

**COCO**  
LAGOON  
*live in paradise.*

# Pemba Island

Invest in the Condo Hotel  
Cocco Lagoon in Zanzibar  
and earn 25% annually



A wide selection  
of properties,  
from studios to villas



Up to 25% profit  
within a year



Coastline and a view  
of the Indian Ocean



Year-round  
tourist season



The first  
European-standard hotel  
in Pemba

[www.cocolagoon.com](http://www.cocolagoon.com)

Pemba - The Hidden Treasure  
of the Indian Ocean





# *Discover Pemba* Pemba - The New Island of Zanzibar

Discover Pemba, an enchanting island in the archipelago, perfect for lovers of beautiful, exotic places. It is a paradise on Earth, known for its pristine beauty and uniqueness.

Immerse yourself in the azure waters of the Indian Ocean, delight in the tranquility of white sandy beaches, and revel in the lush tropical vegetation. Pemba, with its captivating sunsets, starry nights, and virgin beaches, offers peace and natural beauty.

On Pemba, temperatures are high throughout the year, and the sun shines almost incessantly, making it an ideal place for a relaxing getaway

We invite you to explore Pemba and Cocco Lagoon—a place where exclusive relaxation meets exceptional investment opportunities. Here, surrounded by unparalleled natural beauty, you can fulfill your dream of perfect vacations and an exceptional investment.



# *Cocco Lagoon* Where exoticism meets luxury

In the heart of picturesque Pemba, right on the shores of a paradise beach, you'll find Cocco Lagoon, the first five-star Condominium Hotel in Pemba, blending African exoticism with European quality. Designed for comfort and luxury, it offers a choice between spacious Villas, charming Bungalows, and elegant Blue Lagoon Apartments.

## Enjoy unique amenities:

- Paradise Beach
- Exotic Gardens
- Pools: Laguna and Tropical
- Heart-shaped jacuzzi
- 3 Restaurants
- Beach Bar
- Jetty with Local Marina
- Water Sports Center
- Gym
- SPA
- Children's Playground
- 24-Hour Reception
- Shop
- Amphitheater
- Conference and Work Room
- Medical Office



Cocco Lagoon is the perfect place for those who want to combine relaxing vacations with investment opportunities, offering a stable passive income.

As part of the condominium model, you can spend 6 weeks a year on paradise vacations in your property at Cocco Lagoon, enjoying all the hotel's amenities, and for the rest of the year, earn income through its rental!

# The potential of Pemba

## Investment opportunity at Cocco Lagoon



A wide selection  
of properties,  
from studios to villas



Coastline and a view  
of the Indian Ocean



The first  
European-standard hotel  
in Pemba



Up to 25% profit  
within a year



Year-round  
tourist season

Cocco Lagoon is not just about luxurious vacations; it's also an investment in the future.

Your property will be rented throughout the year under the condominium model,  
with an estimated annual passive return on investment of around 25%.

This offers an opportunity for a stable income while having the chance  
to enjoy paradise vacations in your own property for 6 weeks a year.

Cocco Lagoon takes full responsibility for the construction and management of the hotel,  
as well as ensuring guest presence. Meanwhile, you can enjoy your passive income  
without any additional effort.

## Fair profit distribution

All properties go into one pool, and profits are distributed  
among all (based on the contribution), even if some properties  
are not currently rented.

# Return on investment

Thinking specifically about investment, Pemba offers a return on investment several times higher than investments in European countries, such as Spain, due to being a still-developing island with untapped potential.

In recent years, the government of Zanzibar has begun to heavily invest in the development of Pemba (e.g., allocating \$428 million for the construction of an international airport) to see it flourish like Zanzibar. Most newly built hotels in Zanzibar achieve a full return on investment within 3-4 years.

**Purchasing property for \$100,000 enables residency in Zanzibar!**

## Payment plan

Reservation	<p>Reservation fee</p> <table><tbody><tr><td><b>1000</b> USD Apartment</td><td><b>5000</b> USD Villa / Bungalow / Penthouse</td></tr></tbody></table> <p><i>Payments must be made within 3 business days after signing the Reservation Agreement.</i></p>	<b>1000</b> USD Apartment	<b>5000</b> USD Villa / Bungalow / Penthouse
<b>1000</b> USD Apartment	<b>5000</b> USD Villa / Bungalow / Penthouse		
First installment	<p>Only 9% + 5% transfer costs are due upon signing the Sales Agreement</p> <p><i>Payments must be made within 3 business days after signing the preliminary agreement.</i></p>		
Second installment	<p>25% upon completion of foundations</p> <p><i>Expected 3-4 months after the first installment.</i></p>		
Third installment	<p>25% upon completion of the superstructure without the roof</p> <p><i>Expected 3-4 months after the second installment.</i></p>		
Fourth installment	<p>21% upon completion of the roof and MEP installations</p> <p><i>Expected 3-4 months after the third installment.</i></p>		
Fifth installment	<p>20% upon completion of construction</p> <p><i>The fifth installment will be reduced by the reservation fee, expected 3-4 months after the fourth installment.</i></p>		
Optional	<p>The process of establishing the garden</p> <p><i>Within 14 business days after the completion of construction.</i></p>		

An individual payment plan is also possible. We offer the option of payment in bitcoins and asset swap. It is also possible to purchase one property collectively among several individuals. Contact us for more details!



Investing in Cocco Lagoon is not only simple but also secure



Properties finished turnkey



Comprehensive property management



Numerous amenities and attractions



Secure Investment







# *Cocco Lagoon* Turnkey Paradise Investment

When investing in Cocco Lagoon, you don't have to worry about a thing. We will build the entire complex with all the amenities and finish your property turnkey!

We will also take care of hotel management, common areas, reservation system, guest services, restaurant facilities, and more. You can simply relax, enjoy 6 weeks of paradise vacations at Cocco Lagoon, and savor your investment!



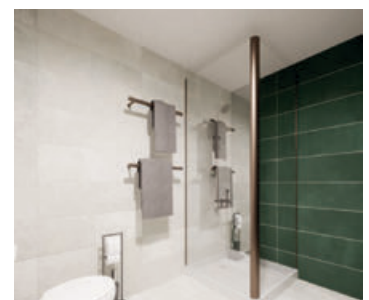
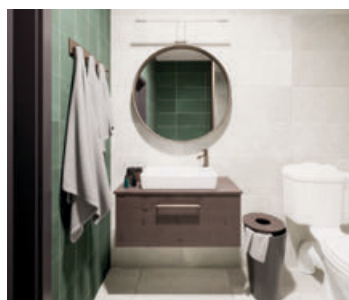
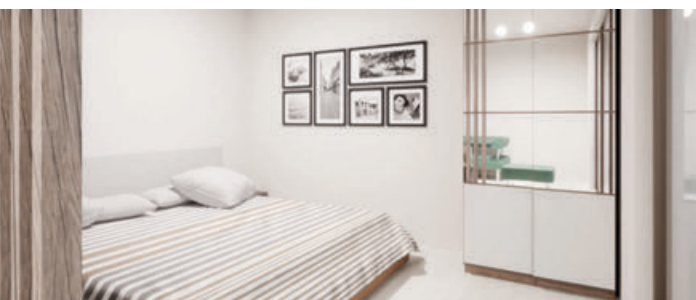
# Studio

The most economical apartment.  
Excellent investment opportunity!



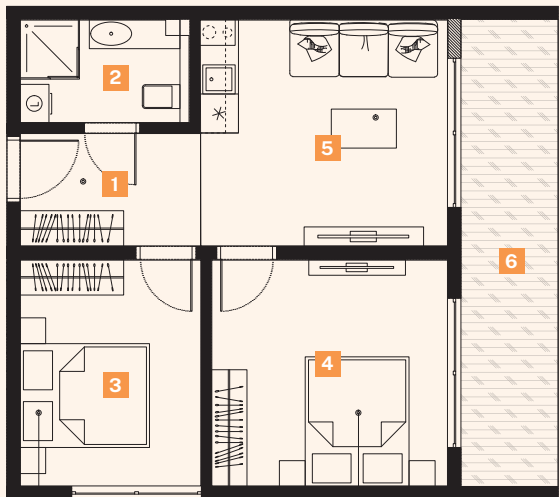
- 1 Hall - 4,90 m<sup>2</sup>
- 2 Living Room + Kitchen - 17,45 m<sup>2</sup>
- 3 Bathroom - 4,37 m<sup>2</sup>
- 4 Terrace - 5,25 m<sup>2</sup>

31,97 m<sup>2</sup>



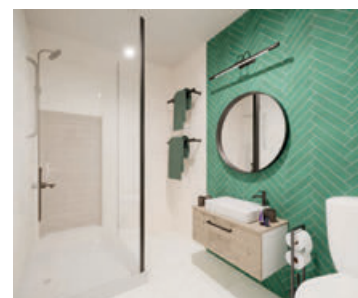
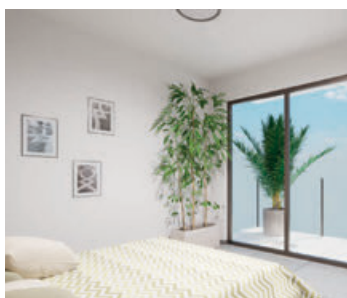
# Two-bedroom apartment

Ideal for several people, for you and your family or friends.



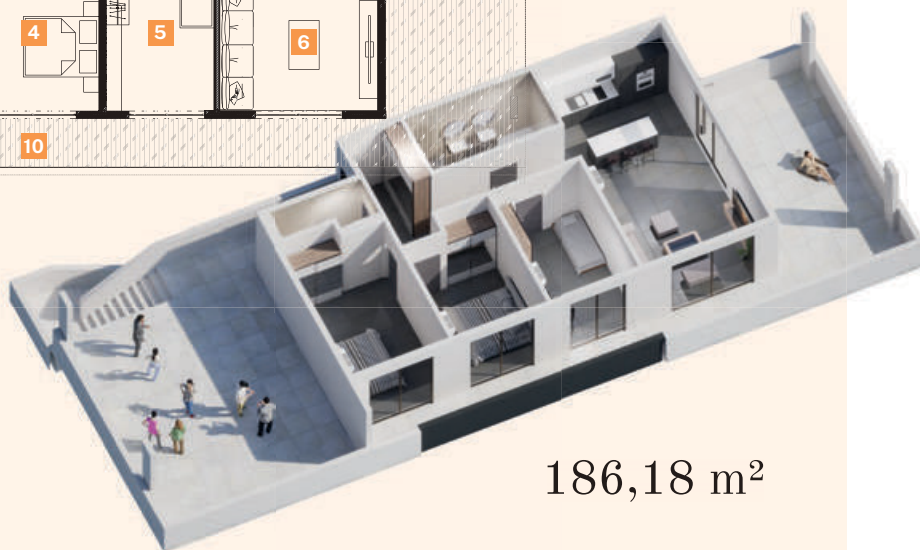
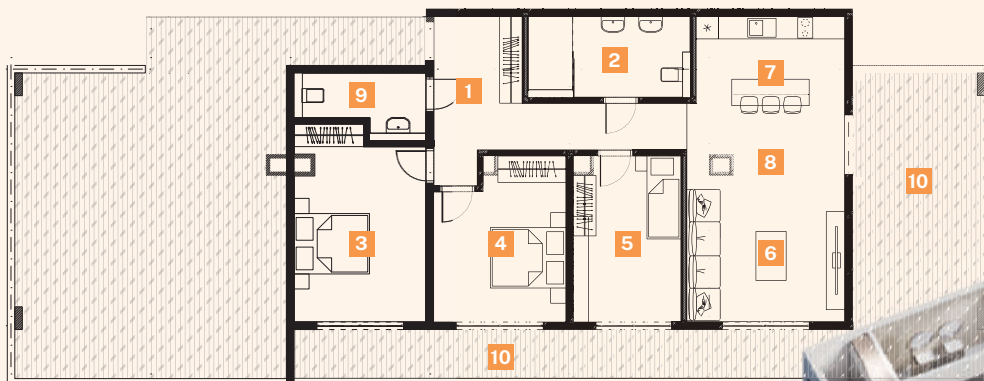
- 1 Hall - 4,90 m<sup>2</sup>
- 2 Bathroom - 4,37 m<sup>2</sup>
- 3 Bedroom - 11,80 m<sup>2</sup>
- 4 Bedroom - 15,00 m<sup>2</sup>
- 5 Living room + Kitchen - 17,45 m<sup>2</sup>
- 6 Terrace - 10,52 m<sup>2</sup>

64,04 m<sup>2</sup>



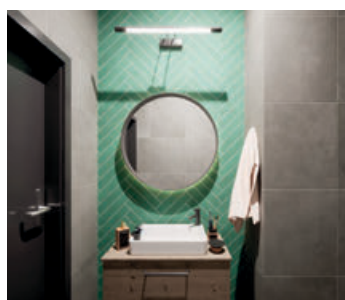
# Penthouse

The penthouse with a private rooftop terrace is perfect for those seeking comfort and luxury.



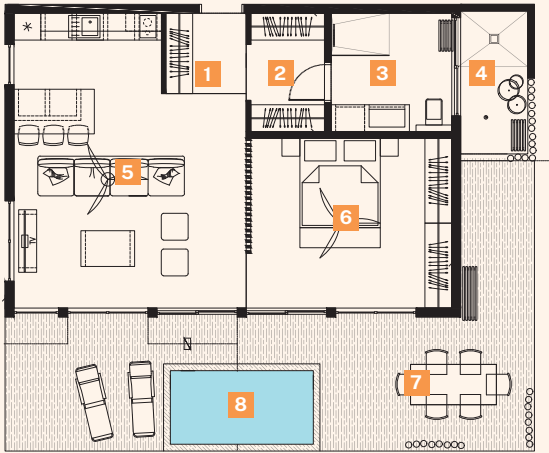
- 1** Entry Lobby - 6,40 m<sup>2</sup>    **2** Bathroom - 7,00 m<sup>2</sup>
- 3** Bedroom - 22,40 m<sup>2</sup>    **4** Bedroom - 17,46 m<sup>2</sup>
- 5** Bedroom - 15,00 m<sup>2</sup>    **6** Living Room - 17,45 m<sup>2</sup>
- 7** Kitchen - 19,30 m<sup>2</sup>    **8** Kitchen - 15,80 m<sup>2</sup>
- 9** Bathroom - 4,37 m<sup>2</sup>    **10** Terrace - 61,00 m<sup>2</sup>

186,18 m<sup>2</sup>



# Bungalow Nakupenda

Nakupenda Bungalows offer a blend of modernity and comfort, along with the exotic ambiance of African tropics, creating the perfect setting for couples and space enthusiasts.



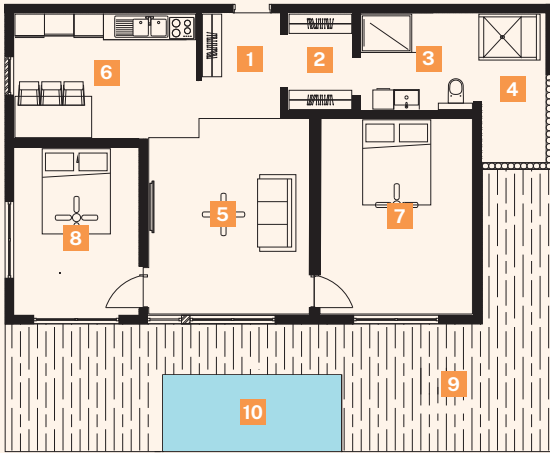
- 1** Hall - 3,24 m<sup>2</sup>    **2** Dressing Room - 4,50 m<sup>2</sup>    **3** Dressing Room - 7,33 m<sup>2</sup>    **4** Dressing Room - 5,00 m<sup>2</sup>
- 5** Dressing Room + Kitchen - 32,00 m<sup>2</sup>    **6** Bedroom - 18,00 m<sup>2</sup>    **7** Terrace - 35,54 m<sup>2</sup>
- 8** Swimming Pool - 5,76 m<sup>2</sup>    The garden around the property belongs to its owner.

111,37 m<sup>2</sup>



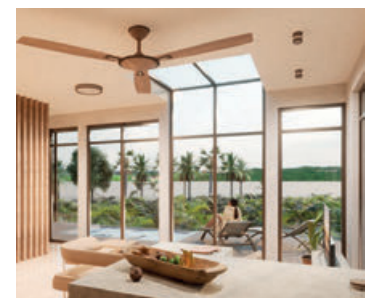
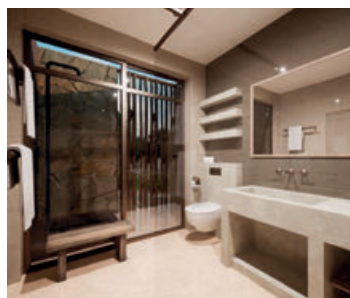
# Bungalow Nakupenda Queen

Ideal for you and your family or friends. Nakupenda Queen Bungalow is the perfect property for family vacations. The charming 2-Bedroom Bungalow ensures privacy and comfort.



- 1** Entrance - 4,67 m<sup>2</sup>    **2** Dressing Room - 3,82 m<sup>2</sup>    **3** Bathroom - 6,19 m<sup>2</sup>    **4** Outdoor Shower - 5,20 m<sup>2</sup>
- 5** Living Room - 17,01 m<sup>2</sup>    **6** Kitchen - 12,40 m<sup>2</sup>    **7** Bedroom - 16,47 m<sup>2</sup>    **8** Bedroom - 11,29 m<sup>2</sup>
- 9** Terrace - 36,98 m<sup>2</sup>    **10** Swimming Pool - 7,56 m<sup>2</sup>    The garden around the property belongs to its owner.

121.62 m<sup>2</sup>



# Makuti Villa

A fusion of modernity and the beauty of local traditions

Makuti villas are a combination of comfort, functionality and elements typical of Zanzibar architecture.



Total  
**222,97 m<sup>2</sup>**

Floors  
**2**

- 1** Covered Entrance - 13,00 m<sup>2</sup>    **2** Bedroom - 21,00 m<sup>2</sup>
- 3** Dressing room - 6,60 m<sup>2</sup>    **4** Outdoor Shower - 4,80 m<sup>2</sup>
- 5** Kitchen + Storage - 19,20 m<sup>2</sup>    **6** Living Room - 24,00 m<sup>2</sup>
- 7** Bedroom - 19,00 m<sup>2</sup>    **8** Bathroom - 9,00 m<sup>2</sup>    **9** Corridor - 5,60 m<sup>2</sup>
- 10** Bedroom - 14,50 m<sup>2</sup>    **11** Covered Terrace - 49,00 m<sup>2</sup>    **12** Terrace - 25,00 m<sup>2</sup>
- 13** Swimming Pool - 21,51 m<sup>2</sup>    The garden around the property belongs to its owner.



# Jameela Villa

Crown of all Cocco Lagoon projects

The spacious, modern and luxurious Villa Jameela is perfect for large families, sociable people spending their holidays with friends and lovers of large spaces.



Total **238,68 m<sup>2</sup>** Floors **2**

Ground floor area - 140.42 m<sup>2</sup>

- 1 Yard - 5,17 m<sup>2</sup>
- 2 Covered Entrance - 4,84 m<sup>2</sup>
- 3 Kitchen - 20,81 m<sup>2</sup>
- 4 Kitchen - 23,50 m<sup>2</sup>
- 5 Bedroom - 19,40 m<sup>2</sup>
- 6 Bathroom - 5,76 m<sup>2</sup>
- 7 Stairs - 5,94 m<sup>2</sup>
- 8 Outdoor Dining Room - 30,00 m<sup>2</sup>
- 9 Swimming Pool - 25,00 m<sup>2</sup>

The garden around the property belongs to its owner.







Floor area - 98.26 m<sup>2</sup>

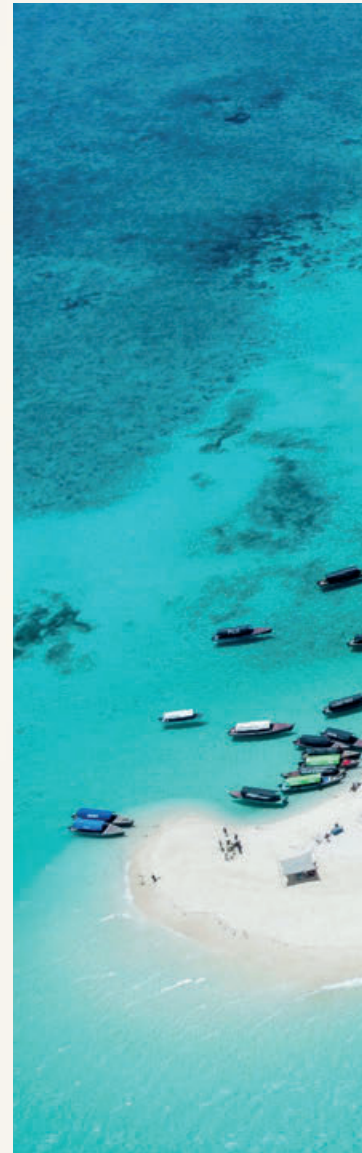
- 10** Terrace - 16,00 m<sup>2</sup>
- 11** Bedroom Terrace - 1,80 m<sup>2</sup>
- 12** Bathroom - 5,76 m<sup>2</sup>
- 13** Hall - 28,16 m<sup>2</sup>
- 14** Bedroom - 18,10 m<sup>2</sup>
- 15** Bedroom - 21,47 m<sup>2</sup>
- 16** Bathroom - 6,97 m<sup>2</sup>
- 17** Bedroom - 16,00 m<sup>2</sup>



# Experience Unique attractions of Pemba

Pemba is a paradise island with a landscape composed of tropical forests, turquoise waters of the Indian Ocean, pristine nature, coral reefs, and some of the most beautiful white sandy beaches in the world. Here, you can observe beautiful nature and exotic animals. Pemba is secluded from the world and tranquil, perfect for relaxation and paradise vacations under palm trees, indulging in delicious exotic fruits, swimming in the blue ocean, admiring nature, and basking in the sun.

The paradise beaches and sandbanks remain untouched and uncrowded as mass tourism has not yet reached the island.





Pemba is globally renowned as a mecca for diving and snorkeling. It boasts beautiful coral reefs, and the waters around the island are home to many marine creatures, including turtles, whales, dolphins, reef sharks, hammerhead sharks, and hundreds of fish species.

The Ngezi Forest is a beautiful tropical forest that is home to many endemic animal species. During a safari in the reserve, you can observe several species of monkeys, fruit bats, various exotic birds, flowers, butterflies, spices, tropical trees, and natural lakes.

# Frequently Asked Questions

## What rights do I have to the purchased property?

The buyer receives a title deed issued by the Condominium Office in Zanzibar, equivalent to a land registry. The owner has full rights to manage their property – they can sell, donate, or pass it on through inheritance.

## What rights will I have to the land belonging to my property?

In Zanzibar, as in many places worldwide, there is a property law known as Land Lease, which is a perpetual lease. The land on which the sold properties are located is a 33-year perpetual lease granted by Zanglory Investments Ltd. The legal basis is the LAND ACT No. 12 of 1992. These limitations arise from the nature of limited goods, such as land on the islands of the Zanzibar Archipelago. The lease automatically renews every 33 years for the same periods.

**COCCO**  
LAGOON  
*live in paradise.*

## Contact

+48 516 600 447, +255 776 053 674

@ sales@cocolagoon.com

Sales offices:  
Migoz Plaza, Stone Town, Zanzibar  
The Garten - Office 03, Paje, Zanzibar

There is also the possibility of arranging a meeting in Poznań.

Find us on: [LinkedIn](#) [facebook](#) [Instagram](#)

[www.cocolagoon.com](http://www.cocolagoon.com)

