



**BEACHFRONT
DEVELOPMENT LAND
IN UNGUJA UKUU
USD 2,600,000**



PROPERTY FEATURES

- 23,335 SQM
- 256M BEACH
- SANDY & CORAL BEACH
- SUNSET VIEW
- ROAD ACCESS
- NEARBY ELECTRICITY ACCESS
- NEARBY WATER ACCES





This rare beachfront offering in Unguja Ukuu represents an outstanding opportunity to secure a substantial coastal landholding in one of Zanzibar's emerging development regions. Extending across 23,335 square metres, the site benefits from approximately 256 metres of mixed sand and coral beachfront, delivering exceptional coastal presence and long-term development flexibility.

The land is fully documented and enclosed, providing a secure and investment-ready asset. More than 150 mature coconut trees are established across the property, creating an authentic tropical environment while significantly enhancing the site's immediate visual appeal and reducing the need for extensive initial landscaping.

Accessible via an existing dirt road, with electricity and water connections available nearby, the property is well positioned for efficient and scalable development. The expansive beachfront frontage allows for uninterrupted ocean views across the site and supports a variety of design concepts, from luxury beachfront villas and boutique resorts to a private estate of scale.

Offering privacy, scale, and strong coastal fundamentals, this Unguja Ukuu beachfront land aligns seamlessly with Zanzibar Luxury Properties' focus on high-quality, strategically positioned real estate that combines natural beauty with long-term investment value.



Nungwi

Kendwa

Mbuyuni

*Tumbatu
Island*

Kigomani

Matemwe

Pwani

Mchangani

Bumbwini

Kiwengwa

Mahonda

Kilombero

Pongwe

Uroa

Unguja

Zanzibar

Pingwe

Dongwe

Bwejuu

Paje

Jambiani

Makunduchi

Kizimkazi
Mkunguni

Mkunguni

Fumba

Bungi

Menai Bay

Menai Bay

Tunguu



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