



**OCEANFRONT  
LAND  
IN MAKUNDUCHI  
USD 350,000**



**PROPERTY FEATURES**

- 8,000 SQM
- 40 METERS BEACH
- SANDY & CORAL BEACH
- SUNSET VIEW
- PAVED ROAD ACCESS
- NEARBY ELECTRICITY ACCESS
- NEARBY WATER ACCES





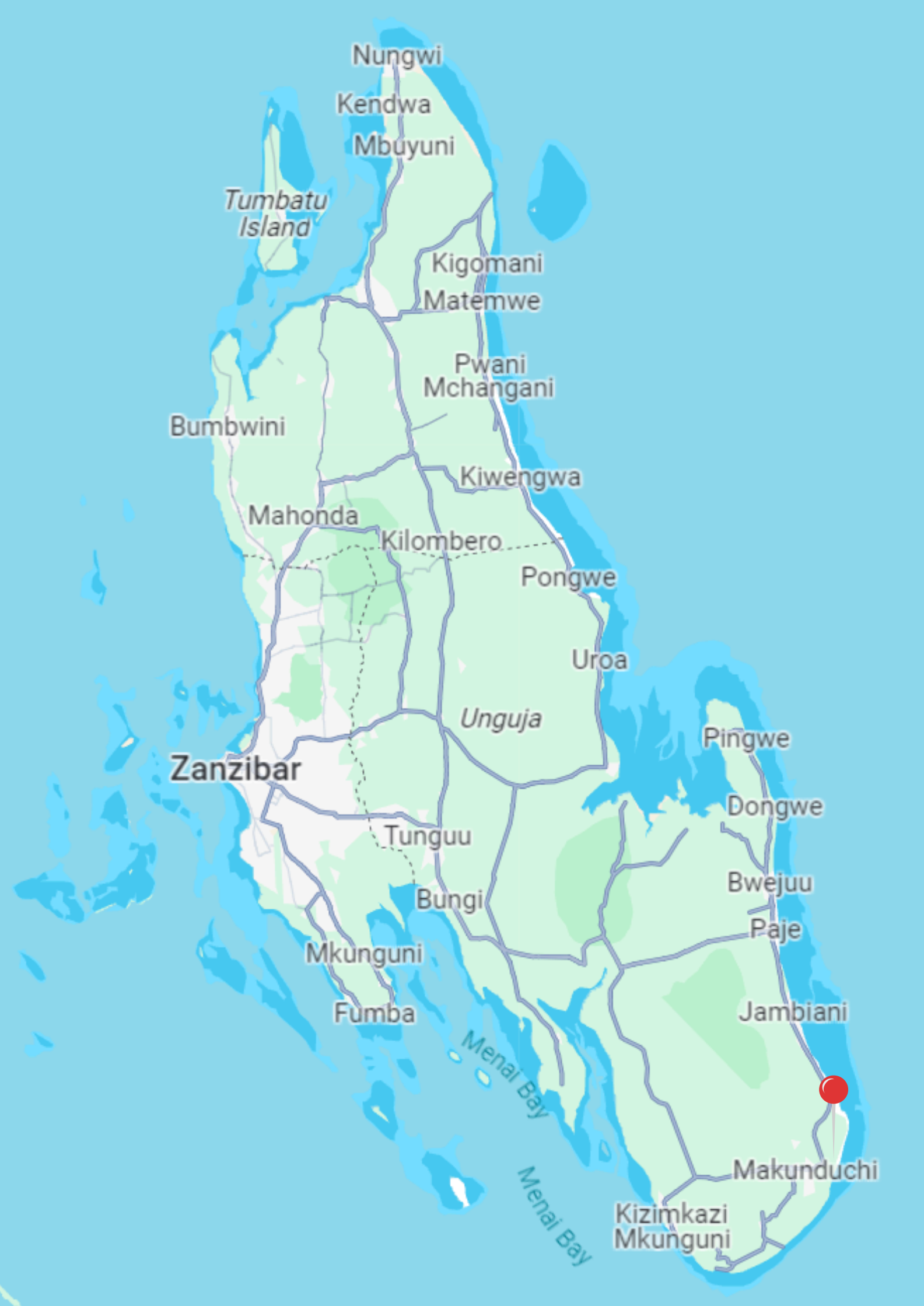


This beachfront plot in Makunduchi represents a compelling investment opportunity within one of southern Zanzibar's most underdeveloped yet increasingly strategic coastal zones. Covering approximately 8,000 square meters with around 40 meters of direct beachfront, the land offers a rare combination of scale, frontage, and infrastructure readiness that is becoming increasingly scarce along the island's coastline.

The property benefits from paved road access, nearby electricity, and comprehensive legal documentation, including a Right of Occupancy and an approved site plan. These factors significantly reduce entitlement risk and shorten development timelines, providing investors with a clear and efficient pathway from acquisition to execution.

Positioned in a tranquil coastal setting while remaining accessible to established tourism corridors, the site is well suited for hospitality, residential, or mixed-use developments targeting both short-term rental demand and long-term asset appreciation. Southern Zanzibar continues to attract increasing interest as development shifts beyond the island's saturated northern markets, offering early-mover advantages and favorable entry pricing.

The land's sunset-facing orientation enhances its commercial value, as west-facing beachfront assets consistently outperform in both nightly rates and occupancy across hospitality and lifestyle segments. These natural attributes support strong branding potential and provide a competitive advantage in attracting premium guests or end-users.







**ZANZIBAR LUXURY**  
PROPERTIES



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