



ZANZIBAR LUXURY
PROPERTIES

Beachfront Villa in Kiwengwa

KIWENGWA · NORTH COAST · UNGUJA

870 m² · White Sand Beach · 7 Bedrooms

USD 850,000

The Opportunity



An exclusive first-line beachfront villa located in Kiwengwa on a generous 870 m² plot. This turnkey two-storey residence delivers 7 spacious bedrooms, a private swimming pool, beachside bar, tropical garden and expansive terraces with panoramic ocean views.

Fully operational and set in calm, secure surroundings with the Melia hotel just next door.

Supporting facilities include a workhouse with generator, staff kitchen and additional storage space beneath the swimming pool.

Ideal for buyers seeking a premium hospitality or private residence opportunity on the white sands of Kiwengwa.

TOTAL LAND AREA

870 m²

GUEST KEYS

7 bedrooms

BEACHFRONT

First-line

SWIMMING POOL

Private pool

TENURE

Land lease & ZIPA

OTHER FEATURES

Beachside bar

Property Description

An exclusive first-line beachfront investment in the heart of Kiwengwa. Set on a generous 870 m² (0.087 Ha) plot with approximately 360 m² of built area, this two-storey thatched villa offers 7 luxurious bedrooms with stunning Indian Ocean views and direct access to pristine white sand.

Ground Floor: Spacious living room seamlessly connected to a fully equipped open kitchen, guest toilet, a one-bedroom suite with private bathroom, and storage under the stairs.

First Floor: Two elegant double bedrooms each with separate bathrooms, plus a family room configuration with two additional en-suite bedrooms. A generous terrace with separate entrances from the rooms delivers panoramic ocean views.

Second Floor: Expansive principal room with large bathroom, separate toilet, garderobe and a private balcony complete with kitchenette, alongside a cozy double bedroom with its own bathroom.

Supporting facilities include a dedicated workhouse with generator, staff kitchen, staff bedroom and bathrooms, an inviting private swimming pool with under-pool storage, a charming tropical garden, and a beachside bar right on the sand.

The villa sits in calm and secure surroundings with the Melia hotel just next door, balancing privacy with easy access to restaurants, yoga, paddle courts and the vibrant Kiwengwa strip.

A rare opportunity to own a turnkey slice of paradise on Zanzibar's north coast.



Property Photos

The Villa



Property Photos

The Villa



Property Photos

White Sand Beach



Property Photos

White Sand Beach



Property Photos



Property Photos



Property Photos



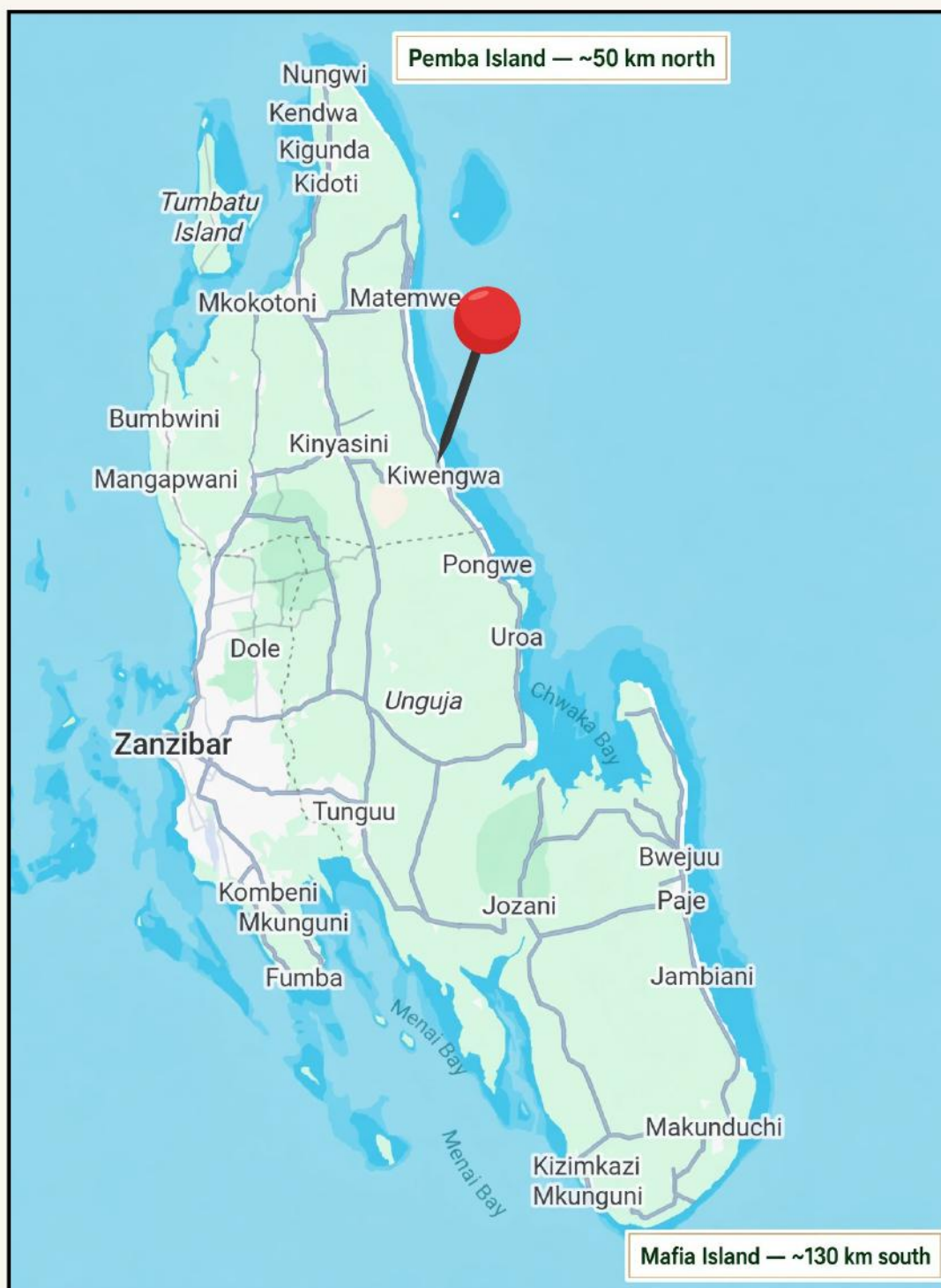
Property Photos



Property Photos



Location on Zanzibar



About the Area

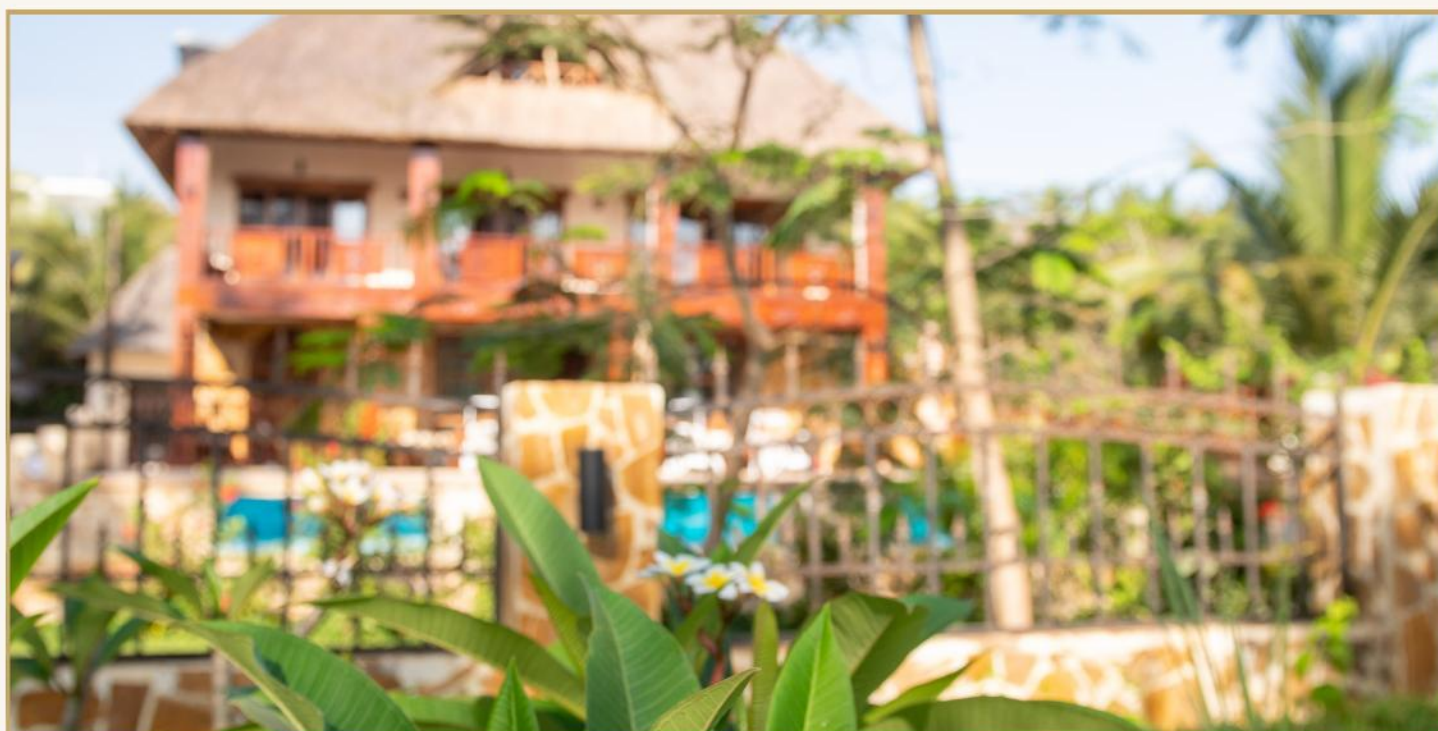
Kiwengwa sits on Zanzibar's north-east coast. The area is known for its white-sand beaches, established tourism infrastructure and a mix of quiet residential and hospitality properties.

The villa occupies a first-line position with immediate beach access, mature palms and tropical planting.

The setting balances privacy with proximity to restaurants, yoga, paddle and other activities along the Kiwengwa strip.

Key Facts Recap

Asking Price	USD 850,000
Land / Built Area	870 m ² land · 360 m ² built
Title / Ownership Document	Land lease and ZIPA
Distance from Beach	First-line beachfront
Beachfront	first line - white sand beach
Distance from airport	44 km - approx 1h15 min drive
Swimming Pools	Private swimming pool
Access	Direct beach access
Staff	Staff rooms, kitchen and workhouse with generator
Additional Field (ad-hoc)	Beach bar





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), MST, 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.