



Boutique Project – 5 Bandas

KIWENGWA • NORTH COAST • UNGUJA

1,400 sqm  500 m to beach

USD 699,000

The Opportunity



Five two-level Bandas on approx. 1,400 sqm in central Kiwengwa, 500 metres from the beach. Large swimming pool in place. Reception and landscaping still to finish. The project is offered now so a buyer can complete it to their own standard.

Each Banda is about 68 sqm: open-plan living, kitchenette and bathroom on the ground floor; bedroom with elevated ocean view above.

Layout suits a small lodge, short-stay compound or private holiday use. Supermarket, restaurants are on the doorstep.

TOTAL LAND AREA

1,400 m²

GUEST KEYS

5 Bandas - 2 floors each

TO THE BEACH

500 m walk

ACCESS

Main Road Access

VIEW

**Ocean view from
top floor**

LARGE MAIN POOL

**In place; reception still
building ²**

Property Description

A new boutique project in the heart of Kiwengwa, a short walk from one of Zanzibar’s main east-coast beaches. Five uniquely designed two-floor Bandas, a large swimming pool, and room on the plot for further facilities.

The development is under construction and offered for immediate sale so a buyer can take over and finish to their own brief.

Ground floor of each Banda: open-plan living, kitchenette and bathroom, opening onto garden paths. Upper level: light bedroom with elevated ocean views and natural ventilation. Two-level design gives privacy and the scale guests expect in a small island retreat.

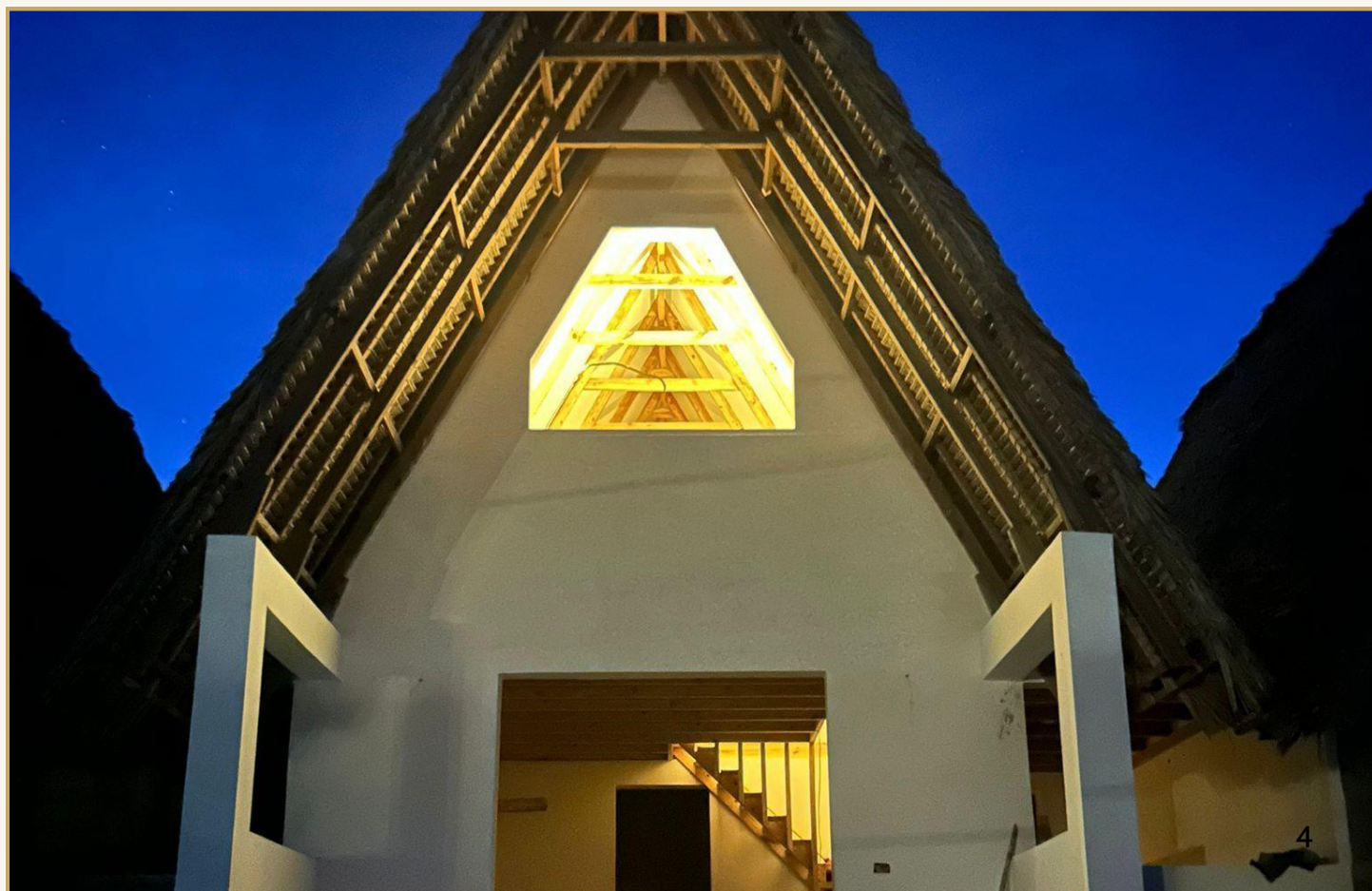
The pool sits at the centre of the site. A reception is under construction and can become lounge and guest services. Separate technical and generator area with staff accommodation. Outdoor hammock zone planned. Remaining grounds to be landscaped. Parking just outside the main gate.

Use cases: boutique lodge, eco-stay, short-term rental compound, private holiday house, or a small wellness retreat. Not beachfront — 500 metres inland, with village amenities close by.



Property Photos

The Bandas



Property Photos

The Bandas



Property Photos

The Bandas

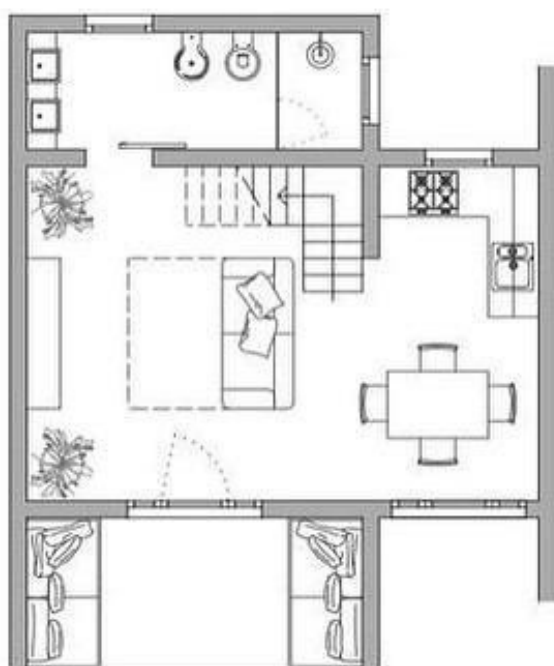


Property Photos

The project

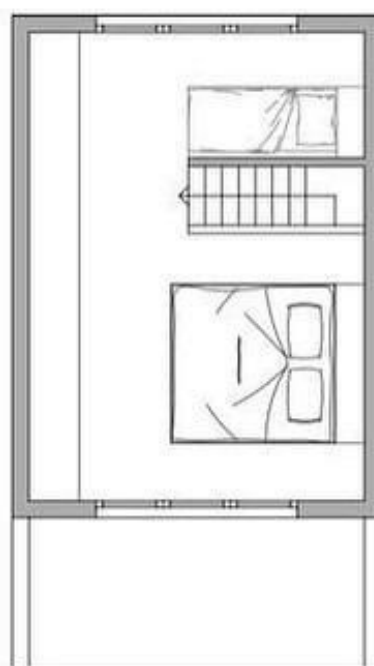


Property Photos



PIANO TERRA

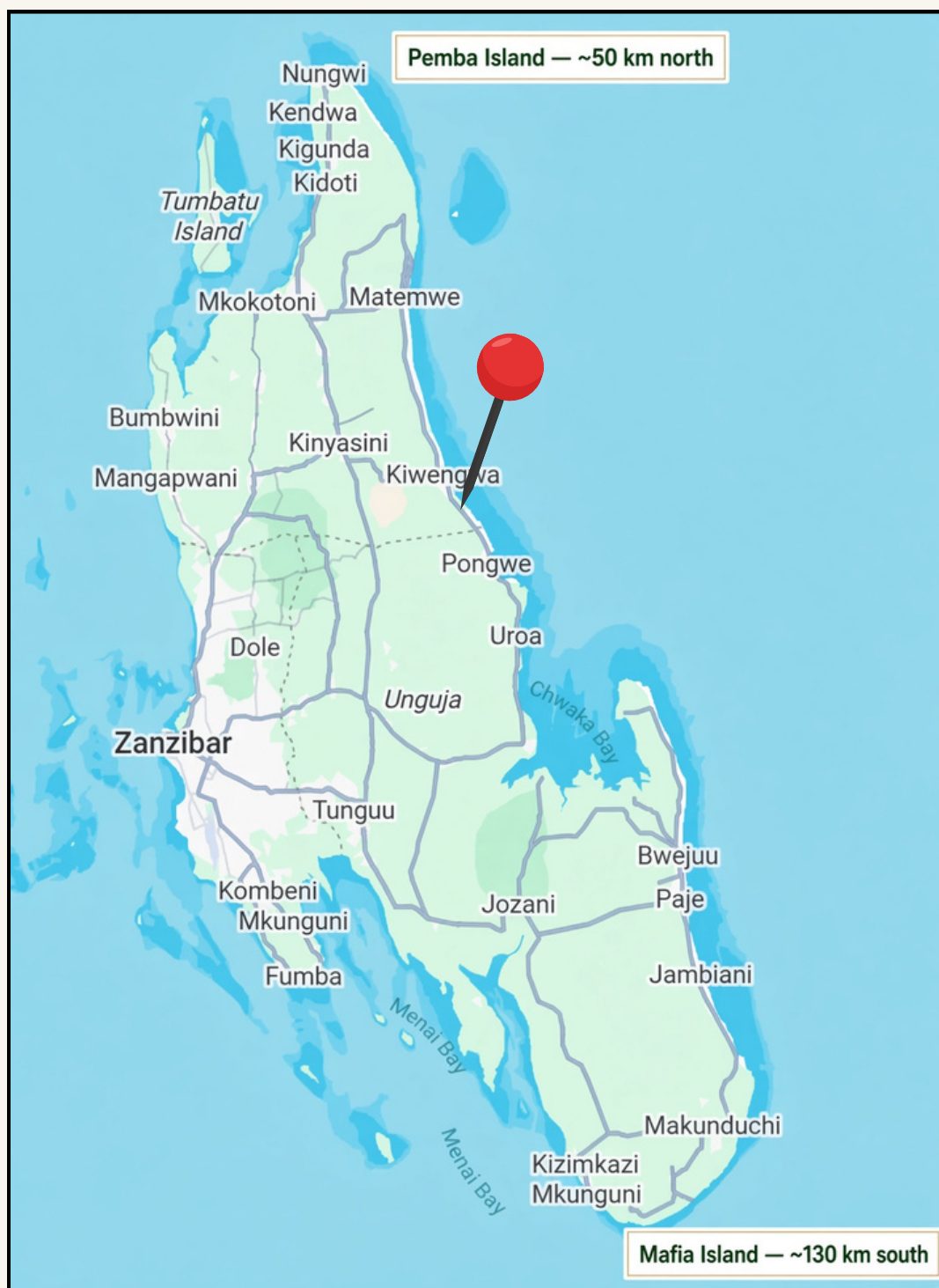
Ground floor



PIANO PRIMO

First floor

Kiwengwa, East Coast



About the Area

Kiwengwa sits on Zanzibar's north-east coast, between Pwani Mchangani and Pongwe.

Long white-sand beach, year-round visitor flow, and a walkable village with supermarket, restaurants and services.

Key Facts Recap

Asking Price	USD 699,000
Land / Built Area	1,400 m ² land · ~68 m ² / Banda
Area	Kiwengwa, north-east coast
Distance from Beach	500 metres
Beachfront	No
Plot position	Inland — not beachfront
Unit Types	5 × two-floor 1-bed Bandas
Access	Main road access
Potential Land Use	Boutique lodge / private compound
Swimming Pools	Large central pool in place
CCTV	Yes — on site
Staff	Technical / generator area with staff rooms
Generator	Technical area provided





Arrange a viewing for Boutique Project – 5 Bandas, 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.

Chiara De Michele

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