



Tropical Oasis – Boutique Hotel, Paje

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900 sqm  10 double bedrooms

EUR 540,000

The Opportunity



Nestled in Paje, 800 metres from the beach, this new boutique hotel sits among papaya and banana trees — private, yet a short walk from cafes and restaurants such as Barabara and The Plant.

Five two-storey units deliver 10 ensuite rooms with private terraces.

Guest rooms are finished and ready. The restaurant and reception are left unfurnished so a buyer can fit them out.

Designed for expansion: six further rooms can be added above reception. Infrastructure is in place — generator, 30,000-litre tank and a fresh-water well.

TOTAL LAND AREA

900 m²

GUEST KEYS

10 ensuite rooms

TO THE BEACH

800 m walk

EXPANSION

+6 rooms possible

TENURE

Land lease

SWIMMING POOL

**Large pool with
sunbeds**

Property Description

This charming oasis in Paje balances privacy with the energy of the south-east coast. The plot is set among fruit trees and tucked off the main road, yet only 800 metres from the sand and steps from Barabara and The Plant.

The hotel is organised as five units over two floors — a bedroom on each floor. Every bedroom has an ensuite bathroom and a private terrace. Interiors are finished to a high standard and the guest rooms are ready for immediate use.

A large swimming pool with sunbeds and lounges sits at the heart of the garden. There is an outdoor shower, a communal area suited to a bar, and a designated restaurant structure. The top floor works as a yoga deck or extra seating.

The building was planned for growth: six further rooms can be added above the reception. Restaurant and reception have been left unfurnished so the buyer can specify the F&B offer.

Infrastructure is already on site: generator, a 30,000-litre water tank, and a well with fresh water. Total plot 900 sqm.

A rare chance to take a brand-new, compact hotel in one of Zanzibar's busiest visitor towns — with a clear path to extra keys.



Property Photos

Guest rooms



Property Photos



Property Photos



Property Photos

Pool & gardens



Property Photos



Property Photos



Property Photos



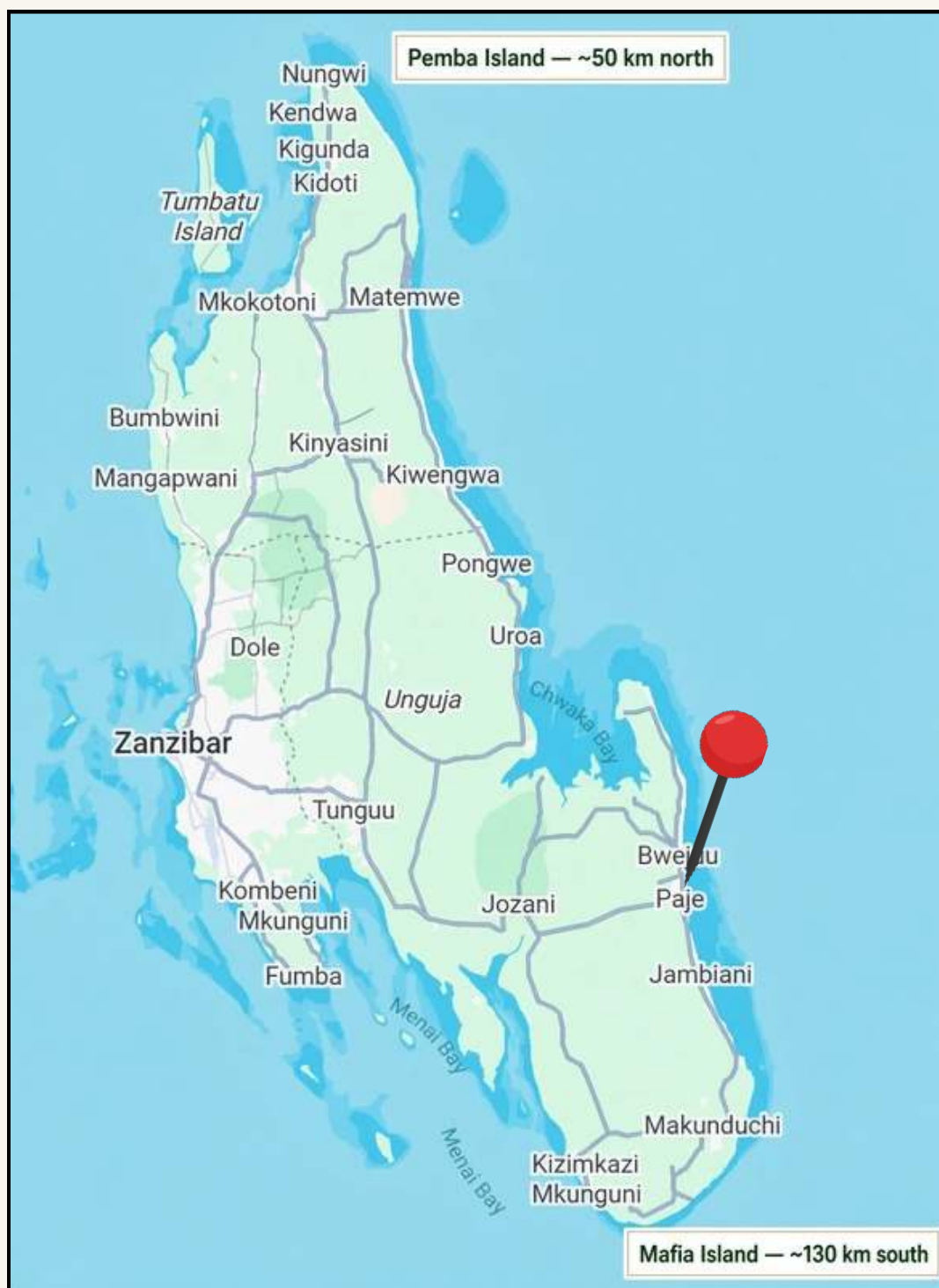
Property Photos



Property Photos



Location on Zanzibar



About the Area

Paje sits on Zanzibar's south-east coast — kite beach, a lively village strip, and a short hop from Jambiani.

The hotel is 800 m from the sand, close to the main road but set back in the trees.

Cafes and restaurants such as Barabara and The Plant are only a short walk away.

Key Facts Recap

Asking Price	EUR 540,000
Land / Built Area	900 m ² total plot
Title / Ownership Document	Land lease
Distance from Beach	Main-road access, set back
Beachfront	No — 800 m to sand
Beachfront Metres	n/a — not beachfront
Unit Types	Ensuite rooms with private terraces
Access	Paje village / SE coast
Potential Land Use	Boutique hotel + F&B + expansion
Swimming Pools	Large shared pool with sunbeds and lounges
Expansion	10 ensuite rooms (5 units × 2 floors)
Staff	Restaurant & reception left unfurnished for buyer fit-out
Generator	Yes — plus 30,000 L tank and well





Arrange a viewing for Tropical Oasis – Boutique Hotel, Paje

ENQUIRIES

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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.

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