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designed by



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SHIVO GARDENS  
PAJE, ZANZIBAR

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An aerial photograph of a tropical beach. The foreground shows a sandy beach with several palm trees and some greenery. The middle ground is dominated by the turquoise ocean, which transitions into a deeper blue as it meets the horizon. The sky is a clear, bright blue with a few wispy clouds. The overall scene is serene and idyllic.

SHIVO

A Breath-taking 52,000 Sqm Tropical Lagoon Resort  
Luxury, Serene & Prime Location in the Paradise of Paje,  
Zanzibar. Minutes from a Breath-taking Beach!

Villas & Apartments

# Luxury Chalet Mezzanine Villa - Type A

Type A, a two-story villa with a pitched roof, features a compact yet efficiently designed net livable area that includes two bedrooms and three bathrooms. Overlooking a private pool, boasting a double-height ceiling with a sophisticated lavish living room, which adds an element of luxury and spaciousness to the home. The bedrooms on the upper floor offer views over this airy living space, further enriching the living experience. A large sliding glass window extends to the full height of the living area, framing the lush greenery and the pool area, seamlessly blending the indoor and outdoor environments.

LUXURY FINISHES

PREMIUM BUILD MATERIALS

MANAGED SERVICES OFFERED

AC & CEILING FANS

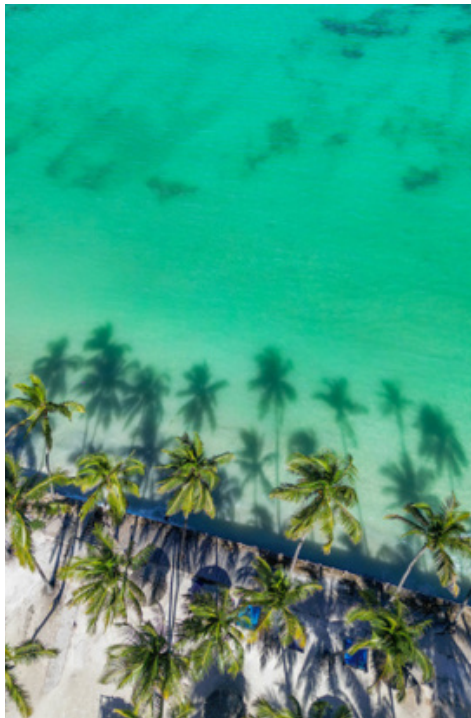
LUXURY FURNITURE PACKAGES

SPACIOUS OPEN PLAN

MEZZANINE

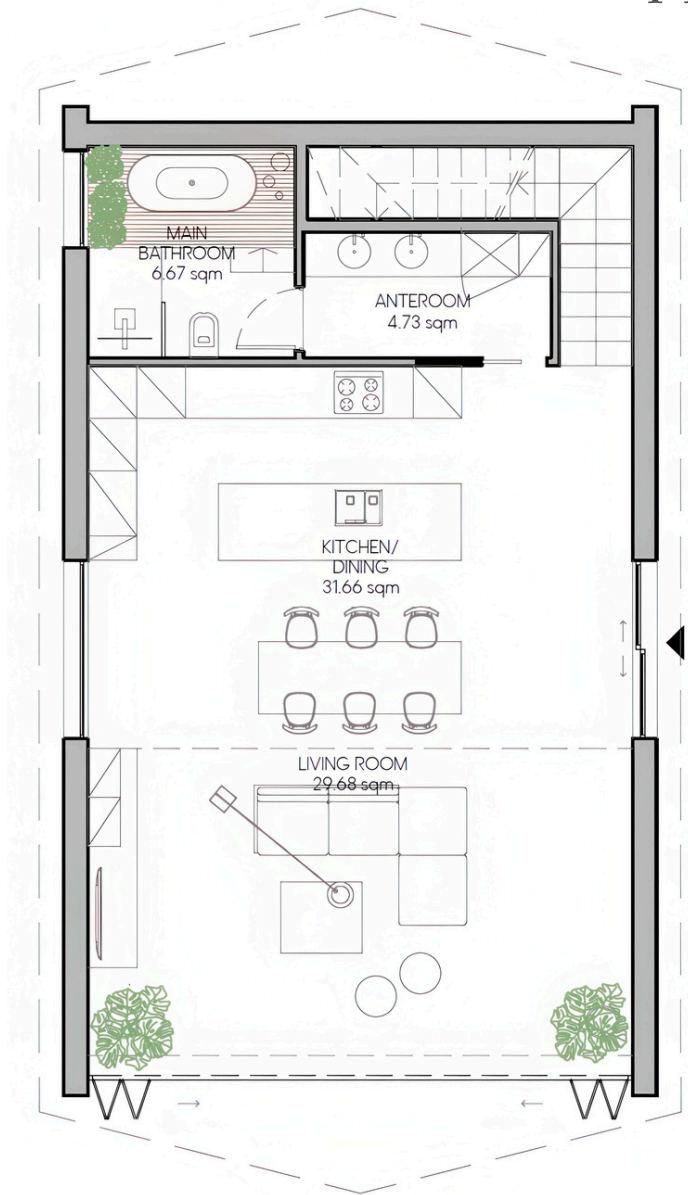
EXPERT RENTAL MANAGEMENT

Prices  
Starting from  
**\$476,000**

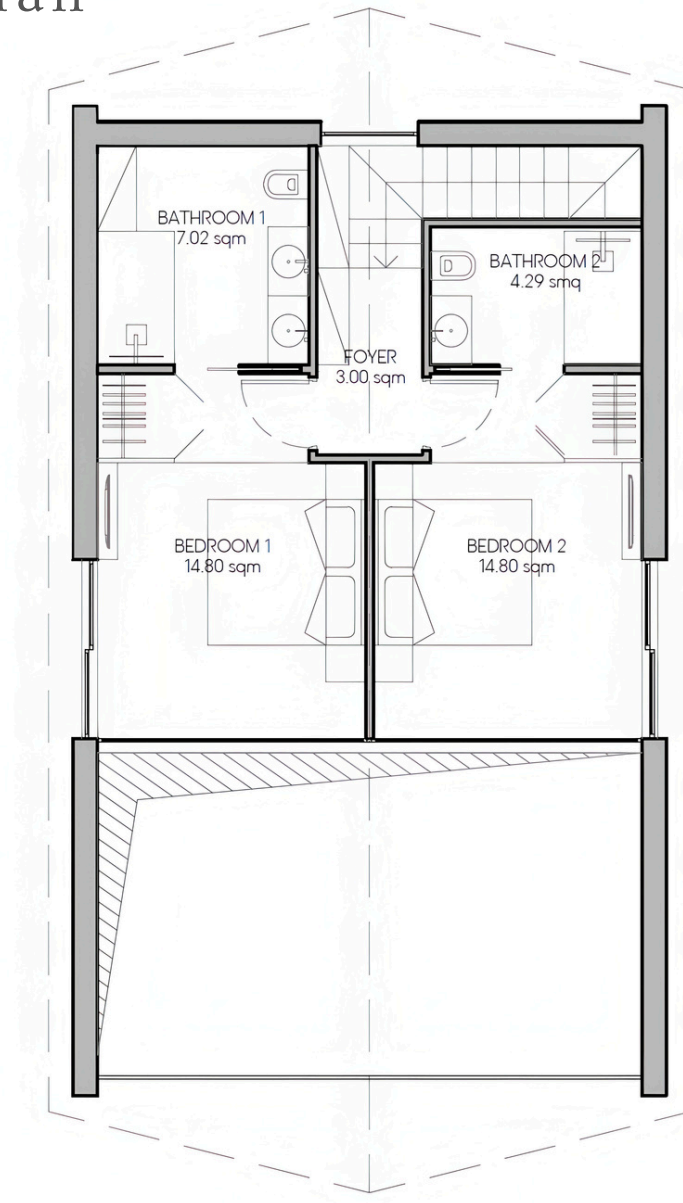


PROPERTY TYPE	RESIDENTIAL
BEDROOM #	2
BATHROOM #	3
PROPERTY SIZE (TOTAL)	118.60 SQ M (NET) 143.28 SQ M (GROSS)
GROUND FLOOR SIZE	75.23 SQ M (NET) 86.40 SQM (GROSS)
FIRST FLOOR SIZE	43.37 SQ M (NET) 56.88 SQ M (GROSS)
POOL	OUTDOOR (PRIVATE)
DATE OF BUILD	EST. 2028

# Luxury Chalet Mezzanine Villa - Type A Floorplan



2 BEDROOMS + 3 BATHROOMS - GROUND FLOOR



2 BEDROOMS + 3 BATHROOMS - FIRST FLOOR



## Majestic Mezzanine Chalet Villa - Type B

Type B, an expansive two-story villa with a unique curved roof, features a compact yet efficiently designed net livable area that includes three bedrooms and three bathrooms. Overlooking a private pool, boasting a double-height ceiling with a sophisticated elegant living room, which adds an element of luxury and spaciousness to the home. The bedrooms on the upper floor offer views over this airy living space, further enriching the living experience. A large sliding glass window extends to the full height of the living area, framing the lush greenery and the pool area, seamlessly blending the indoor and outdoor environments.

PROPERTY TYPE	RESIDENTIAL
BEDROOM #	3
BATHROOM #	3
PROPERTY SIZE (TOTAL)	153.10 SQ M (NET) 179.94 SQ M (GROSS)
GROUND FLOOR SIZE	94.35 SQ M (NET) 108.28 SQ M (GROSS)
FIRST FLOOR SIZE	58.75 SQ M (NET) 71.66 SQ M (GROSS)
POOL	OUTDOOR (PRIVATE)
DATE OF BUILD	EST. 2028

### LUXURY FINISHES

### MEZZANINE

### PREMIUM BUILD MATERIALS

### MANAGED SERVICES OFFERED

### AC & CEILING FANS

### LUXURY FURNITURE PACKAGES

### SPACIOUS OPEN PLAN

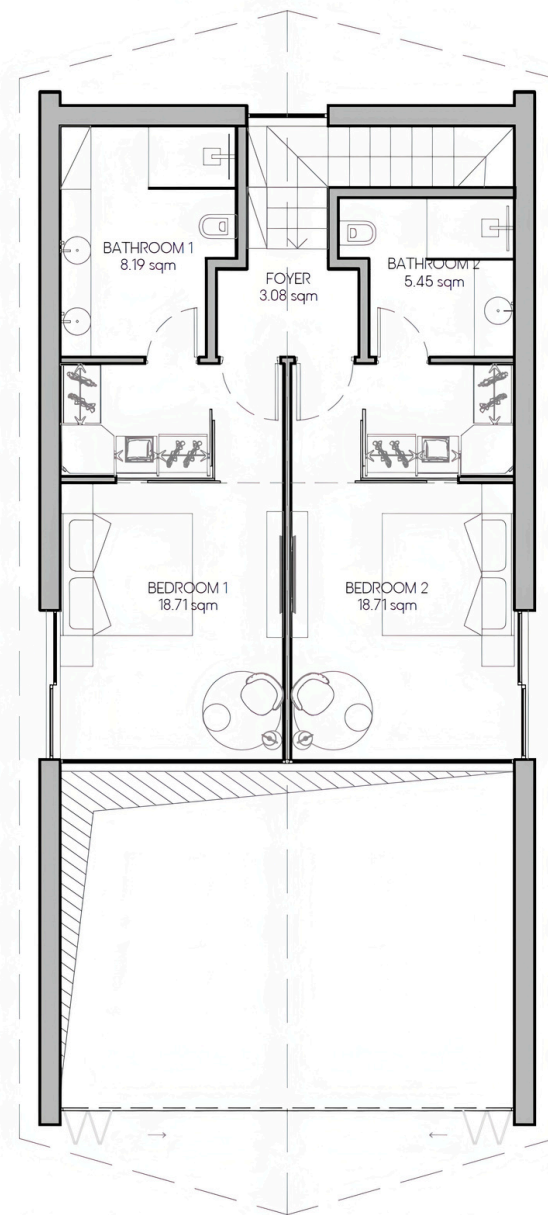
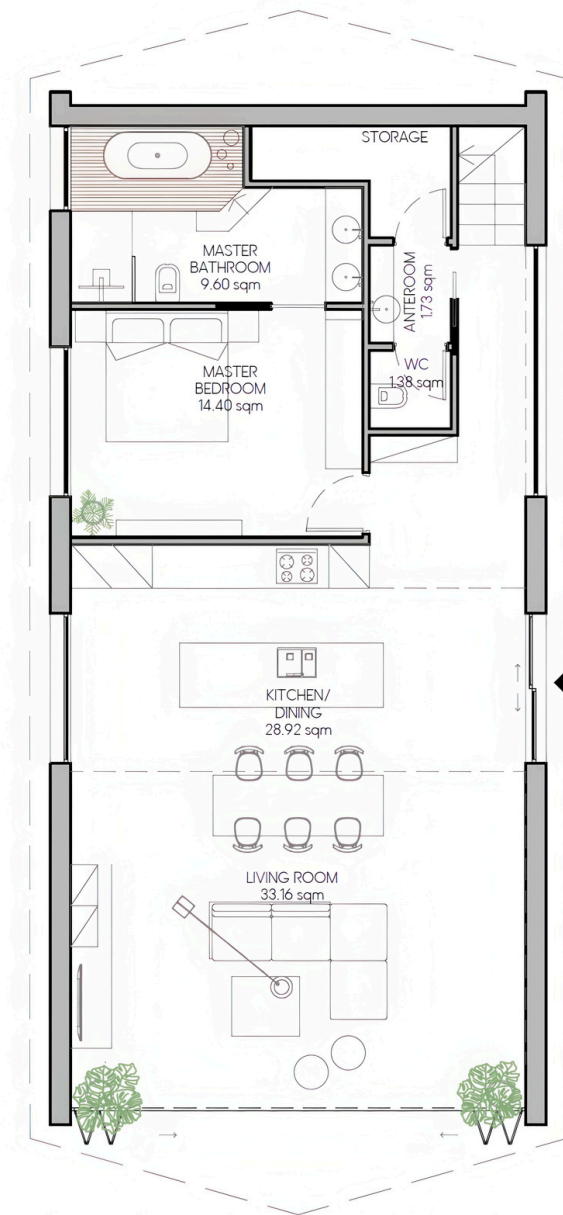
### BALCONY VIEWS

### EXPERT RENTAL MANAGEMENT



Prices  
Starting from  
**\$612,000.00**

# Majestic Mezzanine Chalet Villa - Type B Floorplans



# Majestic Villa Apartments - Type B1.A or B1.B

Type B.1, a two-story villa with a pitched curved steeple roof, offers a lower barrier entry investment for buyers to secure an entire ground floor or first floor apartment in a villa with private entrance for each apartment and balcony on the first floor apartment. A compact yet efficiently designed net livable area that includes one bedroom and one bathroom for each apartment. Overlooking an outdoor pool, A sophisticated lavish living room, which adds an element of luxury and spaciousness to each apartment. The frontal glass window extends to full height framing the lush greenery and the pool area, seamlessly blending the indoor and outdoor environments.

## LUXURY FINISHES

## PREMIUM BUILD MATERIALS

## MANAGED SERVICES OFFERED

## AC & CEILING FANS

## LUXURY FURNITURE PACKAGES

## SPACIOUS OPEN PLAN

## MEZZANINE

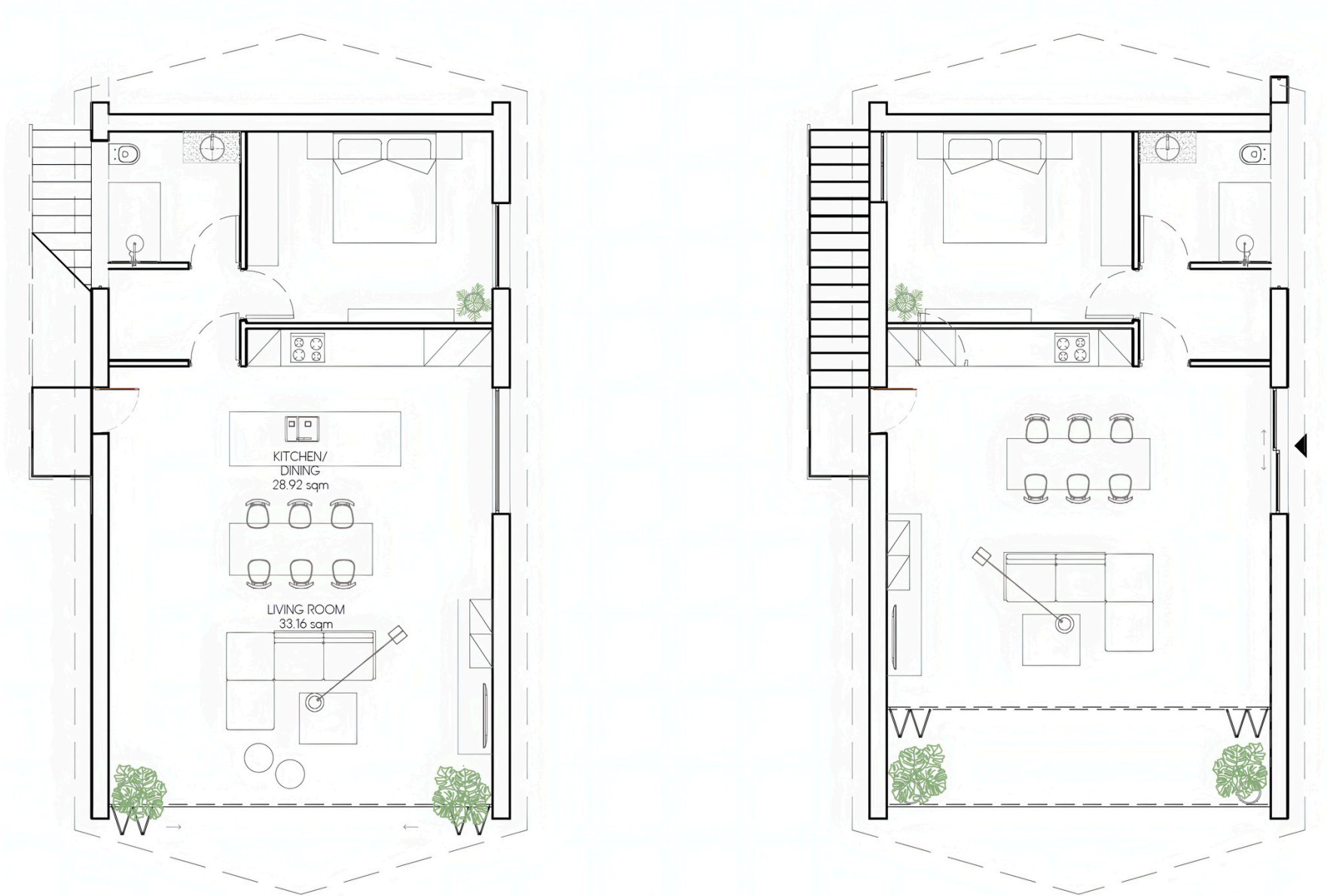
## EXPERT RENTAL MANAGEMENT

Prices  
Starting from  
**\$264,000**



PROPERTY TYPE	RESIDENTIAL
BEDROOM #	1
BATHROOM #	1
PROPERTY SIZE (TOTAL)	143.45 SQ M (NET) 164.59 SQ M (GROSS)
GROUND FLOOR SIZE	77.42 SQ M (NET) 88.56 SQM (GROSS)
FIRST FLOOR SIZE	66.03 SQ M (NET) 76.03 SQ M (GROSS)
FIRST FLOOR BALCONY SIZE	12.53 SQ M (GROSS)
POOL	OUTDOOR (PRIVATE)
DATE OF BUILD	EST. 2028

# Majestic Villa Apartments - Type B1.A or B1.B Floorplans



# Luxury Mini Chalet Villa

## - Type C

Type C, a two-story luxury villa with a mezzanine includes three bedrooms and three bathrooms. The distinct feature of this villa is the living area, highlighted by a striking double-height space with an elegant open space living room. The sleeping area on the upper floor overlooks this living space, enhancing the view and living experience. The facade is dominated by a large sliding glass window that spans the full height of the living area, offering uninterrupted views of the tropical gardens and the pool, ensuring a visual and spatial integration between the interior and exterior.

### LUXURY FINISHES

### PREMIUM BUILD MATERIALS

### MANAGED SERVICES OFFERED

### AC & CEILING FANS

### LUXURY FURNITURE PACKAGES

### SPACIOUS OPEN PLAN

### MEZZANINE

### EXPERT RENTAL MANAGEMENT

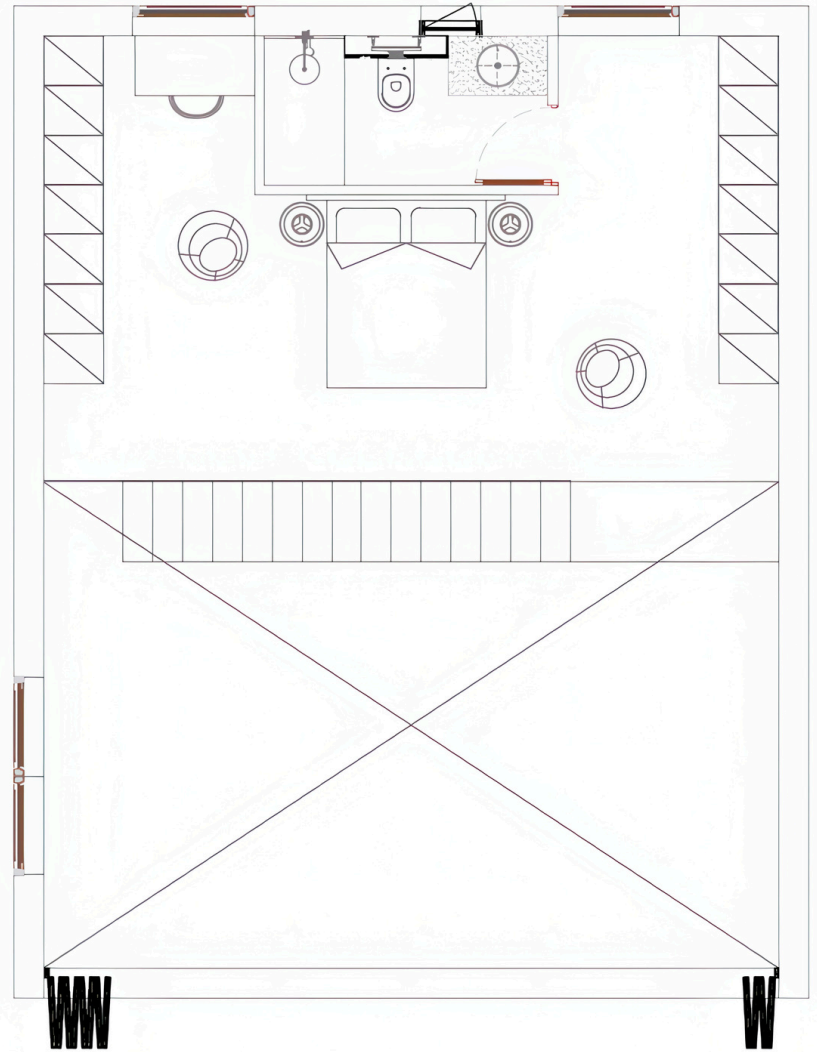
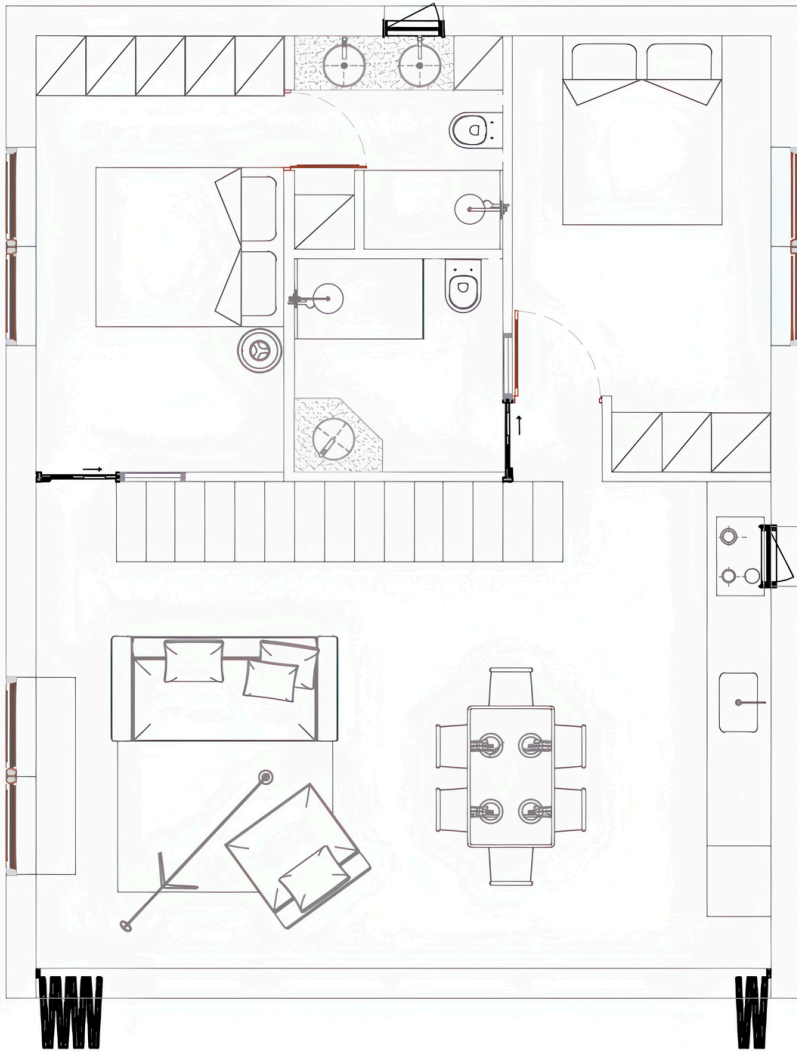


Prices  
Starting from  
**\$408,000**



PROPERTY TYPE	RESIDENTIAL	
BEDROOM #	3	
BATHROOM #	3	
PROPERTY SIZE (TOTAL)	102.13 SQ M (NET)	120.32 SQ M (GROSS)
GROUND FLOOR SIZE	67.69 SQ M (NET)	80.00 SQM (GROSS)
FIRST FLOOR SIZE	34.44 SQ M (NET)	40.32 SQ M (GROSS)
POOL	OUTDOOR (PRIVATE)	
DATE OF BUILD	EST. 2028	

# Luxury Mini Chalet Villa - Type C



# Luxury Lagoon Chalet Villa - Type D

Type D, a single-level chalet villa featuring one bedroom and one bathroom within forty-five square metres. The distinct feature of this villa is the intimate space, with premium materials creating elegant ambiance throughout. The modern kitchen flows into this relaxing sanctuary, enhancing the comfort and living experience. The facade is dominated by expansive sliding glass doors that span the full width of the living area, offering uninterrupted views of the private pool and gardens, ensuring visual and spatial integration between the interior and exterior.

## LUXURY FINISHES

## PREMIUM BUILD MATERIALS

## MANAGED SERVICES OFFERED

## AC & CEILING FANS

## LUXURY FURNITURE PACKAGES

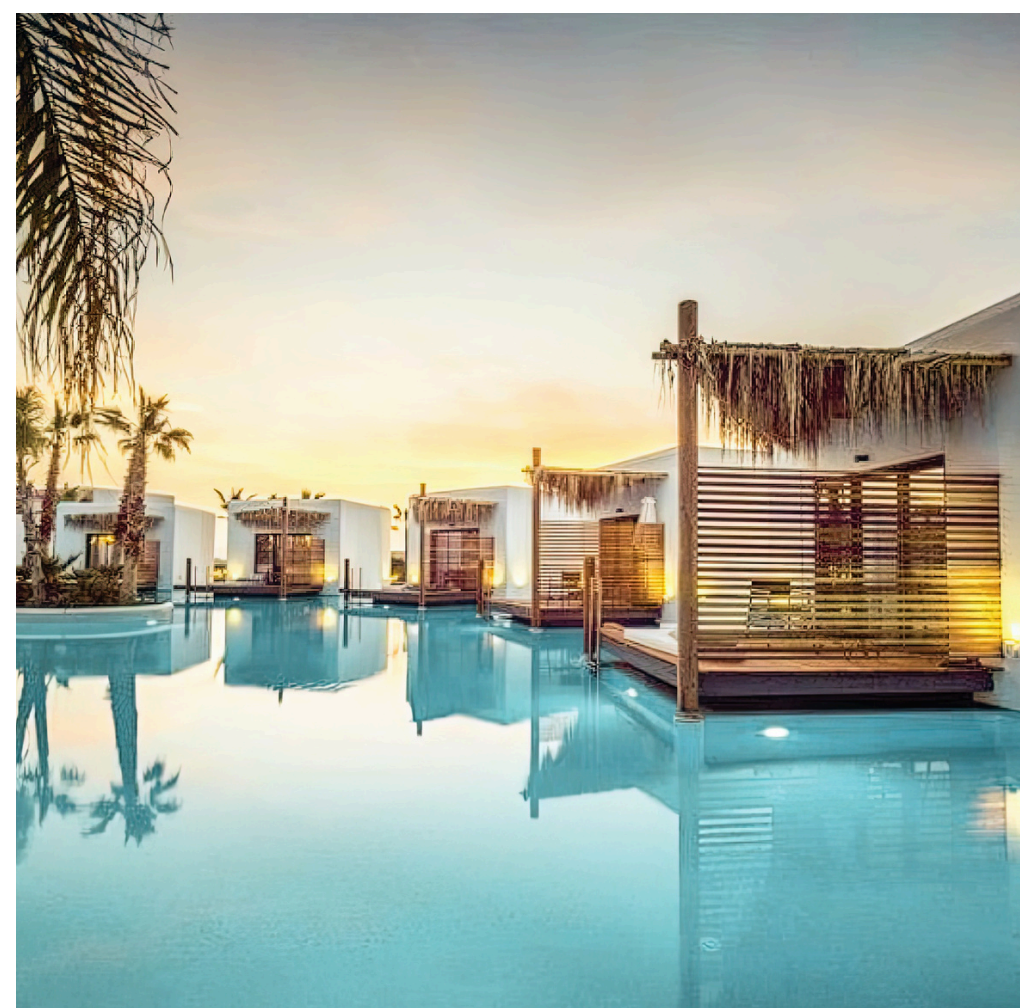
## SPACIOUS OPEN PLAN

## KITCHEN APPLIANCES

## EXPERT RENTAL MANAGEMENT

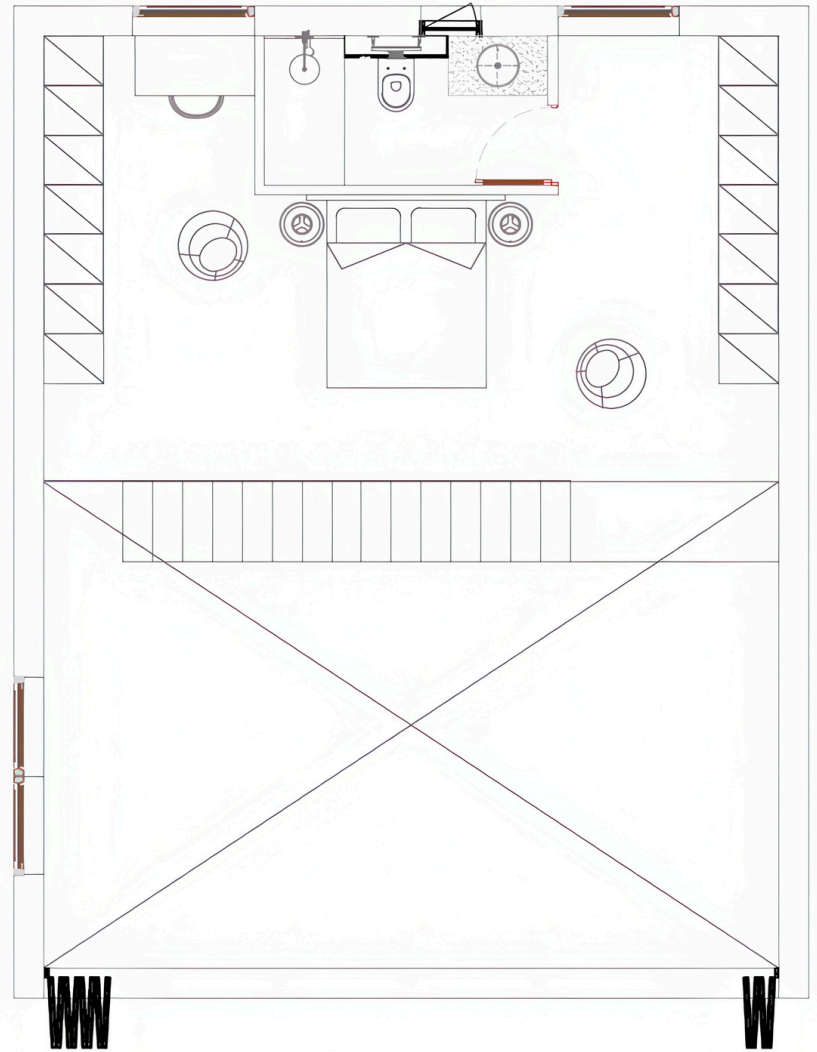
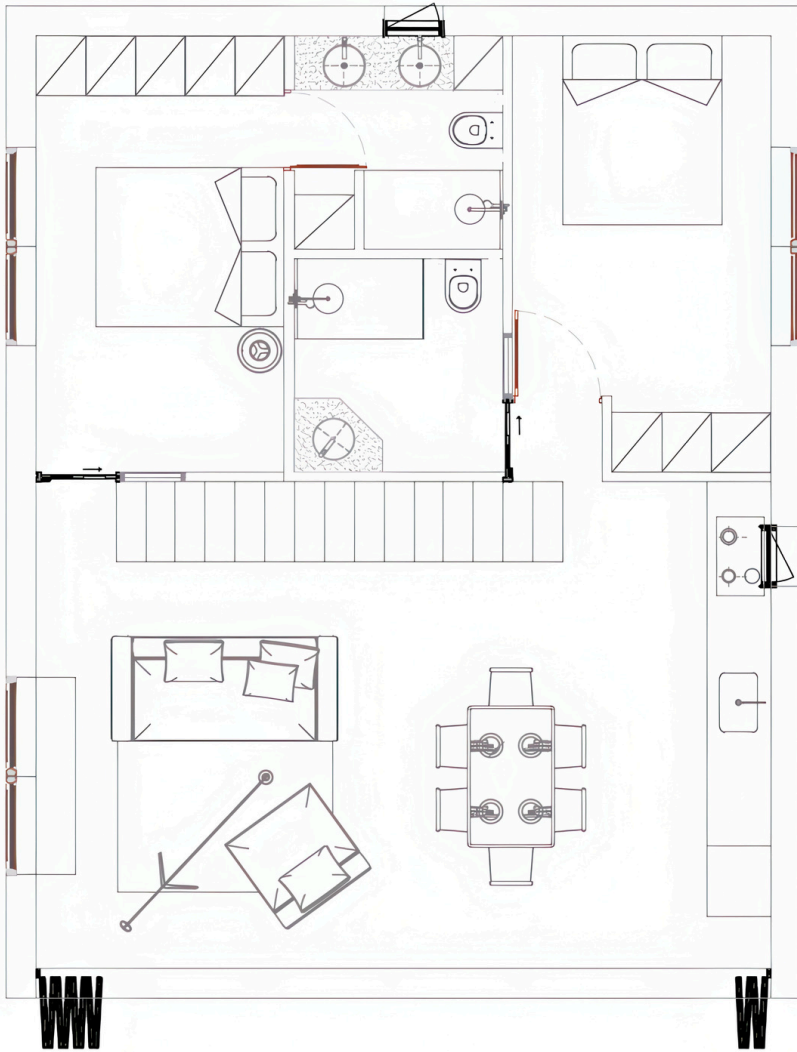


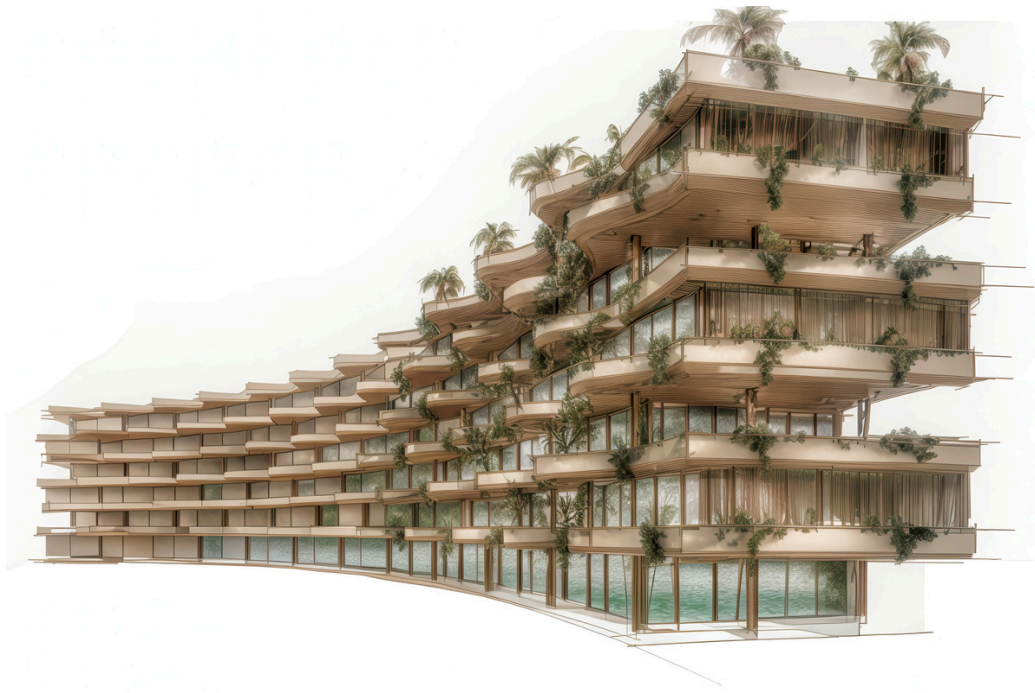
Prices  
Starting from  
**\$240,000**



PROPERTY TYPE	RESIDENTIAL
BEDROOM #	1
BATHROOM #	1
PROPERTY SIZE (TOTAL)	40 SQ M (NET INTERNAL AREA)
POOL	OUTDOOR (PRIVATE)
DATE OF BUILD	EST. 2028

# Luxury Mini Chalet Villa - Type C





# Luxury Apartment Suites

The building, developed on multiple floors, takes on a semi-circular shape that blends harmoniously with the surrounding tropical environment. On the ground floor, there is an area dedicated to collective activities and services, creating a welcoming and socially vibrant environment. This area becomes the beating heart of the building, where residents can enjoy conventional services, spaces for informal meetings and community activities.

The building houses 50 apartments distributed over different floors. Each housing unit is designed to maximize brightness and ventilation, ensuring a superior quality of life for residents. The panoramic windows overlook a unique view of the surrounding lot, offering a shared view of the central swimming pool, the elegant adjacent villas and the majestic gardens.

PROPERTY TYPE	RESIDENTIAL
BEDROOM #	STUDIO, 1 BED, 2 BED & 3 BED OPTIONS
BATHROOM #	1
PROPERTY SIZE (SOME WITH POOLS)	APPROX. 40, 60, 75, 93 & 156 SQM OPTIONS
POOL	OUTDOOR POOL
DATE OF BUILD	EST. 2028

## LUXURY FINISHES

### PREMIUM BUILD MATERIALS

### MANAGED SERVICES OFFERED

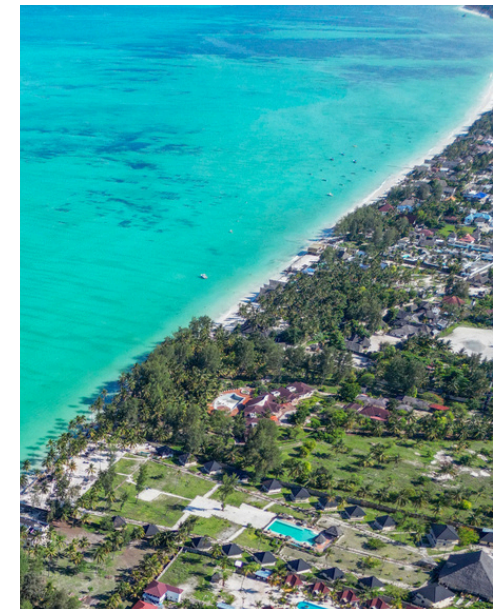
### AC & CEILING FANS

### LUXURY FURNITURE PACKAGES

### SPACIOUS OPEN PLAN

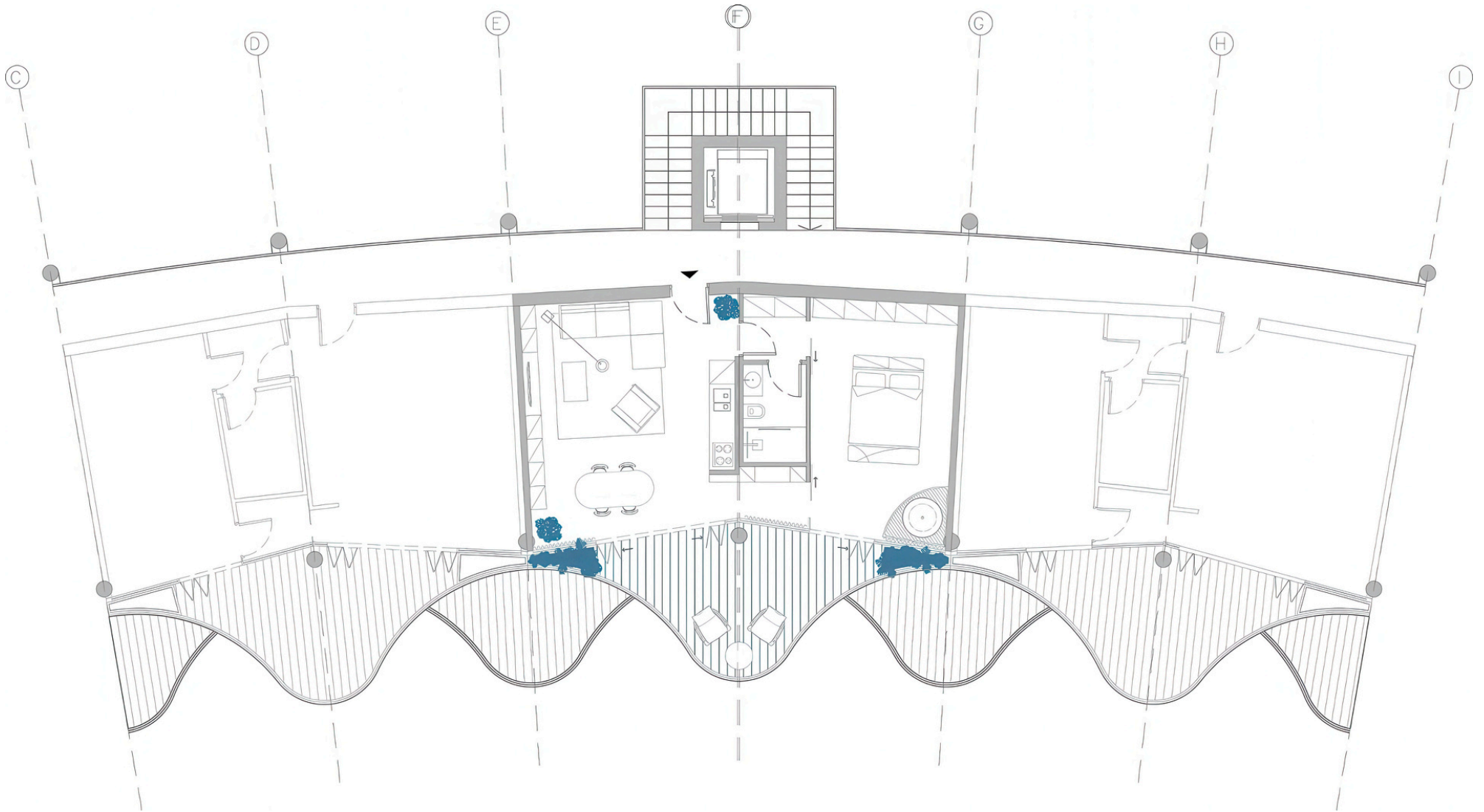
### TERRACE GARDEN VIEWS

### EXPERT RENTAL MANAGEMENT



Prices  
Starting from  
**\$100,000**

# Luxury Apartment Suites





# Masterplan Design Process



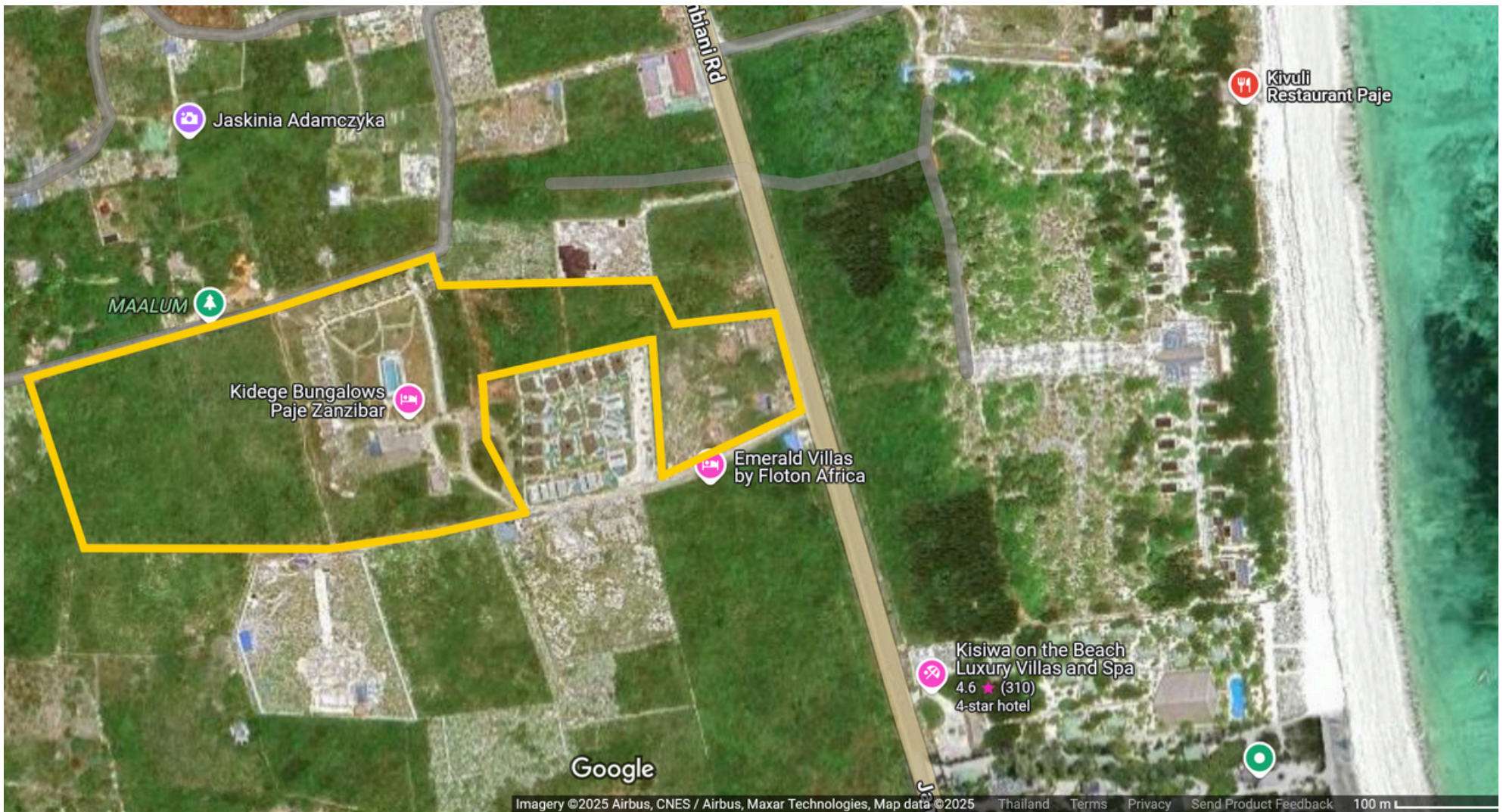
Exclusive 52,000 sqm development featuring commercial plaza, luxury villas, and apartments with main road frontage, professional concierge, and scenic riverine pool gardens.

# Development Masterplan



Situated within our resort-style complex, this masterplan harmonises chalet villas and apartments around a winding lagoon pool reminiscent of natural rivers. The development showcases meticulously manicured tropical gardens, world-class amenities, and an architectural vision executed with premium materials. Every detail reflects our unwavering commitment to excellence that distinguishes us in the luxury landscape.





SHIVO GARDENS PLOT - 

View the plot & area on [Google Maps](#)



Scan to View Plot

## THE PLOT

Boasting an expansive 52,000 SQM, this exceptional plot in Paje, Zanzibar, offers a resort-style complex with unique amenities, including on-site restaurant, kitchen, expansive communal pool, and ample storage.

Situated in a prime, rare and hard to find location for real estate within one of Zanzibar's most vibrant and culturally rich towns.

It is just a 5-minute walk from a breath-taking beach.



## Our Architecture & Landscape Partners

We are a joint venture created by two Italian firms HZ Studio and Sgaravatti Group, operating worldwide in the fields of architecture, engineering and landscaping. We are Italian, but above all we are Mediterranean. A territory which has been influenced by important ancient civilisations: Phoenicians, Carthaginians, Greeks, Romans, Byzantines, Ottomans and Arabs. This is our origin, our culture and our identity, and we are constantly working to promote the culture of beauty.



CHRISTIAN BONU  
Architecture Director



IVAN ZUCCA  
Engineering Director



ROSI SGARAVATTI  
Landscape Director



PIERPAOLO MURGIA  
Procurement Director

Christian Bonu and Ivan Zucca founded in 2006 HZ Studio - Architecture & Engineering firm based in Italy, with office in Milan and Cagliari .

The strong starting concept was the creation of a multidisciplinary platform of international character where, through an integrated architectural and engineering approach, it is possible to create architectures which engrave the ever-changing force of our own century. The firm's philosophy is the continuous search for innovative state-of-the-art solutions, as well as constant teamwork in the construction and management activities of building sites. The architectural, environmental, plant-related and executive quality of projects is analysed and developed through specific softwares stemming from the founders' international specialisation, in order to design buildings in which the planning and executive procedure are an integrated process. Their strenghts lie in avant-garde planning in contemporary design along with construction research and experimental technology. The design of architectural sustainable buildings, the innovative construction approach and the meticulous research in the energy sector bring the studio to a quality standard of extreme specialisation, as acknowledged by our numerous institutional and corporate clients.

Rosi Sgaravatti and Pierpaolo Murgia, continues the tradition of one of the most important and oldest Italian companies in the field of greenery, having successfully and continuously worked since 1820, the Sgaravatti Group.

The company's internal professional resources allow to fully manage, both in Italy and abroad, each project phase, also in the context of considerably complex orders, starting from the study of the territory, the planning, up to the environmental impact assessment. The production of selected lawns and typical Mediterranean essences, of which Sgaravatti supervises the entire life cycle from cutting to growing and plant positioning, guarantees high quality essences, safe grafting, as well as lush vegetation of large specimens. Over the years, the group has designed and built many parks and gardens in different parts of the world, such as the United Arab Emirates, Ukraine, Azerbaijan, Antigua and Tunisia. For two hundred years we have grown millions of plants, made small gardens, imperial parks, revived the desert, revegetated cliffs and escarpments, planted orchards and meadows, but above all we have cultivated and spread the love for green.



## Contact Us

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SCAN TO VIEW WEBSITE

designed by



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