



# Johari Beach

R E S I D E N C E S

# Table of Contents

|                   |    |
|-------------------|----|
| Zanzibar          | 3  |
| Kizimkazi         | 4  |
| Introducing JBR   | 5  |
| Apartments        | 7  |
| Villas            | 12 |
| Amenities         | 17 |
| Guest Experiences | 19 |
| Sustainability    | 21 |
| Get in Touch      | 22 |



# Zanzibar

Zanzibar is an enchanting tropical paradise off the coast of Tanzania, rich in its blend of history, culture, and natural beauty.

Famous for pristine white-sand beaches, crystal-clear turquoise waters, and lush spice plantations, this island offers an idyllic escape for every traveler.

Whether you're exploring Stone Town's UNESCO heritage sites or indulging in the vibrant flavors of local cuisine, Zanzibar promises a journey of relaxation, adventure, and unforgettable memories.





# Kizimkazi

Found on the island's southernmost tip, Kizimkazi is less developed and quieter than Tanzania's popular beach destinations. Unlike the east and north coasts, Kizimkazi has no major fringing reefs; its deep, clear waters welcome bottlenose dolphins and humpback whales in season.

The serene fishing village was Zanzibar's first permanent settlement, and its once walled centre is home to the first mosque in East Africa, built by the Yemenis in the 12th century.

Kizimkazi remains an active fishing village, and its distinct culture and dialect set it apart from the island's other regions. The village is set to be the island's next up-and-coming destination thanks to the attention brought by Samia Suluhu Hassan, a Kizimkazi native and Tanzania's current president.





# Introducing...

# Johari Beach Residences

Johari Beach Residences introduces a new generation of residential resort to Southern Zanzibar.

Set on one of Zanzibar's most beautiful beaches with easy access from the airport, our property offers a mix of bespoke residential apartments and villas; with service standards and luxury amenities of any high end hotel; including a gym, restaurant, kids common pool and adults common pool, co-working space and beach jetty..

Designed around nature, and with local heritage at its core, Johari Beach Residences is integrated into the lush unspoiled landscape, and every unit offers views of the turquoise ocean and sunset.





# How far is Johari Beach Residences?

## Distance from Airport & Important Landmarks

|  |              |
|--|--------------|
| Abeid Amani Karume International Airport | <b>61 km</b> |
| Stone Town (UNESCO)                      | <b>57 km</b> |

## Popular Activities

|                         |                         |
|-------------------------|-------------------------|
| Salaam Cave             | <b>3.5 km</b>           |
| Pungume Island Sandbank | <b>14.8 nautical km</b> |
| Mtende Beach            | <b>20 km</b>            |
| Paje Beach              | <b>34 km</b>            |



# Johari Beach Residences

## Apartments

Each of our thoughtfully designed one and two bedroom apartments feature modern living spaces, full kitchens, comfortable bedrooms and a covered balcony with ocean views.

Featuring earthen tones of polished concrete, locally sourced handmade wooden furniture and excellent finishings and fittings, these luxurious apartments are an idyllic home away from home.

Floor-to-ceiling windows flood the space with light and optimize the stunning ocean views.



# Johari Beach Residences

## Apartments

Unique features of each of our apartments:

- Fully equipped kitchen
- Ocean and sunset views
- Shared amenities in building such as gym, co-working space, and two common pools



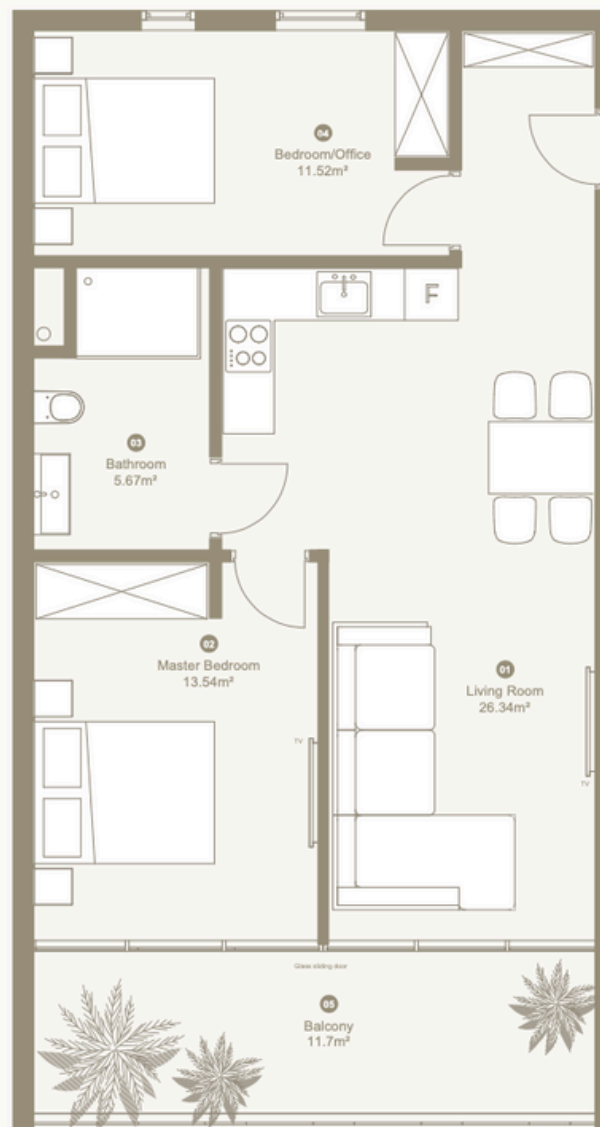


# Johari Beach Residences

## 2 Bedroom Apartment Layout

### Legend

- ① Living Room
- ② Master Bedroom
- ③ Bathroom
- ④ Bedroom/Office
- ⑤ Balcony



# Johari Beach Residences

## 1 Bedroom Apartment Layout

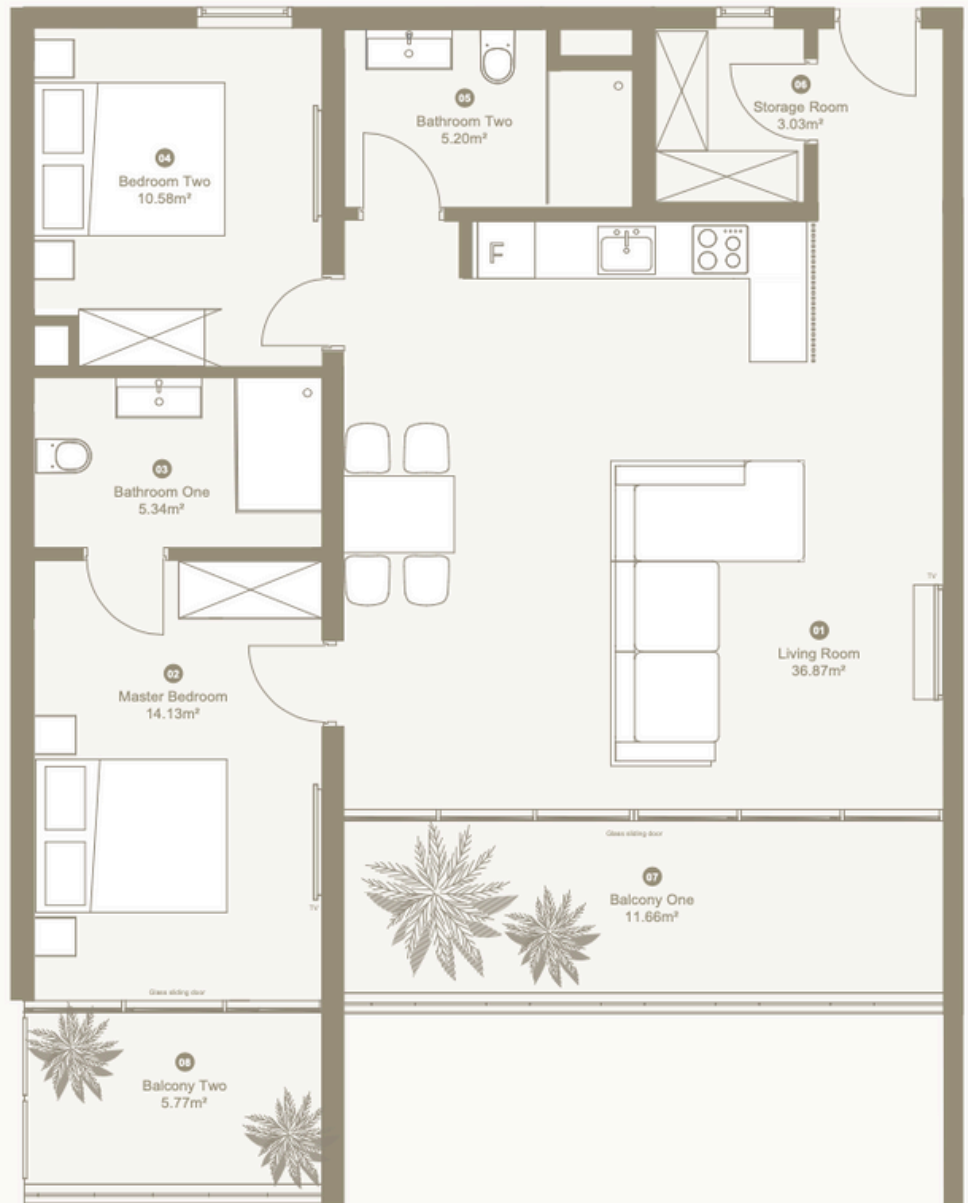


# Johari Beach Residences

## Deluxe 2 Bedroom Apartment Layout

### Legend

- 1 Living Room
- 2 Master Bedroom
- 3 Bathroom One
- 4 Bedroom Two
- 5 Bathroom Two
- 6 Storage Room
- 7 Balcony One
- 8 Balcony Two



# Johari Beach Residences

## Villas

Each two and three bedroom villa offers a perfect combination of impeccable design and modern comfort, complemented by breathtaking views over the gentle slopes of the surrounding area to the ocean.

The villas feature large and open plan indoor-outdoor living spaces, spacious bedrooms, private pools, individual car parking and unique rooftop terraces.

Featuring earthen tones of polished concrete, locally sourced handmade wooden furniture and high-end finishings and fittings, these luxurious beach villas are an idyllic home away from home.





# Johari Beach Residences Villas

Unique features of each of our villas:

- Each has a 25sqm private pool
- Rooftop terrace
- Bathtub in primary bathroom
- Fully equipped kitchen
- Home office room
- Laundry room with washing machine and drying rack
- Ocean and sunset views

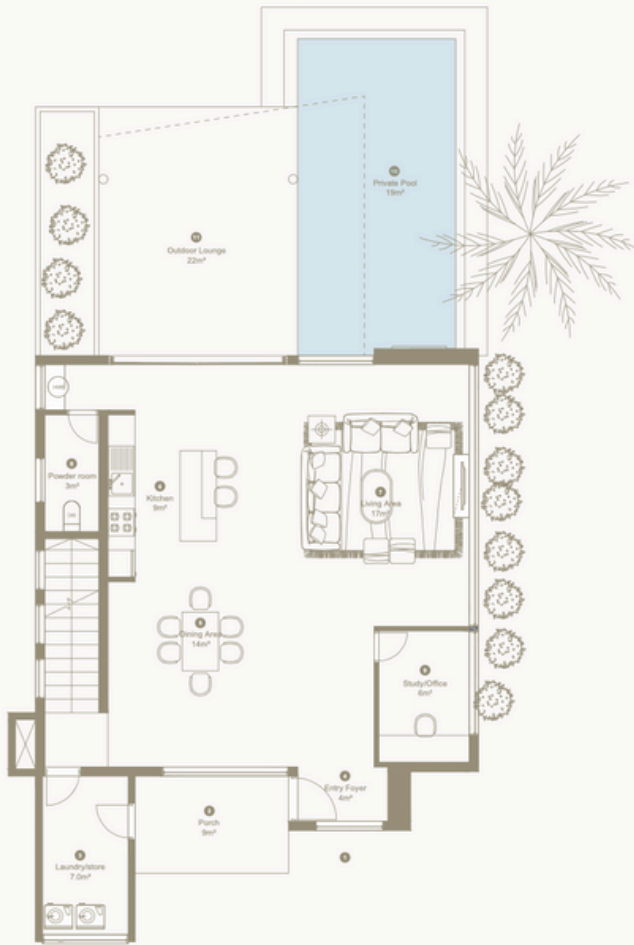


# Johari Beach Residences

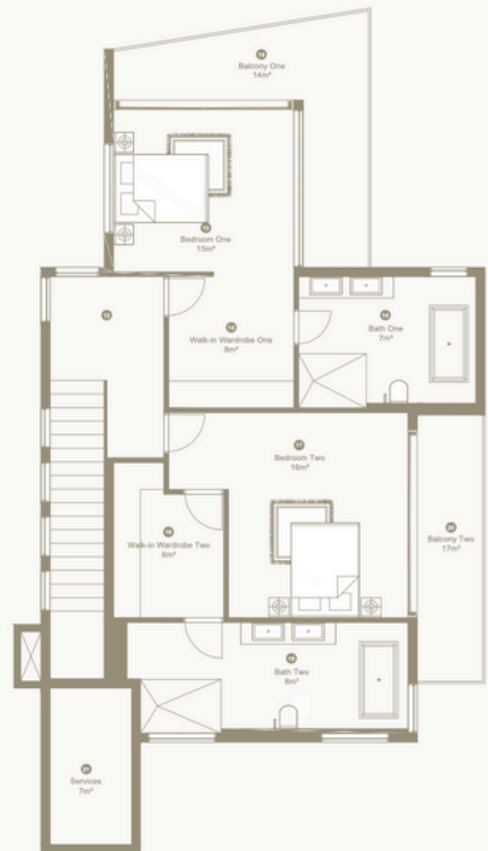
## Beachfront

### 2 Bedroom Villa Layout

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Legend

- |                 |                         |
|-----------------|-------------------------|
| 1 Parking       | 11 Outdoor Lounge       |
| 2 Porch         | 12 Ante                 |
| 3 Laundry/store | 13 Bedroom One          |
| 4 Entry Foyer   | 14 Bath One             |
| 5 Dining Area   | 15 Walk-in Wardrobe One |
| 6 Kitchen       | 16 Balcony One          |
| 7 Living Area   | 17 Bedroom Two          |
| 8 Powder room   | 18 Walk-in Wardrobe Two |
| 9 Study/Office  | 19 Bath Two             |
| 10 Private Pool | 20 Balcony Two          |
|                 | 21 Services             |



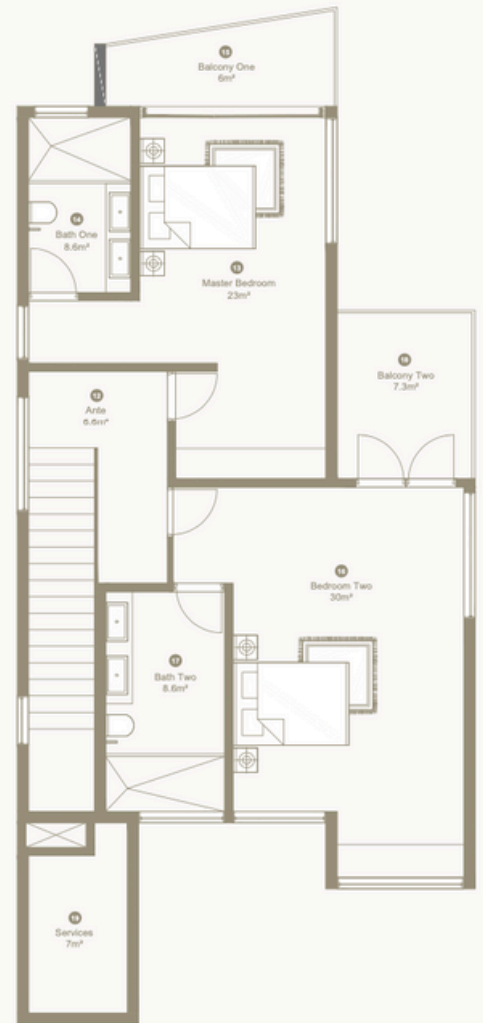
# Johari Beach Residences

## 2 Bedroom Villa Layout

GROUND FLOOR PLAN



FIRST FLOOR PLAN



Legend

- ① Parking
- ② Porch
- ③ Laundry/store
- ④ Entry Foyer
- ⑤ Dining Area
- ⑥ Kitchen
- ⑦ Living Area
- ⑧ Powder room
- ⑨ Study/Office
- ⑩ Private Pool
- ⑪ Outdoor Lounge
- ⑫ Ante
- ⑬ Master Bedroom
- ⑭ Bath One
- ⑮ Balcony One
- ⑯ Bedroom Two
- ⑰ Bath Two
- ⑱ Balcony Two
- ⑲ Services

# Johari Beach Residences

## 3 Bedroom Villa Layout



# JBR Amenities

Johari Beach Residences features a thoughtful array of modern amenities and luxury service standards, designed to support your needs and satisfy your desires throughout your stay.



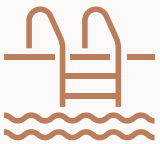
## CONCIERGE & E-BUTLER

Guests will have access to the in-house concierge team from pre-arrival, check-in and during their stay for requests, reservations and more.



## RESTAURANT

Our restaurant on site will offer breakfast, lunch and dinner options for guests and will frequently host pop-up dining events of local and international specialities.



## COMMON POOLS

Two shared common pools - one for adults and one for kids - located by the apartment building; are accessible to all guests of Johari Beach Residences.



## CO-WORKING SPACE

A co-working space on the first floor of the apartment building is available for those needing a quiet space to get some work done, with unparalleled ocean views for inspiration.



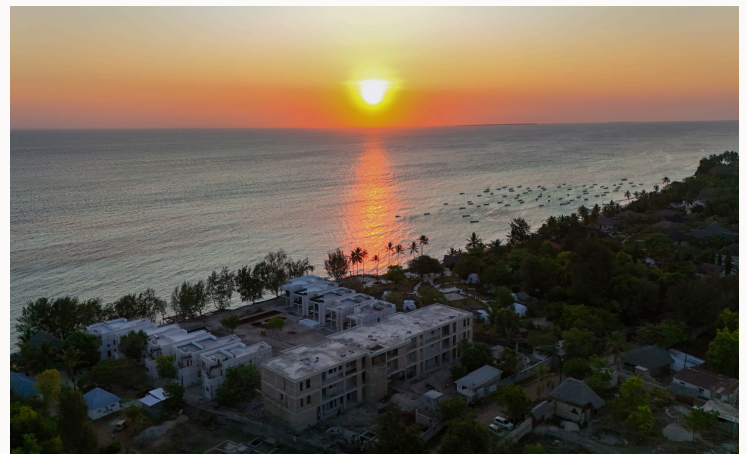
## GYM

Our indoor, air conditioned gym on the first floor of the apartment building offers cardio machines, weights, and all that's needed to get a good workout in—with uninterrupted ocean views.



## BEACH & JETTY

Relax and listen to the ocean waves, while local fishing boats float through endless shades of turquoise on our beach and jetty. In the evening witness the sky catch fire as the sun sets over the ocean.



# Management Partner

Johari Beach Residences will be managed and operated by Hard Launch Hospitality—known for their experience setting up luxury properties in Zanzibar that offer personalized guest experiences and exceptional attention to detail. With a focus on seamless operations, authentic cultural immersion, and tailored services, Hard Launch Hospitality ensures every stay at Johari Beach Residences is memorable.





# Enhanced Guest Experiences

An example of the unique and authentic enhanced guest experiences we will offer at Johari Beach Residences, which combined with our customer service and personalization; will set us apart from every other property on the island of Zanzibar.



## LOCAL FISHING TRIP

Embark on a fishing trip with local fisherman from Kizimkazi village. Later, learn how to cook what you've caught with our chef's in your apartment or villa kitchen!



## PAINT CLASS

Learn from local talented artists as you create a one of a kind souvenir to bring home to remember your magical time in Zanzibar.



## ETHICAL DOLPHIN TOUR

Experience the underwater world and set out on an ethical and educational snorkelling tour, where you'll see colourful starfish and even swim with wild dolphins. Stop at Pungume sandbank for lunch!



## COOKING CLASS

Spend a day in the life of a Zanzibari Mama and join them as they shop at the local market and teach you traditional recipes using fresh ingredients grown here on the island.

# Enhanced Guest Experiences

Johari Beach Residences features a thoughtful array of modern amenities and luxury service standards, designed to support your needs and satisfy your desires throughout your stay.



## GROCERY PACKS

Grocery packs for in-unit kitchens can be arranged pre-arrival based on guests preferences.



## TOURS

Our concierge will assist guests in booking all the popular tours and activities on the island (and even one day safari trips!) with safe, reliable local guides.



## SPECIAL OCCASION PACKAGES

Packages can be arranged for special occasions such as weddings, honeymoons, anniversaries, and birthdays.



## PRIVATE CHEF

Private chef services will be available for those wanting to enjoy their private kitchen and dining space without having to do the cooking!



# Support Sustainability

Johari Beach Residences celebrates nature both through its design and its environmentally conscious practices. Our efforts are created to help the community and the landscape thrive.

## **ENERGY EFFICIENCY**

To maximise our energy efficiency, we use:

- Solar panels to power lighting fixtures, water heaters and pool pumps
- Motion lighting detectors
- Heat pumps to reduce carbon dioxide emissions
- Low-energy LED bulbs
- Energy-efficient appliances

## **WASTE MANAGEMENT**

To better manage waste, we:

- Separate garbage for disposal and recycling
- Prioritize eliminating single-use and disposable plastics
- Use natural compostable or reusable materials
- Offer paperless transactions as a default

## **CHEMICAL-FREE**

We avoid chemicals when possible by:

- Landscaping with native plants to restore the native plant index to near pre-development conditions
- Using an insecticide-free mosquito management solution

## **WATER MANAGEMENT**

In an effort to conserve water, we use water-saving fixtures in taps and showers, harvest our rainwater and reuse grey water for irrigation.

## **SOCIAL RESPONSIBILITY**

Our efforts extend beyond the property with:

- Monthly community cleanups and special events
- Beach cleanups with community members and organizations
- Limiting high-impact activities that could disturb the existing environment



# Johari Beach Residences

Opening Mid-2025

Please follow this link to sign up for updates on our opening date, and to get in touch with our team:

[www.hardlaunchhospitality.com/jbr](http://www.hardlaunchhospitality.com/jbr)

Follow along on socials to see our progress as we get closer to opening!

@joharibeach

