
Essence
of Africa
THE
REEF
RESIDENCE
CLUB RESIDENCES
WITHIN A BEACHFRONT DESTINATION
MICHAMVI · ZANZIBAR

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- Essence of Africa gathered the best of the Riviera. All at one address.
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- Michamvi: the Riviera’s premium sunset address.
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3 ONE ECOSYSTEM FOR EVERYDAY LIFE

- The Reef. Your home has everything. Even the ocean.
- Club residences within a beachfront destination.
- Ocean. Work. Family. Wellness. A life without 'OR'.
- The best amenities, right at home.
- One address. Your whole day.
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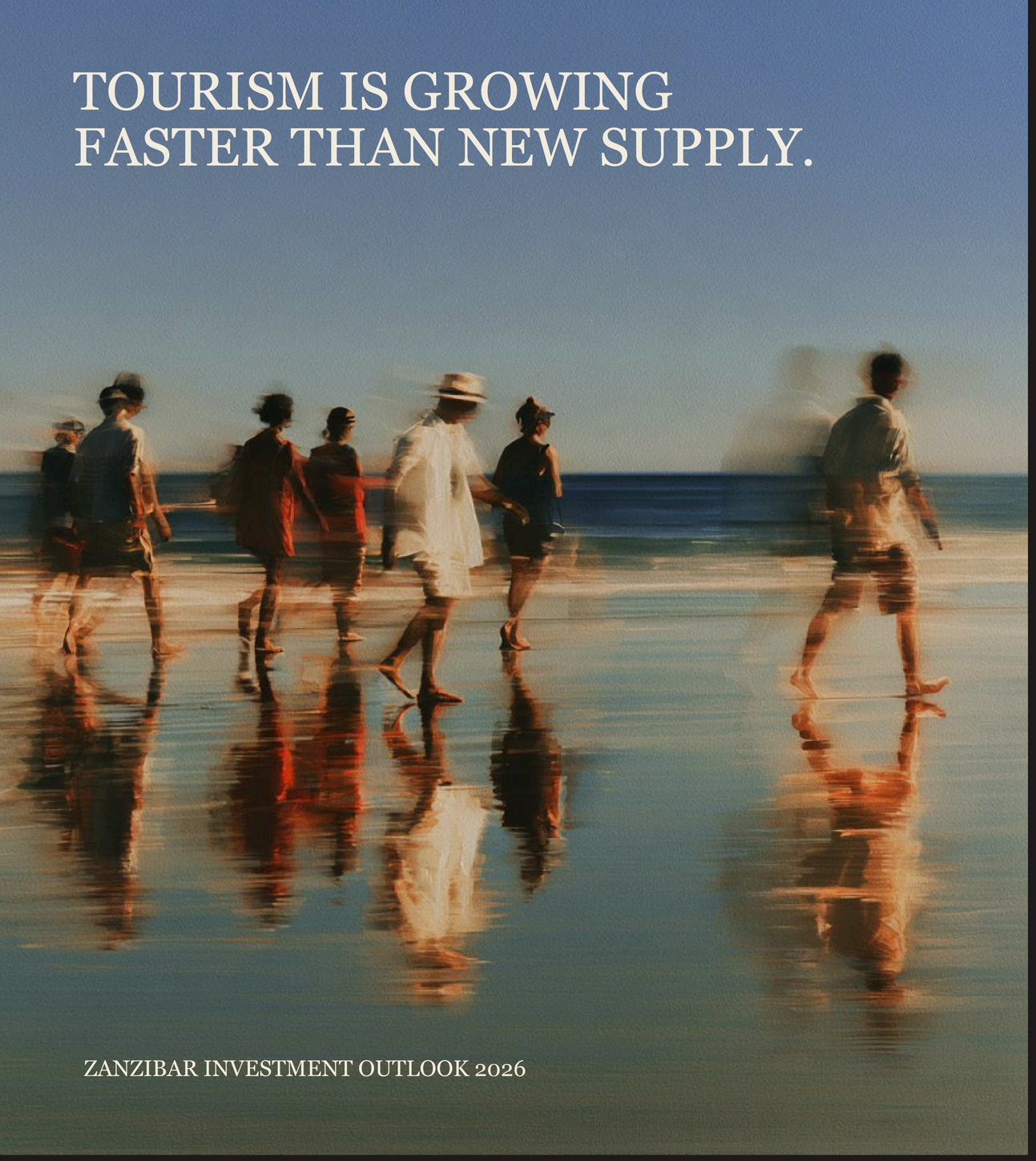
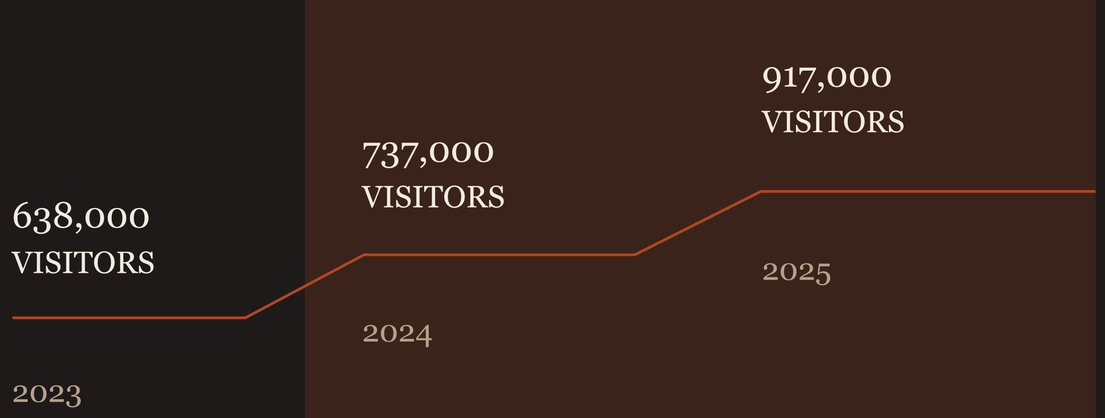
TOURISM IS GROWING FASTER THAN NEW SUPPLY.



ZANZIBAR INVESTMENT OUTLOOK 2026

+24.5%

MORE VISITORS IN ONE YEAR



Source: OCGS, Tourism Statistical Release (December 2025); The Citizen

17.2%

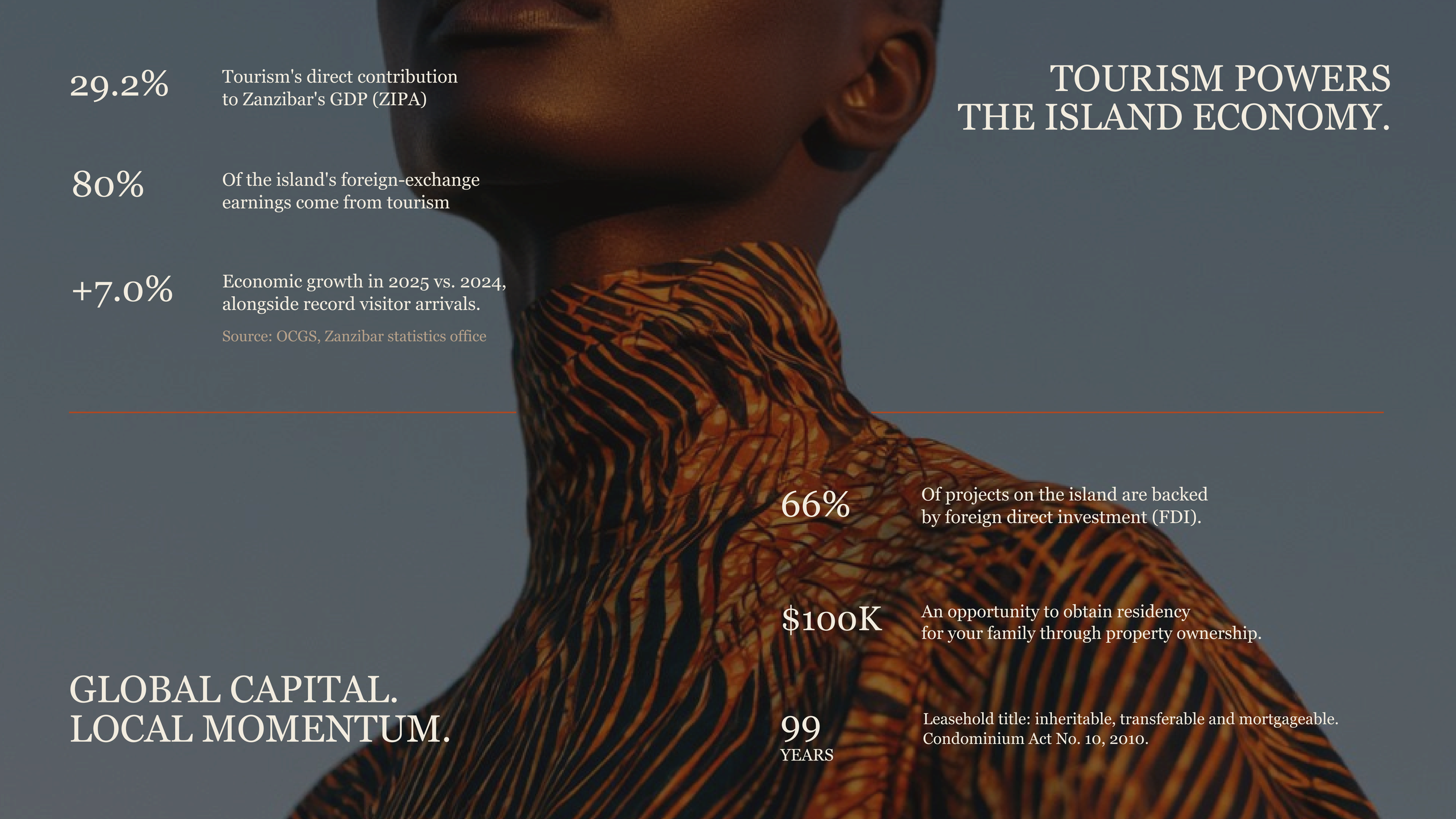
Growth in the island's hotel room inventory

Source: OCGS, Tourism Statistical Releases

8-15%

Annual property price growth

Source: market reports, 2025-2026



TOURISM POWERS THE ISLAND ECONOMY.

29.2% Tourism's direct contribution to Zanzibar's GDP (ZIPA)

80% Of the island's foreign-exchange earnings come from tourism

+7.0% Economic growth in 2025 vs. 2024, alongside record visitor arrivals.

Source: OCGS, Zanzibar statistics office

GLOBAL CAPITAL. LOCAL MOMENTUM.

66% Of projects on the island are backed by foreign direct investment (FDI).

$100K An opportunity to obtain residency for your family through property ownership.

99 YEARS Leasehold title: inheritable, transferable and mortgageable. Condominium Act No. 10, 2010.

$700
MILLION

Ministry of Infrastructure and Transport budget for 2026/27.

Source: Daily News, May 2026

2.7
MILLION

Airport passengers in 2025. A new terminal is under construction, with capacity for 1.4 million a year.

Source: ZAA / Daily News, 2025–2026

523.7
KM

Roads covered by the current island development program (Government of Zanzibar, 2025–2026).

Source: AllAfrica, March 2026



PUBLIC INVESTMENT. AN ISLAND MOVING FORWARD.

ZANZIBAR'S EAST COAST RIVIERA

WORLD-CLASS KITING.
A PLACE FOR EXPATS TO LIVE AND UNWIND.

Essence of Africa
ZANZIBAR

MICHAMVI

75 MINUTES
FROM THE AIRPORT
TO MICHAMVI

PINGWE

DONGWE

BWEJUU

PAJE



A GLOBAL KITESURFING CAPITAL

JAMBIANI

ONE OF THE WORLD'S FEW SPOTS
WITH TWO WIND SEASONS.

– – – – THE EAST COAST RIVIERA

PAJE HAS ARRIVED.
ESSENCE OF AFRICA IS THE PREMIUM HEART OF ZANZIBAR'S EAST COAST RIVIERA.



WORLD-CLASS

An established international kitesurfing destination.

TWO SEASONS

Kaskazi and Kusi bring two distinct kitesurfing seasons to Zanzibar.

15 KM

From Paje to Michamvi.
An established kite scene, close to your home.

ZANZIBAR'S EAST COAST RIVIERA

ESSENCE OF AFRICA GATHERED
THE BEST OF THE RIVIERA.
ALL AT ONE ADDRESS.

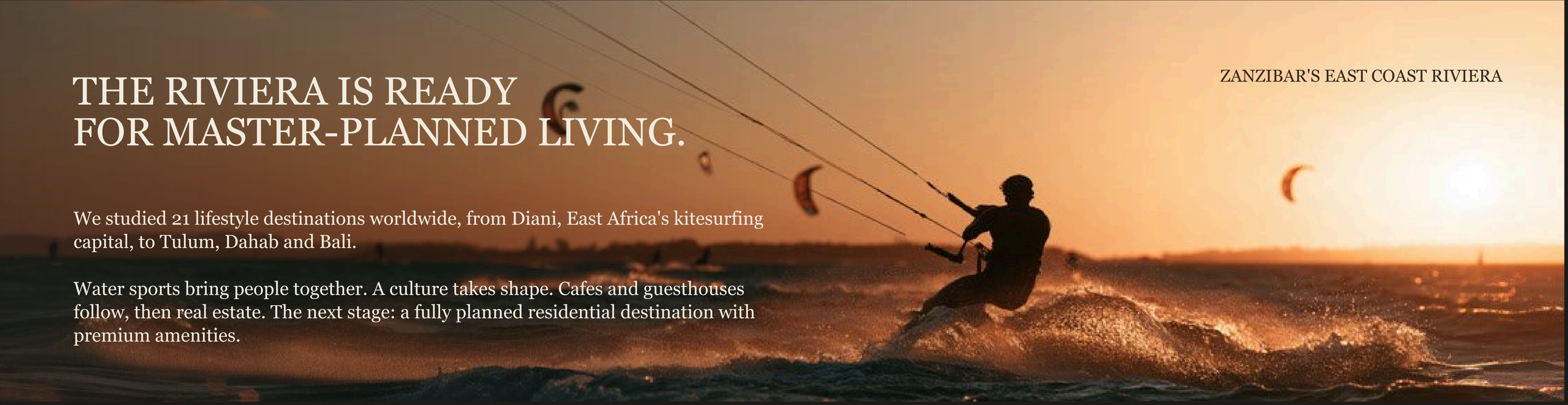
	PAJE	JAMBIANI	BWEJUU	DONGWE	PINGWE	MICHAMVI	THE REEF RESIDENCE
Water sports	10	7	5	4	3	5	8
Social sports	2	1	8	4	1	1	9
Wellness	4	5	6	8	1	1	9
Remote work	5	3	2	2	1	1	9
Events & social life	8	4	2	4	4	3	9
Family life	2	2	4	5	1	4	9
Professional management	2	2	2	8	1	1	9
TOTAL SCORE	33	24	28	35	12	16	62

SCORING SCALE

1 2 3 4 5 6 7 8 9 10

LOW HIGH

Source: expert assessment based on the research reviewed.



THE RIVIERA IS READY FOR MASTER-PLANNED LIVING.

ZANZIBAR'S EAST COAST RIVIERA

We studied 21 lifestyle destinations worldwide, from Diani, East Africa's kitesurfing capital, to Tulum, Dahab and Bali.

Water sports bring people together. A culture takes shape. Cafes and guesthouses follow, then real estate. The next stage: a fully planned residential destination with premium amenities.

OUR VIEW

FOUR STAGES COMPLETE.
THE FIFTH IS THE OPPORTUNITY.

WATER SPORTS

First kite school in 2006. An international kite destination.

CULTURE & COMMUNITY

Instructors and entrepreneurs formed a scene, 2006–2014.

CAFES, GUESTHOUSES & WELLNESS

Boutique hotels, coworking, yoga and spas.

STANDALONE DEVELOPMENTS

Apartments for the mainstream market.

Essence of Africa

ZANZIBAR

MASTER-PLANNED RESIDENCES WITH PREMIUM AMENITIES

Michamvi.
20 minutes from Paje.



81%

Of Michamvi peninsula hotel rooms are in five-star properties.

SUNSETS OVER WATER

A rarity on Zanzibar’s east coast. The Kae side of Michamvi.

TOP 25

Nearby Baraza: among the world’s top luxury hotels (Tripadvisor Travelers’ Choice).

MICHAMVI

THE EAST COAST RIVIERA’S PREMIUM SUNSET ADDRESS.


N
W
E
S
Essence of Africa
ZANZIBAR
Aros Water Sports
Quambani
$900 /night
Legendary Zanzibar Beach Resort
$200 /night
Amani Villas nature retreat
$350 /night
Pearl Beach by Sansi
$280 /night
Konokono Beach Resort
$550 /night
JAZ Elite Aurora
$650 /night
Wimbi diving
MICHAMVI
Michamvi Sunset Bay Resort
$250 /night
Sansi Kae Beach Resort
$300 /night
Migomba
Blue Oasis Floating
Kikoi Boutique Hotel
$200 /night
Royal Apartment
$300 /night
Sunshine mangrove
Kae Funk
$150 /night
Laguna Palace Zanzibar
$150 /night
Kae Funk Beach Bar
Mangroves
Sandbank
PINGWE
Hotels & resorts
Restaurants
Things to do
ZANZIBAR AIRPORT
75 minutes
PAJE
20 minutes
TANZANIA / ZANZIBAR ISLAND / MICHAMVI

PULSE BAY BEACH CLUB

Pool, gym, yoga, Reformer Pilates, HYROX and CrossFit. Protein bar, wellness, beauty salon and rooftop.

+

A PREMIUM HOTEL. A GLOBAL BRAND.

Restaurants, spa, pools and service backed by a global brand.

Europe's No. 1 upper-upscale brand.
154 cities. More than 75 years of history.

=

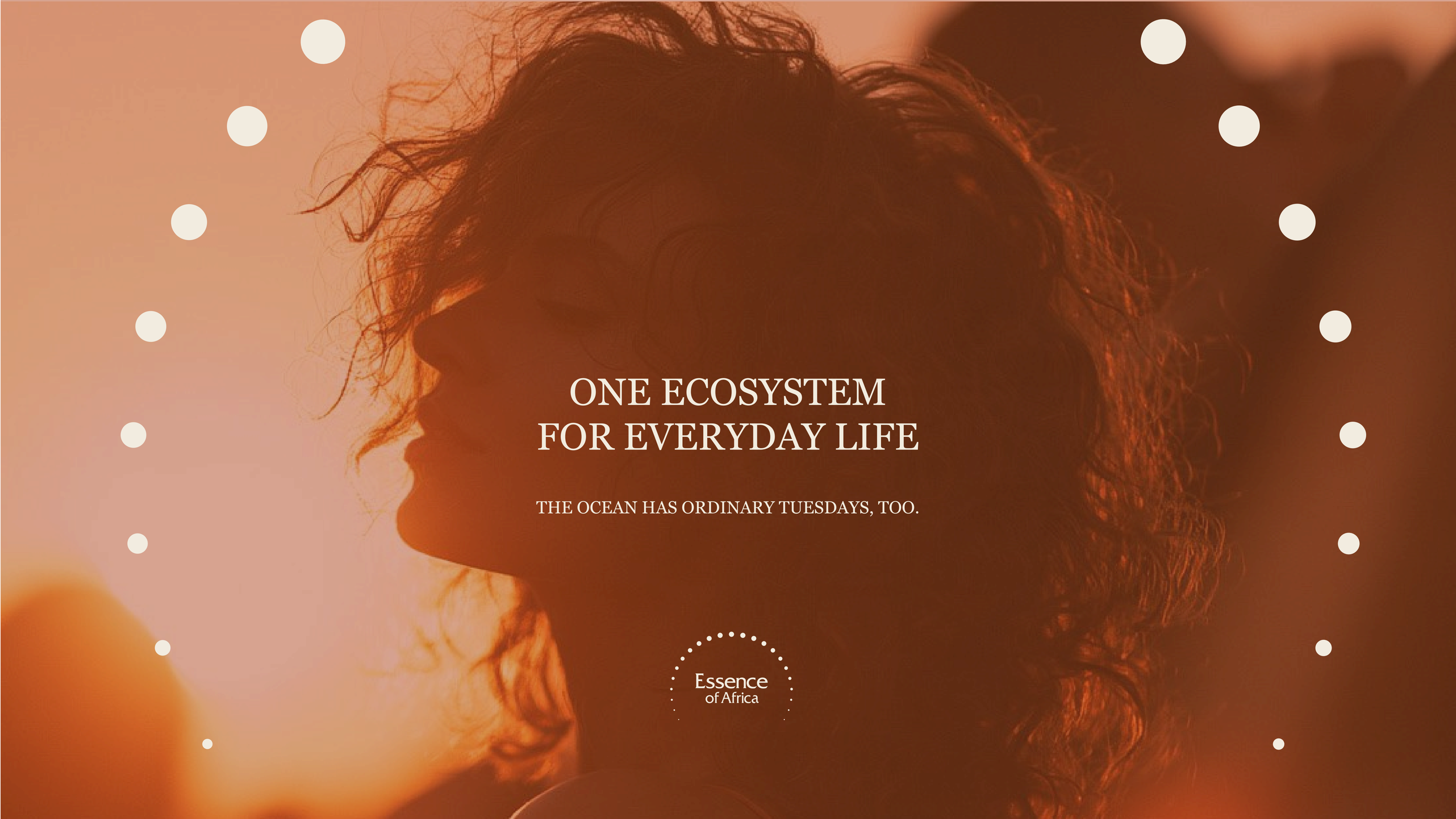
RESORT AMENITIES HOTEL GUESTS PAY $450 A NIGHT TO ENJOY*

Access hotel amenities and beach-club life, with both operating 24/7. The visitors they attract support rental demand. Owners and guests pay only for the services they use.



EXCEPTIONAL NEIGHBORS. EVERYDAY ADVANTAGES.

*Nearby five-star JAZ Elite Aurora: 346 rooms.
Entry-level rooms from $451 per night.
15 minutes from Essence of Africa.


ONE ECOSYSTEM
FOR EVERYDAY LIFE
THE OCEAN HAS ORDINARY TUESDAYS, TOO.
Essence
of Africa


YOUR HOME HAS EVERYTHING.
THE
REEF
RESIDENCE
EVEN THE OCEAN.

10
stories

207
residences

200
meters to the ocean

CLUB RESIDENCES WITHIN A BEACHFRONT DESTINATION.

THE REEF. FAMILY, WORK AND THE LIFE YOU LOVE.
AT HOME BY THE OCEAN.

TURNKEY HOMES

Finishes, kitchen, furniture and appliances included.

FLOOR PLANS

Studios to three bedrooms.





OCEAN. WORK. FAMILY. WELLNESS.
A LIFE WITHOUT 'OR'.

THE REEF
RESIDENCE





ACCESS TO AMENITIES
ACROSS THE ENTIRE DESTINATION



ONE ECOSYSTEM FOR EVERYDAY LIFE

THE BEST OF EVERYDAY LIVING. ALL AT YOUR ADDRESS.

EOA

SPORT

- HYROX & CrossFit
- Reformer Pilates
- Padel
- Fitness center
- Yoga studio

WATER SPORTS

- Wakeboarding
- Kayaking & canoeing
- Snorkeling

WELLNESS

- Spa
- Swimming pool
- Sauna
- Snow room
- Beauty salon

DINING

- Breakfast cafe
- Protein bar
- Rooftop restaurant
- Hotel restaurant
- Health cafe

EVERYDAY EASE

- Private storage
- Board storage
- Shared storage
- Home exchange

LEISURE

- Creative studio
- Vinyl bar
- Library
- Telescope
- Tea station
- Board games
- Sunset Point

SERVICE

- 24/7 reception
- Concierge
- Property management

WORK

- Coworking
- Executive Suites

FAMILY

- Kids Club
- Childcare

HEALTH

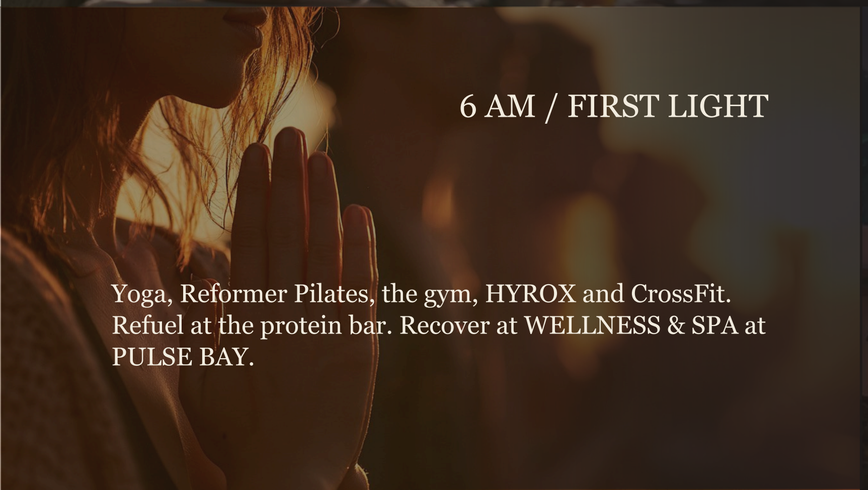
- Pharmacy
- Doctor’s office

Essence of Africa

ZANZIBAR

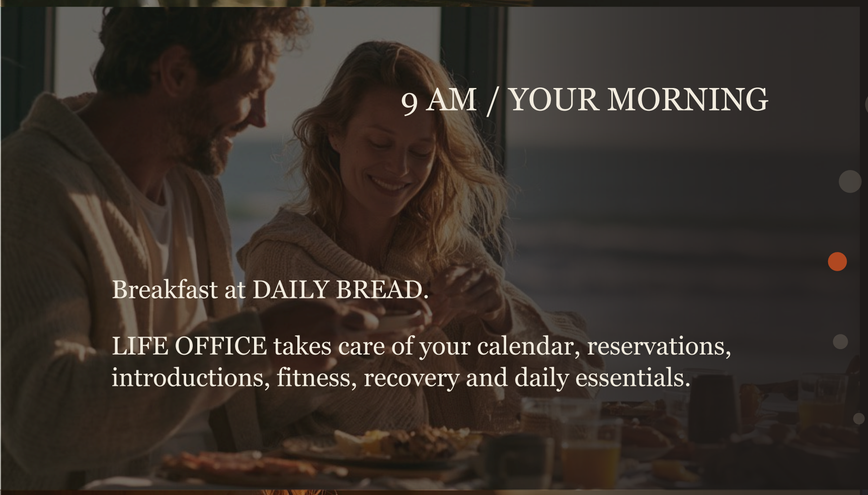
ONE ADDRESS.
YOUR WHOLE DAY.

6 AM / FIRST LIGHT



Yoga, Reformer Pilates, the gym, HYROX and CrossFit. Refuel at the protein bar. Recover at WELLNESS & SPA at PULSE BAY.

9 AM / YOUR MORNING



Breakfast at DAILY BREAD.

LIFE OFFICE takes care of your calendar, reservations, introductions, fitness, recovery and daily essentials.

11 AM / FOCUS



Take calls in Executive Suites. Find focus in quiet coworking, or make connections in the social workspace.

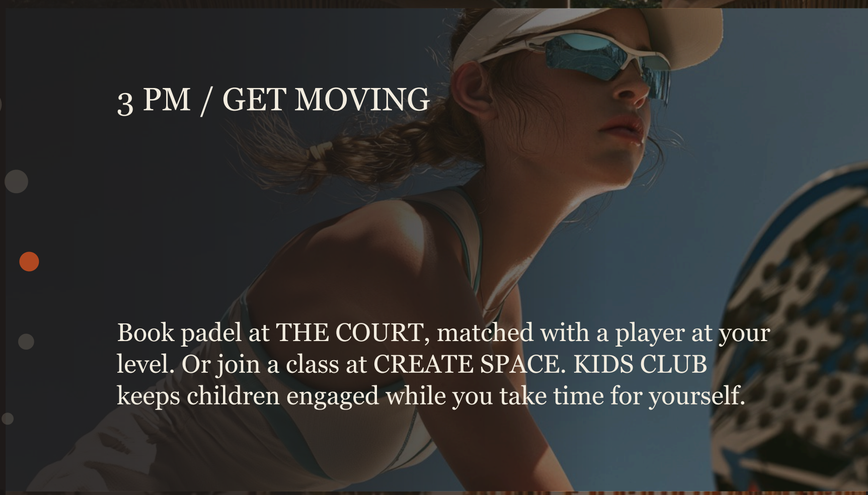
THE LOCKER takes your kite and board to the lagoon while you finish work.

1 PM / LUNCH



Lunch at PULSE BAY RESTAURANT, DAILY BREAD, or the rooftop cafe at CLUB HOUSE.

3 PM / GET MOVING



Book padel at THE COURT, matched with a player at your level. Or join a class at CREATE SPACE. KIDS CLUB keeps children engaged while you take time for yourself.

6 PM / SUNSET



SUNSET POINT turns the rooftop workspace into a sunset deck, with vinyl, tea and board games. Or head to PULSE BAY's SUNSET BAR for the overwater sunset worth traveling for.

AFTER HOURS

8 PM — MIDNIGHT

Dinner, the VIP Lounge and rooftop at PULSE BAY. Stay for the beach-club program.

Browse MARKET WALK on your way home.



ONE ECOSYSTEM FOR EVERYDAY LIFE

LIFE OFFICE

PROPERTY MANAGEMENT

Professional management of your residence.

CONCIERGE

Your calendar and reservations at The Court,
Club House and Pulse Bay.

24/7 RECEPTION

One point of contact for everything
that makes daily life run smoothly.

ONE ECOSYSTEM FOR EVERYDAY LIFE

LONGEVITY & WELLNESS

WELLNESS SHOULD NEVER FEEL LIKE A SECOND JOB.

Your doctor, chef, coach and concierge follow one plan.
Meet HEALTH OFFICE.

ONE CONNECTED PLAN

Every amenity works with your personal wellness plan.

THE COURT / YOGA STUDIO / PULSE BAY SPA /
DAILY BREAD / THE LOCKER

PREVENTIVE CARE

HEALTH POINT

MEDICAL CARE & REMOTE SUPPORT

- On-site health checkups, without clinic visits or waiting rooms.
- Video access to your doctor, with scheduled follow-ups.

PERSONAL COACHING

LONGEVITY STUDIO

YOUR PERSONAL HEALTH COACH

- Helps you follow your doctor's recommendations.
- Fits Reformer Pilates, movement and recovery around your schedule.

EVERYDAY SUPPORT

LIFE OFFICE

MEALS, MOVEMENT & DAILY LIFE

- Three chef-prepared meals a day, tailored to your plan.
- Your court time, yoga and spa visits, booked for you.

EOA

FAMILY OFFICES SERVE THE WORLD'S WEALTHIEST FAMILIES.
HERE, LIFE OFFICE SUPPORTS YOUR DAY. HEALTH OFFICE SUPPORTS YOUR WELL-BEING.

ONE ECOSYSTEM FOR EVERYDAY LIFE

THE COURT

THREE PADEL COURTS

A game that fits your day. A place that brings people together.

PLAYTOMIC

Court bookings, skill-based player matching,
tournament brackets and resident rankings.





ONE ECOSYSTEM FOR EVERYDAY LIFE

CLUB HOUSE

WORKSPACES

Private, sound-insulated offices with the best views.
Shared coworking for conversation and connection.

COFFEE SHOP

An indoor gathering place with direct access
to terraces and the club.

SUNSET POINT

At 6 PM, the workspace becomes a sunset deck.
Vinyl, tea and board games set the evening in motion.

STARGAZING

A telescope for every resident to enjoy.
Family-friendly evenings under the stars.

ONE ECOSYSTEM FOR EVERYDAY LIFE

COWORKING

EXECUTIVE SUITES

Your own sound-insulated office.
Available to rent or purchase.

OPEN SPACE

A place to work, connect and exchange ideas.

QUIET COWORKING

A tranquil workspace with inspiring views.
Open 24 hours.





PULSE BAY BEACH CLUB

1.5 HECTARES ON THE OCEANFRONT


PULSE BAY
Zanzibar
AN ACTIVE LIFE.
AN OCEANFRONT ADDRESS.
FIND YOUR RHYTHM. FROM SUNRISE TO SUNSET.
WELLNESS · SPORT · RECOVERY · SUNSET



PULSE BAY

THE OWNER PRIORITY CARD

CLUB LIFE. WITH PRIVILEGES.

PREFERRED RATES

Owner pricing for sport, wellness, dining and drinks.

PRIORITY RESERVATIONS

First choice of the best seats and club events.



DAYTIME

Wellness, fitness, the pool and beach.
Lunch with a soundtrack.



SUNSET

An overwater sunset ritual.
Music, cocktails and golden light.



EVENING

Dinner, beach bonfires, live music
and the rooftop.



Training, yoga, sauna rituals
and breakfast.

MORNING

YOUR DAY
AT PULSE BAY.

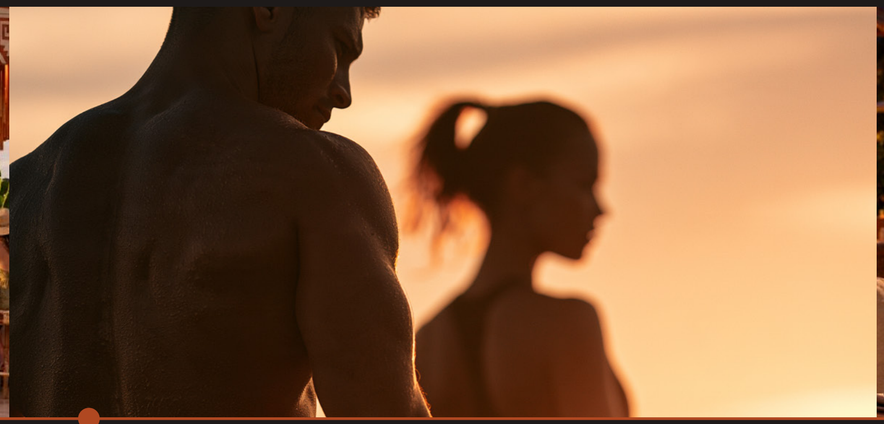
DJ sets, events and private parties.

NIGHT



OPENING IN PHASES







FEBRUARY 2027

THE CLUB OPENS

- Lagoon
- Bar 360
- Arrival pavilion
- Lounge

APRIL 2027

SPORT & WELLNESS

- Gym, HYROX & CrossFit
- Protein bar
- Yoga & dance studio
- Sauna, hammam, snow room & plunge pool
- Massage & beauty salon
- Medical office

LATE 2027

DINING & EVENINGS

- Restaurant & rooftop
- VIP area
- Stage

PULSE BAY



WAKEBOARDING

Boat-tow rides and lessons
with an instructor.

Essence
of Africa

WATER SPORTS POINT

BOAT TRIPS

Guided island excursions.

EQUIPMENT. INSTRUCTION. SAFETY.
ALL IN ONE PLACE.



SNORKELING

Guided outings. Equipment on site.

Peaceful paddles at sunrise and sunset.

KAYAKING & CANOEING



Explore the water by paddleboard.

STAND-UP PADDLEBOARDING





WHAT DRIVES DEMAND FOR YOUR CLUB RESIDENCE

DEMAND DRIVER 1

A FOLLOWING BEFORE YOU GET THE KEYS.

PULSE BAY CONSTRUCTION

PHASE ONE BEGINS

2026

PULSE BAY OPENS

THE CLUB WELCOMES ITS FIRST GUESTS

2027

Pulse Bay welcomes guests before the residences open, building a loyal audience ahead of your arrival.

RESIDENCES OPEN

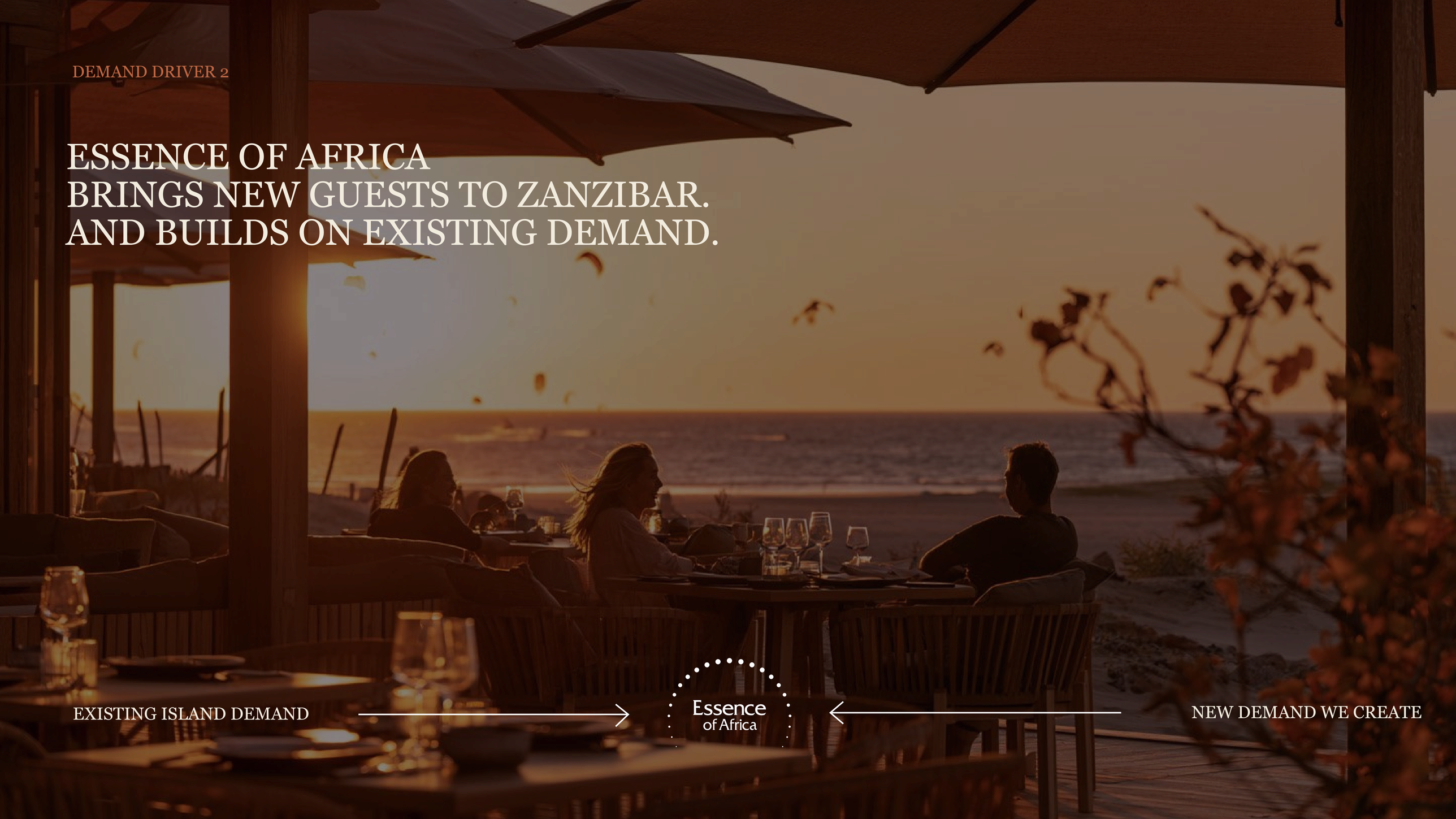


2029

VIEW CONSTRUCTION PROGRESS >>>

DEMAND DRIVER 2

ESSENCE OF AFRICA BRINGS NEW GUESTS TO ZANZIBAR. AND BUILDS ON EXISTING DEMAND.



DEMAND DRIVER 2

AN ESTABLISHED AUDIENCE ON THE ISLAND

EXISTING ISLAND DEMAND

FIVE-STAR HOTEL GUESTS

Nearby JAZ Elite Aurora and Baraza already attract premium travelers. The audience and price positioning are established.

EXPATS & REMOTE PROFESSIONALS

Already living on the island, or considering their next move.

THE KITESURFING COMMUNITY

Seasonal and short-stay kiters in Paje and Michamvi. Demand follows the Kaskazi and Kusi winds.

THE WIDER VISITOR MARKET

917,000 visitors in 2025, up 24.5% year over year. Visitor growth is outpacing new supply.





DEMAND DRIVER 2

NEW REASONS TO VISIT. CREATED BY ESSENCE OF AFRICA.

NEW DEMAND WE CREATE

THE ISLAND'S FIRST COMPLETE SETTING FOR SOCIAL LIFE, DAILY ESSENTIALS AND BUSINESS. EVERYTHING IN ONE PLACE.

PULSE BAY GUESTS

Daily and weekly visitors to Pulse Bay beach club create a direct opportunity for residence bookings.

THE COURT COMMUNITY

Indoor padel, a rarity in the region. A daily meeting point for 200–300 people. Residents bring playing partners; those connections bring future guests.

EXECUTIVE SUITES

Private, sound-insulated offices for rent, still rare on the island. A reason for business travelers and professionals to stay.

DEMAND DRIVER 3

ONE RESIDENCE.
TWO SOURCES OF RENTAL DEMAND.

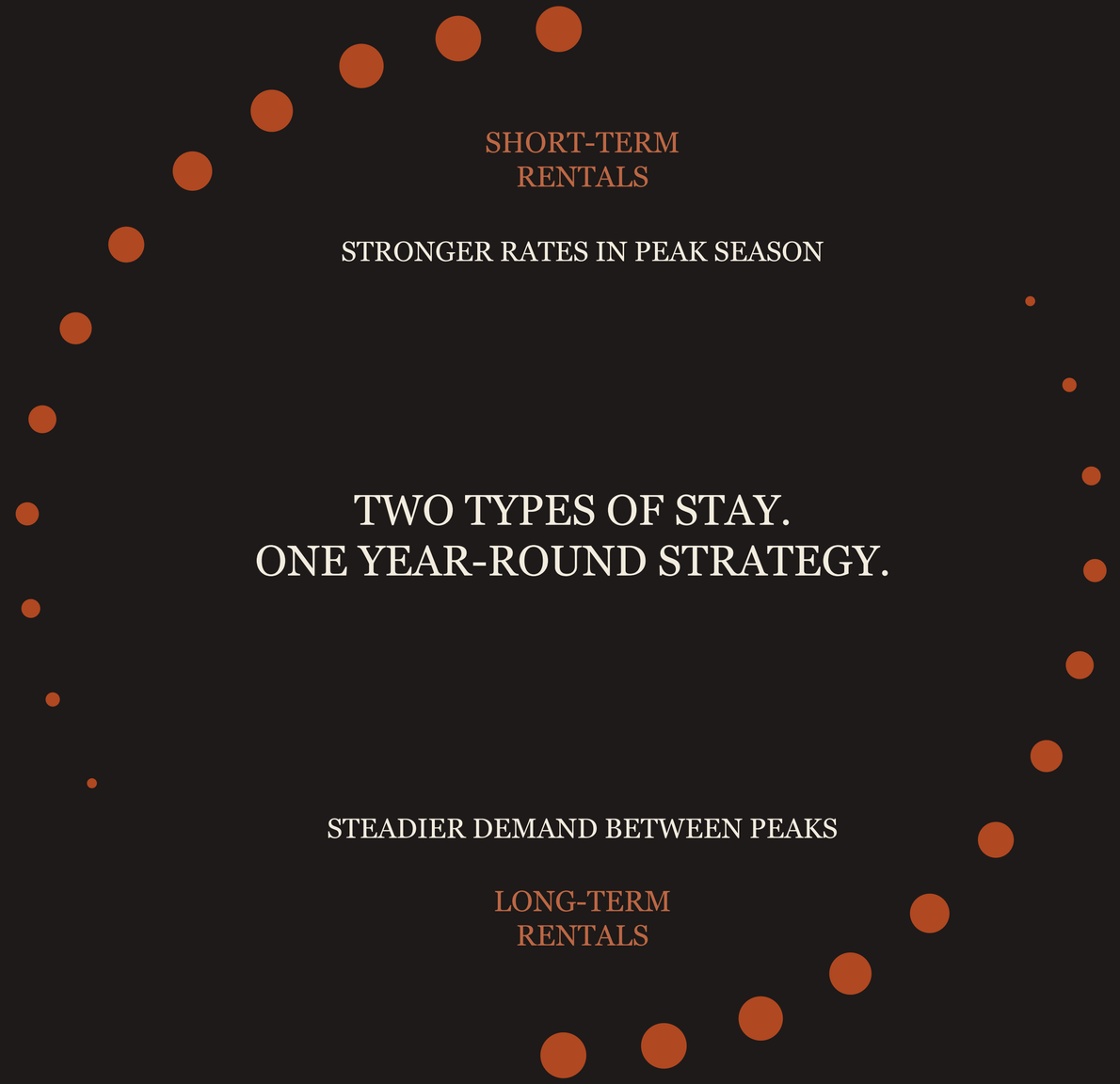
DESIGNED TO COMPLEMENT THE HOTEL

INTERNATIONALLY BRANDED HOTEL

Higher operating costs. Higher room rates.

PRIVATE RESIDENCE

Lean operating costs. A more accessible rate.
A different kind of guest.



SHORT-TERM
RENTALS

STRONGER RATES IN PEAK SEASON

TWO TYPES OF STAY.
ONE YEAR-ROUND STRATEGY.

STEADIER DEMAND BETWEEN PEAKS

LONG-TERM
RENTALS

DEMAND DRIVER 4

YOUR HOME WHEN YOU WANT IT. A RENTAL WHEN YOU'RE AWAY.

NO LIMIT ON PERSONAL STAYS FOR YOU, YOUR FAMILY OR LOVED ONES.

COME HOME TO EVERYTHING IN ITS PLACE

When you leave, personal belongings go into storage and the residence welcomes guests. When you return, a photo inventory helps restore your home just as you left it.

YOUR GEAR. ALREADY AT THE LAGOON.

Kites and boards stay in dry storage by the water. Skip the bulky luggage and excess-baggage charges. Your equipment stays ready, 365 days a year.

PUT YOUR AVAILABLE DATES TO WORK

The service team handles opening and closing your residence. Available dates enter the rental program, without hands-on coordination from you.

PACK LIGHT. RENT THE REST.



THE SAME SERVICES ARE AVAILABLE TO YOUR GUESTS.

GIVE THEM A REASON TO STAY FOR WEEKS, NOT WEEKENDS.

DEMAND DRIVER 5

DESIGNED FOR YEAR-ROUND DEMAND

YOUR RENTAL STRATEGY

PEAKS: short stays. Personal stays whenever you choose.
Longer rentals help cover April, May and November.

TRAVEL PEAKS

December-February: European winter
July-September: European vacations and Gulf escapes

KITESURFING SEASONS

KASKAZI / Dec-Mar KUSI / Jun-Sep
Two wind seasons. Two waves of kiters.

WEATHER

Dry months. Short rains in November.
Long rains in April and May.

EVENTS

Pulse Bay programming,
public holidays and
national celebrations.

A CHANGING MIX OF GUESTS THROUGHOUT THE YEAR

CIS / Dec-Mar • EUROPE / Jul-Aug
ITALY / August peak • GULF / Jun-Sep
SOUTH AFRICA / Dec-Jan • KENYA / Year-round

0-HOUR DIFFERENCE

WITH MOSCOW

Zanzibar is on UTC+3.
Your 3 PM call stays at 3 PM.

WITHIN 2 HOURS

OF DUBAI, BERLIN
AND WARSAW

Stay in step with the European
and Gulf business day.

18 DAYS

AVERAGE LENGTH
OF A REMOTE-WORK TRIP

Source: MBO Partners

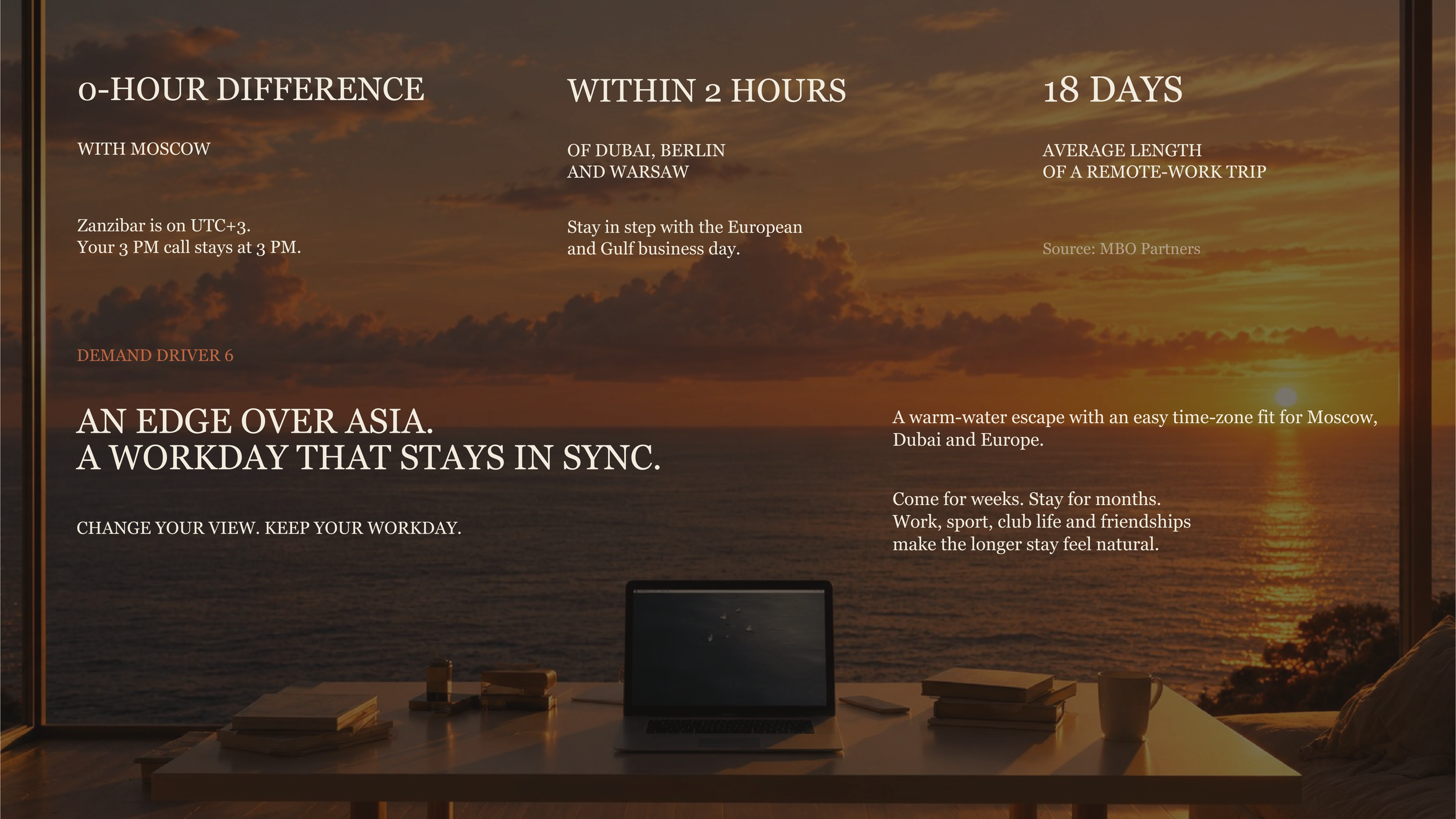
DEMAND DRIVER 6

AN EDGE OVER ASIA.
A WORKDAY THAT STAYS IN SYNC.

CHANGE YOUR VIEW. KEEP YOUR WORKDAY.

A warm-water escape with an easy time-zone fit for Moscow, Dubai and Europe.

Come for weeks. Stay for months.
Work, sport, club life and friendships
make the longer stay feel natural.





DEMAND DRIVER 7

FIVE REGIONS.
A BROADER BASE OF DEMAND.

EUROPE LEADS IN VOLUME. AFRICA LEADS IN GROWTH.

VISITOR MIX
DECEMBER 2025

REGION	SHARE	VISITORS
Europe	68.1%	68,621
Africa	18.5%	18,586
Asia	7.5%	7,516
Americas	4.7%	4,733
Oceania	1.3%	1,273

Source: OCGS, Tourism Statistical Release, December 2025

WHY IT MATTERS FOR OCCUPANCY

Five source markets reduce reliance on any single region. Different travel calendars create complementary peaks, helping balance demand across the year.

DEMAND DRIVER 8

AFRICA IS ZANZIBAR'S FASTEST-GROWING VISITOR MARKET.

+58%

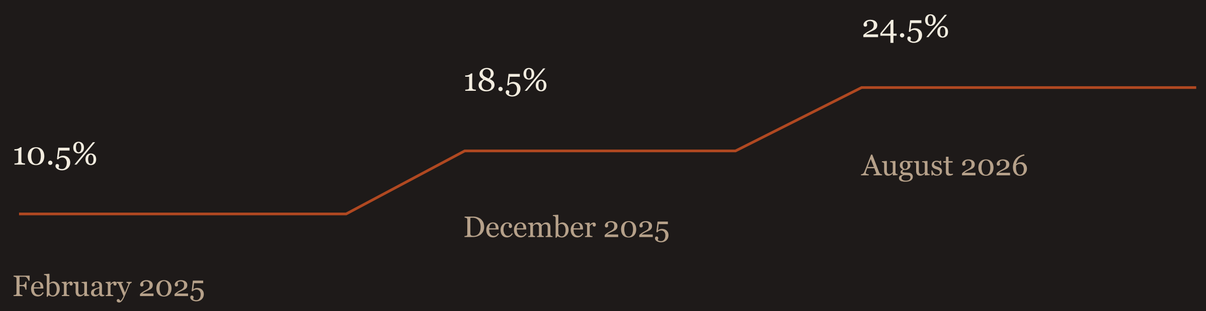
YEAR OVER YEAR

SOUTH AFRICA AND KENYA ANCHOR THE FASTEST-GROWING SOURCE OF VISITORS.

+58.4%

Growth in arrivals from Africa, August 2026 vs. August 2025.
The strongest increase among all five tracked source regions.

AFRICA'S SHARE CONTINUES TO RISE



WHY IT MATTERS FOR OCCUPANCY

Nearby time zones. Shorter flights. Regional guests are a natural fit for Zanzibar. Africa combines the lowest acquisition costs with the fastest visitor growth, and the momentum is still building.

DEMAND DRIVER 8

+75.2%

Growth in arrivals from Kenya (August 2026 vs. August 2025).

6-8%

South Africa's share of island visitors, observed across months in 2024-2025.

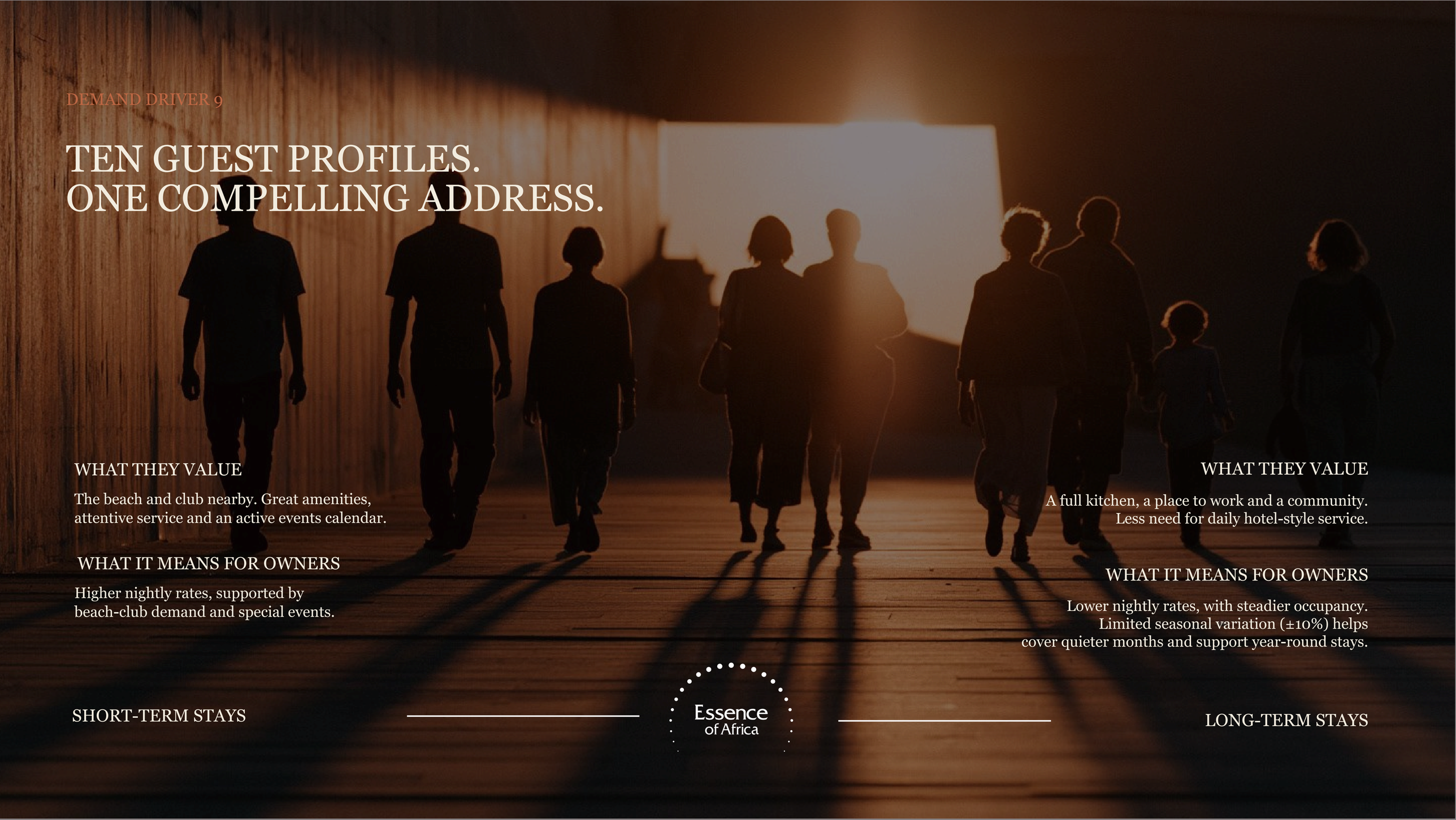
+64.6%

Year-over-year growth from other African countries, excluding South Africa and Kenya. 18,801 visitors in August 2026, with demand spanning the continent, from Nigeria to Mozambique.



DEMAND DRIVER 9

TEN GUEST PROFILES.
ONE COMPELLING ADDRESS.



SHORT-TERM STAYS

WHAT THEY VALUE

The beach and club nearby. Great amenities, attentive service and an active events calendar.

WHAT IT MEANS FOR OWNERS

Higher nightly rates, supported by beach-club demand and special events.

Essence of Africa

LONG-TERM STAYS

WHAT THEY VALUE

A full kitchen, a place to work and a community. Less need for daily hotel-style service.

WHAT IT MEANS FOR OWNERS

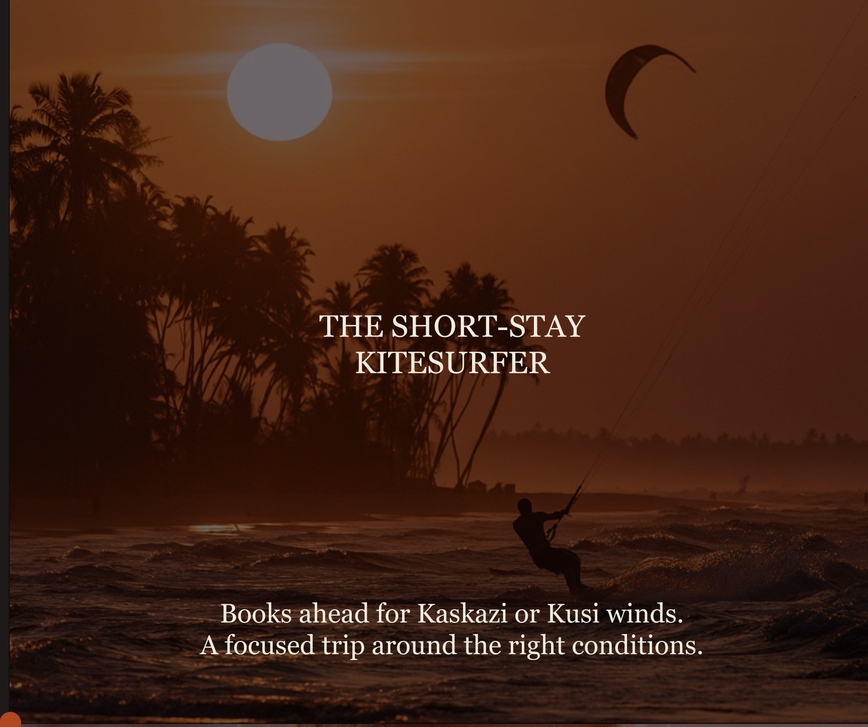
Lower nightly rates, with steadier occupancy. Limited seasonal variation (±10%) helps cover quieter months and support year-round stays.

ZANZIBAR AS PART OF A BIGGER JOURNEY

A mainland safari, followed by a few days on Zanzibar before flying home. An established source of island visitors.

SHORT-TERM STAYS

THE SHORT-STAY KITESURFER

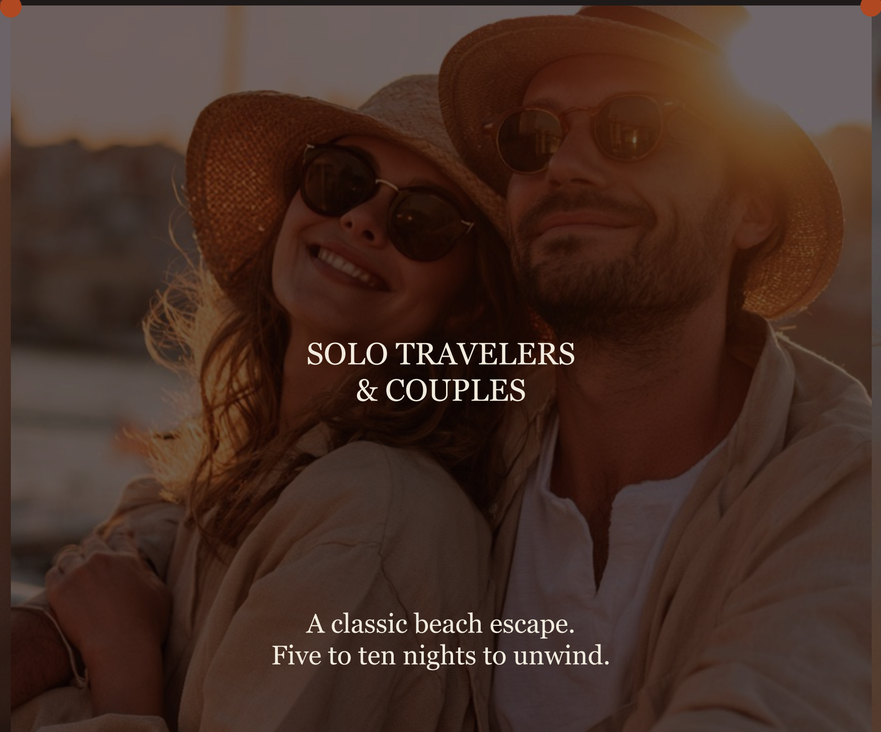


Books ahead for Kaskazi or Kusi winds. A focused trip around the right conditions.

THE EVENT GUEST

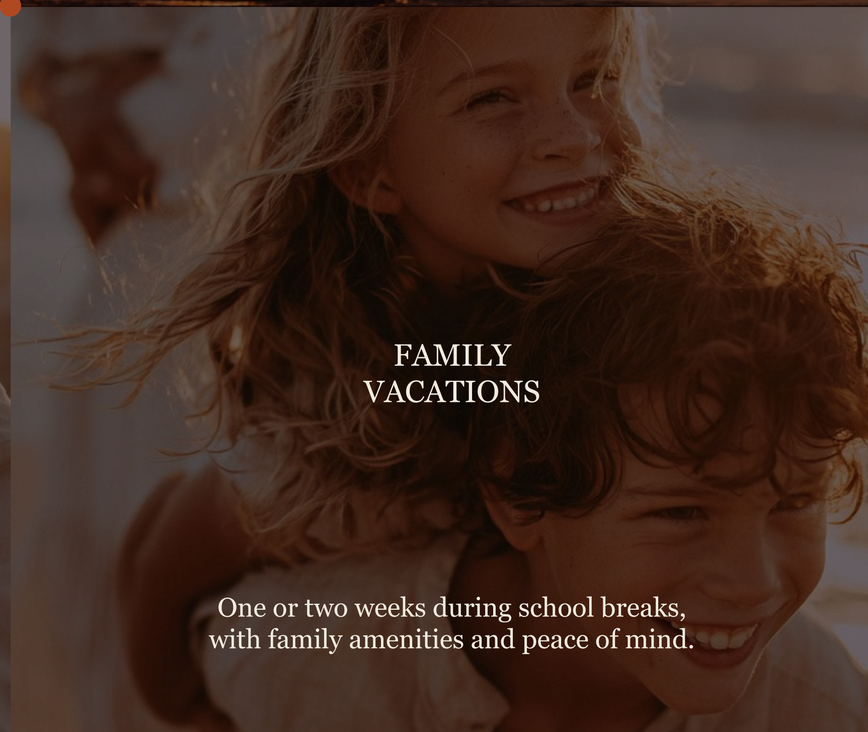
A festival, sunset party, sports weekend or DJ set at the beach club becomes the reason to book the trip.

SOLO TRAVELERS & COUPLES



A classic beach escape. Five to ten nights to unwind.

FAMILY VACATIONS



One or two weeks during school breaks, with family amenities and peace of mind.



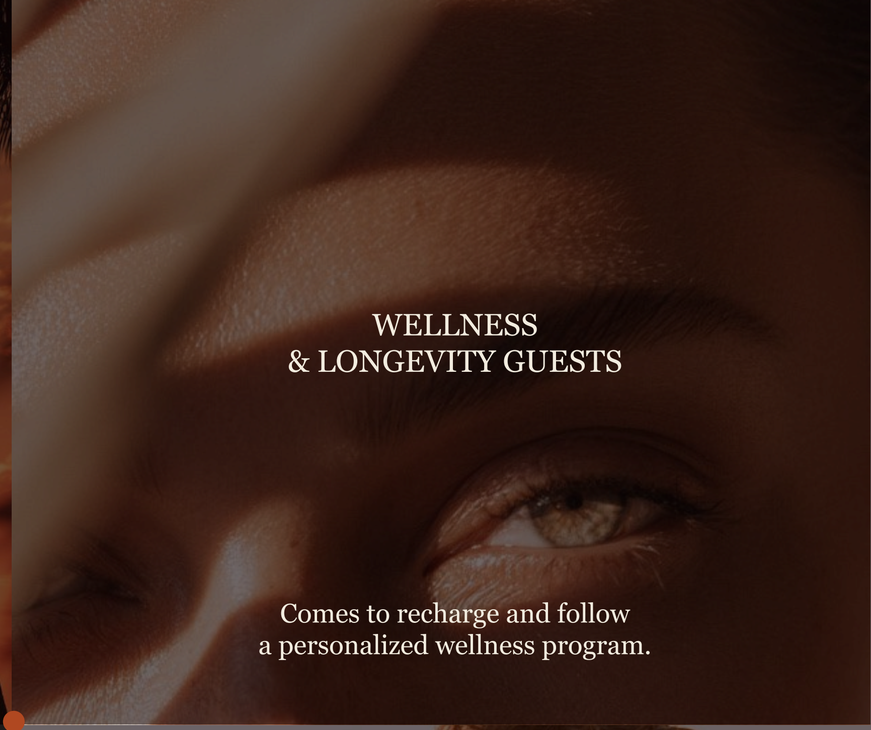
REMOTE PROFESSIONALS & DIGITAL NOMADS

A home base for work and life, with an easy time-zone fit for Moscow, Dubai and Europe.



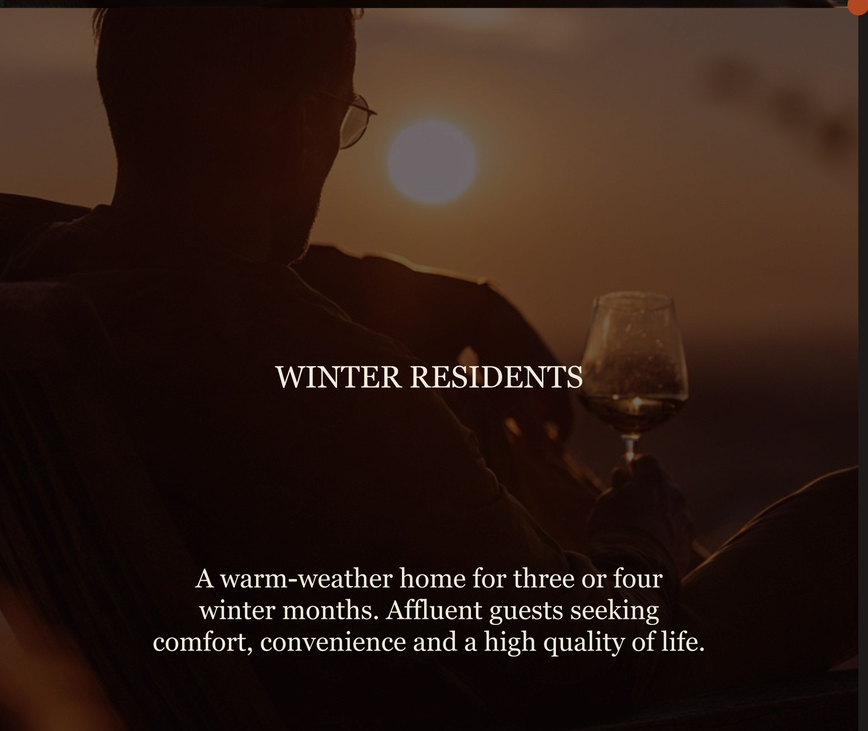
THE SEASONAL KITESURFER

Settles in for an entire kitesurfing season.



WELLNESS & LONGEVITY GUESTS

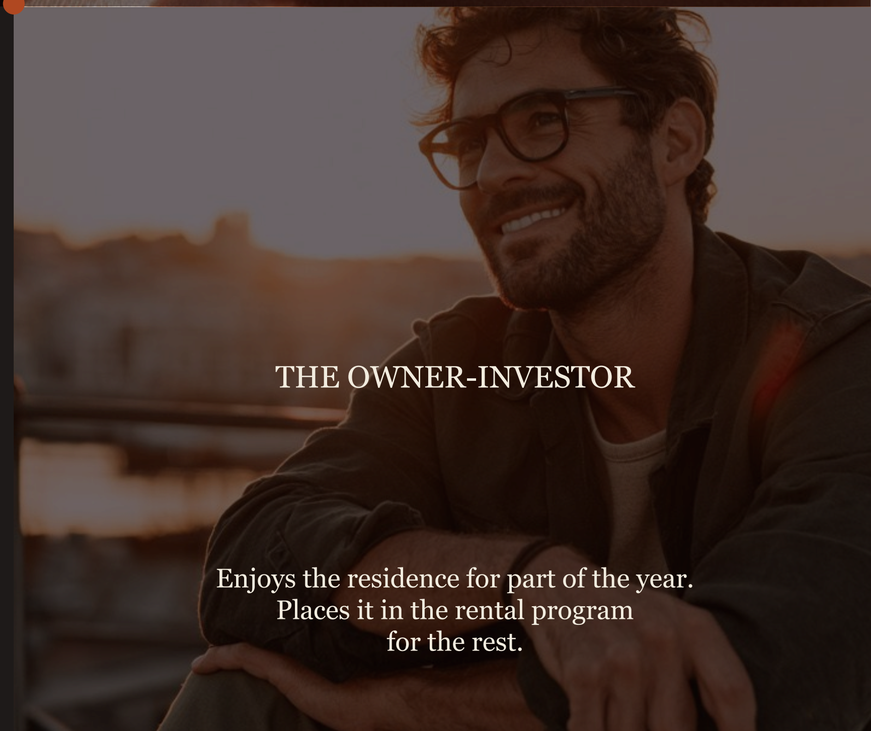
Comes to recharge and follow a personalized wellness program.



WINTER RESIDENTS

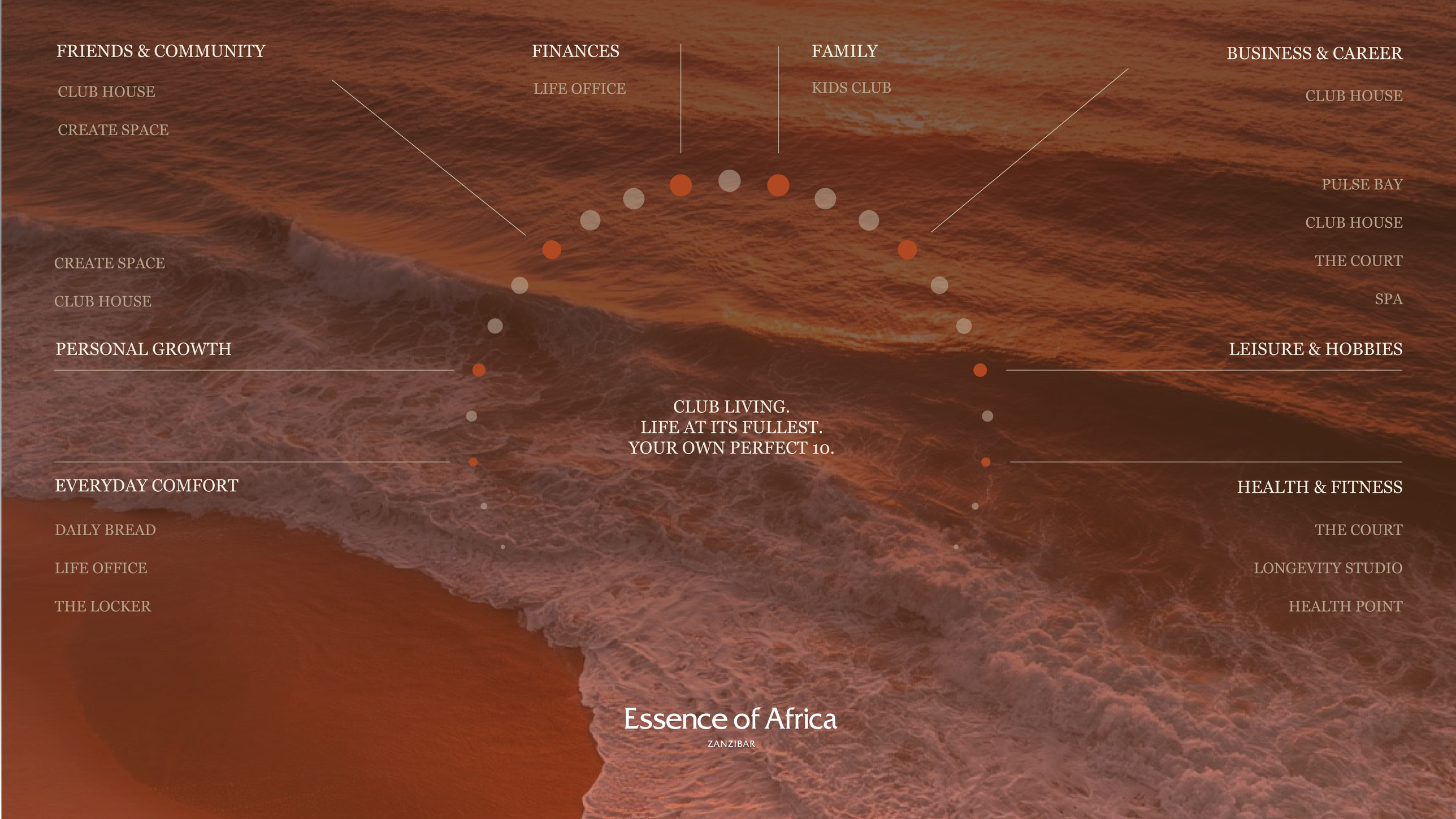
A warm-weather home for three or four winter months. Affluent guests seeking comfort, convenience and a high quality of life.

LONG-TERM STAYS



THE OWNER-INVESTOR

Enjoys the residence for part of the year. Places it in the rental program for the rest.


FRIENDS & COMMUNITY
CLUB HOUSE
CREATE SPACE
FINANCES
LIFE OFFICE
FAMILY
KIDS CLUB
BUSINESS & CAREER
CLUB HOUSE
PULSE BAY
CLUB HOUSE
THE COURT
SPA
CREATE SPACE
CLUB HOUSE
PERSONAL GROWTH
LEISURE & HOBBIES
CLUB LIVING.
LIFE AT ITS FULLEST.
YOUR OWN PERFECT 10.
EVERYDAY COMFORT
DAILY BREAD
LIFE OFFICE
THE LOCKER
HEALTH & FITNESS
THE COURT
LONGEVITY STUDIO
HEALTH POINT
Essence of Africa
ZANZIBAR