



ZANZIBAR LUXURY
PROPERTIES

ZANZIBAR · EAST AFRICA



Land Opportunity in Popular Paje

PAJE · SOUTHEAST COAST · UNGUJA

19.800 m² · 450 m from the Indian Ocean

**ZIPA
APPROVAL**

**GOVERNMENT
LEASE READY**

**EASY ROAD
ACCESS**

**POPULAR
LOCATION**



An exceptional opportunity for eco-luxury residential development

The Land

A rare 19,800 square metre plot, positioned just 450 metres from the pristine white-sand beach of Paje.

Paje is one of Zanzibar's most sought-after coastal villages, located on the southeast coast of Unguja Island. Renowned worldwide for its world-class kitesurfing conditions, vibrant bohemian atmosphere, and rapidly expanding high-end tourism scene, Paje offers a perfect blend of laid-back charm and sophisticated appeal.

The area features long stretches of powdery white-sand beaches that seamlessly connect with Jambiani, creating an inviting coastline that draws international visitors year-round.

SIZE

19,800 m²

1.98 hectares of prime land

BEACH

450 metres

Easy walking distance

ACCESS

Easy Road Access

Direct link to Paje main road

TITLE

Government Lease

Lease already in place

STATUS

ZIPA Approved

Investment project secured

POTENTIAL LAND USE

**Residential /
Tourism**

Versatile use



Development Potential

This exceptional parcel of land offers outstanding potential for a range of high-end hospitality or residential developments. Its generous size, natural surroundings, and strategic location make it well suited for a boutique hotel, an exclusive villa estate, a wellness retreat, or a combination of luxury residences designed to complement Zanzibar's unique environment.

The current owners have explored one possible architectural concept to demonstrate how the site could be developed. This is intended purely as an example of the land's potential and is not an approved or fixed masterplan.

New owners have complete flexibility to create their own vision, whether the goal is to develop a boutique hospitality project or an exclusive residential community, this property provides an exceptional foundation for a distinctive investment in one of Zanzibar's most desirable locations.

ILLUSTRATIVE DEVELOPMENT CONCEPT



PROPOSED AMENITIES

- A** Swimming Pool/
Lagoon
- B** Villas
- C** Padel, gym, reception
- D** Buffer, palms and
trees

Prime Location & Connectivity

ZANZIBAR AIRPORT (STONE TOWN)

≈ 52 km

≈ 1 hour 15 min drive

PAJE ROUNDABOUT / VILLAGE CENTER

≈ 2 km

≈ 4 min drive

PAJE CAVE - TOURIST ATTRACTON

≈ 60 m

≈ 1 min walk

MICHAMVI KAE

≈ 18 km

≈ 30 min drive

KENDWA/ NUNGWI (NORTH)

≈ 90 km

≈ 1 hour 46 min

MAKUNDUCHI (SOUTH)

≈ 17 km

≈ 1 hour 46 min



Investment Thesis

Paje has emerged as one of East Africa's most dynamic coastal markets. Strong international demand for lifestyle and tourism assets, combined with limited supply of large, beach-proximate plots under clear foreign-ownership structures, creates a compelling growth story.

HISTORICAL LAND VALUE APPRECIATION

10 – 15%

Annual growth observed in the Paje micro-market

01

Tourism Momentum

Paje's reputation as a global kitesurfing destination continues to drive year-round visitor numbers and second-home demand from Europe, South Africa and the Middle East.

02

Scarcity Premium

Large contiguous plots (2 ha+) within walking distance of the beach and with existing land leases are extremely rare on the southeast coast.

03

Infrastructure Edge

Good road access, proximity to existing tourism facilities, and ZIPA approval significantly de-risk the development timeline compared with greenfield sites.

Key Investment Highlights

- **Existing foreign land lease** — already in place and straightforward to transfer to a new buyer, providing immediate security of tenure for non-Tanzanian investors.
- **ZIPA project approval secured** — significantly reduces permitting timelines and risk if continuing with the approved development.
- **Prime beach proximity** — just 450 metres from the white-sand shores with direct road access, making it ideal for luxury villas or a boutique resort.
- **Strong market positioning** — Paje's renowned lifestyle brand, world-class kitesurfing, and growing high-end tourism support premium pricing and attractive rental yields.



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