

**COCO**  
LAGOON  
*live in paradise*

# Pemba Island

Invest in the Cocco Lagoon  
Hotel Condo in Zanzibar  
and earn 20% annually



Wide range of  
properties – from  
Studios to Villas



20% return  
within a year



Prime beachfront  
location with views  
of the Indian Ocean



Year-round  
tourist season



The first hotel  
on Pemba Island built  
to European standards

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



# Discover Cocco Lagoon

## 5\* Condo Hotel in Zanzibar



INVESTMENT  
PROPERTIES



RESORT WITH  
ATTRACTIONS



RENTAL  
MANAGEMENT



PASSIVE  
INCOME





### **Our mission**

Cocco Lagoon is an innovative investment project on Zanzibar's New Island – Pemba. We are building the first 5-star hotel in a condominium model on this unspoiled island.

We offer our investors a unique opportunity to own a luxury investment property in one of the fastest-growing tourist regions in Africa.

### **What do we do?**

We are developing a prestigious resort comprising over 200 apartments and 80 investment villas, complete with a wide range of attractions and amenities.

We actively support the development of the island and offer condominium properties that generate approximately 20% annual passive income, along with long-term property value growth.







# Invest in Cocco Lagoon

## How we operate?

### **Become the owner of an investment property in paradise**

Buy an apartment or villa in the 5-star Cocco Lagoon complex and receive full ownership. It will be your own property on one of the most beautiful islands in the Indian Ocean – Pemba.

### **Earn 20% annually with no effort**

Cocco Lagoon operates on a transparent shared rental system, meaning the hotel's profit is distributed among all apartments according to the assigned number of points. The projected return on investment (ROI) is 20% annually.

### **Fair and transparent profit distribution**

Rental profits are split 70% for you and 30% for Cocco Lagoon – for full management and service.  
No hidden fees, full transparency.

### **Paradise-style holidays**

As an owner, you can spend up to 6 weeks a year in your own apartment, enjoying all the hotel's luxury amenities. Tropical beach holidays for you and your family.

If you don't use your apartment, you earn even more.

### **Free long-term visa**

Invest \$100,000 in Pemba and become a resident of Zanzibar with your entire family.



## Luxury within reach...

As a property owner, you will have full access to hotel amenities: pools, restaurants, the beach, spa, gym, and many other premium attractions. Relax in European luxury standards – in the heart of wild Africa.



## Why to invest? Benefits

### Annual profit is around 20%

Returns on investment in Zanzibar are much higher than in Europe

### Investment security

Full property ownership with a land title deed, installment payment option

### Property value growth

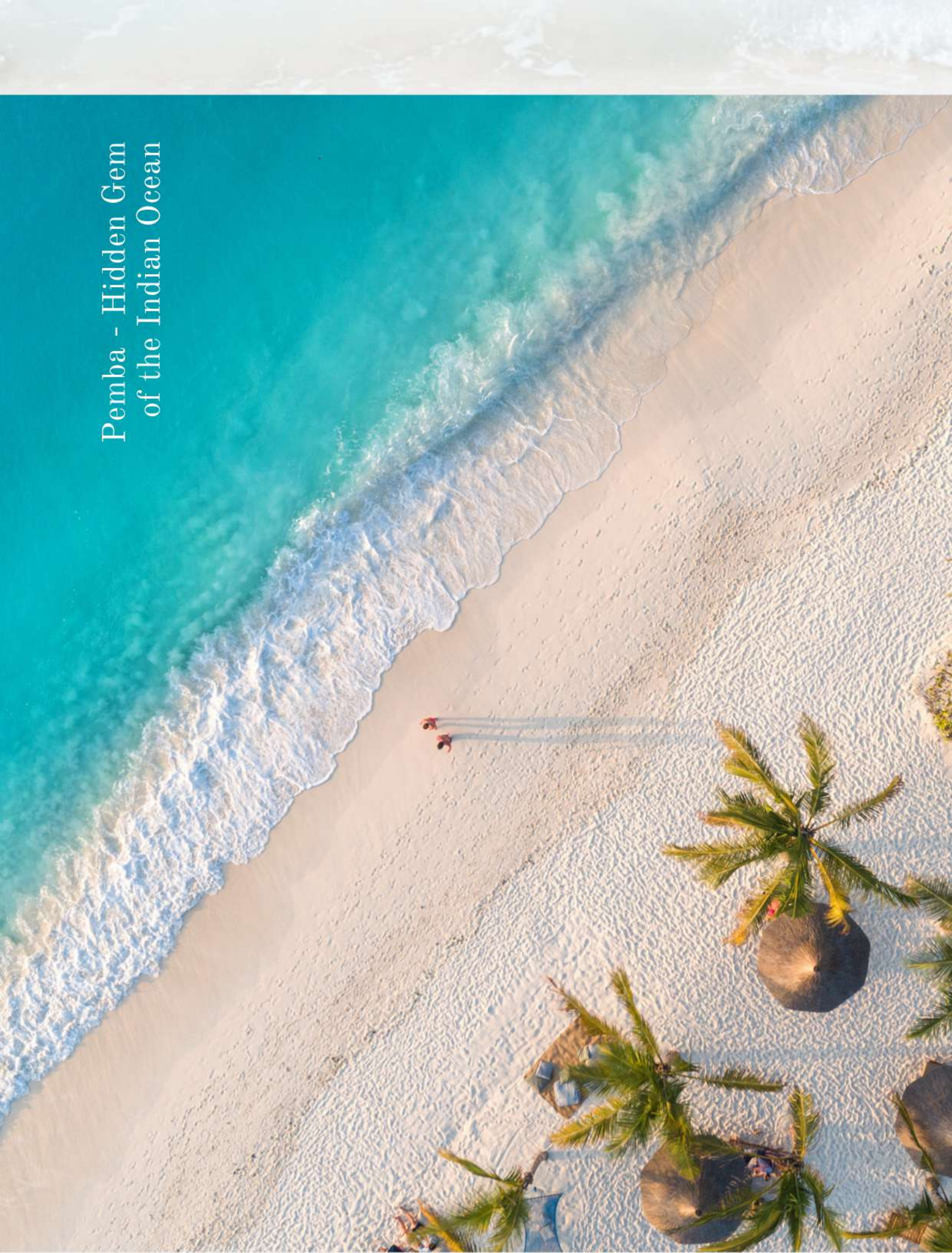
Pemba is experiencing a huge economic boom

### Hassle-free investment

Passive income – the operator manages the hotel and generates profits for you



Pemba - Hidden Gem  
of the Indian Ocean







## Discover Pemba

# Pemba – Zanzibar's New Island, offering amazing investment opportunities

Imagine you could go back in time and take advantage of the investment opportunities from 30 years ago.  
Sounds unreal?

Yet, such an opportunity still exists – it's Pemba, Zanzibar's hidden gem.

Tourism is just starting to develop here, but soon the island will become as popular as Zanzibar's main island, Unguja. The Tanzanian government has allocated \$428 million to expand the international airport in Pemba, which will open up this green island to the world and significantly increase the number of tourists.

This is the best time to invest – take advantage of the economic boom and grow alongside Pemba. Most hotel investments in Zanzibar pay off in just 3-4 years.

On Pemba, you can be the first.

What every investor dreams of is now a reality here. Use your investment knowledge and current capital in a place that resembles Europe 30 years ago.

Invest in Pemba and earn 20% annually.

# Cocco Lagoon

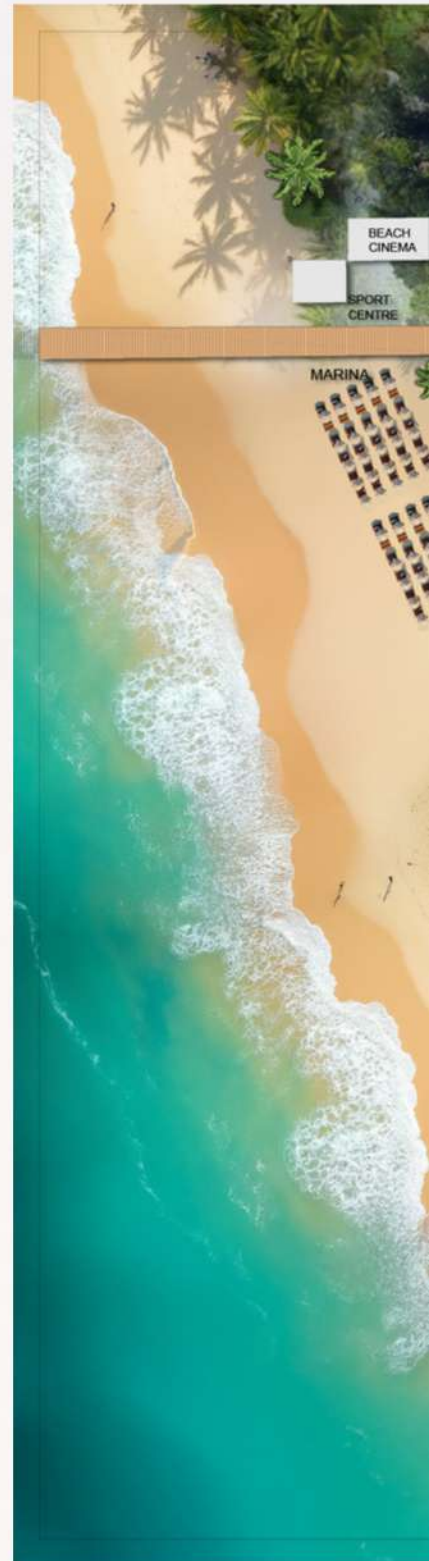
## Masterplan of 5\* Condo Hotel

In the heart of picturesque Pemba, on a paradise beach, right on the shores of the turquoise Indian Ocean, amidst palm forests and unique species, Cocco Lagoon is being built.

It is the first 5-star Hotel Condo in Pemba, combining African exoticism with European quality. Designed with comfort and luxury in mind, it offers a wide range of attractions and amenities for hotel guests and our investors during their stays.

### Enjoy exceptional amenities:

- Paradise Beach
- Exotic Gardens
- Vast Blue Lagoon
- Tropical River
- 3 Restaurants
- 3 Bars
- Pier with Local Dock
- Water Sports Center
- Gym
- SPA
- Children's Playground
- 24-hour Reception
- Shop
- Amphitheater
- Conference Room
- Co-working Space
- Private Hospital nearby the hotel







Cocco Lagoon is the perfect place for those who wish to combine an exceptional investment, offering around 20% annual returns, with a paradise holiday...

The five-star Cocco Lagoon hotel is located on Pemba Island, in the village of Wambaa, on the western side of the island, right next to a white sandy beach. The complex is situated on a picturesque hill covering nearly 8 hectares. The distance to the island's capital, Chake Chake, the airport, and the seaport is 24 km.





By investing in Cocco Lagoon, you don't need to invest your own time. We will build and complete your property turnkey, as well as handle guest services, bookings, and hotel management.

You will enjoy 6 weeks of vacation per year and up to a 20% return on investment.

Choose your dream investment apartment with an ocean view!







# Cocco Lagoon Paradise Investment Apartments

Discover the Blue Lagoon Apartments – exclusive investment properties in the heart of Cocco Lagoon. The hotel features eight modern apartment buildings situated on a hill, surrounding a blue lagoon, with views of the Indian Ocean.

Each building is equipped with an elevator, and the ground-floor apartments have private terraces and pools. The top floors feature luxurious Penthouses and Sky Apartments with panoramic views.

Our investment apartment offerings include: **Studio, 1-Bedroom, 2-Bedroom, Penthouse, and Sky Apartment.**





# Studio Apartment

The most economical apartment.  
Excellent investment opportunity!

- 1 Living Room and Kitchen - 22,44 m<sup>2</sup>
- 2 Bathroom - 4,00 m<sup>2</sup>
- 3 Balcony - 5,78 m<sup>2</sup> or  
Terrace 11 m<sup>2</sup> + Pool 8,62 m<sup>2</sup>



## 46,06m<sup>2</sup>

\*32,22m<sup>2</sup> without the pool





# 1-Bedroom Apartment

Beautiful apartments with separated bedroom and living room.  
Perfect for a couple seeking comfort.

- 1 Living Room + Kitchen: 23,98 m<sup>2</sup>
- 2 Bedroom: 14,56 m<sup>2</sup>
- 3 Bathroom: 8,60 m<sup>2</sup>
- 4 Terrace: 19,42 m<sup>2</sup>
- 5 \*Pool: 14,96 m<sup>2</sup>



## 81,52m<sup>2</sup>

\*66,56m<sup>2</sup> without the pool





# 2-Bedroom Apartment

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

- 1 Living Room and Kitchen - 22,44 m<sup>2</sup>
- 2 Bedroom I - 15,13 m<sup>2</sup>
- 3 Bedroom II - 11,74 m<sup>2</sup>
- 4 Bathroom - 4,00 m<sup>2</sup>
- 5 Balcony - 12,00 m<sup>2</sup> or  
Terrace 22,81 m<sup>2</sup> + Pool 17,33 m<sup>2</sup>



## 93,45m<sup>2</sup>

\*65,31m<sup>2</sup> without the pool





# Penthouse

Penthouses are the most luxurious and spacious properties in the apartments buildings, located on the rooftop. They feature multiple rooms, a large terrace, a private jacuzzi, and offer stunning views of the ocean.



- |                                  |                                      |
|----------------------------------|--------------------------------------|
| 1 Hall - 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 Dining Room - 15,80 m <sup>2</sup> |
| 9 Bathroom - 4,37 m <sup>2</sup> | 10 Terrace - 61,00 m <sup>2</sup>    |

186-230m<sup>2</sup>





# Wille Waves

*The most beautiful investment properties in Cocco Lagoon.*

If you dream of a place where mornings greet you with the sound of waves and evenings end with a heavenly sunset over the ocean... where, surrounded by the greenery of a tropical garden, you can immerse yourself in a private pool, and every day flows in harmony with nature — this villa was made just for you.

	LUX	SUITE
1 LIVING ROOM	30m <sup>2</sup>	23m <sup>2</sup>
2 BEDROOM	-	13m <sup>2</sup>
3 BATHROOM	6m <sup>2</sup>	6m <sup>2</sup>
4 TERRACE	20m <sup>2</sup>	26m <sup>2</sup>
5 GARDEN	63m <sup>2</sup>	63m <sup>2</sup>
6 POOL	11m <sup>2</sup>	11m <sup>2</sup>







Waves LUX

130m<sup>2</sup>  
total area

The Waves Villas, inspired by the ocean waves, are located on the hills amidst swaying palm trees. From their windows, you can enjoy views of the beach, the azure ocean, and warm, golden sunsets.

Available in two options – LUX, with a spacious Studio room, and SUITE, featuring a separate living room and bedroom – they offer a high standard of relaxation.

The Waves Villas have their own terraces with private pools and tropical gardens, all with views of the Indian Ocean.

Waves SUITE

142m<sup>2</sup>  
total area





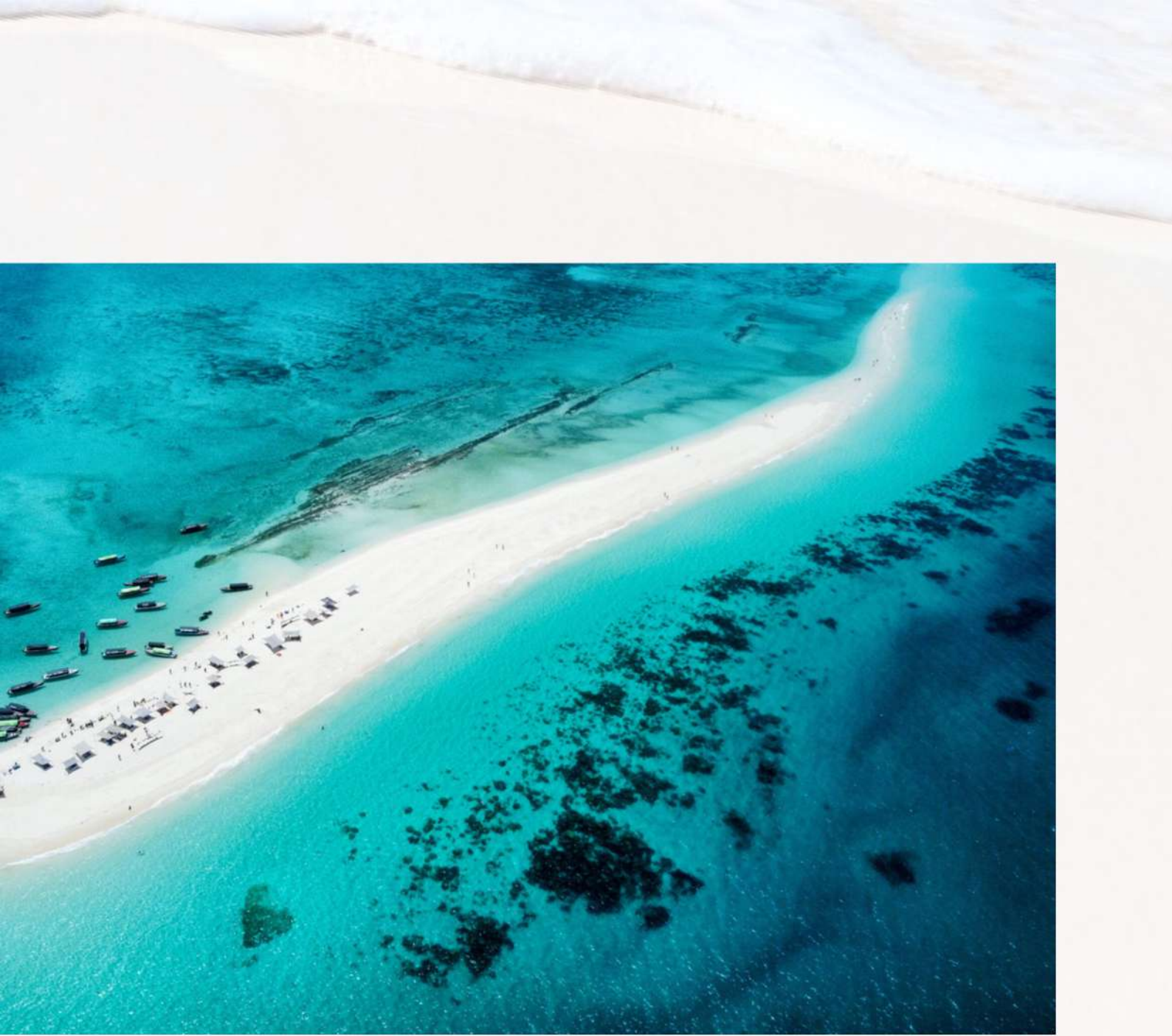
# Experience Unique attractions of Pemba

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 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.

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.

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

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