



**THE SUNSET RESIDENCY**  
LUXURIOUS APARTMENTS

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WELCOME TO SUNSET RESIDENCY

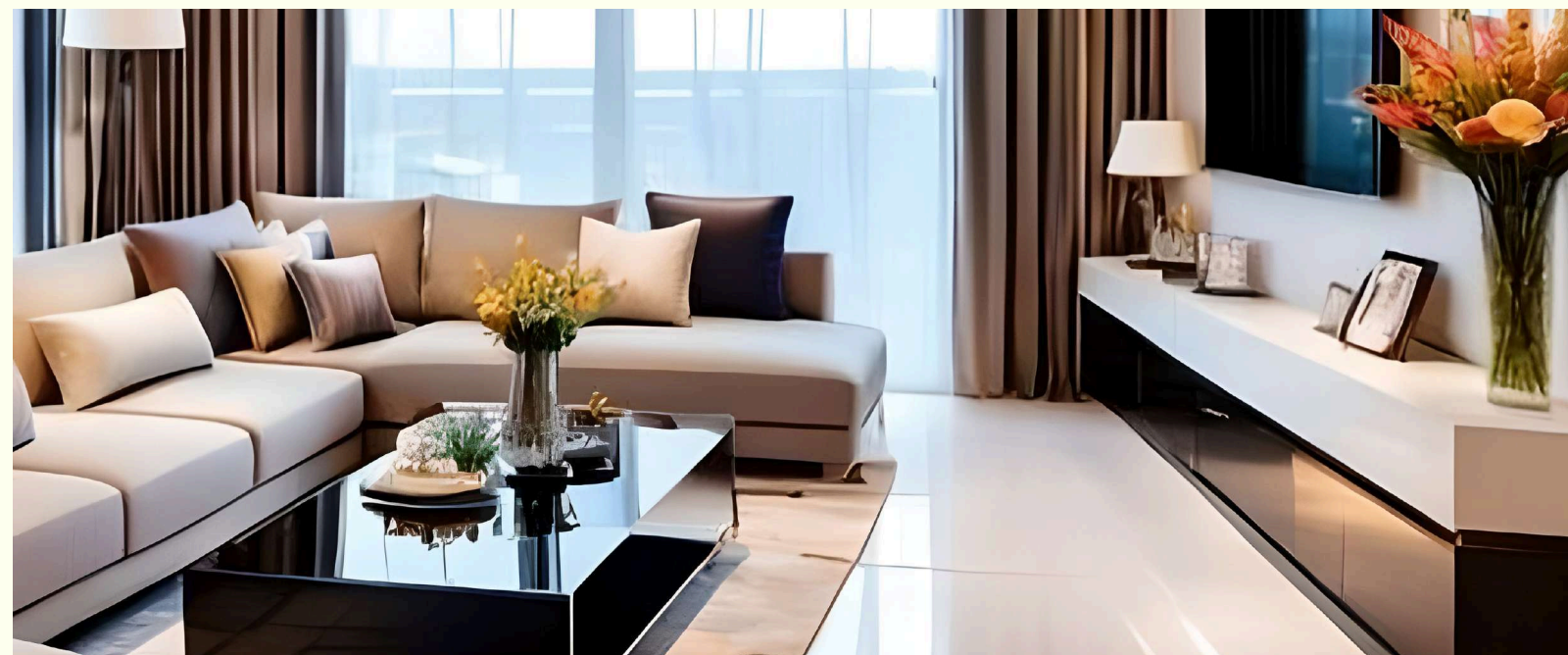
**Experience privacy, a secured and well-arranged environment with ample parking space, and well-organized gardens and landscaping.**



Sunset Residency is the epitome of luxurious living, nestled in the serene and upscale neighborhood of Salasala-Kinondoni in Dar es Salaam, Tanzania. Designed for the discerning few, Sunset Residency offers a unique blend of contemporary architecture, elegant interiors, and unparalleled amenities, ensuring a lifestyle of utmost comfort and sophistication.

At Sunset Residency, we believe in creating homes that are more than just living spaces—they are sanctuaries where elegance meets comfort, and privacy meets luxury.

6 | SUNSET RESIDENCY







## ABOUT THE PROJECT

### Experience Elevated Living at Sunset Residency

Sunset Residency offers you the chance to embrace a luxurious lifestyle with a stunning array of amenities. Our meticulously designed community provides everything you need to live your best life.

### Amenities

At Sunset Residency, we've crafted a selection of modern amenities to cater to your every need and desire, ensuring a comfortable and enriching experience.



### Roof Top Garden

Roof Top Garden Offers A Resting Place for Residence and bring into the view the Indian Ocean with Its Breezing and relaxing winds

### Disabled Friendly Environments

We have take into consideration the disabled community by adding ramps and spacious corridors for easy maneuvering using wheel chairs

### Ample Parking Space

Each Residence will have their own parking space which will be secured only to them



# THE APARTMENTS





EXTERIOR PRESENTATION

**Experience Privacy, Security, and Well-  
Arranged Environment**



At Sunset Residency, enjoy a tranquil and secure environment meticulously designed to offer privacy and luxury. The surroundings feature ample parking space, beautifully organized gardens, and exquisite landscaping.







## LOUNGE AREA

### Elegant and Customizable Lounges



Each unit boasts a uniquely designed lounge area that complements the overall elite aesthetic of the compound. The lounges are spacious, offering flexibility in design and decor, allowing residents to personalize their space according to their tastes.

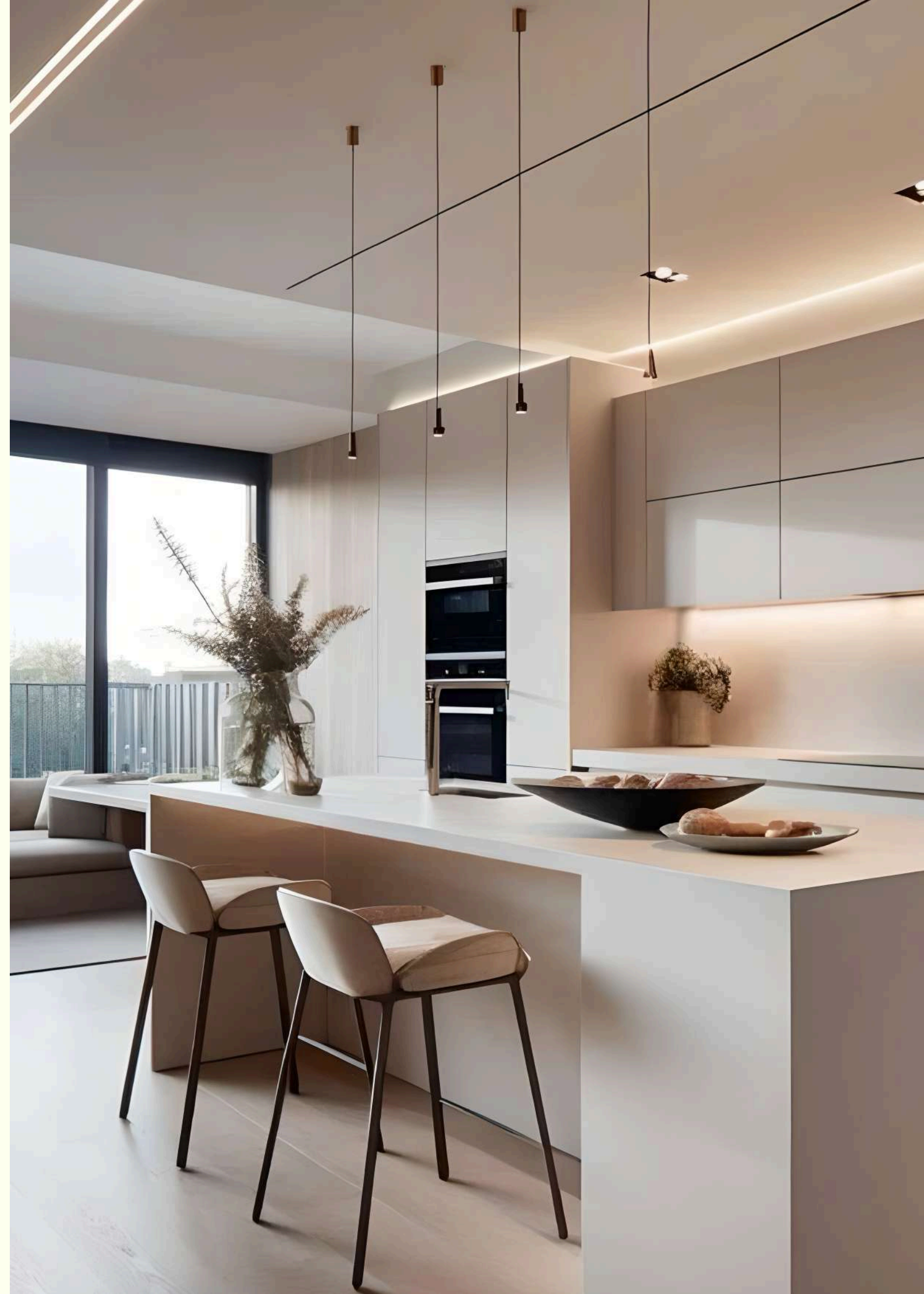


OPEN KITCHEN DESIGN

## Spacious and Modern Kitchens



The open kitchen design spans 25 square meters and is adorned with high-end finishes. This elegant kitchen layout enhances the high ceiling design, providing a sophisticated and functional cooking area.







## BEDROOMS

### Luxurious En-Suite Bedrooms



All bedrooms at Sunset Residency are en-suite, featuring spacious windows that ensure ample natural light and ventilation. The high ceilings and generous room dimensions offer endless possibilities for interior design and decoration.

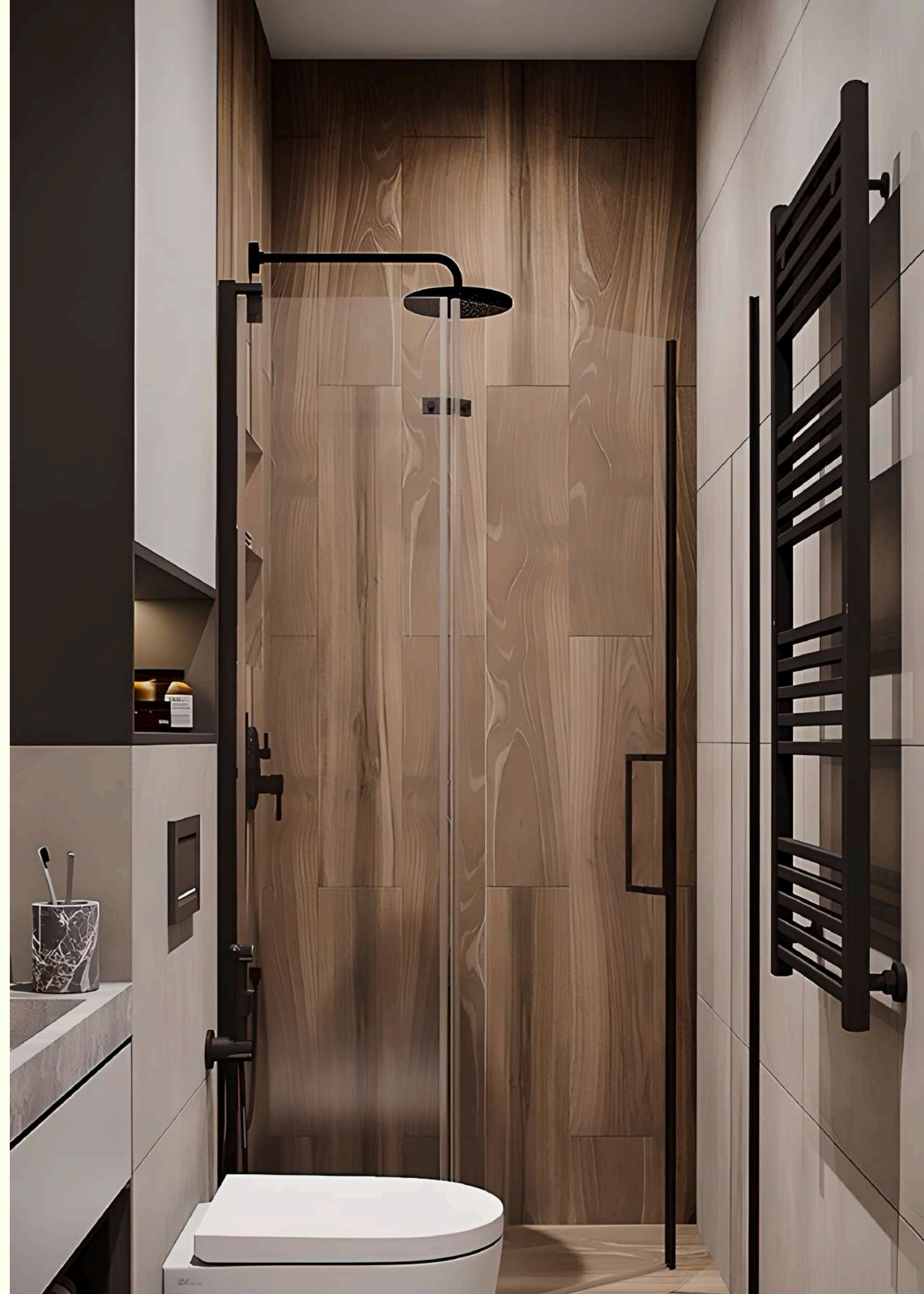


## BATHROOMS

### Modern and Stylish Bathrooms



Our bathrooms are styled with modern aesthetics and equipped with high-end ceramic materials. Full-body porcelain tiles cover the floors and walls, making cleaning effortless and ensuring impeccable hygiene.





# SITE AND FLOOR PLANS

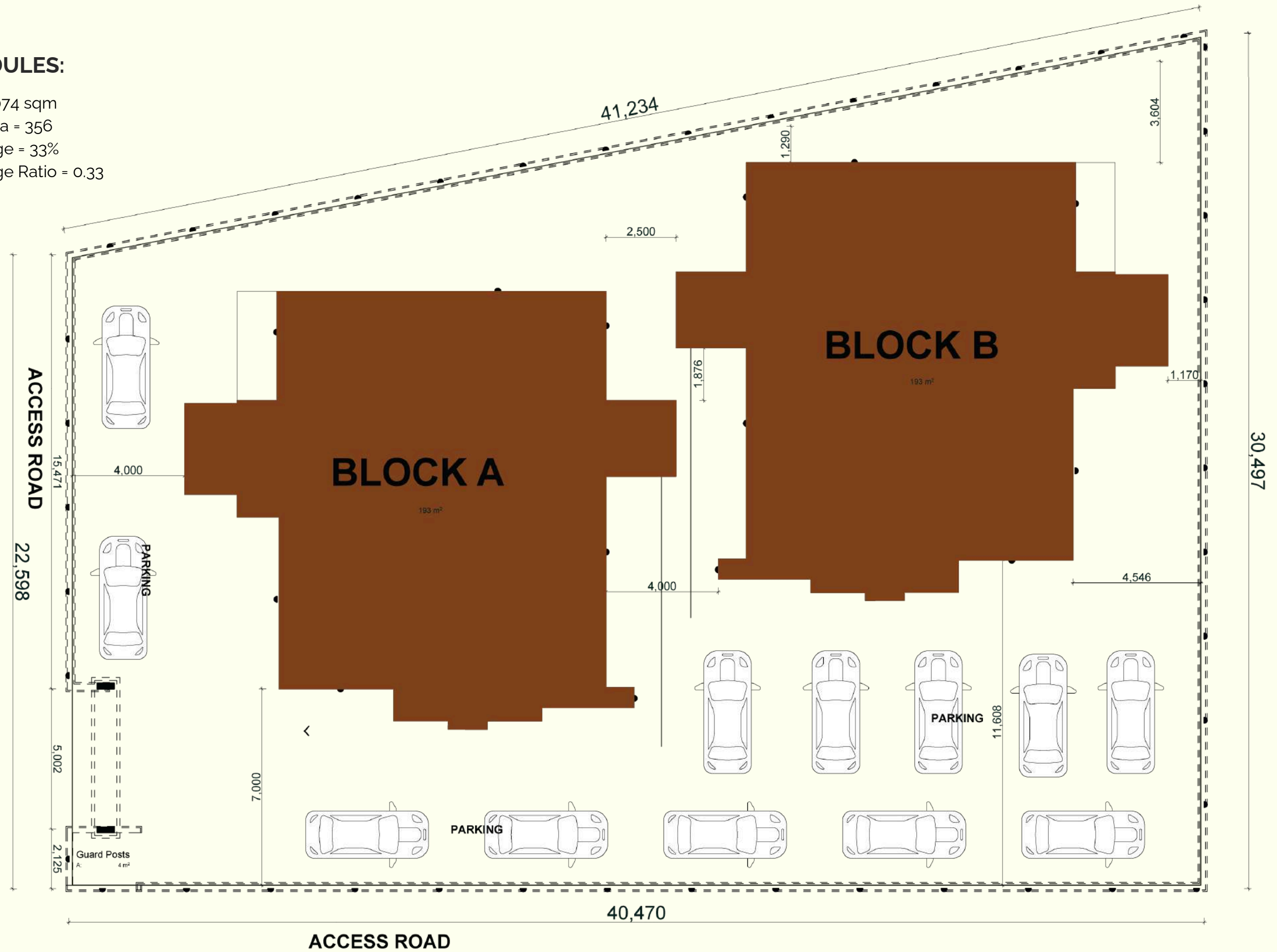




SITE PLAN

**SITE SCHEDULES:**

- 1. Plot size = 1074 sqm
- 2. Built-Up Area = 356
- 3. Plot Coverage = 33%
- 4. Plot Coverage Ratio = 0.33





FLOOR PLANS

UPPER FLOORS





FLOOR PLANS

GROUND FLOOR AP. 01A



Room Schedule	
Room Name	Measured Area
Living Room	29.32
Corridor	19.07
Kitchen	22.87
Bedroom 01	19.36
Bedroom 02	13.78
Bathroom 01	9.16
Public W/C	4.01
Bath 02	3.35
Private Balcony	6.09
Public Balcony	13.47
Lift	4.85
Stair Shaft	15.02
	160.35 m <sup>2</sup>



FLOOR PLANS

GROUND FLOOR AP. 01B



Room Schedule

Room Name	Measured Area
Living Room	29.32
Corridor	19.07
Kitchen	22.87
Bedroom 01	19.36
Bedroom 02	13.78
Bathroom 01	9.16
Public W/C	4.01
Bath 02	3.35
Private Balcony	6.09
Public Balcony	13.47
Lift	4.85
Stair Shaft	15.02
	160.35 m²



FLOOR PLANS

TYPICAL 1ST, 2ND AND 3RD FLOORS



Room Schedule	
Room Name	Measured Area
Stair Shaft	13.53
Lift	6.14
Living Room	31.38
Kitchen	22.87
Corridor	16.44
Bedroom 01	21.12
Bedroom 02	12.77
Bedroom 03	10.93
Bathroom 01	6.69
Bathroom 03	2.80
Bath 02	3.44
Public W/C	2.41
Public Balcony	17.65
Private Balcony	5.98
	174.15 m <sup>2</sup>



PENT HOUSE LOWER FLOOR



Room Schedule	
Room Name	Measured Area
Living Room	31.86
Kitchen	24.20
Corridor	14.70
Stair Shaft	13.50
Stair Shaft 02	9.78
Public W/C	1.85
Bathroom 01	9.88
Lift Pent House	5.45
Bedroom 01	20.96
Bedroom 02	13.92
Bathroom 02	6.10
Private Balcony 01	5.98
Public Balcony 01	18.22
	176.40 m <sup>2</sup>



FLOOR PLANS

PENT HOUSE UPPER FLOOR



Room Schedule	
Room Name	Measured Area
Lift Pent House	5.45
Stair Shaft	9.97
Foyer	12.53
Lounge	20.96
Corridor	17.60
Bathroom 03	6.03
Bedroom 03	13.92
Master Bedroom	42.90
W.I.C	10.62
Bathroom	11.60
Public Balcony 02	6.04
Private Balcony 02	19.19
	176.81 m <sup>2</sup>









## Awareness

Guests and residents are educated on our sustainable practices through signage and other touchpoints. Team members are encouraged to apply sustainability measures at work and home.

## Social Responsibility

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

## Water Management

- Landscaping with native plants to restore the native plant index to near pre-development conditions
- Using an insecticide-free mosquito management solution
- Stocking only healthy, coral-safe sunscreens in our shops

## SUSTAINABILITY

### Sunset Residency celebrates nature through its design and environmentally conscious practices.

Sunset Residency celebrates nature through its design and environmentally conscious practices.

### Responsible Design

We prioritize using materials that can be sustainably harvested in the surrounding area, including stone masonry, recycled wood, sustainably harvested wood and bamboo, and handcrafted products.

### Energy Efficiency

- Solar panels to power lighting fixtures, water heaters, and pool pumps
- Motion lighting detectors
- Heat pumps to reduce carbon dioxide emissions (compared to hot water generators)
- Low-energy LED bulbs



### Waste Management

- Separate garbage for disposal and recycling
- Prioritize eliminating single-use and disposable plastics
- Use natural compostable or reusable materials





## THE DEVELOPER

**Sunset Residency is proudly developed by Swahili Units, a distinguished Real Estate and Building Company known for its unwavering commitment to creating exceptional living spaces.**

With a reputation for excellence, Swahili Units has consistently delivered high-quality developments that prioritize sustainability, innovation, and the needs of its residents.

### **Commitment to Quality**

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At Swahili Units, quality is at the core of everything we do. From the initial planning stages to the final touches, every aspect of our projects is meticulously managed to ensure the highest standards of construction and design. Our team of experienced architects, engineers, and designers work collaboratively to create homes that are not only aesthetically pleasing but also built to last.

### **Sustainability and Innovation**

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We believe in building for the future, which is why sustainability is a fundamental principle in all our projects. Swahili Units incorporates eco-friendly practices and materials, ensuring that our developments harmonize with the natural environment. From energy-efficient systems to sustainable building materials, we strive to minimize our ecological footprint while providing modern, comfortable living spaces.

**We invite you to explore the opportunities at Sunset Residency and discover the exceptional living spaces we have created with you in mind.**







INVEST WITH US

## Discover the Benefits of Investing in Sunset Residency

Investing in Sunset Residency offers a unique opportunity to be part of a premier community with unparalleled amenities and breathtaking views. Our development promises a luxurious living experience and valuable investment in one of the most sought-after locations.



### Why Invest?

- High-quality construction and design
- Exclusive amenities for residents
- Strong potential for property value appreciation
- Exceptional rental yield prospects
- Secure and gated community
- Comprehensive property management services
- Eco-friendly and sustainable development
- Proximity to key attractions and transport links
- A vibrant and welcoming community atmosphere

### Take the Next Step

Secure your place in Sunset Residency today and enjoy the benefits of luxury living and a sound investment. Contact our sales team for more information on how you can become a proud owner of a piece of this exceptional community. We look forward to welcoming you to Sunset Residency.





## PRICING PLANS

### APARTMENT PAYMENT PLAN

UNFURNISHED PLAN	PAYMENT STAGE	PRICE IN TZS	PRICE IN USD
	PRE-SALE	331,723,000	125,000
	AFTER COMPLETION	358,260,000	135,000

FURNISHED PLAN	PAYMENT STAGE	PRICE IN TZS	PRICE IN USD
	PRE-SALE	398,000,000	150,000
	AFTER COMPLETION	424,600,000	160,000

### PENT HOUSE PAYMENT PLAN

UNFURNISHED PLAN	PAYMENT STAGE	PRICE IN TZS	PRICE IN USD
	PRE-SALE	606,375,000	225,000
	AFTER COMPLETION	673,750,000	250,000

FURNISHED PLAN	PAYMENT STAGE	PRICE IN TZS	PRICE IN USD
	PRE-SALE	768,075,000	285,000
	AFTER COMPLETION	808,500,000	300,000

#### NOTE

- This plan applies to both Block A and Block B, where Block A is expected to end on the **31st of December 2024** and Block B will end on the **30th of June 2025**.
- The pre-sale price is applicable before the completion of each respective building.







# THE SUNSET RESIDENCY

LUXURIOUS APARTMENTS

## CONTACT INFORMATION:



### EMAIL:

[INFO@SUNSETRESIDENCETZ.COM](mailto:INFO@SUNSETRESIDENCETZ.COM)

[INFO@SWAHILIUNITS.COM](mailto:INFO@SWAHILIUNITS.COM)



### PHONE:

+255 762 156 762

+255 764 777 485

+255 767 968 000

+255 767 333 787



### WEBSITES:

[WWW.SWAHILIUNITS.COM](http://WWW.SWAHILIUNITS.COM)

[WWW.SUNSETRESIDENCETZ.COM](http://WWW.SUNSETRESIDENCETZ.COM)

