

AIYANA

EVER BLOOMING

Fact Sheet

AIYANA

EVER BLOOMING

WELCOME TO

THE AIYANA RESORT & SPA

Not only considered as the most elegant, stylish, and ultimately beautiful Beach Resort in Pemba Zanzibar,
The Aiyana Resort & Spa is a place designed for Lovers
lovers of Nature, lovers of Great Food, and simply, people in Love.
But The Aiyana is also much more than a sanctuary of romance.
It is a celebration of design and architectural beauty, where every curve, every texture, and every space has been imagined with harmony and purpose an invitation to live in art.
Nestled within the resort lies a flourishing botanical garden and organic farm, lovingly cultivated by our team a testament to our deep connection with the land and our belief in natural abundance.
And as one of the very few properties in the region to house its own art gallery, The Aiyana is also a haven for creators, dreamers, and curious minds a space where inspiration flows freely, and where the soul can wander as much as the body rests.

Our Villas

The AIYANA is a luxurious accommodation option that offers stunning views of the Indian Ocean. The hotel features **30** villas, each individually designed and decorated to offer a unique and personalized experience for its guests.

The villas are typically situated along the beachfront overlooking the ocean, providing breathtaking panoramic views of the sea. They are designed with modern amenities and luxury furnishings, including king-size beds, spacious living areas, private outdoor spaces, and en-suite bathrooms with luxurious toiletries.



Found on the untouched northern coast of Pemba Island, The Aiyana is not just a resort , it's a statement. A statement of intention, of respect for nature, of design with meaning.
Built around the philosophy of simple materiality and consummate craftsmanship, The Aiyana was designed to disappear into its surroundings not to dominate them. Its 30 villas, all facing the Indian Ocean, offer not only views but a sense of alignment with nature's rhythm. Every door, every stone, every line was thought through with care, using locally sourced materials, traditional Zanzibari techniques, and a minimalist beach aesthetic that speaks softly and sincerely.
Here, luxury means space, silence, and sincerity. Neutral tones. Lush gardens. En-suite bathrooms open to the sky. A lounge made for reflection, not performance. Modern comforts, but without noise.
Each evening, the energy shifts. The Wine & Dine concept turns every dinner into a moment of surprise on a sandbank, under a baobab, by the water's edge. No show, just presence.
The Aiyana is a place that doesn't try to be everything. It is what it is raw, refined, real.
It doesn't shout. It doesn't decorate. It doesn't pretend.
It invites you to slow down, to feel, to return to something essential.

Prestige Beach Villa

Our 8 Prestige Beach Villas have been designed with neutral tones and a sense of minimalist beach vibe throughout. Locally sourced materials such as wood have been used to create Zanzibari-style doors with lush well-kept gardens throughout. Each Prestige Beach Villa has been built to face the sea, and all come with an outdoor lounge area for relaxing as well as large en-suite bathrooms with indoor and outdoor showers. Each villa has all the modern amenities to make any stay comfortable and relaxing.

- Features & Amenities – One Bedroom Prestige Beach Villa
- 85 m² of elegant indoor living space
- Welcoming greeting area
- Bedroom with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- Ensuite bathroom with double sinks, separate bathtub, bidet, and private indoor & outdoor showers
- Tea and coffee station & fully stocked minibar
- Flat-screen TV with satellite channels
- Hairdryer, bathrobes, slippers, and complimentary toiletries
- Outdoor lounge area
- Rear and front garden with patio
- Additional Information:
- This villa can accommodate one extra bed only





PRESTIGE



85 m2

2 Adults

1 Double King Size Bed

- 2 Private Terraces with Beach Access
- Mini Bar

Bathroom with:

- 2 sinks
- 1 Bathtub
- 1 Indoor Shower
- 1 Outdoor Shower



Superior Beach villa

Our 18 Superior Beach Villas have been designed with neutral tones and a sense of minimalist beach vibe throughout. Locally sourced materials such as wood have been used to create Zanzibari-style doors with lush well-kept gardens throughout. Each Superior Beach Villa has been built to face the sea, and all come with an indoor lounge area for relaxing as well as large en-suite bathrooms with indoor and outdoor showers. Each villa has all the modern amenities to make any stay comfortable and relaxing.

Each one Bedroom Superior Beach Villa has sea view and is offering:

- 110 m² of refined indoor living space
- Welcoming greeting area
- Bedroom with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- Ensuite bathroom with double sinks, separate bathtub, bidet, and private indoor & outdoor showers
- Separate indoor lounge area
- Tea and coffee station & fully stocked minibar
- Flat-screen TV with satellite channels
- Hairdryer, bathrobes, slippers, and complimentary toiletries
- Rear and front garden with patio and ocean-facing sun loungers



Our Villas – Superior Beach Villa



SUPERIOR



110 m2

2 Adults + 2 Children

1 Double King Size Bed
+ 2 Extra Bed

- 1 Private Terrace with Beach Access
- Living Room
- Mini Bar

Bathroom with:

- 1 sink
- 1 Bathtub
- 1 Indoor Shower
- 1 Outdoor Shower









Ambassador Beach Villa with private Pool

Our 2 Ambassador Beach Villas with private Pool have been designed with neutral tones and a sense of minimalist beach vibe throughout. Locally sourced materials such as wood have been used to create Zanzibari-style doors with lush well-kept gardens throughout. Both Ambassador Beach Villa has been built to face the sea, and come with a lounge area for relaxing as well as large en-suite bathrooms with indoor and outdoor showers. Each villa has all the modern amenities to make any stay comfortable and relaxing.

Each two-bedroom Ambassador Beach Villas with private pool has sea view and offers:

- 180 m² of refined indoor living space
- 20 m² private infinity swimming pool
- Private beach access
- Rear and front garden with patio and ocean-facing sun loungers
- Welcoming greeting area
- Bedrooms:
- Master Bedroom 1 with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- ・Ensuite bathroom with double sinks, separate bathtub, bidet, indoor and outdoor showers
- Upstairs Bedroom 2 with 2 single beds, air conditioning and ceiling fan
- ・Private upstairs bathroom with indoor shower
- Living & Comfort:
- Separate room with indoor lounge area
- Tea and coffee station & fully stocked minibar
- Flat-screen TV with satellite channels
- Hairdryer, bathrobes, slippers, and complimentary toiletries
- Safe deposit box
- Telephone




WAY TO BEACH
PUBLIC ACCESS
SALA
DECKING
MASTER
BEDROOM
MASTER
BATHROOM
SHOWER
EXTERNAL
SHOWER
TO BEACH
INFINITY
SWIMMING
POOL
COVERED
SIT-OUT
LOUNGE
ENTRANCE
SERVICE
YARD


WAY TO BEACH
PUBLIC ACCESS
SERVICE
YARD
SALA
TERRACE
DECKING
SHOWER
EXTERNAL
BATHROOM
SECOND
BEDROOM
INFINITY
SWIMMING
POOL
TERRACE
ENTRANCE
SERVICE
YARD
STAIRCASE



AMBASSADOR



180 m2

4 Adults

- 2 Double King Size Beds

OR

- 1 Double King Size Bed + 2 Single Beds

- Private Terrace with Beach Access
- Private Pool
- Balcony
- Living Room
- Mini Bar

1 Indoor Bathroom and 1 Outdoor Bathroom with:

- 2 sinks
- 1 Bathtub
- 1 Indoor Shower
- 2 Outdoor Showers









Presidential Beach Villa with private Pool

Our Presidential Beach Villa with private pool has been designed with neutraltones and a sense of minimalist beach vibe throughout. Locally sourced materials suchas wood have been used to create Zanzibari-style doors with lush well-kept gardensthroughout. The Presidential Beach Villa has been built to face the sea with private beachaccess and comes with an indoor and outdoor lounge area for relaxing as well as a masterbedroom with large en-suite bathrooms with indoor and outdoor showers,

The Presidential Beach Villa has all the modern amenities to make any stay comfortable and relaxing.

The three-bedroom Presidential Beach Villa with private pool has sea view and offers:

- 240 m^2 of elegant indoor living space
- 30 m^2 private infinity swimming pool
- Private beach access
- Spacious front and rear garden with patio and ocean-facing sun loungers
- Welcoming greeting area
- Bedrooms:
- Master bedroom with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- ・Ensuite bathroom with double sinks, separate bathtub, bidet, indoor and outdoor showers
- Upstairs bedroom with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- ・Ensuite bathroom with double sinks, separate bathtub, bidet, and indoor shower
- Separate garden pavilion with 1 King-size bed, air conditioning, ceiling fan, safe deposit box, and telephone
- ・Ensuite bathroom with indoor shower and outdoor shower
- Living & Comfort:
- Indoor lounge and dining area
- Tea and coffee station & fully stocked minibar
- Flat-screen TV with satellite channels
- Hairdryer, bathrobes, slippers, and complimentary toiletries
- Safe deposit box in each room
- Telephone in each room
- Outdoor shower in all units
- Private beach access



3 bedrooms ocean view Presidential Villa with private pool and private beach (ground floor)







PRESIDENTIAL



240 m2

6 Adults

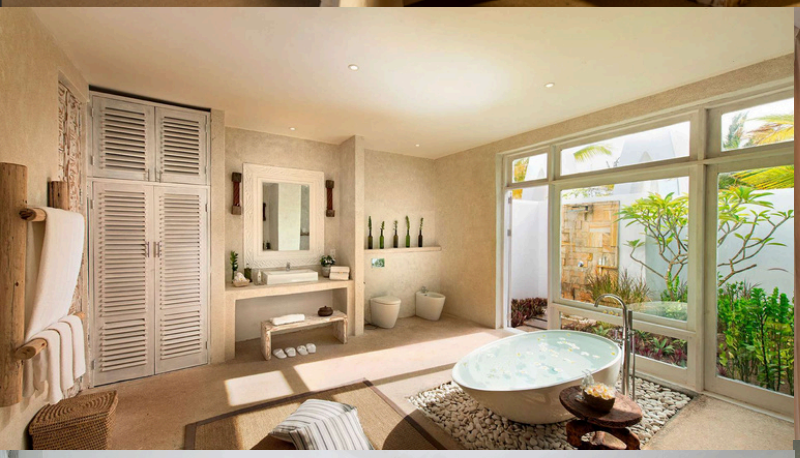
3 Double King Size Beds

- Private Terrace with Beach Access
- Private Pool
- Private beach
- Balcony
- Mini Bar

2 Indoor Bathrooms and 1 Outdoor Bathroom with:

- 3 Sinks
- 1 Bathtub
- 2 Indoor Showers
- 1 Outdoor Shower

09











Royal Beach Villa with private Pool

Our Royal Beach Villa with private pool has been designed with neutral tones and a sense of minimalist beach vibe throughout. Locally sourced materials such as wood have been used to create Zanzibari-style doors with lush well-kept gardens throughout. The Royal Beach Villa has been built to face the sea with private beach access and comes with an indoor and outdoor lounge area for relaxing as well as a master bedroom with large en-suite bathrooms with indoor and outdoor showers,

The Royal Beach Villa has all the modern amenities to make any stay comfortable and relaxing.

The three Bedroom Presidential Beach Villa with private pool has sea view and offers:

- 220 m² of refined indoor living space
- 50 m² private infinity swimming pool
- Private beach access
- Spacious front and rear garden with patio and ocean-facing sun loungers
- Welcoming entrance and greeting area
- Master bedroom with 1 King-size bed, air conditioning, ceiling fan, and telephone
- Second bedroom with 1 King-size bed, air conditioning, ceiling fan, and telephone
- Two ensuite bathrooms, each with:
- ・Double vanities
- ・Separate bathtub
- ・Bidet
- ・Indoor and outdoor showers
- Elegant indoor lounge and dining area
- Tea and coffee station & fully stocked minibar
- Flat-screen TV with satellite channels
- Safety deposit box
- Shower amenities, hairdryer, bathrobes, slippers, and complimentary toiletries
- Telephone in each room


2 bedrooms Royal villa with private pool and private garden
SITE BOUNDARY WALL
ENTRANCE
FRONT GARDEN
EXTERNAL SHOWER
MASTER BATHROOM
MASTER BEDROOM
LOUNGE CUM DINING ROOM
GREETING PAVALION
BATHROOM 2
BEDROOM 2
INFINITY SWIMMING POOL
DECKING
SALA
DECKING
acces to private garden (sea view)
beach acces
small terrace suspended over the ocean
private sunlounger
PRESIDENTIAL SUITE
CARPET AREA
GROSS AREA
MASTER BEDROOM - 34.9 sq.m.
MASTER BATHROOM - 23.1 sq.m.
LOUNGE - 33.6 sq.m.
GREETING PAVILION - 18.5 sq.m.
2nd BEDROOM - 37.4 sq.m.
2nd BATHROOM - 16 sq.m.
VILLA COVERED AREA - 184 sq.m.
DECKING - 78 sq.m.
SWIMMING POOL - 53 sq.m.
EXTERNAL SHOWERS - 35 sq.m.
FRONT GARDEN - 140 sq.m.
SERVICE AREA PATIO - 48 sq.m.
SERVICE KITCHEN - 15 sq.m.
MAIDS ROOM - 15 sq.m.

Numbers of Villas : 1

Our Villas – Royal Beach Villa



ROYAL



220 m2

4 Adults + 2 Children

2 King Size Beds
+ 2 Extras Beds

- Private terrace with
- Beach Access
- Private Pool
- Private Garden
- Living Room
- Mini-Bar

2 Bathrooms with:

- 3 Sinks
- 2 Bathtubs
- 2 Indoor Showers
- 2 Outdoor Showers









The AIYANA Beach

















Food & Beverage

Setup on a memorable and delicious journey that takes you on a culinary adventure through the flavors and traditions of the region.

Our restaurant typically offers a menu of locally sourced ingredients and dishes inspired by the diverse cultures and cuisines of the Indian Ocean region, including influences from India, Africa, and the Middle East. Guests can expect a range of flavorful spices, fresh seafood, and aromatic herbs that are combined to create unique and delicious dishes.

The culinary experience may begin with appetizers that showcase the flavors of the region. Guests can enjoy fresh seafood such as grilled prawns, lobster or octopus, along with flavorful vegetarian dishes like spicy lentil or chickpea stews.

To round out the experience, the restaurant offers a selection of traditional Indian Ocean desserts, such as kulfi or tropical fruit sorbets.

Guests can savor the flavors of the region while enjoying stunning views of the Indian Ocean from the restaurantÕs terrace.

With locally sourced ingredients, expertly prepared dishes, and stunning ocean views, this is an experience not to be missed by any food lover.

Breakfast A la carte Breakfast is served at the AIYANA Restaurant. Occasionally we will provide our guest the opportunity to enjoy our extensive Breakfast Buffet in the morning.	7:00-10:00 am
Lunch & Snacks Snacks and a la carte Lunch is available at the AIYANA Restaurant, the Bar or at our Beach during the day. Full Board is available on request for our guest.	11:00-5:00 pm
Dinner A la carte Dinner is served at the AIYANA Restaurant, at the beach or any other location within the AIYANA resort. We are usually offering a different three-course dinner every night with the choice of 4 options for starter and 4 options for main course and 2 desserts to choose from. Occasionally we are offering our guest the barefoot Beach Barbecue Buffet Experience.	7:00-10:00 pm

Complimentary Table Water is served in the AIYANA Restaurant.

























Private beach dinner or dinner with the privacy of your own Villa or garden can be arranged on request.

We highly recommend adding some premium Seafood like Lobster to make that evening even more unforgettable. Premium Seafood orders shall be placed 24h in advance and will be charged according to the market price.

Room Service for breakfast, lunch and dinner is provided on request. Please contact the AIYANA Reception or theRestaurant Team to organize accordingly.







NEEMA Bar

Nestled just steps from the heart of the resort, NEEMA Bar is a relaxed yet elegant open-air venue with 35 seats, partially covered and overlooking the endless blues of the Indian Ocean. Open daily from 10:00 to 23:30, it's the perfect setting to unwind at any hour of the day.

From crafted cocktails to freshly pressed juices, fine wines, spirits, and locally brewed beers, NEEMA Bar offers something for every palate. As the sun begins to set, the bar becomes the place to be, with golden skies and ocean breezes setting the scene for the perfect end to the day.

Wine lovers are invited to explore our curated wine cave, where labels from around the world are carefully selected to pair with the finest island moments.

And for those seeking a slower rhythm, our cozy Shisha Lounge, nestled within the restaurant, offers a peaceful corner to relax and indulge in the rich, aromatic experience of shisha — a ritual of calm, conversation, and connection.



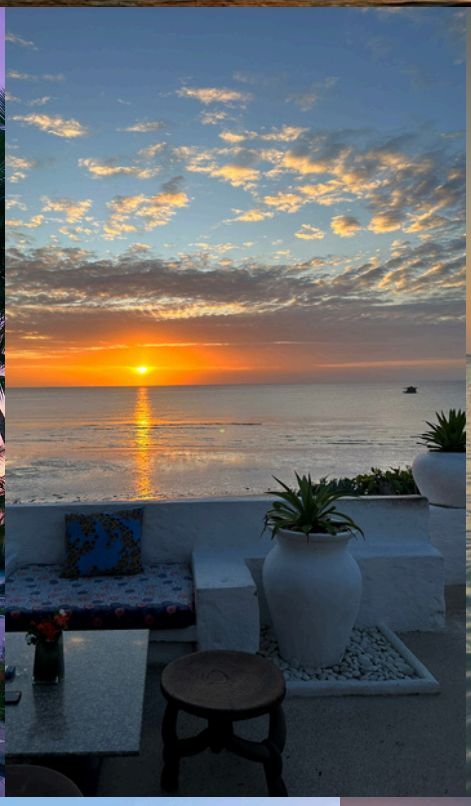






AIYANA Sunsets

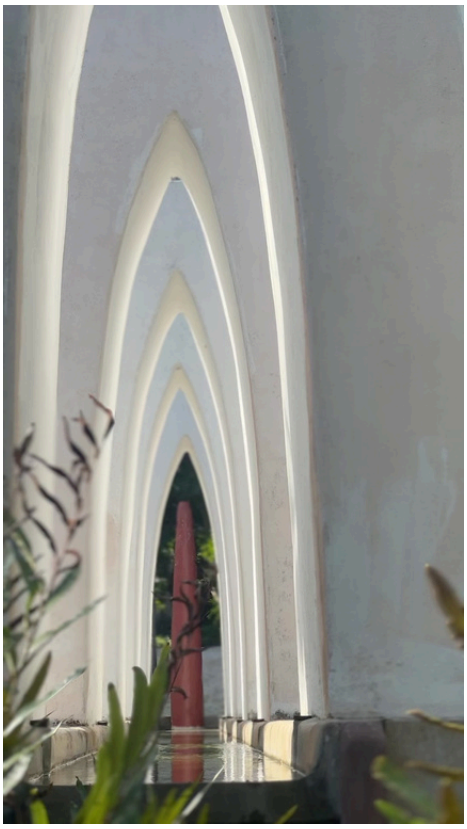


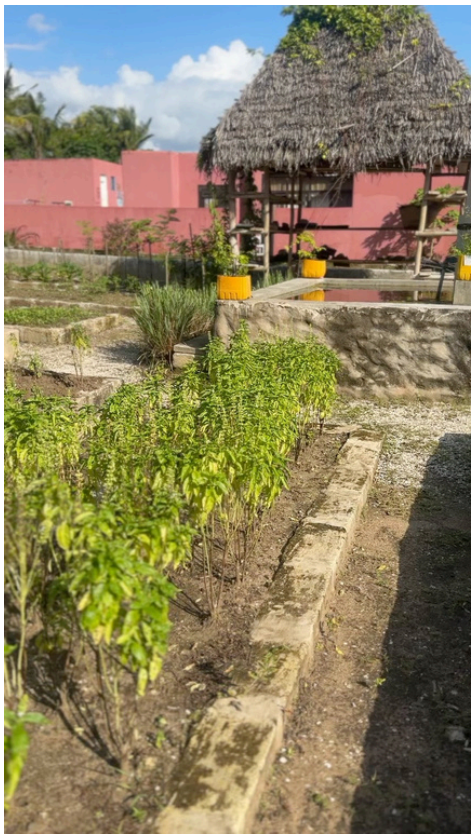






THE BOTANICAL SOUL

If The Aiyana has a soul, it breathes through its garden.
Born from coral and dust, the land on which The Aiyana stands was once barren a stretch of coastal rock, silent and untouched. It is Ashok Sungkur, founder of The Aiyana and renowned landscape artist in the Indian Ocean, who imagined the impossible: to sculpt life out of stone, to build a thriving ecosystem where there was once nothing.
Years later, the result is one of Tanzania's most exceptional botanical landscapes. A living masterpiece, where endemic plants, local species, and medicinal herbs grow in harmony, weaving through the villas, paths, and open spaces. The architecture doesn't sit on the land it disappears into it, as though the villas bloomed from the earth themselves.
Wandering through the gardens is more than a stroll it is an immersion, a sensory experience. Sculptures and artworks appear like relics half-sunken in nature, blurring the lines between design and landscape. The Aiyana's garden isn't something you look at . It's something you feel.
At its heart lies our organic farm and herbal garden, where guests are invited to take part, symbolically or hands-on to plant, to connect, to root themselves. From there come our infusions, our fruits, our vegetables grown with intention, served with meaning.
This ecosystem designed, nurtured, and alive is not a backdrop.
It is the essence of The Aiyana.
It teaches patience, beauty, and care.
It is, perhaps, the most luxurious thing we offer.














Maji Spa

The Aiyana Spa is more than a place of treatment .it is a sanctuary of renewal, a space suspended between sky, stone, and silence. Tucked into one of the most serene corners of the resort, it is a world of its own, where design, nature, and well-being speak the same quiet language.

At the heart of the spa stands a sculpture bold, organic, and enigmatic ,symbolising the infinity of creation and the cycle of transformation. It rises like a question, or maybe an answer, as if reminding us that healing is both a return and a beginning.

The garden surrounding the spa draws inspiration from Japanese minimalism, composed with precise elegance: winding paths, white stones, stillness, and the scent of jasmine drifting on the breeze. It is a landscape designed to calm the nervous system before a single hand has even touched the skin.

Inside, the spa features five massage rooms, each one an intimate cocoon for body and soul. Guests can choose to stay within this gentle atmosphere or embark on a truly rare experience: the Rock Spa. Located on the small island facing the resort, this exclusive setting allows you to receive a treatment in the heart of the lagoon, with nothing but turquoise waters and sky around you. It's an unforgettable moment of stillness and connection, entirely unique in Zanzibar.

The treatments draw from Indian traditions of wellness deep, ancient, and holistic blending herbal oils, intuitive touch, and ancestral techniques. Whether you come for physical relief, emotional release, or just to surrender to calm, the Aiyana Spa offers something deeper than luxury it offers presence.

For full treatment details, rituals, and wellness journeys, please refer to our dedicated spa brochure, included alongside this document.







Outing & Excursions

At The Aiyana, leisure is as much about discovery as it is about relaxation. While many of our resort activities are complimentary, we also offer a curated collection of premium, tailor-made experiences to help you connect more deeply with the island's beauty, culture, and rhythm of life.

On the Water

- Guided snorkeling session on The Aiyana's vibrant shores
- Private snorkeling tour (e.g., Njao Gap)
- Glass-bottom kayak rental
- Small game fishing trip
- Private mangrove forest discovery by kayak
- Traditional Ngalawa sunset cruise
- The Aiyana "Dream Day at Sea"
- Private sailing lesson aboard a traditional Ngalawa
- Private sandbank picnic escape
- Private boat cruise along the Pemba coast

On the Island

- Guided tour of Ngezi Rainforest
- Pemba North cultural tour
- Fish market discovery in local villages
- Private land tours to Pemba's hidden attractions
- Visit to the pristine Mbuyuni Beach
- Guided tour of Makangale village
- With Our Expert Partners
- Scuba diving (pick-up directly from The Aiyana beach by Swahili Divers)
- Deep sea fishing expeditions
- Each outing is designed to immerse you in Pemba's natural richness and local soul, always delivered with the elegance, authenticity and care that define The Aiyana.







Fishing

Fishing is another popular water activity that guests can enjoy on a private island. THE AIYANA may offer fishing excursions, allowing guests to catch a variety of fish, including tuna, marlin, and sailfish.

Local Ngalawa hand line fishing: Fishing tradition runs deep to the roots of PembaÕs culture. Not only will you enjoy sailing the Ngalawa, but offer our guest to learn how to fish with the local experts.

Or enjoy a day out deep-sea fishing on a 34 ft sport fishing boat, an experience for serious fishermen of by in cooperation with our 3rd party partner.

Snorkeling

One of the most popular water activities offered by a hotel on a private island is snorkeling. Guests can put their masks and fins and explore the coral reefs that surround the island, admiring the colorful fish and other marine creatures that inhabit the reef.

THE AIYANA may offer fishing excursions, allowing guests to explore colorful coral reef life. Snorkeling Equipment can be provided (subject to availability)







Diving

The diving around Pemba Island, Zanzibar is nothing else but breathtaking. The untouched coral reefs surrounding the entire island make Pemba one of the top dive sites in the world.

Pemba, Tanzania is the perfect place to start your dive adventure with one of the healthiest coral reefs in the Indian Ocean, a water temperature averaging at 26¼C and the best visibility of East Africa of 30-40 meters almost every day!

THE AIYANA offers a range of diving packages, including discovery dives, introductory courses for beginners and guided dives for more experienced divers in cooperation with our 3rd party dive partner. Your diving adventure starts directly on our beach.

Beach & Swimming Pool

The AIYANA main swimming pool is a beautiful infinity pool offering sea view and amazing sunset view in Pemba. The maximum water depth is 1.50 m and 0.60 m in the non-swimmer section.

All our Pools are filled in with mixed salted and clear water. Chlorine is regularly added during the night.

Please note that there are no life guards on duty for both pool and beach. Children must be under constant supervision when using the pool or the sea.

The use of beach shoes when walking in the sea is highly recommended. Beach shoes are available on sales at the AIYANA Shop.

The AIYANA Bar and Beach Team will provide beach towels when you are by the pool or at the beach.



Marketing Material of the TO/TA/DMC

It is the responsibility of the tour operator or travel agent to ensure that Information about THE AIYANA provided by the tour operator or travel agent shall be created and maintained according to the Information in this booklet.

Updates, current information and up to date photographs can be found on the AIYANA website.

https://www.youtube.com/watch?v=PcoI84FDm_M
https://www.youtube.com/watch?v=bZTwt3aA2l4

https://www.qrcodechimp.com/page/infos-aiyana-hotel-pemba-zanzibar

Applicable Law

The Laws of the United Republic of Tanzania

Contact Information

Muyuni Hotel & Spa Ltd.
T/A TheAIYANA Resort& Spa
1779 Makangale, Pemba Island, Zanzibar

gm@theaiyana.com
reservation@theaiyana.com

+255 776 941 961

+230 55198480

www.theaiyana.com