



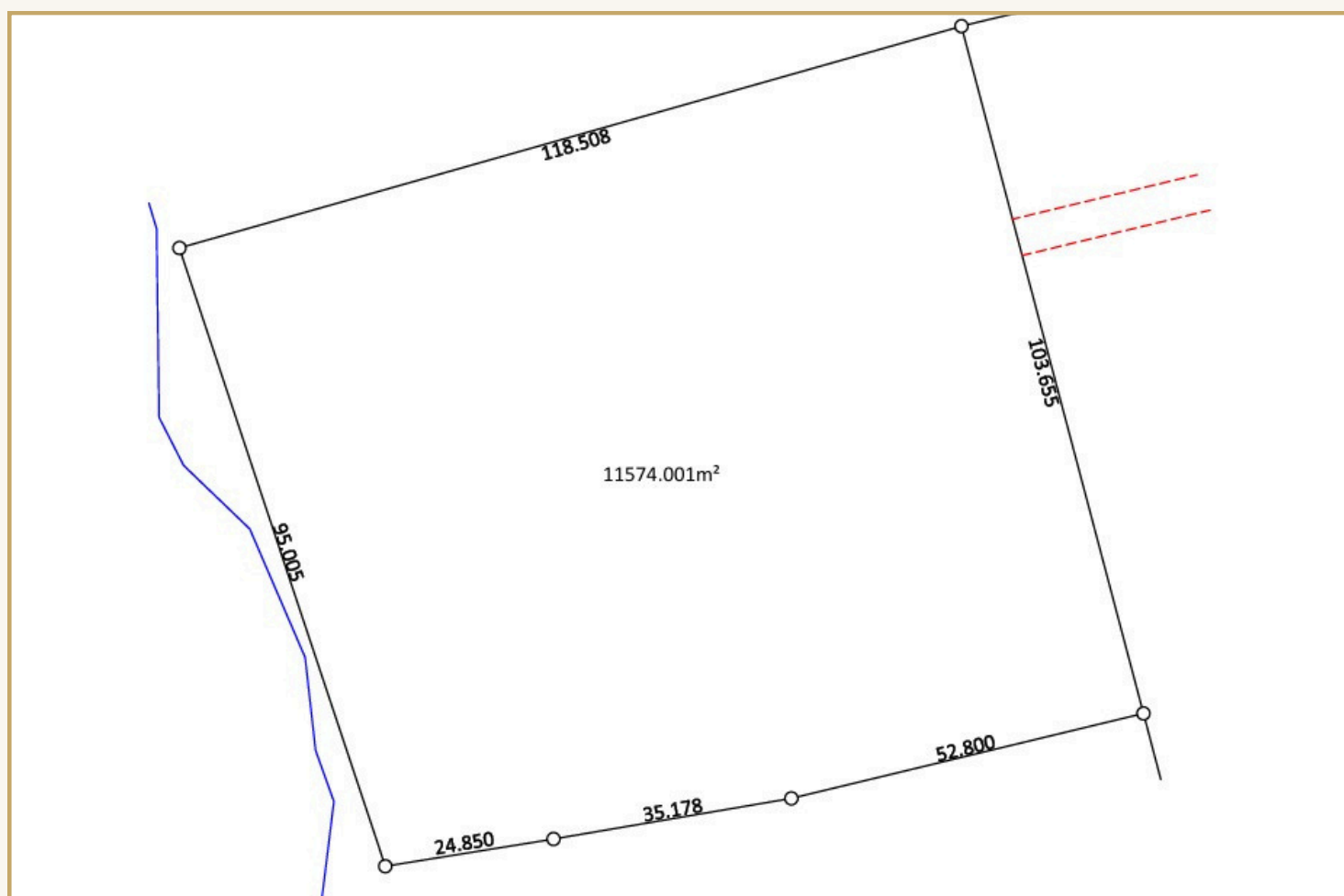
Oceanfront Land in Kidoti

KIDOTI • MINUTES AWAY FROM KENDWA & NUNGWI • NORTHERN UNGUJA

11,574 m²  Cliff-front

USD 1,200,000

The Opportunity



In the emerging residential pocket of Kidoti — the Beverly Hills of Nungwi — this 11,574 m² cliff-front parcel offers direct water access from a low 2–3 m cliff, open ocean views and partial walls already in place.

Immediately adjacent to the Nungwi peninsula yet quieter and more private, the site sits ~800 m from classic white-sand beaches. Ideal for a private villa estate, boutique lodge or phased residential compound.

Local seller; lease created on transfer for foreign buyers.

TOTAL LAND AREA

11,574 m²

TYPE

Undeveloped land

BEACHFRONT

Cliff-front

POTENTIAL

Villa / boutique lodge

TENURE

Locally owned

BOUNDARIES

Partially walled

Property Description

Attractive cliff-front parcel of 11,574 m² in up-and-coming Kidoti — immediately adjacent to the Nungwi peninsula.

The site sits on a low 2–3 m cliff with direct water access. The immediate foreshore is firm underfoot (practical for access and construction). Classic white-sand beaches of northern Nungwi begin approximately 7 km to the north. Open ocean views and direct sea frontage.

Kidoti is the quieter, emerging side of the Nungwi peninsula — already home to Le Saint Tropez, with Fukuchani Ruins and Tazari Caves close by, and Kendwa and Nungwi a short drive north.

Road access is currently a dirt track but actively under construction.

The plot is already partially walled (three walls — two lateral perimeter + one middle dividing wall from an earlier abandoned villa plan), offering clear boundaries and a head-start on security and privacy.

Excellent potential for a private villa compound, boutique resort or residential development. The pre-existing middle wall can be retained, removed or used for phased development.

Cliff-top position gives elevated views and natural drainage.



Property Photos



Location on Zanzibar



About the Area

Kidoti sits immediately adjacent to the Nungwi peninsula.

Quiet emerging residential pocket with existing villas, open ocean views and direct cliff-front water access.

Classic white-sand beaches begin ~800 m north. Road under construction; direct access to water.

Key Facts Recap

Asking Price	USD 1,200,000
Land Size	11,574 m ² (demarcation sketch)
Title / Tenure	Local seller · Lease on transfer
Water Access	Direct cliff-front
Cliff Frontage	Yes – low 2–3 m cliff
Frontage Type	Cliff frontage
Property Type	Undeveloped land
Access	Dirt track · under construction
Potential Use	Villa estate / boutique lodge
Pools / Built	None – pure land
Boundaries	Partially walled (3 walls)
Utilities	Direct Access to Water





Arrange a viewing for Cliff-Front Land – Kidoti

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.
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