



ZANZIBAR LUXURY
PROPERTIES



Private Beach Boutique Hotel – Uroa

UROA • EAST COAST • UNGUJA

31,000 sqm  180 m beachfront

USD 7,000,000

The Opportunity



Set on a private stretch of Uroa Bay, this modern boutique resort offers direct beachfront views and a calm, low-density setting designed for high-end leisure stays.

With 20 operational keys, seven further units under completion (including private-pool villas), and spare land for expansion, the asset combines an established hospitality product with clear upside for an operator or investor.

Clean company sale; land lease transfers with shares.

TOTAL LAND AREA

31,000 m²

GUEST KEYS

20 + 7 under completion

BEACHFRONT

180 m private

EXPANSION

Possible on-site

TENURE

Land lease

2 PRIVATE POOLS

plus 3 under construction

Property Description

Set on a quiet bay on Zanzibar's east coast, this modern Italian-designed boutique resort offers a low-density, nature-led stay. Lush tropical gardens, a palm grove and open grounds create a calm, green environment — ideal for guests seeking relaxation away from busier resort strips.

The operational mix includes 12 De Luxe apartments (sea or garden view), 6 beach villas with makuti roofs and 24 m² sea-facing porches, a Royal Villa with private garden and pool, and a Relax Villa set within the gardens with sea view and private pool. Villas sit among the greenery rather than in dense blocks, reinforcing the sense of space and privacy.

Seven further units are under completion — including a two-bedroom rock villa and two circular garden villas, each with a private pool — bringing the path toward around 27 keys. These units sit on the garden side of the site, framed by mangroves, and suit guests who prefer greenery, quiet and privacy. The setting also lends itself to thoughtful landscaping or feature ideas (for example a bridge or quiet garden zones) should a new owner wish to enhance the natural character of the grounds.

Facilities support full operations: a large common main pool (28 × 18 m) near the beachfront, restaurant and three bars (including a 500 sqm reception / bar with boutique under a makuti roof), spa, and a kitchen of over 200 sqm. Restaurant and bar service has drawn positive guest feedback for the menu and quality of service.

At the rear of the property, a staff house with 16 apartments and a warehouse support day-to-day running. A generator and rainwater harvesting help keep operations reliable. The site is largely flat, with straightforward car access from the main road — practical for both guests and operators.

Sale structure: clean company sale; land lease transfers with shares. The 31,000 m² landholding leaves meaningful room for future expansion and additional keys.



Property Photos

Beach Villas



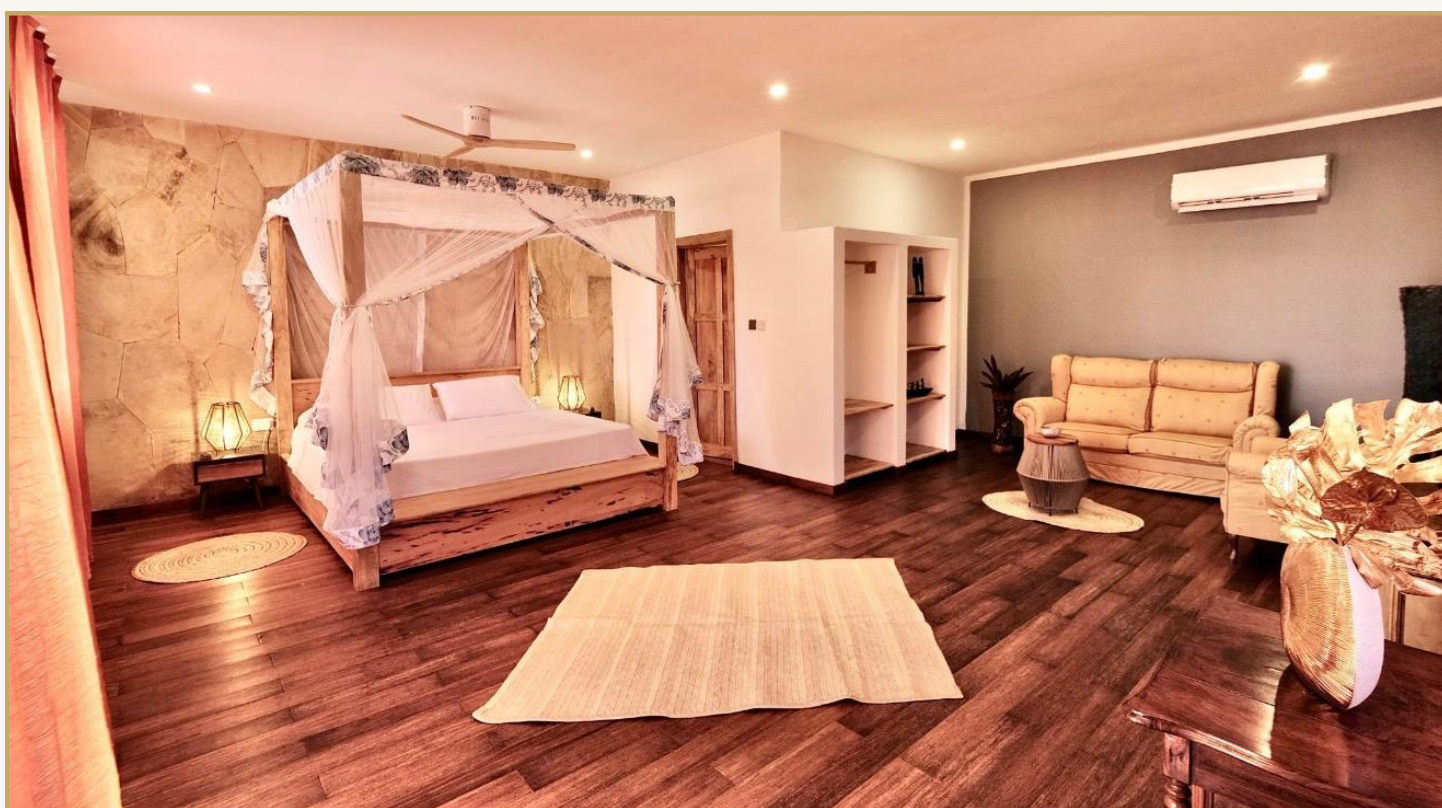
Property Photos

De Luxe apartments



Property Photos

Relax Villa



Property Photos

Royal Villa



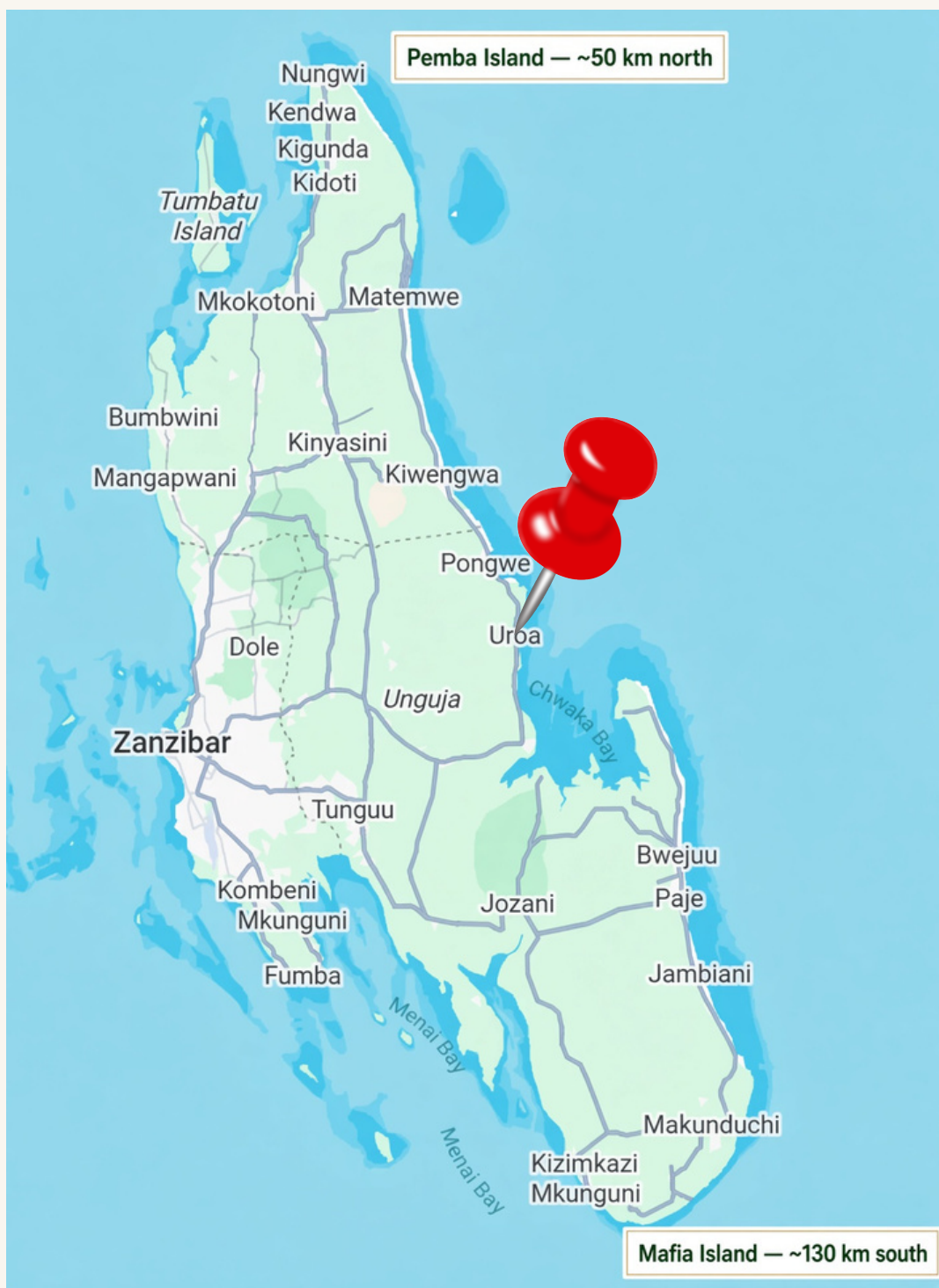
Property Photos



Property Photos



Location on Zanzibar



About the Area

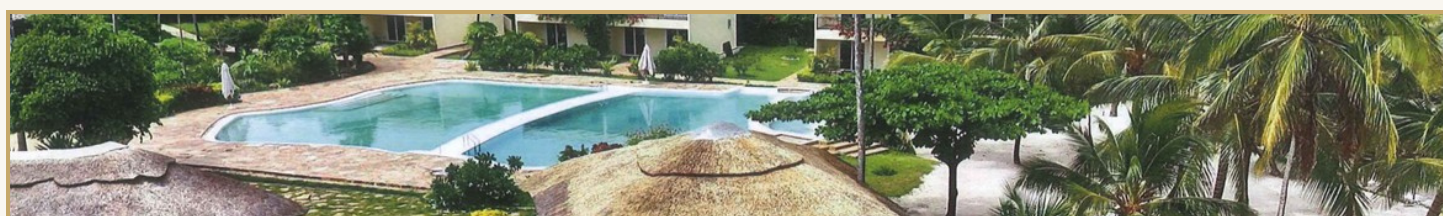
Uroa sits on Zanzibar's east coast, approx 30km from the airport and Stone Town.

The bay offers a wide white-sand shoreline and a quieter profile than the busier south-east resorts.

The area is increasingly established as an up-and-coming hospitality zone, with new luxury hotels including Jaz Amaluna and Ycona Luxury Resort

Key Facts Recap

Asking Price	USD 7,000,000
Land / Built Area	31,000 m ² land · ~3,800 m ² built
Title / Ownership Document	Land lease · Share transfer possible
Distance from Beach	Direct beachfront
Beachfront	Yes
Beachfront Metres	approx 180 meters
Unit Types	Combination of apartments and Villas
Access	~1 hour to airport
Potential Land Use	Tourism / Boutique hotel
Swimming Pools	2 joint common swimming pools, plus two private pools plus 3 under construction
Additional Field (ad-hoc)	20 keys + 7 under completion
Staff	Separate area for Staff with 16 apartments and staff warehouse
Generator	150 kW
Beach Villa, Relax villa & Deluxe apartments	60 sqm per room/ villa
Luxury Villa	80 sqm
Garden Villas	under construction - 50 sqm each
Rock Villa	under construction - 72 sqm each





Arrange a viewing for Private Beach Boutique Hotel – Uroa

ENQUIRIES

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About Zanzibar Luxury Properties

Zanzibar Luxury Properties is your dedicated boutique partner for buying, selling and investing in premium real estate on the island. We specialise in oceanfront villas, beachfront hotels, luxury apartments, prime development land and high-yield opportunities, delivering a personalised, investor-focused experience grounded in expertise and trust.

Paul Tellwright, FCSI (Chartered), MSTa, CFTe

Chartered Fellow of the Chartered Institute for Securities & Investment.
Over 15 years of international investment experience across multi-billion-dollar portfolios.

Chiara De Michele

Over ten years of international experience in financial services, client operations & compliance.
Leads client engagement and operational coordination at ZLP.