



ZANZIBAR LUXURY
PROPERTIES

Beachfront Land in East Nungwi

NUNGWI • NORTH COAST • UNGUJA

15,757  sqm

USD 2,000,000

The Opportunity



A prime 15,757 sqm plot situated in one of the most popular locations in Zanzibar — Nungwi. 101 metres of oceanfront on a beautiful cliff.

Prime position near renewed residential projects such as Waterfront Residence and Johari Sandbank, approximately 3 km down the coast from Anantara Zanzibar Resort & Residence project and 5 km to Kendwa Beach.

Ideal for a luxury resort or high-end residential development in one of Zanzibar's most sought-after coastal settings.

TOTAL LAND AREA

15,757 m²

BEACHFRONT

101 METERS

BEACH TYPE

Coral & White Sand

POTENTIAL FOR USE

**Resort or Residential
Development**

TITLE

**Government Land
Lease in place**

Property Description

Located in East Nungwi, Zanzibar, this 15,757 sqm beachfront property presents an exceptional opportunity for a luxury resort or exclusive residential development.

Boasting 101 metres of ocean frontage along a scenic coastal cliff, the site offers a rare combination of scale, privacy and stunning coastal surroundings.

The property is fully walled and benefits from an existing water well.

Ideally positioned approximately 60 km from Stone Town and Zanzibar International Airport, the property is just 5 km from Kendwa, renowned for its pristine white-sand beaches and turquoise waters. The surrounding area is home to established luxury hospitality developments, including Safira Blue and Oasis Blu Beach Resort, reflecting the area's appeal as a destination for high-end tourism and residential investment.

With its prime coastal setting, substantial land area and existing infrastructure, this property offers an attractive foundation for a landmark development in one of Zanzibar's most desirable northern coastal locations.

Government land lease and ZIPA approval already obtained.



Property Photos

Cliff & White Sand Beach



Property Photos



Property Photos



Location — Nungwi



About the Area

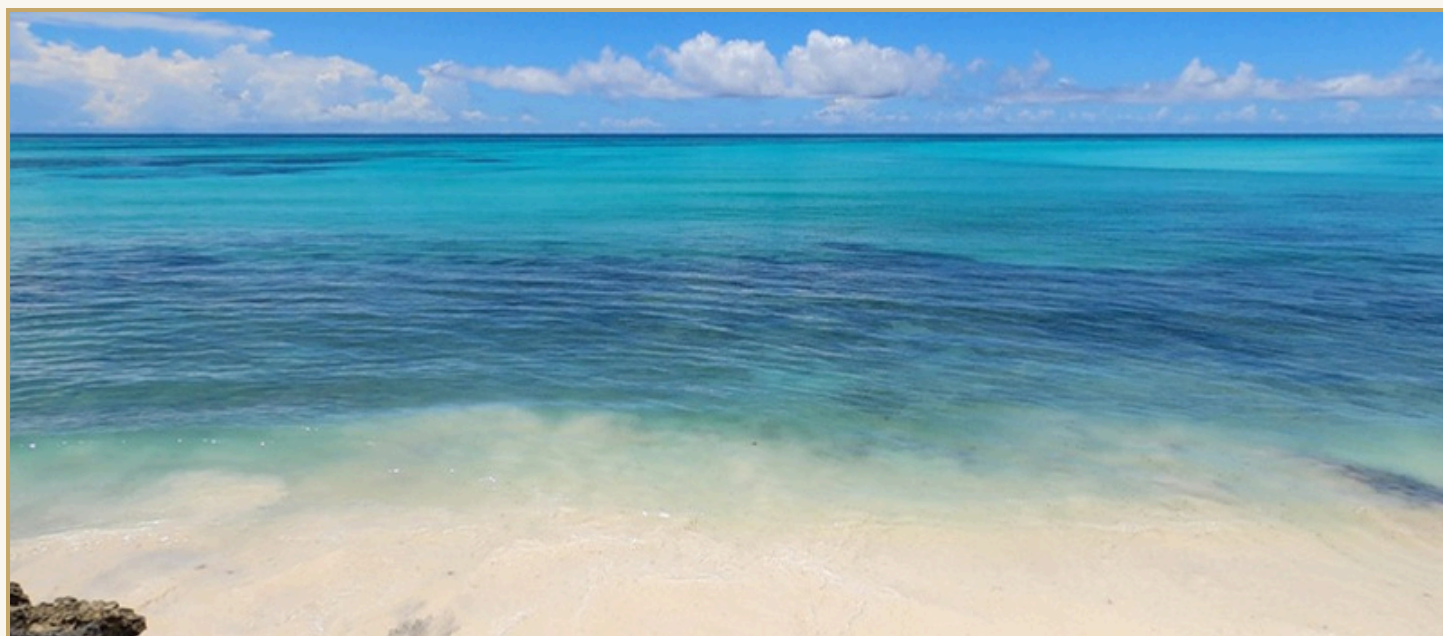
East Nungwi offers a striking coastal setting with oceanfront cliffs, white sand pockets and clear turquoise water.

The shoreline provides both scenic views and direct access to the sea.

The area is home to renewed residential projects including Waterfront Residence, Johari Sandbank & Anantara as well as established five-star hotels such as Safira Blue, Oasis Blu Beach Resort. Kendwa Beach, one of Zanzibar's most celebrated stretches of sand, lies approximately 5 km away.

Key Facts & Investment Highlights

Asking Price	USD 2,000,000
Land size	15,757 m ²
Title / Ownership Document	Government Land Lease
Distance from Beach	Direct beachfront
Beachfront	Yes
Beachfront Metres	101 metres
Property Type	Undeveloped land
Access	~60 km to airport / Stone Town
Potential Land Use	Luxury resort or residential
Walled	Walled property
Water	Water well present
ZIPA Approval	ZIPA approval already obtained





Arrange a viewing for Beachfront Land in East Nungwi

ENQUIRIES

Zanzibar Luxury Properties

+255 772 415 889

info@zanziluxproperties.com

www.zanzibarluxproperties.com

Instagram · @zanzibarluxuryproperties

Facebook · Zanzibar Luxury Properties LinkedIn

· Zanzibar Luxury Properties

WHATSAPP

Scan to message



WEBSITE

Scan to visit



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), 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.