



## BOUTIQUE HOTEL PROJECT WITH LAND

*IN MATEMWE*

**\$ 590,000**

## PROPERTY FEATURES

- LAND SIZE: 5,084 SQM
- ACCESS TO WHITE SAND BEACH
- 24 GUEST ROOMS ARRANGED  
ACROSS 12 TWO-STOREY UNITS
- 46 SQM EACH UNIT
- FOUNDATIONS COMPLETED
- WATER & ELECTRICITY ALREADY  
INSTALLED
- ROOM FOR EXPANSION
- IDEAL FOR A BOUTIQUE  
PROJECT





We are pleased to present a 5,084 sqm land parcel in Matemwe, offered together with an unfinished but fully approved boutique hotel project.

The project has architectural and technical approval, giving the next investor a clear and secure foundation to continue development immediately.

## **PROJECT OVERVIEW**

The concept includes 24 guest rooms arranged across 12 two-storey units, each approximately 46 sqm and designed with private terraces nestled in tropical vegetation.

The layout prioritises guest privacy, natural light, and the relaxed island atmosphere that defines Matemwe.

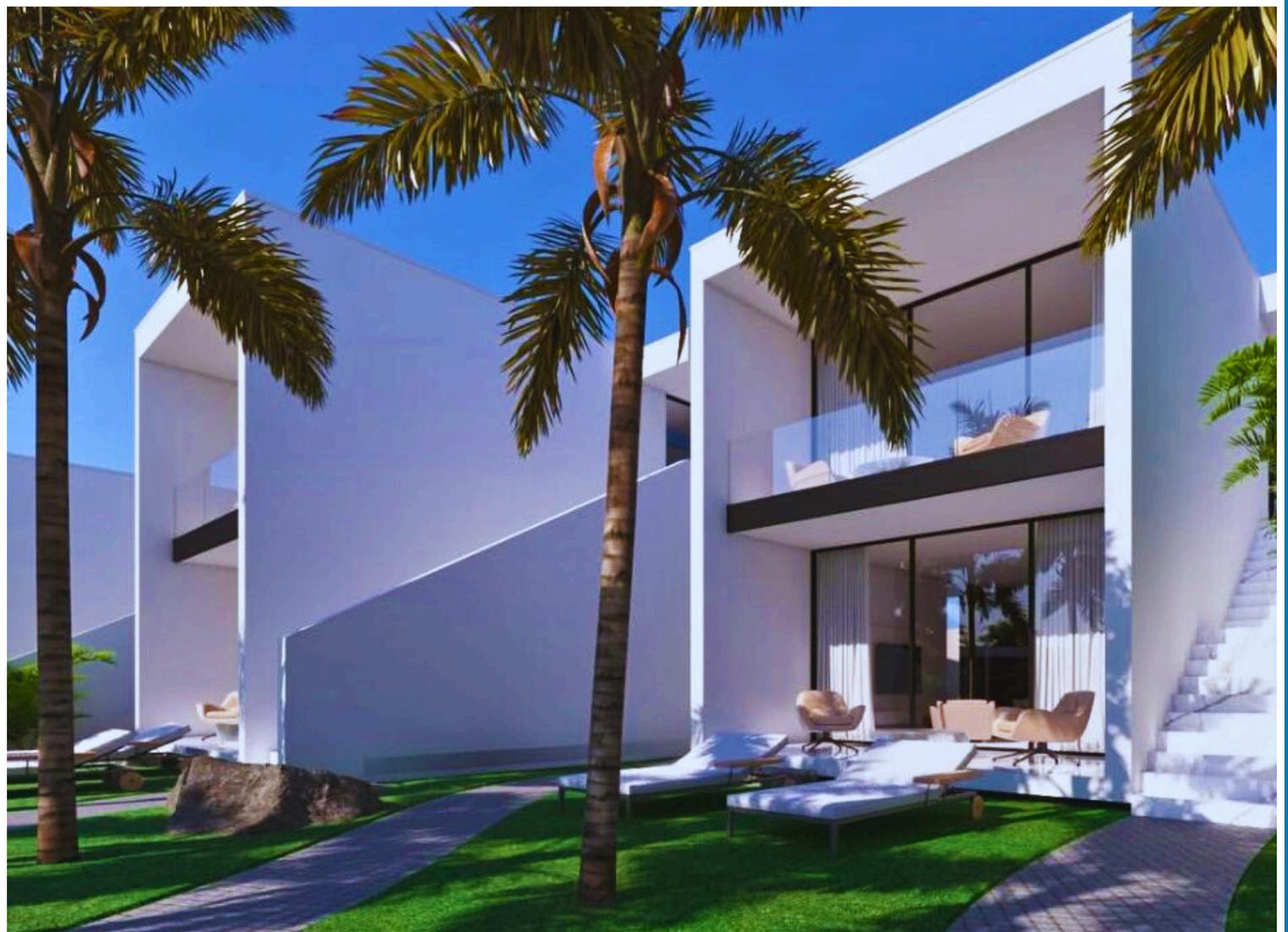
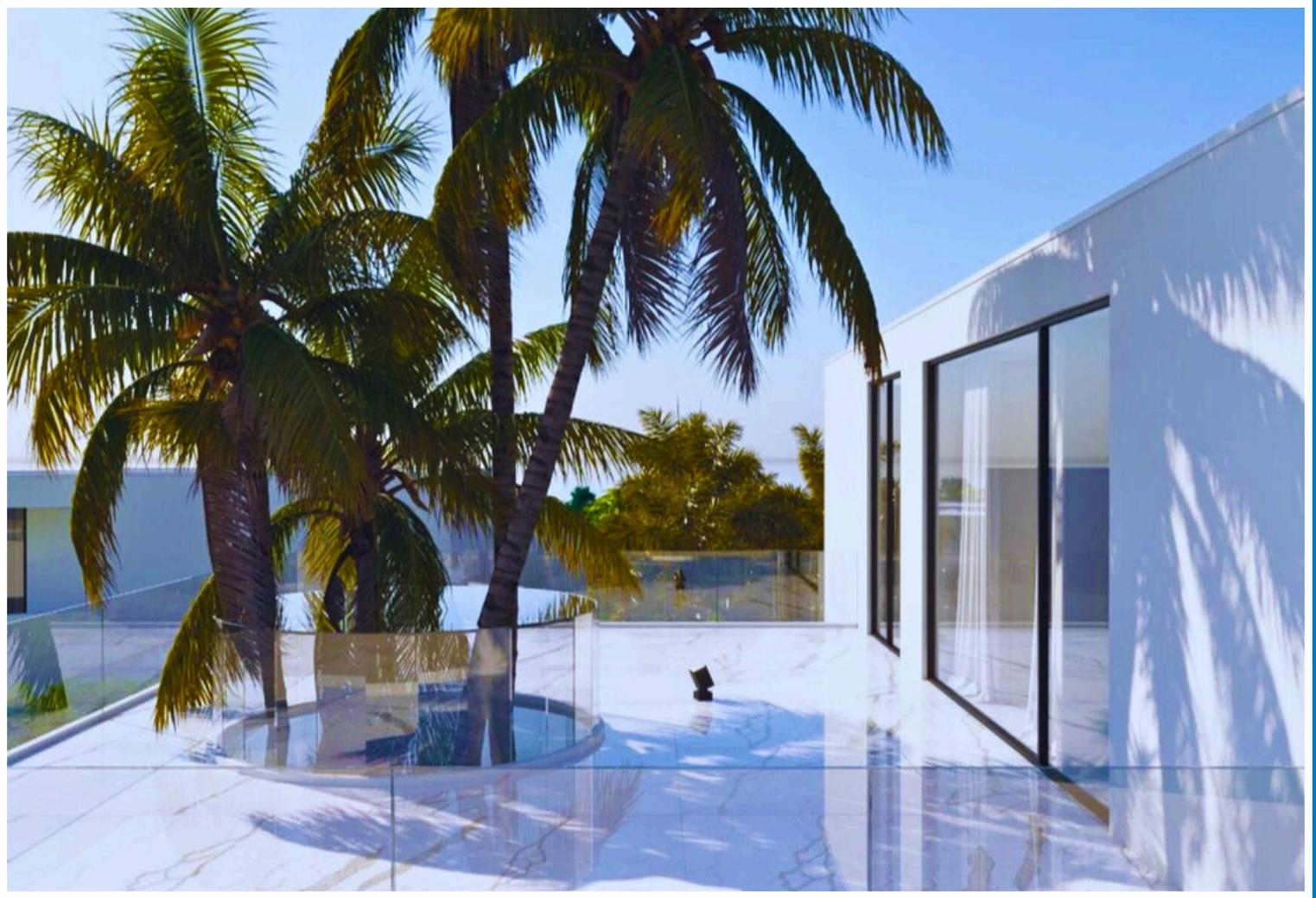


## PROJECT FEATURES & FACILITIES

The master plan includes a full range of amenities to support a high-end boutique hotel:

- Elevated ocean-view restaurant
- Optional rooftop penthouse or exclusive suites
- Large swimming pool
- Pool bar and lounge area
- Spa and gym facilities
- Reception, staff quarters, and guest parking

All structures and spaces have been conceived to integrate harmoniously with the natural environment.





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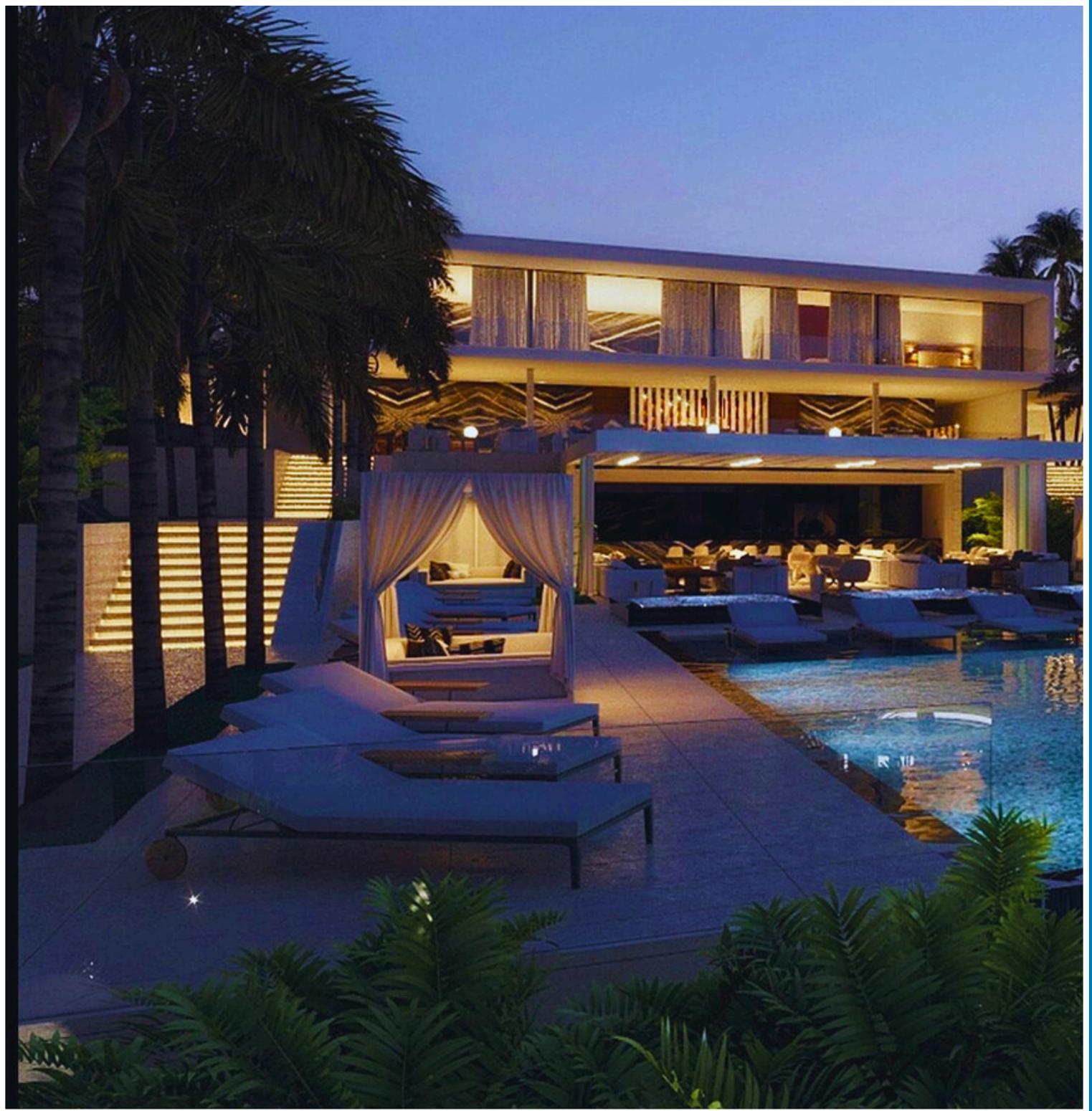
## CONSTRUCTION STATUS

Significant progress has already been completed:

- Foundations for all units
- Main structures of the guest buildings
- Defined pool and restaurant areas
- Core operational and service spaces
- Water and electricity already present

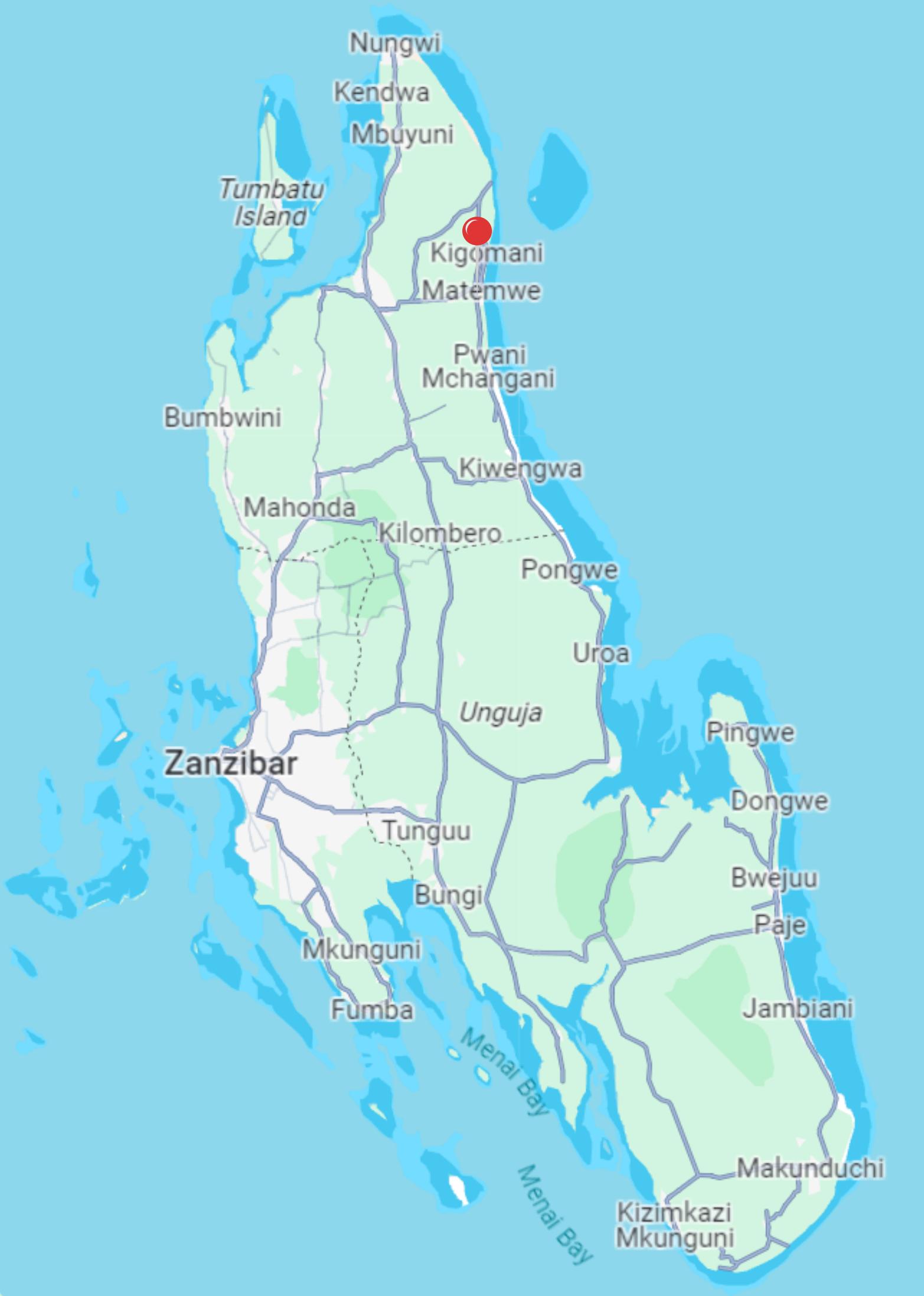
The incoming investor has the flexibility to customise finishes, materials, and the final concept according to their brand and operational vision.





## THE REMAINING LAND OFFERS POTENTIAL FOR:

- Additional rooms or suites
- Enhanced wellness or leisure facilities
- Expanded landscaped gardens
- Eco-resort or boutique luxury positioning



Nungwi

Kendwa

Mbuyuni

*Tumbatu  
Island*

Kigomani

Matemwe

Pwani

Mchangani

Bumbwini

Kiwengwa

Mahonda

Kilombero

Pongwe

Uroa

Unguja

Pingwe

Zanzibar

Dongwe

Tunguu

Bwejuu

Bungi

Paje

Mkunguni

Fumba

Jambiani

Menai Bay

Makunduchi

Kizimkazi

Mkunguni

Menai Bay



## LOCATION

Located in Matemwe, one of Zanzibar's most sought-after coastal destinations, known for its long stretch of powder-white sand beaches and clear turquoise waters.

The area offers a peaceful, upscale environment while remaining easily accessible from major attractions and transport routes.

Just offshore lies Mnemba Island, famous worldwide for its protected marine reserve, vibrant coral reefs, and exceptional diving and snorkeling.

Matemwe is the gateway to this iconic island, making it a preferred destination for high-end travellers seeking exclusivity, nature, and luxury experiences.

The combination of white-sand beachfront, proximity to Mnemba, and the area's increasing popularity among boutique hotels and luxury resorts makes this project ideally positioned for strong market demand and long-term investment value.



**ZANZIBAR LUXURY**  
PROPERTIES

## OUR CONTACTS

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