



ZANZIBAR LUXURY
PROPERTIES



Newly Built Boutique Hotel – Kiwengwa

KIWENGWA • EAST COAST • UNGUJA

970 sqm  6 guest keys

USD 360,000

The Opportunity



Minutes from the beach in Kiwengwa, this newly built boutique hotel is a ready-to-operate hospitality asset in one of Zanzibar's established tourism areas.

The compound sits on 970 sqm and is fully walled. The mix is 4 double rooms and 2 apartments, with reception, restaurant, bar, communal pool, kitchen, storage and 2 staff rooms.

Infrastructure is already in place: generator, stabilizer, private well, water tank, electric fence, CCTV and sensor alarms in all 6 guest units. Land lease already in place.

TOTAL LAND AREA

970 m²

GUEST KEYS

**4 double rooms +
2 apartments**

DISTANCE FROM BEACH

approx 500 meters

SECURITY

CCTV · alarms · fence

TENURE

Land lease

OUTDOOR

**Swimming pool,
garden, fruit trees**

Property Description

Located just minutes from the beach in Kiwengwa, this newly built boutique hotel is a turnkey hospitality asset in one of Zanzibar's fastest-growing tourism destinations.

Set on 970 sqm, the property has been designed for comfort, function and security. It is already set up as a ready-to-operate hotel rather than a project that still needs building.

The hotel has 4 stylish double rooms and 2 spacious apartments, plus reception, restaurant, bar, swimming pool, fully equipped kitchen, storage and 2 staff rooms.

Security and utilities are in place: electric fence, CCTV, and sensor alarms in all 6 guest units, plus a generator, electric stabilizer, private well and water storage tank.

The land interest is a government land lease, with company documents on file.



Property Photos

Exterior & pool



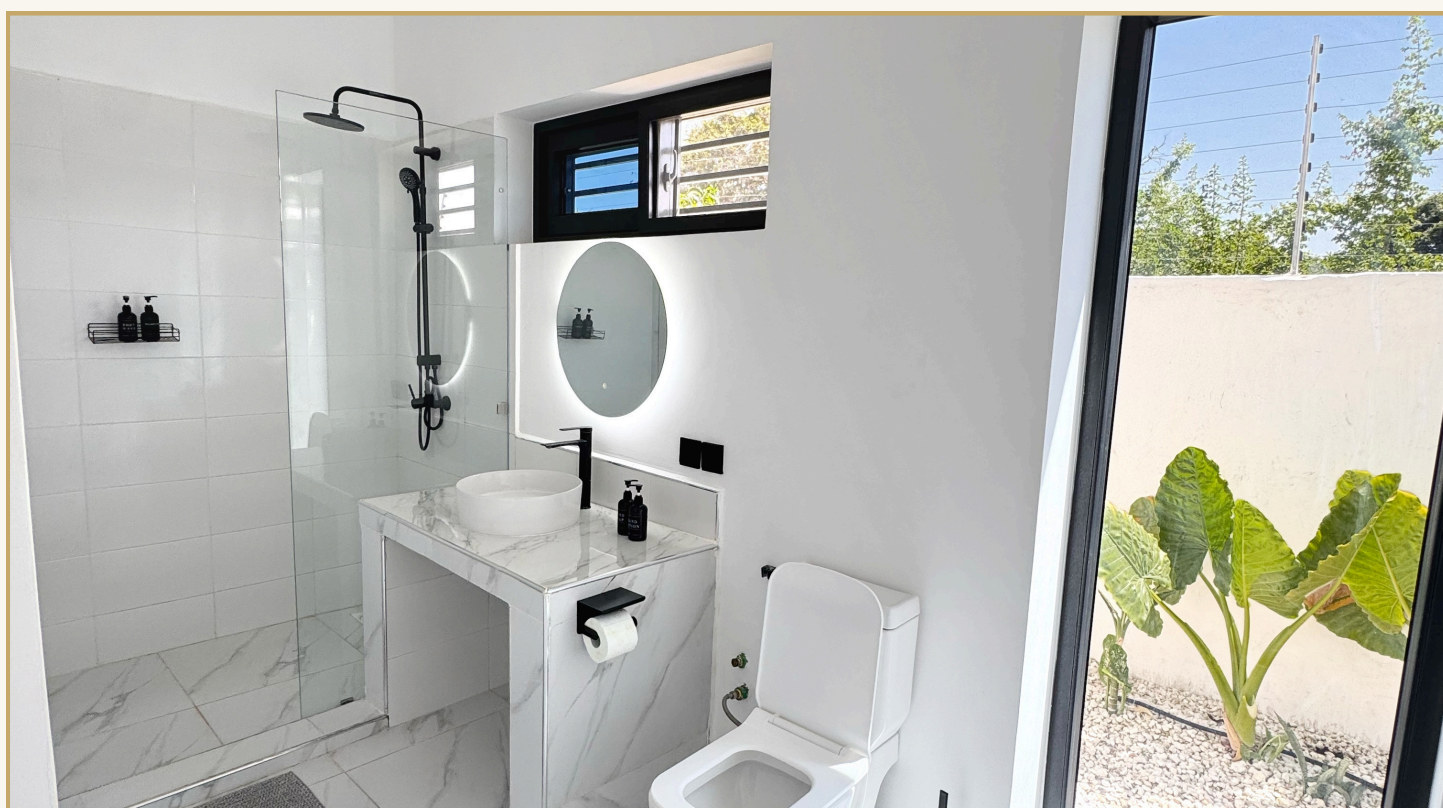
Property Photos

Pool terrace



Property Photos

Guest bedroom



Property Photos

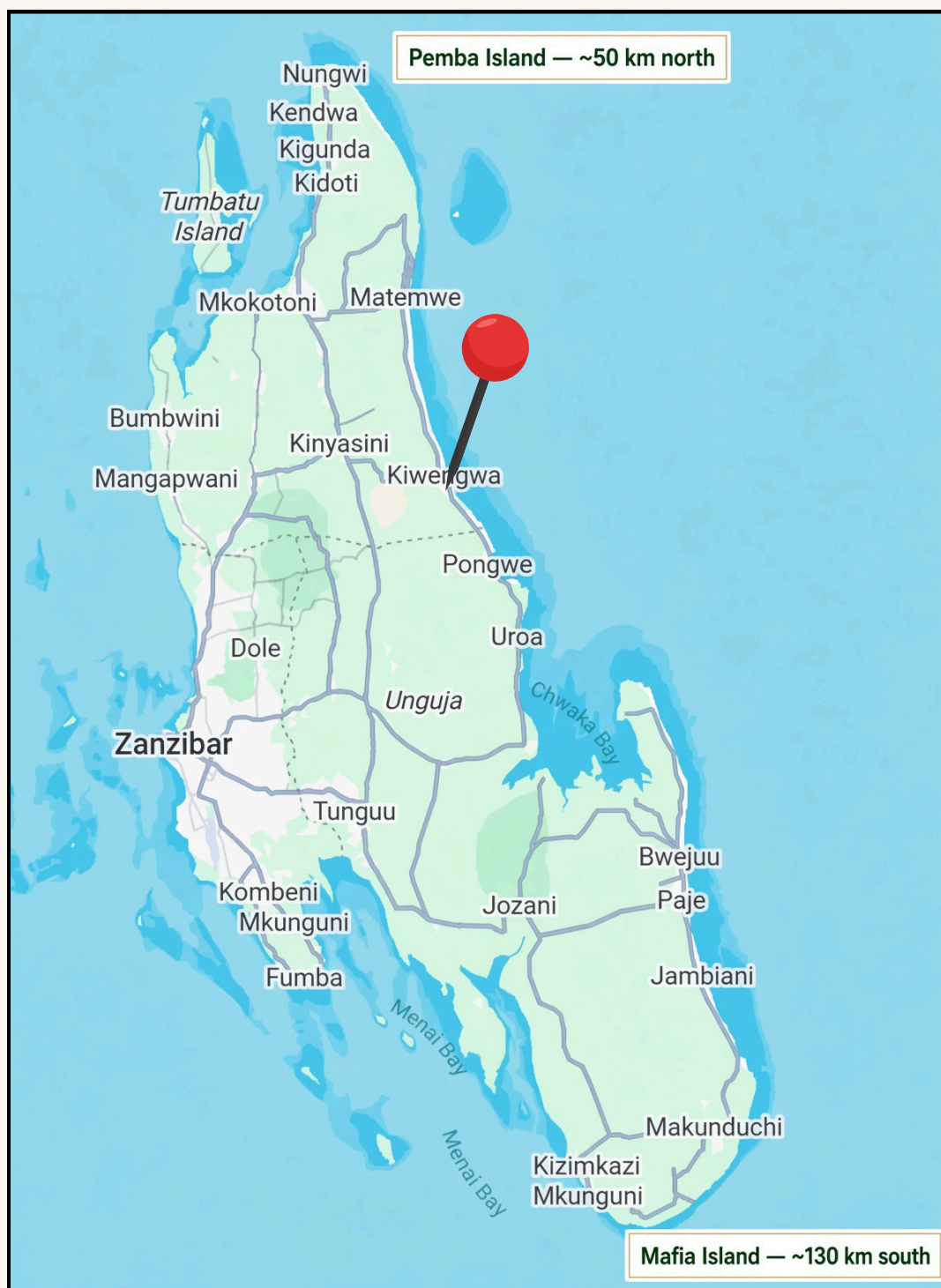
Bathroom & terrace



Property Photos



Location on Zanzibar



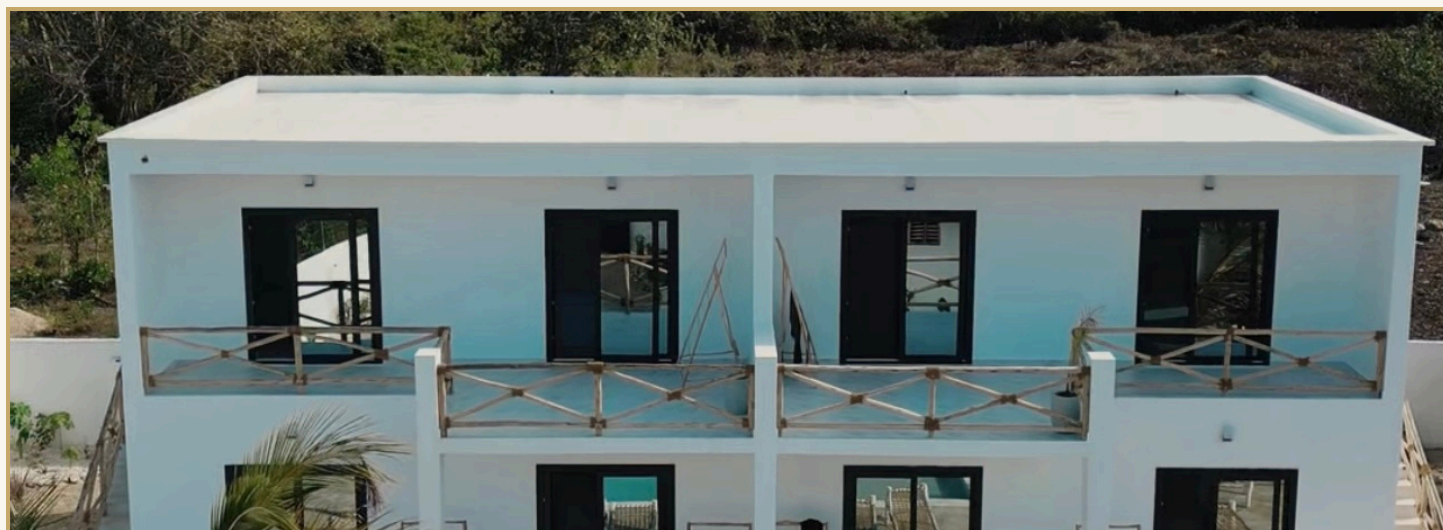
About the Area

Kiwengwa sits on Zanzibar's east coast, north of Pongwe and south of Matemwe. It is one of the island's established resort strips, with a long beach, kite surfing centres and a mix of hotels and villas.

The hotel is a short drive or walk from the white sand beach.

Key Facts Recap

Asking Price	USD 360,000
Land / Built Area	970 m ² land
Title / Ownership Document	Land lease in place
Distance from Beach	Approx. 500 meters
Beachfront	No — minutes from beach
Current Use	Hotel - Short term rentals
Unit Types	4 double rooms + 2 apartments
Access	East coast, Kiwengwa strip
Potential Land Use	Tourism / boutique hotel
Swimming Pools	One communal swimming pool
Security	Gate, CCTV, Sensor alarm in every room
Kitchen & Bar	Kitchen room & bar on site
Generator	Yes, plus stabilizer





Arrange a viewing for Newly Built Boutique Hotel – Kiwengwa

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)

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.