



ZANZIBAR LUXURY
PROPERTIES



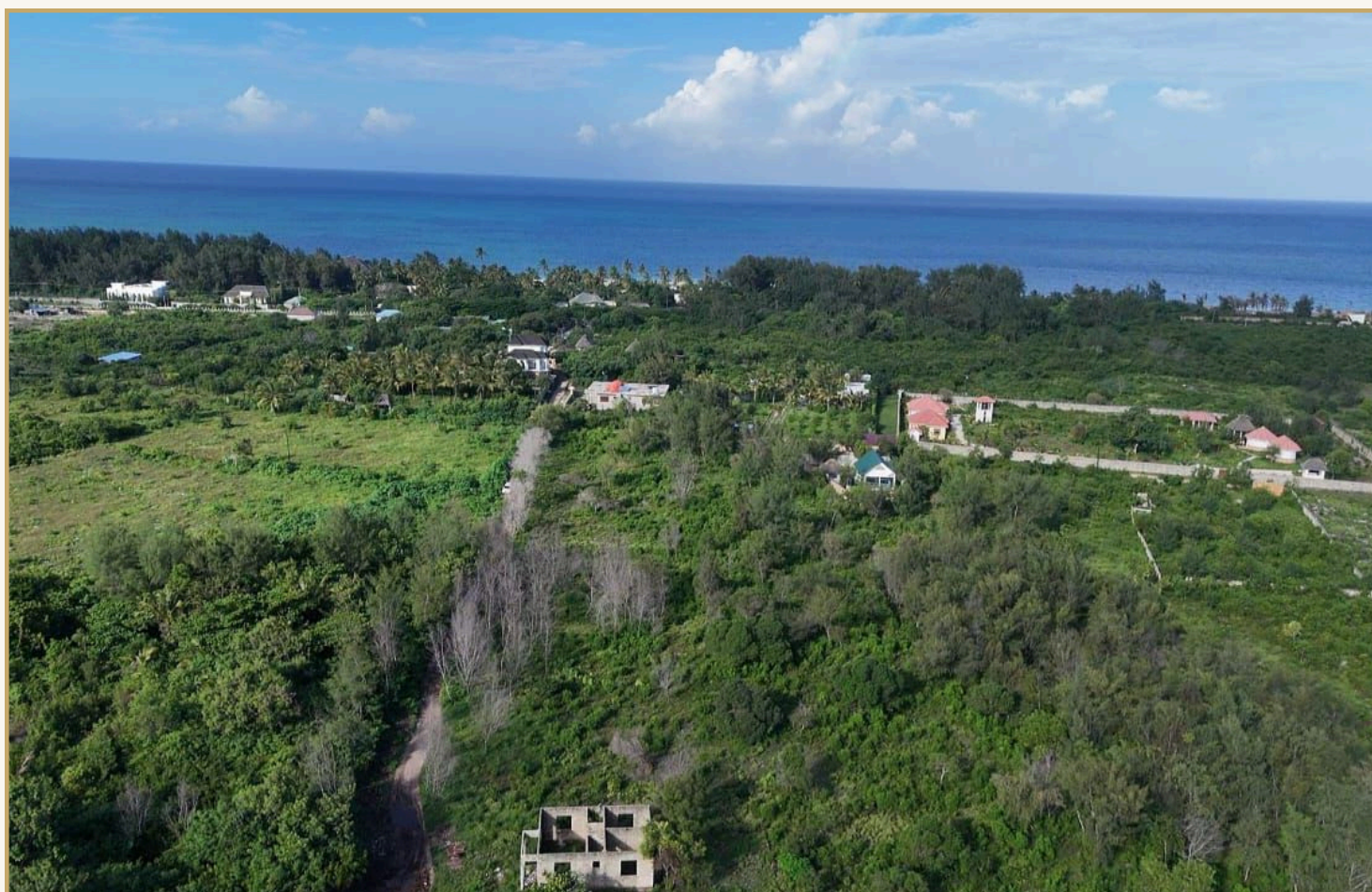
Land Opportunity in Paje

PAJE · SOUTHEAST COAST · UNGUJA

19,800 sqm  500 m from beach

USD 1,500,000

The Opportunity



A rare 19,800 m² development plot in the heart of popular Paje, just 500 metres from the white-sand beach and only 60 metres from the famous Paje Cave.

Located opposite the 5-star White Sands Hotel and surrounded by high-quality neighbours, the land is ideal for an eco-luxury villa estate, boutique hotel or mixed residential project. Government Lease in place with ZIPA approval pathway.

TOTAL LAND AREA

19,800 m²

DISTANCE TO BEACH

500 metres approx

PAJE CAVE

60 metres

UTILITIES

**Pure water + new
electricity line**

ROAD ACCESS

**Tarmac road under
construction**

NEIGHBOURS

**Opposite 5 star Hotel
White Sands**

Property Description

This exceptional 19,800 m² plot sits in one of Paje's most desirable pockets — only 500 metres from the famous white-sand beach and just 60 metres from the iconic Paje Cave.

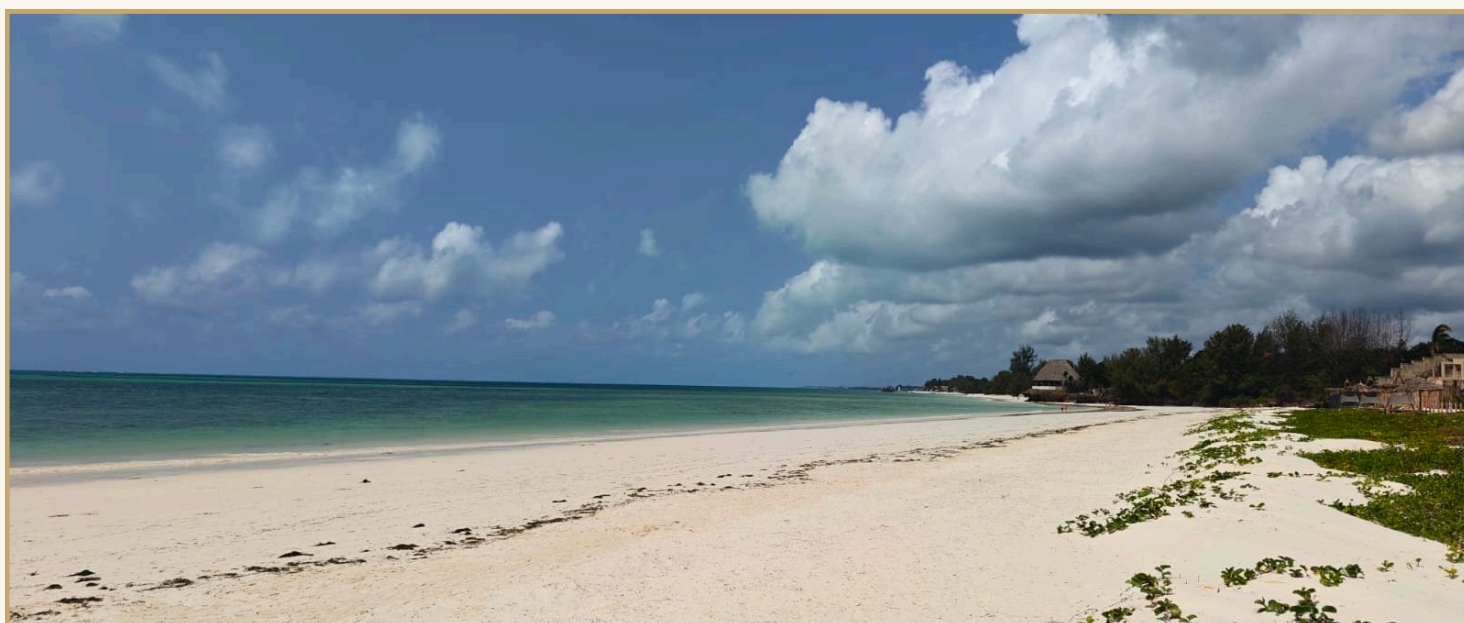
The land is predominantly flat with an elevated westerly section, making it highly practical for development. Pure, sweet drinking water is available on site and a new electricity line already serves the plot. A new tarmac road is currently under construction, further improving access.

The location benefits from outstanding neighbours: the 5-star White Sands Hotel lies directly opposite, with additional high-quality residential developments (such as Anga, Floton, Vela and Asana) just a few metres from the site. This established context provides strong social proof for any future villa estate, boutique hotel or mixed residential project.

Paje itself is one of Zanzibar's most vibrant and sought-after destinations — world-famous for kitesurfing, lined with excellent restaurants, beach bars and a relaxed, bohemian atmosphere that attracts both international visitors and long-term residents.

Title is held under a Government Lease with a clear pathway for ZIPA approvals. Sale structure is flexible — land transfer or company/share sale is possible. The seller prefers a clean exit and is not looking to develop the site themselves.

A rare combination of scale, infrastructure readiness, flat topography and premium location in the heart of popular Paje.



ILLUSTRATIVE DEVELOPMENT CONCEPT



PROPOSED AMENITIES

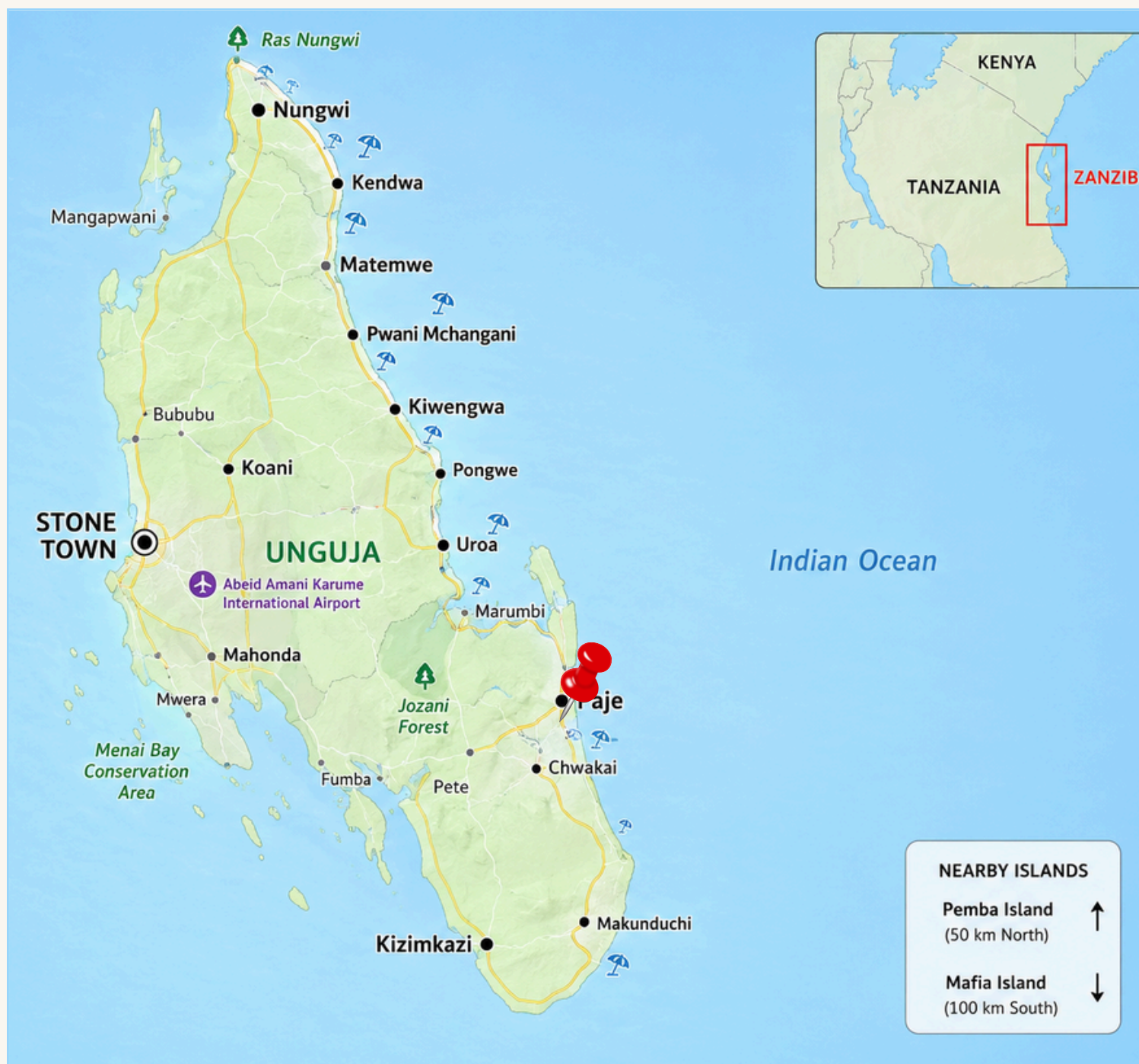
- A** Swimming Pool/ Lagoon
- B** Villas
- C** Padel, gym, reception
- D** Buffer, palms and trees

Property Photos

Nearby Beach



Location on Zanzibar



About the Area

Paje sits on Zanzibar's southeast coast, approximately 50–55 km from the airport and Stone Town.

It is one of the island's most popular and vibrant villages — world-famous for kitesurfing, with excellent restaurants, beach bars and a relaxed, bohemian atmosphere.

The area has become a prime location for both holiday homes and boutique hospitality projects.

Key Facts Recap

Asking Price	USD 1,500,000
Land / Built Area	19,800 m ² land
Title / Ownership Document	Government Lease · Share transfer possible
Distance from Beach	500 metres
Beachfront	No (500 m to beach)
Beachfront Metres	N/A
Unit Types	Development land (villa / hotel / residential)
Access	Easy Road Access with new tarmac road under construction
Potential Land Use	Residential Project - Villa estate - Boutique hotel -Mixed use
Swimming Pools	N/A – pure land
Water and Electricity	Pure drinking water thanks to its proximity to The Cave. New electricity line
Land topography	Flat topography · Clear bicons for boundaries
Neighbouring	5* Hotel White Sands





Arrange a viewing for Land Opportunity in Paje – 19,800 sqm

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, eachfront 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.