



Mafia Island, Dongo Village - Tanzania



Germany +49 179 6147 068

Tanzania +255 655 819 844



info@mafiaislandlodges.co.tz

BUSINESS PLAN

Mafia Island Accommodation & Selling Ltd.

Dongo Plot, Mafia Island, Tanzania

✉ info@mafiaislandlodges.co.tz

☎ +49 179 6147068 (Germany) | +255 655 819 844 (Tanzania)

Date: October 2025

1. Executive Summary

Mafia Island Accommodation & Selling Ltd. proposes a sustainable tourism and real estate development project located on Mafia Island, Tanzania.

The project includes the construction of **48 fully furnished, self-sufficient eco-bungalows** supported by restaurants, medical facilities, leisure areas, a supermarket, and community spaces. The development will follow strict ecological guidelines, using solar power, water recycling, and environmentally friendly construction materials.

The total investment is **USD 3 million**, funded through USD 100,000 equity and stepwise investor contributions secured through a **legal escrow account**. Upon completion, the project will create **80–100 permanent local jobs** and generate long-term economic benefits for Mafia Island.

2. Company Description

Company Name: Mafia Island Accommodation & Selling Ltd.

Location: Dongo Plot, Mafia Island, Tanzania

Business Sector: Tourism, Hospitality, Real Estate

Legal Status: Tanzanian-registered company

Mission Statement

To develop an eco-friendly, community-oriented hospitality project that promotes sustainable tourism and empowers the local population of Mafia Island through employment and long-term economic participation.

Vision

To become one of Tanzania's leading eco-resort developments and a model for environmentally conscious tourism in East Africa.

Core Values

- Sustainability
- Community integration
- Transparency
- Environmental protection
- Quality hospitality services



Mafia Island, Dongo Village - Tanzania



Germany +49 179 6147 068

Tanzania +255 655 819 844



info@mafiaislandlodges.co.tz

3. Project Description

Project Overview

The project involves the development of a mixed-use eco-resort consisting of:

- **48 autonomous eco-bungalows** (solar-powered, water-efficient, fully furnished)
- **1 main restaurant & café**
- **Community spaces** (shared kitchen, lounge, village market zone)
- **Recreational areas** (swimming pool, beach area, quad rental station)
- **Medical and first-aid facility**
- **Supermarket / minimarket**
- **Administrative offices**

Land Development

- Land area: **73,000 m²**
- Lease period: **99 years**
- Location advantages:
 - Direct proximity to the Marine Park
 - Natural beaches
 - Growing tourist demand
 - Low competition in eco-accommodation

Sustainable Components

- 100% solar energy
- Natural wastewater treatment
- Local building materials
- Plastic-free operations
- Community training programs

4. Market Analysis

Industry Overview

Tanzania attracts over **1.5 million international visitors annually**, with sustainable tourism rapidly expanding. Mafia Island is one of the country's most pristine and least commercialized destinations, attracting tourists seeking authentic, nature-based experiences.

Market Demand

High demand for:

- Eco-friendly lodges
- Long-stay digital nomad housing
- Adventure tourism (diving, snorkeling, whale shark tours)
- Environmentally conscious investments



Mafia Island, Dongo Village - Tanzania



Germany +49 179 6147 068

Tanzania +255 655 819 844



info@mafiaislandlodges.co.tz

Competition

Mafia Island has fewer than 10 active lodges, most operating below international eco-standards. The growing trend of eco-travel provides substantial competitive advantage for a sustainably designed resort.

Target Markets

- European & American tourists
- Long-stay visitors and digital nomads
- Real estate investors
- Retirees seeking tropical residence
- Domestic adventure tourists

5. Investment & Financing Plan

Total Investment Requirement

≈ USD 3,000,000

Cost Breakdown

Cost Item	Amount (USD)
Land lease (99 years incl. fees)	120,000
Site development (access roads, solar, water, paths)	180,000
48 bungalows @ USD 50,000 each	2,400,000
Common facilities (restaurants, pool, supermarket etc.)	200,000
Legal / certificates / escrow	30,000
Marketing & sales	20,000
Total	≈ 3,000,000 USD

Financing Structure

- **Owner equity:** USD 100,000
- **Investor capital:** USD 2,900,000 via controlled installments
- **Escrow account:** All investor funds secured via a licensed German lawyer's escrow account for maximum transparency

6. Financial Feasibility

Revenue Streams

1. Sub-lease sales to investors
2. Tourist rental revenue
3. Food & beverage services
4. Quad rental business
5. Management and service fees

Financial Projection Example

- Average occupancy: **60%**



Mafia Island, Dongo Village - Tanzania



Germany +49 179 6147 068

Tanzania +255 655 819 844



info@mafiaislandlodges.co.tz

- Daily rental rate: **USD 120**
- Annual revenue per bungalow: **USD 26,000**
- Operating costs: **35%**
- Net profit per bungalow: **USD 17,000**

48 bungalows = approx. USD 816,000 annual net profit

Break-Even

4 years after completion.

7. Human Resources Plan

Construction Phase (Years 1–2)

- 40 construction workers
- 10 skilled technicians
- 5 administrative staff

Operational Phase

- 20 service staff
- 10 administrative staff
- 5 technical staff
- 5 management

Total permanent jobs: 80–100

Local Community Integration

- Priority hiring from Mafia Island
- Training programs in hospitality and eco-tourism
- Long-term skill development

8. Legal Framework

- Registration with **Tanzania Investment Centre (TIC)**
- Signing of **99-year lease agreement**
- Approval of **sub-lease contracts** for investors
- Full **Environmental and Social Impact Assessment (EIA)**
- Local construction and land permits from **Mafia District Council**

9. Opportunities and Risks

Opportunities

- Rapid growth in sustainable tourism
- Supportive investment climate
- Strong community value creation
- First-mover advantage on Mafia Island

Risks

- Permitting delays
- Currency fluctuations



Mafia Island, Dongo Village - Tanzania



Germany +49 179 6147 068

Tanzania +255 655 819 844



info@mafiaislandlodges.co.tz

- Natural and environmental events

Mitigation Strategies

- Escrow-secured investor funds
- Comprehensive insurance packages
- Reserve funds
- Flexible pricing strategy

10. Conclusion

This project strategically aligns ecological conservation, local community empowerment, and sustainable economic growth. With a strong financial structure, transparent investor protection, and deep integration within the Mafia Island community, the development stands to become a flagship model for eco-tourism in Tanzania.

Mafia Island Accommodation & Selling Ltd. is fully prepared to meet investment requirements, collaborate with the government, and contribute significantly to Tanzania's hospitality sector.