ZANZIBAR LUXURY
PROPERTIES



# Newly Built Boutique Hotel – Kiwengwa

KIWENGWA · EAST COAST · UNGUJA

970 sqm ◇ 6 guest keys

USD 330,000

# 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 | GUEST KEYS | DISTANCE FROM BEACH |
|---|---|---|
| **970 m²** | **4 double rooms + 2 apartments** | **approx 500 meters** |

| SECURITY | TENURE | OUTDOOR |
|---|---|---|
| **CCTV · alarms · fence** | **Land lease** | **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

Exterior & pool



# Property Photos

## Pool terrace





# Property Photos

## Guest bedroom






# Property Photos

## Bathroom & terrace

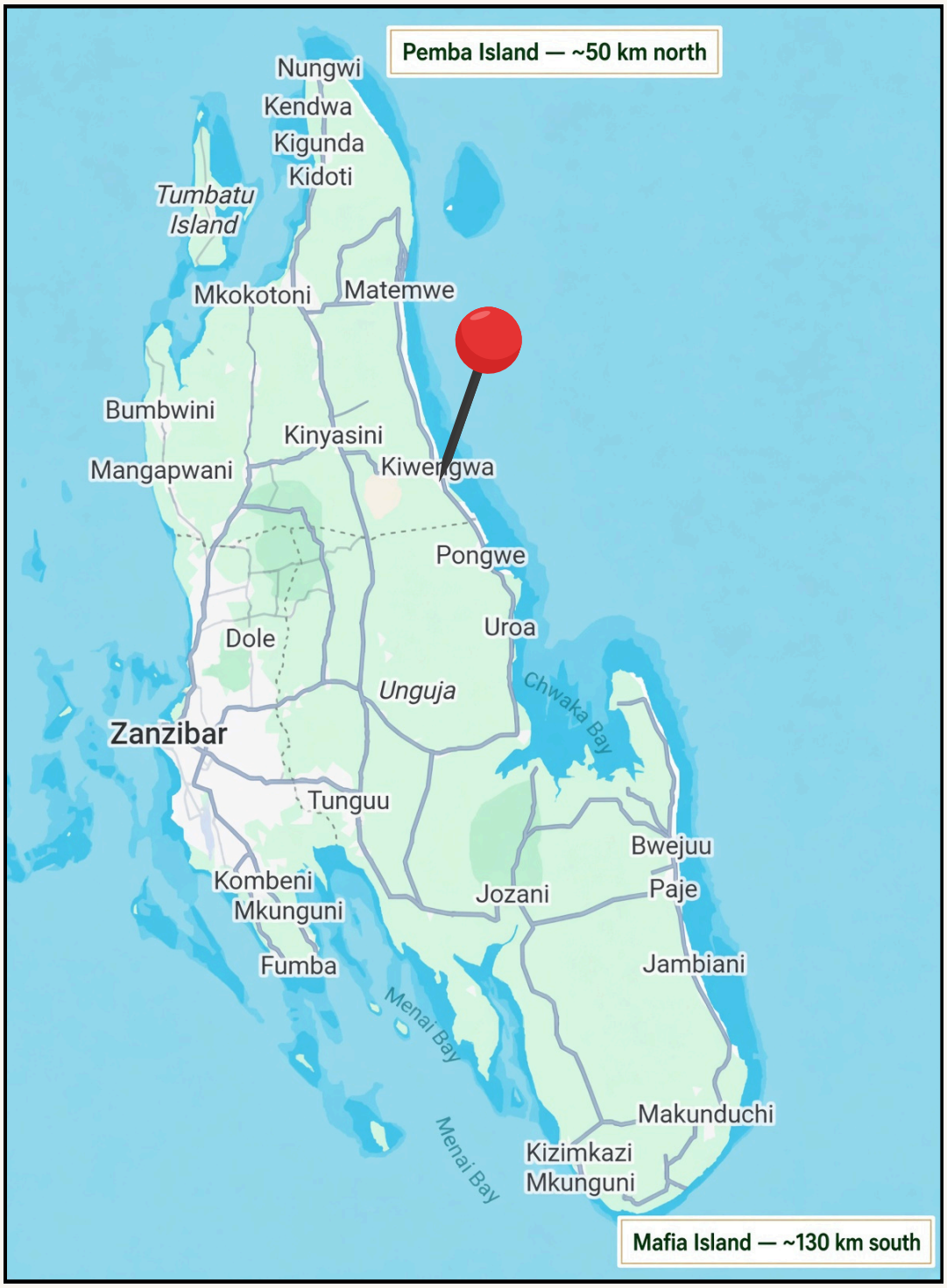





# Property Photos



# 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 m² 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 |



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# 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.