ZANZIBAR LUXURY
PROPERTIES



White Sand Beach – Prime Land in Kiwengwa

KIWENGWA · EAST COAST · UNGUJA

62,600 sqm ◇ 115 m beachfront

USD 7,500,000

The Opportunity



Presenting an exceptional beachfront estate measuring 62,600 sqm with 115 metres of pristine white sand shoreline — a rare opportunity to create a landmark hospitality destination or an exclusive residential retreat in one of Zanzibar's most desirable coastal settings.

The property currently includes 19 semi-constructed villas, each thoughtfully planned to feature private swimming pools, offering a strong foundation for a boutique resort concept or a luxury villa community. With over 50,000 sqm of undeveloped land remaining, the estate offers remarkable scope for expansion into a 150+ key luxury resort.

TOTAL LAND AREA
62,600 m²

EXISTING STRUCTURE
19 semi-constructed villas with private pools

BEACHFRONT
115 m white sand

EXPANSION
potential for 150+ key luxury resort

TITLE OWNERSHIP
Government Land Lease

BEACH
White Sand Beach

Property Description

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The property currently includes 19 semi-constructed villas, each thoughtfully planned to feature private swimming pools, offering a strong foundation for a boutique resort concept or a luxury villa community. The core infrastructure is already in place, with a freshwater well, electricity connection and direct road access.

In addition, a spacious semi-constructed restaurant and bar area is ready for finishing. The structure has been designed to accommodate six guest toilets, dedicated staff facilities and a pantry/storage area, providing the framework for a fully operational food and beverage outlet.

With over 50,000 sqm of undeveloped land remaining, the estate offers remarkable scope for expansion into a 150+ key luxury resort — whether through additional villas, wellness facilities, leisure amenities or a bespoke residential vision tailored to the next owner's ambitions.

Opportunities of this scale and beachfront frontage are becoming increasingly scarce. This is the last available plot of its kind in this prime location — a truly outstanding investment in Zanzibar's thriving coastal market.



Structures

BEACHFRONT VILLAS – SEMI-CONSTRUCTED
Seven elegantly designed beachfront villas, currently semi-constructed. Each villa boasts self-contained accommodations, offering sweeping ocean views, with the added luxury of a private pool.

SECOND LINE VILLAS – SEMI-CONSTRUCTED
Set just behind the beachfront, six semi-constructed second-line villas provide enchanting ocean views. Designed with a harmonious blend of modern influences and traditional Zanzibari aesthetics.

THIRD & FOURTH LINE VILLAS – SEMI-CONSTRUCTED
Nestled within lush tropical gardens, six semi-constructed villas in the third and fourth rows are elevated to capture uninterrupted ocean views.

BEACH BAR – SEMI-CONSTRUCTED
An open-air beachfront bar, currently semi-constructed.

LARGE RESTAURANT & LOUNGES – SEMI-CONSTRUCTED
A spacious restaurant and lounge area, also semi-constructed.









Features

EXPANSIVE LAND
Spanning an impressive 62,600 square meters of beachfront land. Its unique sloped terrain provides exciting opportunities for terraced construction, maximizing both space and views.

PRIVATE SWIMMING POOLS – SEMI-CONSTRUCTED
Each unit is designed to feature its own private swimming pool.

FULLY WALLED COMPOUND
The entire property is enclosed within a solid perimeter wall.

PRISTINE WHITE SAND BEACH – 115 METERS
Boasting 115 meters of direct white sand beachfront.

SEMI-CONSTRUCTED STORAGE FACILITIES
On-site storage facilities for operations.



Features

RELIABLE WATER ACCESS
A freshwater well ensures a consistent and sustainable water supply.

CONVENIENT ROAD ACCESS
Strategically located along Kiwengwa's main road.

ELECTRICITY INFRASTRUCTURE
Reliable electricity already in place.

EXPANSIVE LAND FOR DEVELOPMENT
With over 50,000 square meters of undeveloped land.

AMPLE PARKING
Generous parking facilities available on-site.

COMMUNAL SPACES & FACILITIES
Large elevated restaurant, lounge, and bar area with sweeping sea views.

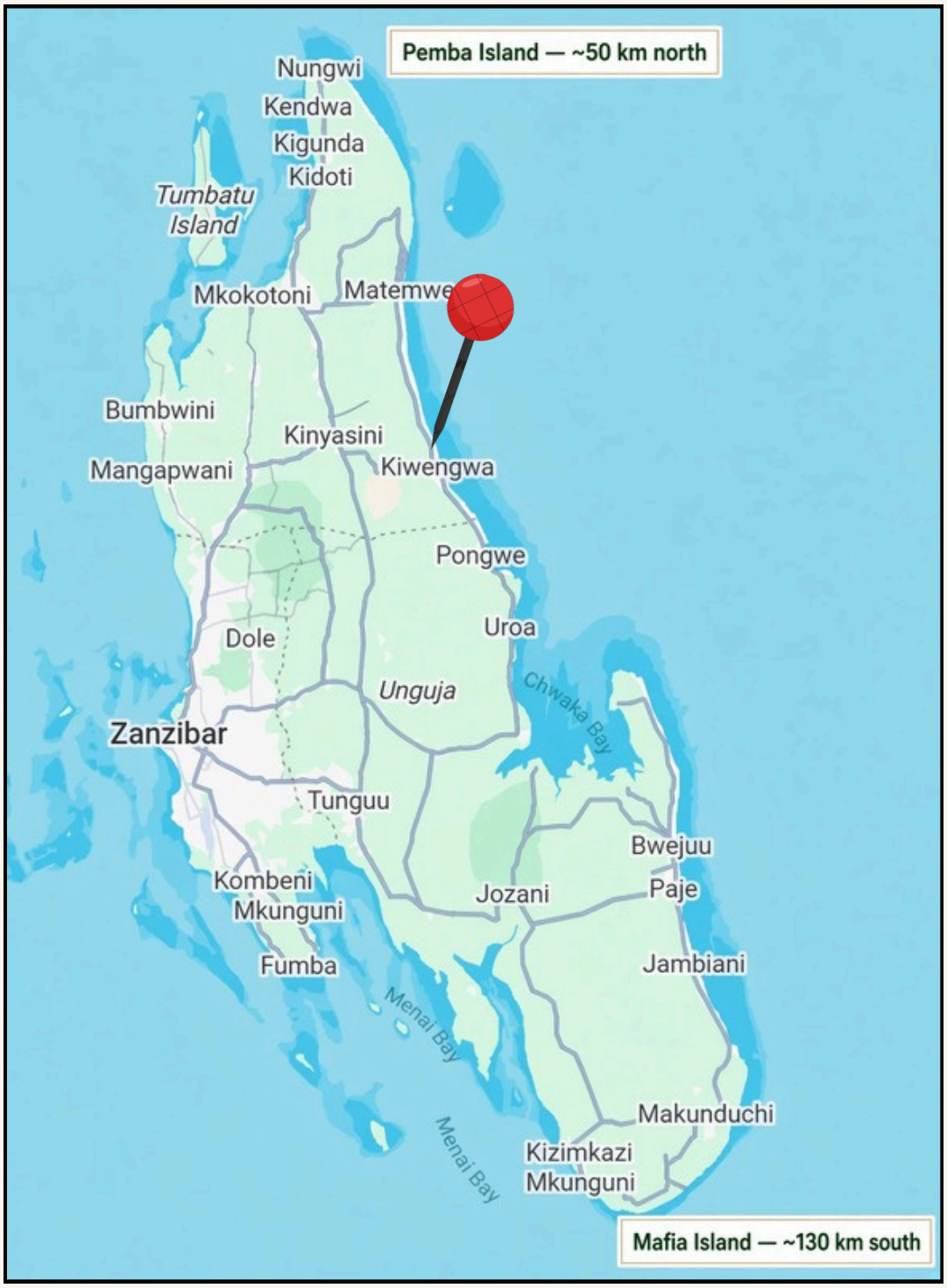


Property Photos





Location on Zanzibar



About the Area

Kiwengwa sits on Zanzibar's east coast, a prime beachfront location known for its pristine white sand beaches and proximity to key attractions. The property offers 115 metres of direct shoreline with excellent road access and established infrastructure. The area is a desirable coastal setting for luxury hospitality, with scope for a landmark 150+ key resort development on this last available large plot of its kind.

Key Facts Recap

Asking Price	USD 7,500,000
Land / Built Area	62,600 m² land · 19 semi-constructed villas
Title / Ownership Document	Land lease ·
Distance from Beach	Direct beachfront
Beachfront	Yes
Beachfront Metres	approx 180 meters
Unit Types	Semi-constructed villas with private pools
Access	45 km to main Unguja Airport
Potential Land Use	Luxury Resort
Road Access	Direct Access from Main Road
Beach type	White Sand Beach



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Arrange a viewing for

White Sand Beach – Prime Land in 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), MSTA,CFTe

Chartered Fellow of the Chartered Institute for Securities & Investment.
Over 15 years of international investment experience across multi-billion-dollar portfolios.

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Over ten years of international experience in financial services, client operations & compliance.
Leads client engagement and operational coordination at ZLP.