



ZANZIBAR LUXURY
PROPERTIES

Awira Apartments – Whole Project

INSIDE A PRIVATE RESORT - KIWENGWA - ZANZIBAR

2,790 sqm  24 keys  Delivery January 2027

USD 2,750,000 + 15% VAT

The opportunity



Awira is a 24-key apartment compound set inside a private tropical resort on Kiwengwa's white-sand coast. The project is sold as one asset.

Approximately 2,790 sqm: two apartment rows with ground floor and upper floor units, a 35 × 8 m pool, restaurant and bar, offices and parking. Beach access is through the resort. Luxury Bali sourced furniture is included.

Construction is underway and advanced, with expected completion January 2027. The new owner can run it as a hotel or sell the individual units at a profit.

COMPOUND SIZE

2,790 m²

KEYS

24 apartments

SETTING

**Within a private
tropical resort**

USE

**Hotel or sale of
individual units**

TENURE

Land lease

POOL

35 × 8 m

The Project

Awira is designed as an elegant alternative to the mass hotels of the east coast: a solid core, a light body, a living façade, and a lighter footprint so palms and gardens stay in the picture. Bali-style luxury furniture is included.

Twelve ground-floor apartments at 55 sqm and twelve first-floor apartments at 62 sqm sit in two rows facing a 35 × 8 m pool.

The west wing holds the kitchen, restaurant and bar, offices and a meeting room — enough back-of-house to run the compound as a hotel.

Parking sits along the eastern edge.

The compound sits inside an established Kiwengwa resort with villas, private pools and restaurants already in place.

Awira guests can use resort facilities and have direct access to the beach.

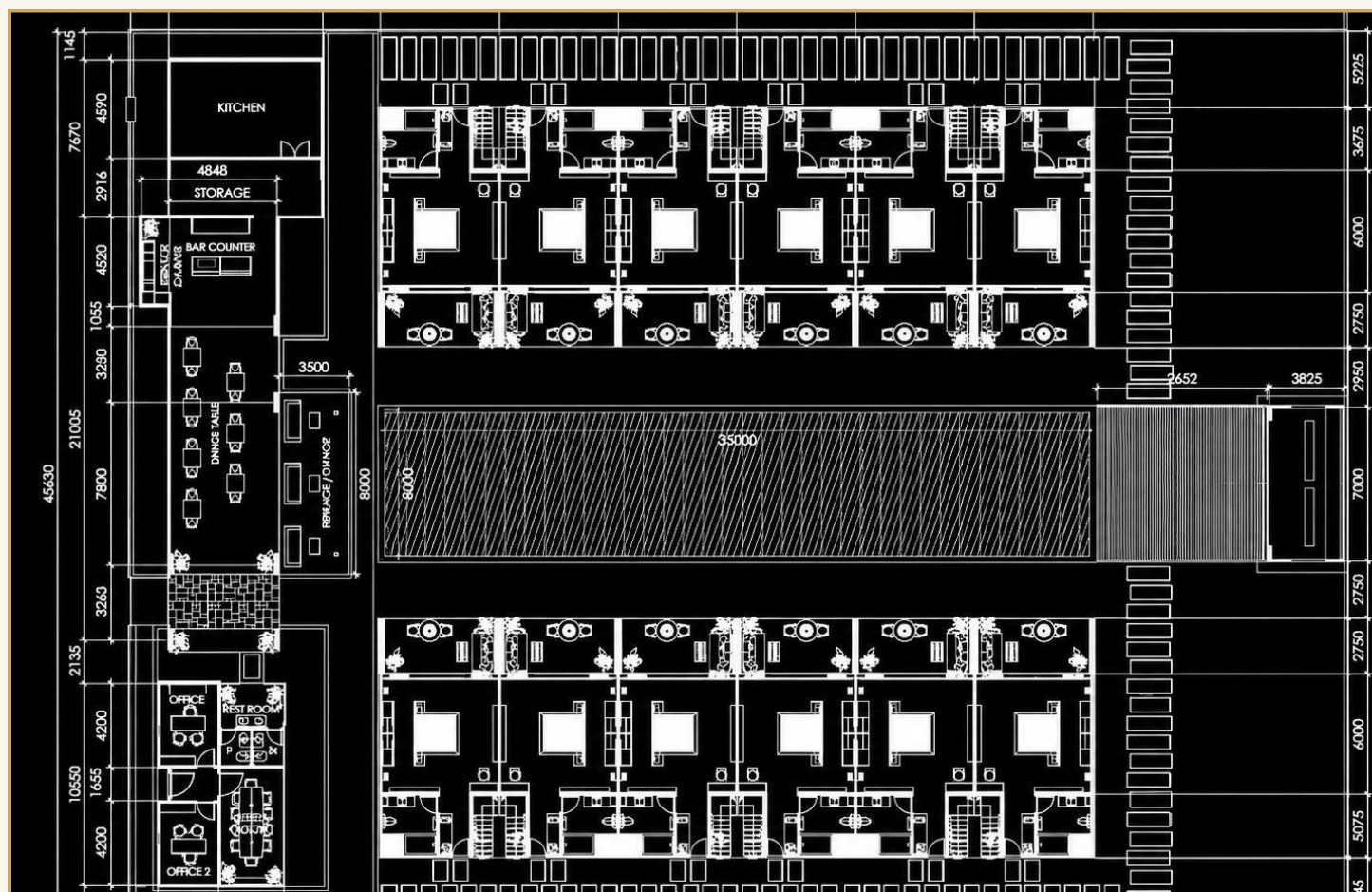
The new owner can keep all 24 keys as hotel stock, or sell individual units.





Property Photos

Under construction



Property Photos

Entrance



Property Photos

Office space



Property Photos

Restaurant & bar



Property Photos

Pool & gardens



Property Photos

Apartments

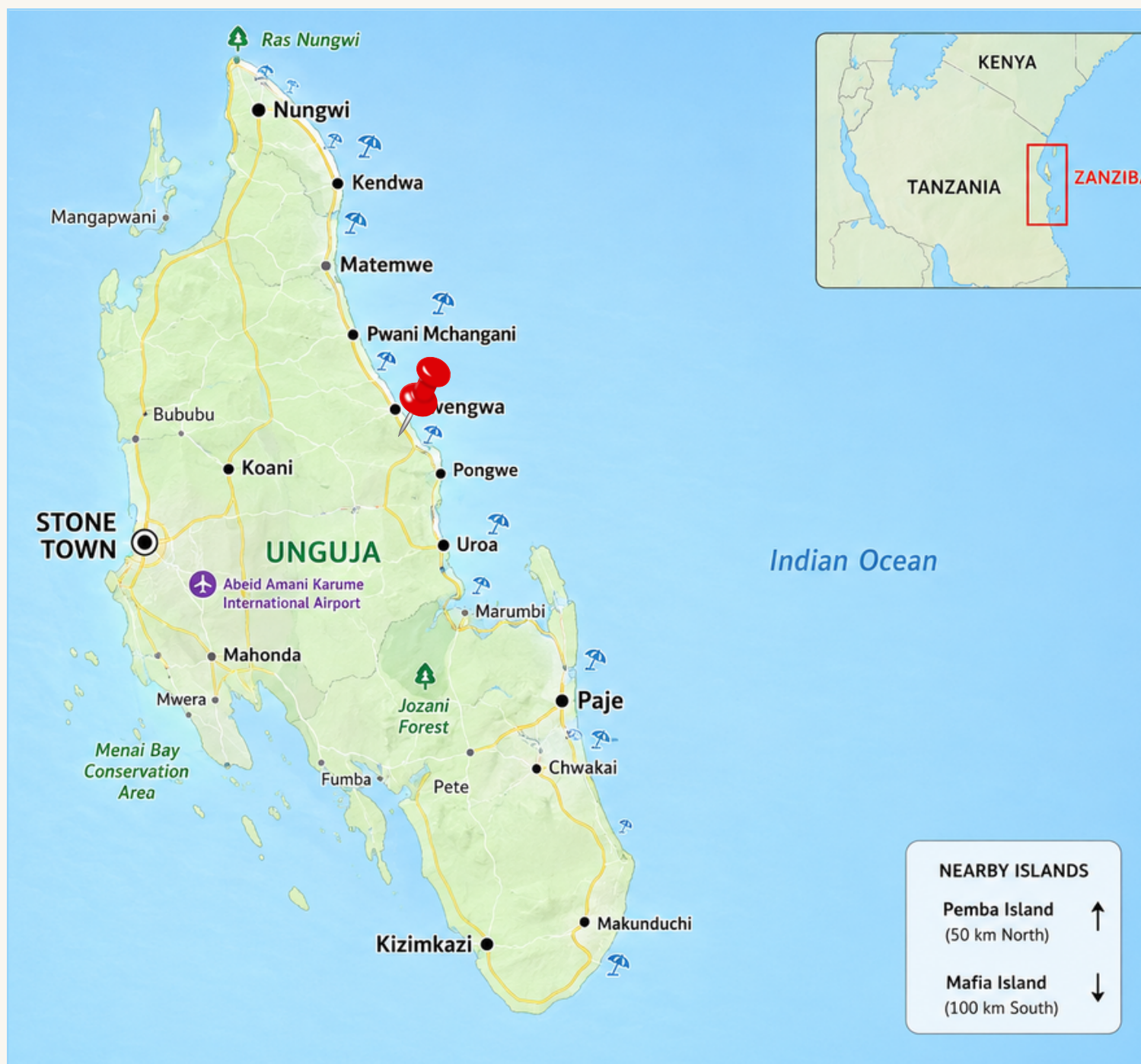


Property Photos

Apartments



Location on Zanzibar



About the Area

Kiwengwa is a settled east-coast stretch, popular with families as well as hotel guests — long pale sand and an established hospitality strip.

Awira sits inside a private tropical resort, with a walk through to the beach.

Key Facts Recap

Asking Price	USD 2,750,000 + 15% VAT
Land / Built Area	~2,790 m ² compound
Title / Ownership Document	Land lease in place
Distance from Beach	Beach access through the resort
Beachfront	Yes — resort compound
Swimming Pool	One pool 35 × 8 m
Unit Types	12 × 55 m ² GF + 12 × 62 m ² FF
Location	Kiwengwa, Unguja North
Use	Hotel rooms or sale of individual units
Amenities	Bar & restaurant plus office space
Furniture	Bali furniture included
Construction status	Expected completion January 2027



Photo of the overall compound



Come and walk the site

Awira Apartments – Whole Project, Kiwengwa

ENQUIRIES

Zanzibar Luxury Properties

+255 772 415 889

info@zanziluxproperties.com

www.zanzibarluxproperties.com

Instagram · @zanzibarluxuryproperties

Facebook · Zanzibar Luxury Properties LinkedIn

· Zanzibar Luxury Properties

WHATSAPP

Scan to message



WEBSITE

Scan to visit



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)

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.