



INFINITY

DEVELOPMENTS

Shaping destinations. Defining the future.



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Chairman's Letter

Warm Greetings,

It is a privilege to share the vision and progress of Infinity Group.

From the outset, our ambition has been clear: to build more than developments - we build platforms for long-term value, destinations that shape their surroundings, and projects that contribute meaningfully to the regions in which we operate. Today, Infinity has evolved into a diversified group spanning real estate, hospitality, education, heritage, and technology, with a growing presence across key markets including Zanzibar and Dubai.

Our approach is deliberate and disciplined. We focus on identifying high-potential locations, forming strategic partnerships with globally recognized brands, and executing developments that combine design excellence with commercial strength. Each project is conceived not only as a standalone asset, but as part of a broader vision to elevate communities, attract investment, and create lasting economic impact.

This progress is driven by a team that shares a commitment to execution, accountability, and long-term thinking. Their ability to translate vision into reality has been fundamental to our growth and to the trust we continue to build with our partners and stakeholders.

Beyond development, we remain committed to contributing to society through initiatives that support education, infrastructure, and community well-being. We believe that sustainable growth is measured not only by financial performance, but by the positive impact we create.

Looking ahead, our focus is on scaling responsibly - expanding our footprint, strengthening our partnerships, and delivering projects that set new benchmarks in the markets we serve. Zanzibar, in particular, represents a unique opportunity, and we are proud to play a role in its transformation into a globally recognized destination.

We remain confident in our trajectory and disciplined in our execution. The foundation we have built positions us strongly for the next phase of growth.

Thank you for your continued interest and trust.

Warm regards,

Samuel Saba

Chairman | Infinity Group

About Us

Infinity Developments is a dynamic and visionary real estate company headquartered in Dubai and operating across Zanzibar and East Africa, specializing in luxury residential, hospitality, and mixed-use developments. As part of **Infinity Group**, the company has established itself as one of Zanzibar's leading developers, delivering high-value projects that combine innovative design, cultural sensitivity, and long-term community impact. With a project pipeline exceeding **\$600 million** in gross development value, Infinity Developments is committed to redefining modern living through premium developments, including branded resorts and lifestyle communities, while also contributing to heritage preservation and sustainable growth across the regions it serves.



900+
Professional Staffs

\$600 Million
GDV

42
Projects

Board of Directors

A leadership team committed to delivering exceptional developments with precision, vision, and long-term value.



Chairman
Samuel Saba



President
Susana Seliman



Vice President (VP)
Taylor Saba



Chief Operating Officer (COO)
David Saba



Chief Design Officer (CDO)
Karla Fajar



Chief Financial Officer (CFO)
Rohit Kapoor

Why Zanzibar

Zanzibar stands at the intersection of untapped potential and global demand, making it one of the most compelling destinations for real estate investment and lifestyle development today.

A Rising Global Destination

Zanzibar is rapidly emerging as a world-class tourism and investment hub, with record-breaking visitor growth and increasing international attention. Its pristine beaches, rich cultural heritage, and strategic location in East Africa position it as a destination of both beauty and opportunity.

Strong Investment Fundamentals

Driven by growing tourism, infrastructure development, and foreign investor interest, Zanzibar offers high-yield investment opportunities with long-term capital appreciation. Developments such as integrated communities and branded residences reflect rising demand for quality real estate and modern living standards.

Unique Blend of Heritage and Modern Living

From the historic charm of Stone Town—a UNESCO World Heritage Site—to contemporary developments, Zanzibar offers a rare balance between cultural authenticity and modern luxury. Infinity Developments embraces this philosophy by preserving heritage while introducing innovative, future-ready communities, while the unique history and cultural richness of Stone Town set it apart from other island destinations, making it more competitive, further strengthened by political stability and a highly pro-investment government.

Strategic Growth Market

As one of Africa's fastest-growing property markets, Zanzibar benefits from government support, increasing infrastructure, and a favorable investment climate. The island continues to attract global brands and large-scale developments, positioning it as a key player in the region's economic future.

Lifestyle Beyond Investment

Zanzibar offers more than returns—it delivers a complete lifestyle experience. From beachfront living and wellness-focused environments to vibrant community spaces, developments are designed to foster a strong sense of belonging and elevated living.

Quality of Life

Part of Tanzania, with 66 million people that have over 6% GDP growth that view this as their favorite place to holiday and close to home



Where Innovation Meets Luxury in Every Project.



Vision and Mission

Mission

To lead the East African real estate sector by delivering innovative, high-quality developments that foster community growth, enhance everyday living, and build long-term value for all stakeholders.

Vision

To become the largest and most trusted real estate developer in East Africa, pioneering transformative developments that shape the region's future and redefine industry standards.

The Eight Principles of INFINITY

01 We Build for Generations, Not Cycles

Our developments are designed to endure - in value, relevance, and quality - long after delivery.

02 Location is a Strategic Decision

We invest where future demand will exist, not where current demand is saturated.

03 Capital Preservation Comes First

Protecting investor capital is the foundation of every decision. Returns follow discipline.

04 Quality Defines Our Brand

From design to execution, every detail must meet international standards without compromise.

05 We Create Destinations, Not Projects

Each development must elevate its surroundings and contribute to a larger ecosystem.

06 Partnerships Accelerate Value

Collaborating with global brands and operators strengthens credibility, demand, and long-term performance.

07 Simplicity and Speed Win

Clear strategy, fast execution, and disciplined decision-making are our competitive advantages.

08 Reputation is Our Greatest Asset

Trust is earned through consistency. Every project must reinforce the integrity of the brand.



Partners





Development Portfolio

Infinity Developments has a diverse portfolio of projects at various stages of development, totaling hundreds of millions in GDV.





ANANTARA

ZANZIBAR RESORT
& RESIDENCES



**AFRICAN
HOTEL
AWARDS**
in association with
**INTERNATIONAL
PROPERTY
& Travel**

BEST HOTEL
ARCHITECTURE
AFRICA

Anantara Zanzibar Resort
& Residences
by Infinity Design
& Architecture

2025-2026

Anantara Zanzibar Resort & Residences

Project Completion: **Q4 2027**

Anantara Zanzibar Resort & Residences is a flagship five-star beachfront development set across 12.7 hectares in Nungwi, on the northern tip of Zanzibar. Comprising 231 units, including branded residences, private villas, and luxury suites, the project combines world-class hospitality with refined coastal living. Developed in partnership with the globally recognized Anantara brand, the resort is designed to redefine luxury in East Africa.

Anantara Zanzibar features a curated selection of luxury amenities, including a beachfront club, Sumosan as its signature specialty restaurant, a state-of-the-art spa, a rooftop bar, the exclusive Kasara Lounge, saltwater lagoon pools, direct beach access, a grand reception area, a gourmet café, a tropical tiki bar, a dedicated kids' club and much more.



12.7
Hectares Plot



231
Unit Keys



5
Star Brand

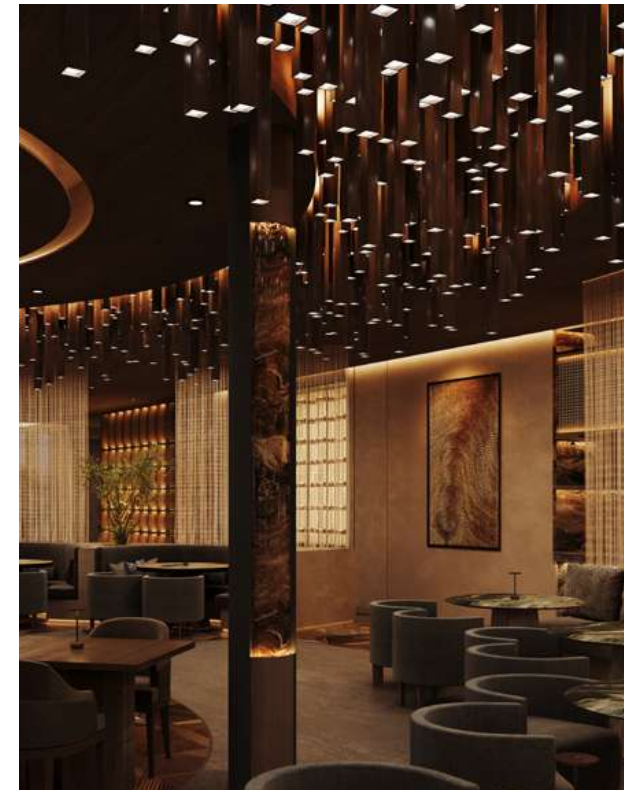
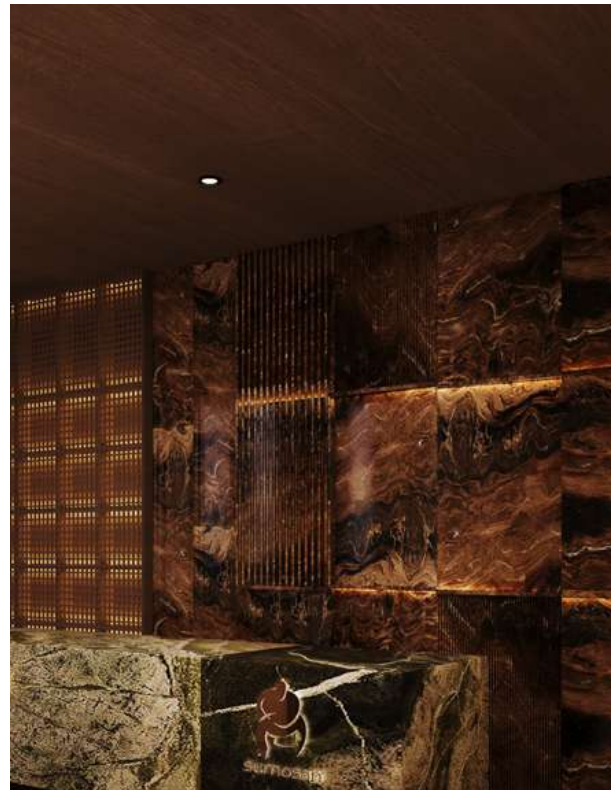






A highlight of the development is its partnership with Sumosan, the internationally acclaimed contemporary Japanese restaurant brand. Set to operate the resort's signature dining venue, Sumosan brings a new level of culinary excellence to Zanzibar, offering refined Japanese cuisine in a luxurious oceanfront setting.

Sumosan Zanzibar has been carefully integrated into the architectural and experiential vision of the resort. Positioned along the oceanfront, the restaurant has been designed to reflect the refined aesthetic and global identity of the Sumosan brand while embracing the natural charm of Zanzibar. The interiors combine clean, modern lines with locally sourced materials - creating a dining atmosphere that is both elegant and grounded in place.





INFINITY HILLS

Infinity Hills

Project Completion: **Q4 2028**

Infinity Hills is a large-scale residential development in Zanzibar, comprising 1,112 apartments alongside retail and office spaces, designed to set new standards in modern urban living. The project integrates essential infrastructure, landscaped parks, and recreational facilities, including a community pool, green spaces, and family-friendly outdoor areas that support a balanced lifestyle. Strategically located near GEMS International School Zanzibar, healthcare facilities, and within close proximity to Stone Town and the beach, it offers strong connectivity and everyday convenience.



1,112
Apartments & Shops



Zanzibar's Largest
Residential Community



Infinity
Hills Mall



INFINITY
WALK

Infinity Hills Mall

Infinity Hills Mall serves as the retail and lifestyle anchor of the development, designed to complement the residential community while also attracting the wider Zanzibar market. The mall brings together a curated mix of international and local retail outlets, dining options, a supermarket, and everyday convenience services, creating a centralized destination for shopping and social interaction.

Its contemporary design features open, accessible layouts that integrate seamlessly with the surrounding residential and office components, encouraging natural footfall and connectivity. Positioned as both a commercial hub and a social gathering space, Infinity Hills Mall plays a key role in activating the community and contributing to the overall economic growth of the area.



GEMS

International School



GEMS International School, Zanzibar

Project Completion: **Q4-2027**

The school offers a structured academic program based on the British curriculum, covering education from Kindergarten to Grade 12. This curriculum is designed to provide a progressive learning journey aligned with international standards, helping students build strong foundations in core subjects while encouraging creativity, critical thinking, and global awareness. The school intends to accommodate up to 1,500 students, making it a significant educational development in the region.



British
Curriculum



Academic
K-12



Students
1500+

GEMS

International School
ZANZIBAR







NH COLLECTION

ZANZIBAR • PEMBA ISLAND RESORT



Nh Collection, Zanzibar Pemba Island Resort

Project Completion: **Q3-2028**

The Pemba Hotel is envisioned as a contemporary coastal retreat that harmonizes modern hospitality with natural serenity. The 177-key development integrates villas and suites along the island's waterfront, offering a balanced composition of privacy, comfort, and open green space. Its design celebrates Pemba's tropical character, combining refined architectural forms with soft landscaping and views of the turquoise ocean.

The Pemba Hotel integrates wellness, leisure, and recreation into a cohesive resort environment. Each zone has been designed to support comfort, relaxation, and an elevated sense of connection to the island's natural setting.



177
Unit Keys



Wellness
Retreat



5
Star Brand









Pemba Living



Pemba Living

Project Completion: **Q2-2028**

Pemba Living is an exclusive collection of ultra-luxury private villas located along the pristine coastline of Pemba Island, offering uninterrupted views of the Indian Ocean. Designed as secluded private estates, each six-bedroom villa features expansive living areas, private suites, a cinema, and dedicated service spaces, ensuring both comfort and functionality.

The architecture emphasizes seamless indoor-outdoor living through large openings and terraces that maximize natural light, sea breeze, and ocean views. Set within a secure, low-density environment, Pemba Living represents a refined coastal development focused on privacy, scale, and timeless design.



Prime Location
Beach Front



Ultra Luxury
Private Villas









ANANTARA

STONE TOWN

Anantara Stone Town - UNESCO

Project Completion: **Q3-2026**

Infinity Developments restored Zanzibar's iconic 17th-century fort, preserving original stonework while revitalizing its courtyard into a vibrant public space with curated dining and cultural programs, making it a landmark of community and heritage.

The interiors of Anantara Stone Town are shaped by a careful balance between heritage architecture and contemporary design. Spatial planning, material selection, and detailing have been approached with restraint, allowing the historic character of the building to remain legible while supporting modern hospitality requirements.



4

Unit Keys



5

Star Brand







Africa House Garden - UNESCO

Project Completion: **Q3-2026**

Africa House Garden is a revitalized public space in the heart of Stone Town, designed to restore one of Zanzibar's most iconic coastal landmarks. The project enhances the historic setting with carefully planned landscaping, open gathering areas, and a layout that supports both leisure and cultural activities, while maintaining the character of its surroundings.

The garden integrates a restaurant, jetty, and recreational facilities, creating a vibrant destination that connects the community with the waterfront. Designed as a multifunctional space, Africa House Garden serves as a social and cultural hub, supporting tourism, public engagement, and everyday use within a well-structured and accessible environment.



Public Garden
With Recreational Spaces



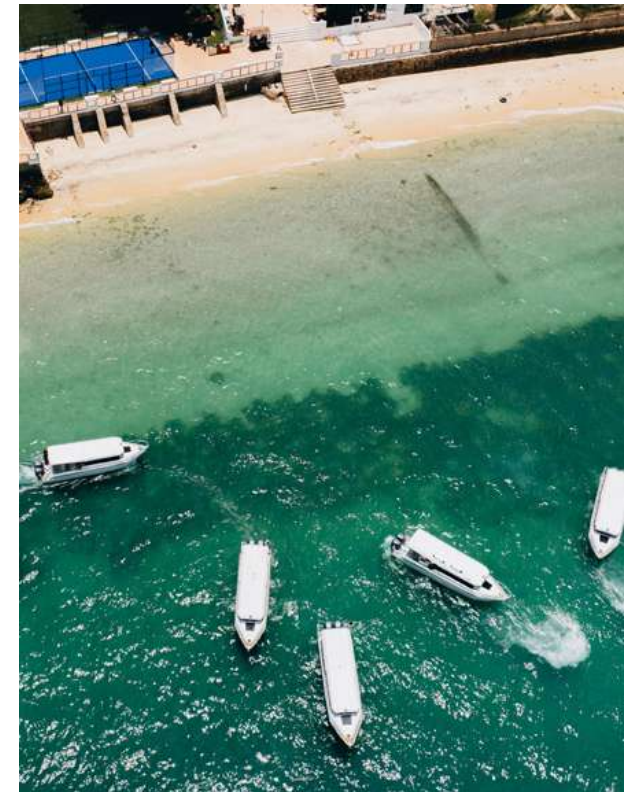
Cafe & Kiosks
Within the Garden



Integrated Lifestyle & Leisure Experience

Karibu Padel, Maru Cafe, and Karibu Marine together form a key part of the Africa House Garden experience, bringing together recreation, dining, and waterfront activity within a single, integrated setting. Karibu Padel introduces a contemporary sports element with dedicated courts that encourage active engagement, while Maru Cafe offers a relaxed dining environment that complements the garden's atmosphere, serving as a social space for visitors.

Extending this experience to the waterfront, Karibu Marine operates from the jetty, enhancing accessibility to the ocean and supporting marine-related activities. Together, these components create a well-balanced mix of leisure, lifestyle, and functionality, contributing to the overall vibrancy and usability of the development.





Old Fort - Ngome Kongwe - UNESCO

Project Completion: **Q3-2026**

The Old Fort-Ngome Kongwe Zanzibar stands as a beacon of history and culture, drawing both locals and tourists to its storied grounds. This project outlines a comprehensive plan to further develop the fort into a vibrant cultural hub, enhancing its appeal and providing sustainable tourism opportunities.

To enhance the Old Fort-Ngome Kongwe Zanzibar and enrich the experience for both locals and tourists, a series of key renovations have been undertaken. These improvements aim to preserve the fort's historical significance while providing modern amenities and attractions that cater to a diverse audience.



Heritage Restoration
With Preservation Standards



Kiosks
Retail and Food



Museum
Within Historic Towers







Villa Seareenity, Ras Al Khaimah

Project Completion: **Q3-2026**

Seareenity Beach Villa as a luxurious beachfront boutique accommodation designed to provide guests with a relaxing and memorable stay by the ocean. Inspired by the peaceful atmosphere of waves and tropical surroundings, the villa focuses on delivering a calm and exclusive getaway experience. The property highlights spacious rooms, stunning views of the Indian Ocean, and personalized hospitality to ensure visitors feel comfortable and welcome throughout their stay.

In addition to accommodation, the property highlights several amenities such as high-speed Wi-Fi, in-room dining, and a private beachfront area where guests can relax and enjoy scenic sunrises over the ocean. The villa also features an in-house restaurant recognized among the top 10% of restaurants worldwide, offering guests quality dining without leaving the property. Located in Kivulini Beach, Ukunda, Kenya, the villa aims to combine luxury, comfort, and natural beauty to create an exceptional seaside retreat.



406 SqM
Total Area



5 Luxurious
Bedrooms & Baths







High Court Museum - UNESCO

Project Completion: **Q3-2026**

The High Court Museum in Zanzibar is a restoration and adaptive reuse project that transforms a historic judicial building into a public cultural institution. The development preserves the original architectural character of the structure while introducing carefully planned exhibition spaces that present the history of Zanzibar's legal system and its broader historical context.

Designed to balance heritage conservation with modern functionality, the museum features curated galleries, interpretive displays, and improved visitor circulation. The project repositions the building as an accessible educational and cultural destination, ensuring its continued relevance while maintaining its historical significance.



Exhibition
And Gallery Spaces



Accessibility
And Visitor Experience





Infinity Headquarters, Zanzibar - UNESCO

Project Completion: **Q3-2026**

The Malindi Building serves as the headquarters of Infinity in Zanzibar, representing a considered approach to integrating heritage preservation with modern construction. The structure has been carefully reconstructed to retain its original limestone façade, maintaining the architectural character, proportions, and identity of Stone Town's historic streetscape.

Behind the preserved exterior, a contemporary steel framework forms the structural core, making it the first steel-structured building within Stone Town. This approach ensures durability and long-term resilience while remaining fully aligned with the heritage context. Located in the Malindi district, the building reflects a balanced methodology where historic architecture is preserved and enhanced through modern engineering, supporting current functional requirements without altering its original identity.



First Steel Structured
Building in Stone Town



Limestone
Preserved Original Facade





Infinity Orphanage

Project Completion: **Q4-2026**

The Infinity Orphanage is a purpose-built residential and educational facility designed to provide a safe, structured, and supportive environment for children. Planned to accommodate over 80 children, the development includes a comprehensive range of spaces such as dormitories, learning areas, healthcare facilities, and recreational zones, ensuring a balanced approach to care, education, and daily living.

The design focuses on functionality, comfort, and long-term adaptability, with clearly defined zones for living, learning, and wellbeing. Facilities such as a library, clinic, dining areas, outdoor play spaces, and vocational areas are integrated to support both personal development and community interaction. Conceived as an expandable project, the orphanage is structured to grow with future needs while maintaining a consistent and well-organized environment.



80+
Children



Quality
Rooms and Facilities







Hamamni Hamam - UNESCO

Project Completion: **Q3-2026**

Hamamni Hamam is a historic restoration project that focuses on preserving one of Stone Town's most culturally significant bathhouses. The intervention maintains the original architectural elements, including its distinctive stone structure and spatial layout, while introducing careful upgrades to improve accessibility and long-term preservation.

The project enhances the site's role as a cultural and educational destination, allowing visitors to experience an important part of Zanzibar's heritage. Through sensitive restoration and minimal intervention, Hammani Hamam continues to reflect its historical function while being adapted for public engagement.



Public Bathhouse
Restoration



Stone Architecture
Preserved



HAMAMNI
UN MONUMENTO STORICO, UNO DEI PIÙ ANTICHI DELLA
CIVILTÀ ISLAMICA, HA SOFFERTO PER ANNI
DI ABANDONO E DI DEGRADAZIONE. PER
RIPULIRE E RISTRUTTURARE QUESTO MONUMENTO
È STATA COSTRUITA LA SALINA, UN COMPLESSO
DI EDIFICI CHE ACCOGLIE I VISITATORI E
OFFRE UNO SPAZIO PER IL RILASSAMENTO.
IL COMPLESSO È SITO IN UN'AREA
PROTETTA E È ACCESSIBILE A TUTTI.
PER INFORMAZIONI, CONTATTATE IL SERVIZIO
INFORMAZIONI AL NUMERO VERDE 800 10 10 10.

SMZ
PROTECTED HISTORICAL MONUMENT
HAMAMNI BATHS

60





Karavan Serai - UNESCO

Project Completed

Karavan Serai is a heritage restoration project that focuses on revitalizing a historic trading structure within Stone Town, preserving its architectural identity while adapting it for contemporary use. The project retains key structural and material elements, maintaining the character of the original building while introducing improvements that enhance functionality and usability.

The development repositions the space as a cultural and commercial destination, integrating retail, exhibition, and gathering areas within a restored historic framework. Through a balanced approach to conservation and adaptive reuse, Karavan Serai contributes to the preservation of Zanzibar’s urban heritage while supporting modern-day activity within the city.



Restoration
Historic Structure



Adaptive Reuse
Retail & Culture





INFINITY
FOUNDATION



INFINITY
FOUNDATION



Stone Town Painting

Infinity Developments led a landmark initiative in collaboration with the government to repaint and restore the architectural character of Stone Town, a UNESCO World Heritage Site. Over 2,700 buildings are planned to be repainted, breathing new life into the historic urban landscape while preserving its unique visual identity for future generations



Infinity Orphanage

Infinity Developments is building a dedicated orphanage in Zanzibar to support over 80 young girls with long-term care, shelter, and education.

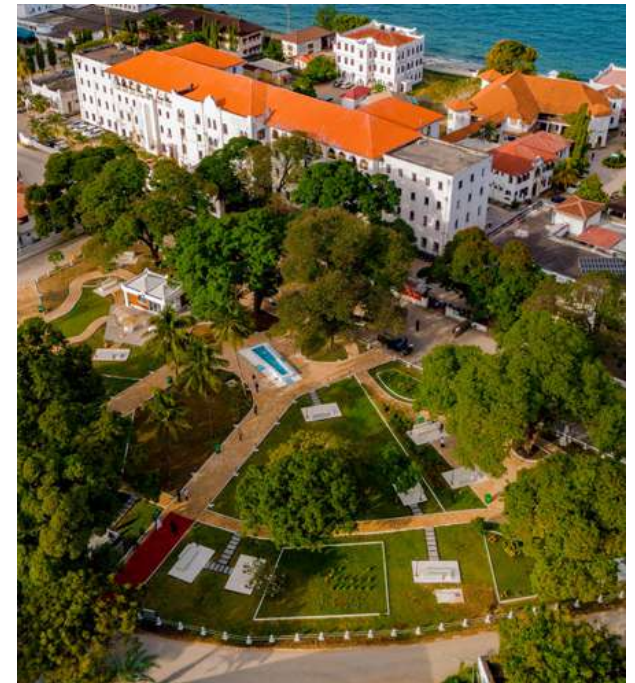
Designed for growth and well-being, the facility includes living quarters, learning spaces, a clinic, kitchen, play areas, and green gardens. Administrative spaces ensure smooth daily operations, while on-site caretakers and counselors provide essential support. With a focus on sustainability and expansion, the orphanage offers a safe, nurturing environment where children can thrive into adulthood.



Mnazi Mmoja Hospital Garden

Infinity Developments, in collaboration with Stone Town authorities, transformed a previously neglected area opposite Mnazi Mmoja Hospital into a modern public garden. Covering over 6,000m², the garden features landscaped lawns, shaded walkways, seating, ambient lighting, irrigation, and a café-offering a tranquil retreat for hospital visitors and the wider community.

The facility was officially inaugurated by President Dr. Hussein Ali Mwinyi on July 15, 2024, who encouraged residents to maintain its cleanliness and preserve the urban greenery. He praised the project for enhancing Stone Town's public spaces and tourism appeal.





INFINITY

DEVELOPMENTS



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