



ZANZIBAR LUXURY
PROPERTIES



Luxury Villa Steps from Kiwengwa Beach

KIWENGWA • EAST COAST • UNGUJA

970 m² plot  2 bedrooms + 1 studio

€1,000,000

The Opportunity



An elegant turnkey villa on a 970 m² plot inside a secure residential complex in Kiwengwa, immediately next to the 5-star Meliá hotel.

The villa features a large private pool, BBQ area, generous garden, garage and a small dependance. ZIPA approved with the condominium certificate — clean structure for a foreign buyer.

The complex offers a hotel with bar and restaurant on site, main-road access almost to the beach, and a mix of permanent residents and successful Airbnb properties.

VILLA PLOT SIZE

970 m²

BEDROOMS

2 + 1 dependance

BATHROOMS

3 + 1 (dependance)

INTERNAL

~182 m² habitable

TENURE

ZIPA · Condominium

OUTDOOR

Private garden, Swimming Pool, BBQ area

Property Description

This elegant two-storey villa occupies a generous 970 m² plot inside a secure residential complex in Kiwengwa with direct access onto the main road. Immediately next door stands the 5-star Meliá hotel, delivering strong security and amenity advantages.

The design is refined and spacious. Internal habitable area measures approximately 182 m² (ground floor ~114 m² + first floor ~68 m²), complemented by a two-car garage of ~34 m² and generous verandas and balconies of ~64 m².

Large open-plan living and kitchen areas flow easily, while an additional laundry/pantry room offers flexible use and can readily be converted into a further bedroom.

Accommodation comprises two spacious bedrooms, three bathrooms and an independent unit with an extra bedroom and bathroom.

Outdoor living centres on a large private pool and BBQ zone, framed by the big veranda and balcony.

The complex itself includes a hotel with bar and restaurant, a balanced mix of permanent residents and successful short-term rentals, and opposite padel courts. Main-road access continues almost to the beach.

The white-sand beach of Kiwengwa is only steps away — one of the island's finest stretches, sitting directly in front of a beautiful sandbank. A kite school lies just down the hill, with bars and restaurants only a few minutes away.

Legal position is clean for a foreign buyer: ZIPA approval is already in place and the condominium certificate is expected imminently.



Property Photos

View From Top



Property Photos

Outdoor Area



Property Photos



Property Photos



Property Photos

Dependance



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Living Space



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Property Photos



Property Photos

Bedroom



Property Photos



Property Photos



Property Photos

Expansive Terrace

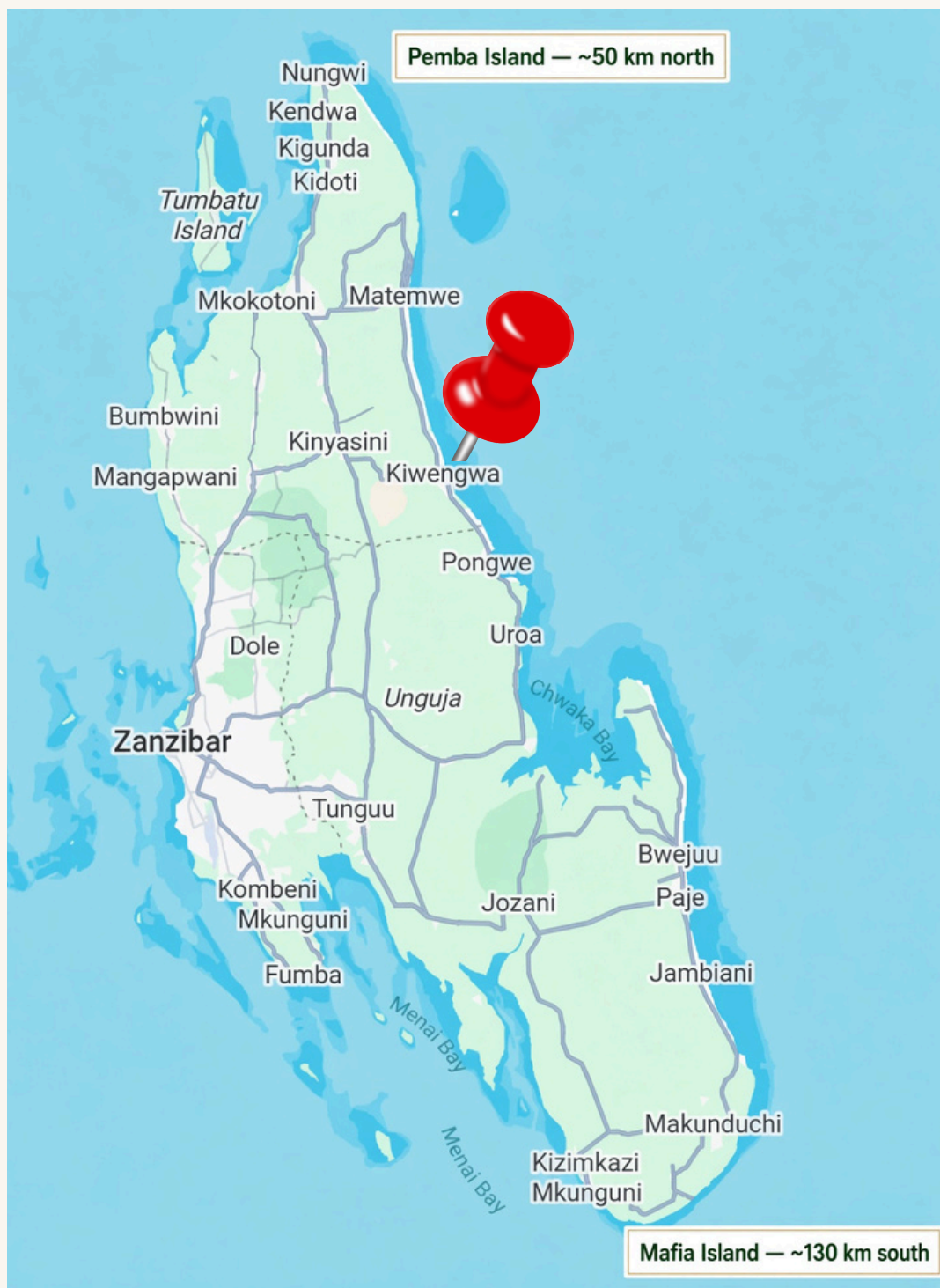


Property Photos

Pantry



Location on Zanzibar



About the Area

Kiwengwa sits on Zanzibar's east coast, roughly 60 minutes from the airport and Stone Town. The area is known for its long white-sand beach, turquoise water and a growing mix of high-end hotels and residential complexes. This villa benefits from immediate proximity to the 5-star Meliá, secure gated living, on-site hotel amenities and main-road access. Direct Access to the beach from the complex

Key Facts Recap

Asking Price	€1,000,000
Land / Built Area	970 m ² plot · ~182 m ² internal
Title / Ownership Document	ZIPA approved · Condominium Title
Distance from Beach	Villa is approx 100 meters form the beach
Front Veranda	27 m ²
Area Open to Sky	36.78 m ²
Unit Types	2 bedrooms + dependance
Access	Main road
Potential Land Use	Private Villa - Residential or Investment
Swimming Pools	Large private pool + BBQ area + Garden area
Additional Areas	Garage ~34 m ² · First Floor Verandas ~64 m ²
Staff	Secure complex next to 5★ Meliá
Generator	On site





Arrange a viewing for Expansive Luxury Villa Steps from Kiwengwa Beach

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, eachfront 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.