



BEACHFRONT VILLA

IN PWANI MCHANGANI

EUR 770,000



PROPERTY FEATURES

- APPROX. 530 SQM LAND PLOT
- APPROX. 200 SQM BUILT AREA
- 4 ENSUITE BEDROOMS
- SWIMMING POOL
- LARGE VERANDA
- GENERATOR
- STORAGE FACILITIES
- ESTABLISHED HOLIDAY RENTAL OPERATION



Positioned directly on the white sands of Pwani Mchangani, this charming beachfront villa presents a rare opportunity to acquire a prime oceanfront property in one of Zanzibar's most sought-after emerging locations.

Set on approximately 530 sqm of beachfront land, the property combines traditional Zanzibari architecture with strong commercial potential, making it an attractive acquisition for investors, hospitality operators, or buyers seeking a private coastal retreat.

Currently operating successfully as a holiday rental, the property offers immediate income potential while providing the opportunity for redevelopment, expansion, or repositioning into a boutique hospitality concept.



Nungwi

Kendwa

Mbuyuni

*Tumbatu
Island*

Kigoma

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



The Villa

Built in an authentic traditional Zanzibar style with a distinctive makuti roof, the villa offers approximately 200 sqm of living space and features:

- 4 spacious ensuite bedrooms
 - 3 double bedrooms
 - 1 triple bedroom
- Air conditioning and ceiling fans throughout
- Comfortable living room
- Kitchenette
- Additional storage room
- Large covered veranda overlooking the Indian Ocean
- Private swimming pool
- Sun-lounging area
- External storage shed





Investment Potential

- What truly sets this property apart is its exceptional beachfront location. Pwani Mchangani continues to attract significant hospitality investment, with renowned resorts and international brands choosing the area as a destination for luxury tourism.
- Neighbouring developments include prestigious resorts such as:
 - Neptune Pwani Beach Resort & Spa
 - TUI Blue Bahari Zanzibar
- The continued growth of the area supports strong long-term capital appreciation and creates opportunities for investors looking to develop a boutique hotel, luxury villa rental business, beachfront restaurant concept, or an upgraded private residence.















OUR CONTACTS

www.zanzibarluxproperties.com

info@zanziluxproperties.com

+255 772 415 889



@zanzibarluxuryproperties



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