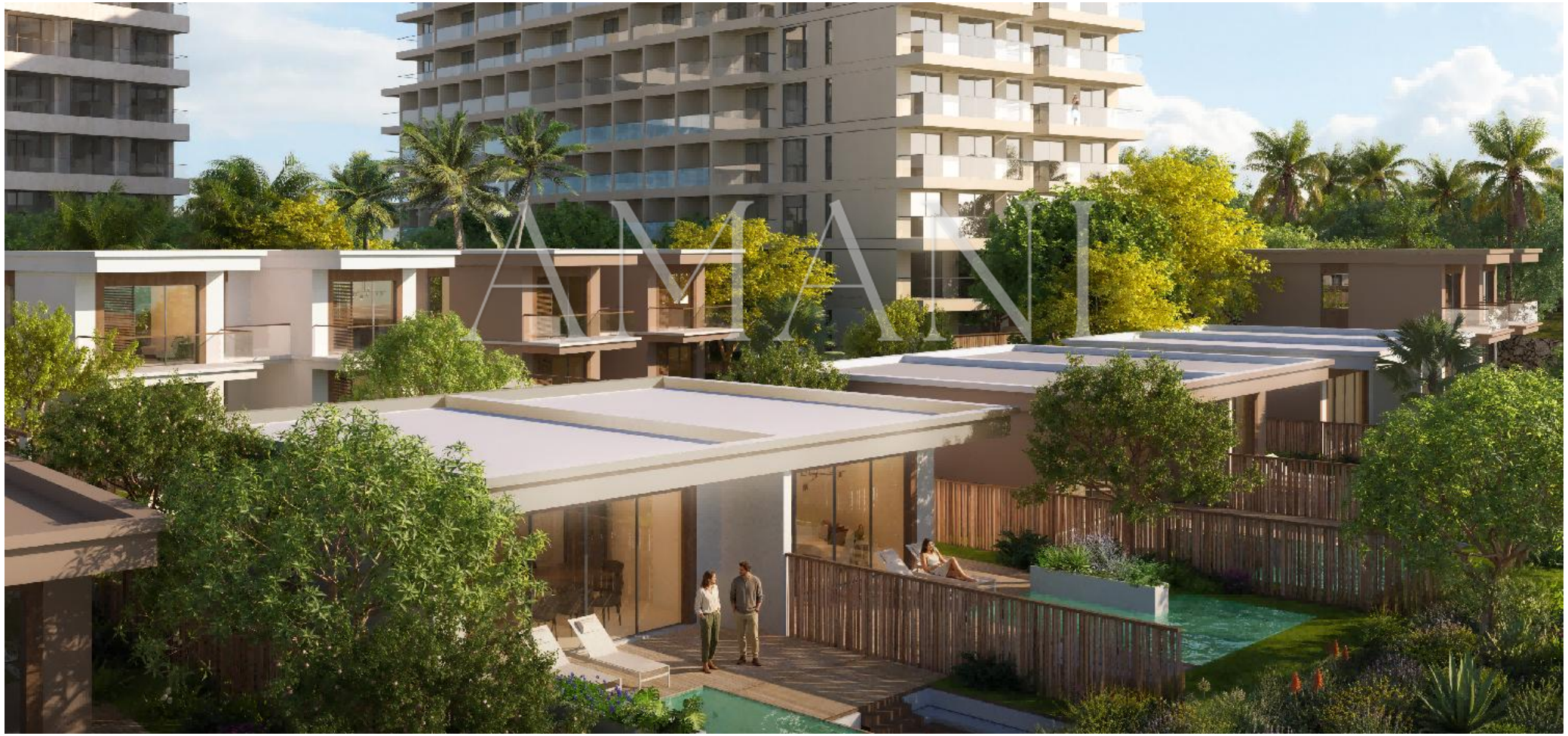
# Serviced Apartments ROI remains resilient across scenarios

Annual ROI at 80% / 70% / 60% occupancy.

| 27% | 23% | 19% |
|---|---|---|
| PEAK 80% OCCUPANCY ROI | PEAK 70% OCCUPANCY ROI | PEAK 60% OCCUPANCY ROI |
| Ocean-View Garden Room · | 80% / 70% / 60% | 37% / 32% / 26% |
| Ocean-View Standard Room · | 80% / 70% / 60% | 28% / 24% / 20% |
| Ocean-View Suite One-Bedroom · | 80% / 70% / 60% | 26% / 22% / 18% |
| Ocean-View Suite Two-Bedroom · | 80% / 70% / 60% | 26% / 22%/ 18% |

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# Private Villas



# Semi-Detached Villa

| | |
|---|---|
| 55 ㎡ | Gross area |
| 97 ㎡ | Garden area |
| From $385,800 | Starting total price |

**ROI**

For the first three years:
8% guaranteed return + 50% profit sharing after deducting operating costs.

After the first three years:
100% of the net income after deducting operating costs will go to the owner.

For more details, please contact our Sales Department.




SKYLONG SOLANA RESORT & VILLAS

TYPE E · VILLA FLOOR PLAN

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# Serviced Apartments



# Serviced Apartment

| | |
|---|---|
| 33 ㎡ | Net area |
| From $88,333 | Starting total price |
| ROI | Can be choose between long-term managed operations or self-use.<br><br>For more details, please contact our Sales Department. |



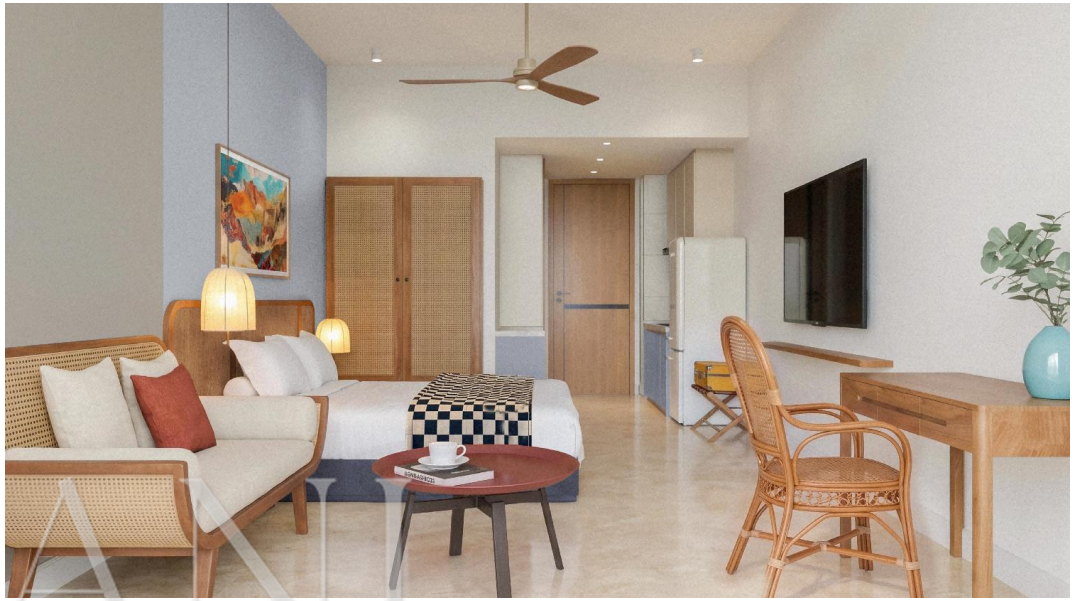

SKYLONG RESIDENCE

TYPE D · UNIT FLOOR PLAN

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# Why Skylong

A resort address designed for holidays, ownership and professional operation.

01 **Prime beachfront**

Direct access to Zanzibar's northern coast

02 **Integrated resort**

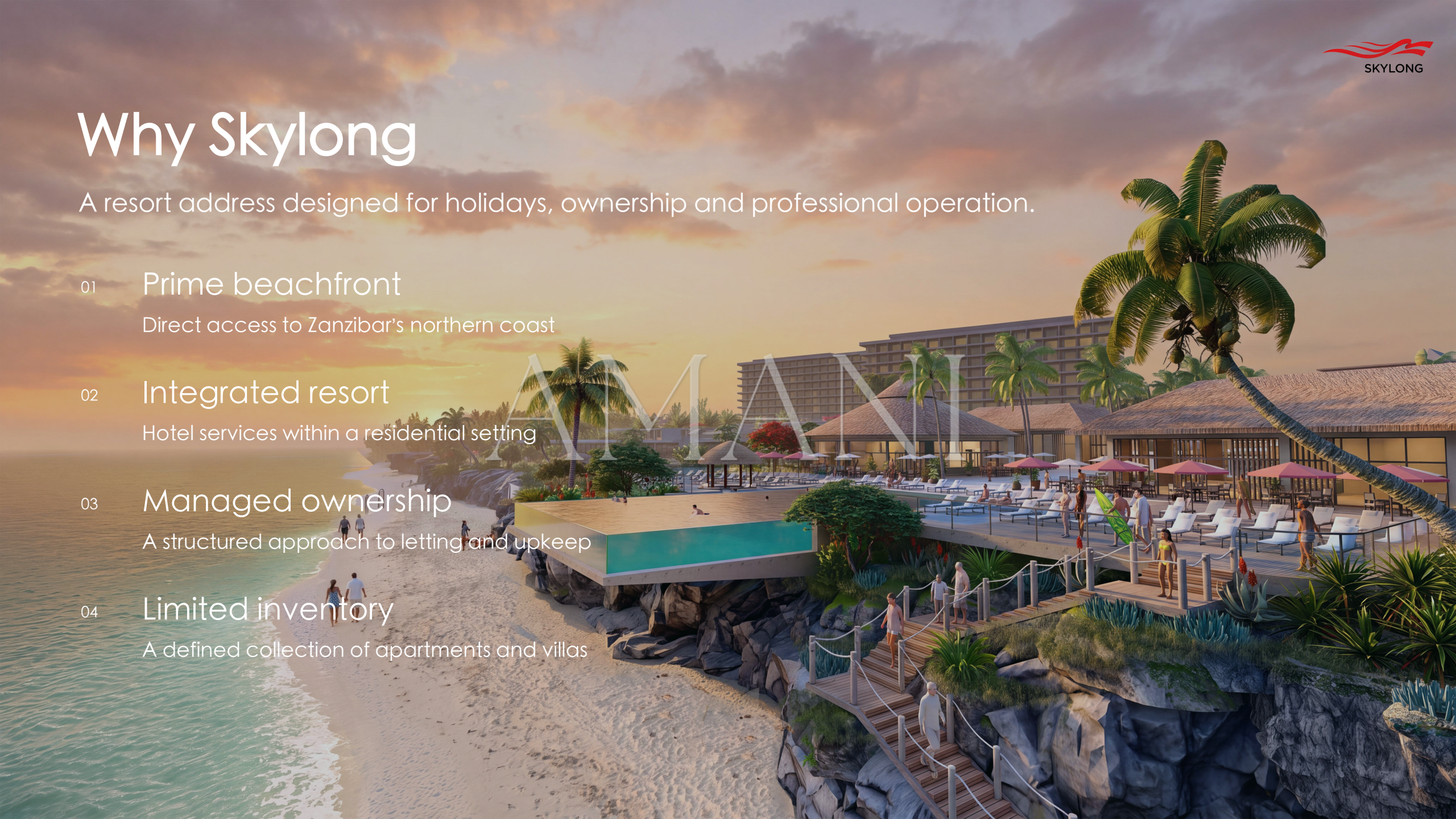
Hotel services within a residential setting

03 **Managed ownership**

A structured approach to letting and upkeep

04 **Limited inventory**

A defined collection of apartments and villas



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# SKYLONG RESORT
## ZANZIBAR

INVEST IN THE PEARL OF THE INDIAN OCEAN

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