



ZANZIBAR LUXURY  
PROPERTIES

NUNGWI LUXURY VILLA  
3 BEDROOMS

PRIME LOCATION  
IN NUNGWI

Starting from

USD 569,250

VAT included

## ABOUT THE PROPERTY

An exclusive residential project of 20 luxury villas on the world-famous **Nungwi Beach**.

With Phase 1 fully reserved, **only 2 villas** remain available in Phase 2—this is your final chance to own a slice of paradise!

This project is fully approved by ZIPA and the Condominium Act of 2019, ensuring **secure ownership for individual foreign buyers**.

## LOCATION

These stunning **3-bedroom villas** sit above the water's edge, offering unparalleled views of **pristine white sands, crystal-clear waters**, and breathtaking **sunrises**. With only 20 villas in total, owners will have an intimate and private beachfront experience.



3 LUXURY BEDROOMS



391 SQM



PRIVATE POOL



OWNERSHIP  
TITLE



PRIVATE  
BEACHFRONT



DELIVERY  
DECEMBER 2025

## GET IN TOUCH

CONTACT US NOW  
+255 772 415 889

MOBILE : +255 772 415 889

EMAIL : [info@zanziluxproperties.com](mailto:info@zanziluxproperties.com)

[www.zanzibarluxproperties.com](http://www.zanzibarluxproperties.com)



---

## VILLA FEATURES

- **3-bedroom luxury villa** with spacious indoor & outdoor living
- **Private beachfront pool** with panoramic ocean views
- **Direct beach access** via a private walkway & staircase
- **Contemporary design** by international architect Lucas Oteyza
- **Expansive 4-meter double-height ceilings** in the central area
- **Designer kitchen** with granite countertops & island
- **Private cinema room** for ultimate entertainment
- **High-end finishes** including natural teak, pure brass & porcelain
- **Generous total area of 391 sqm, with 218 sqm of interior living space**
- **Outdoor BBQ lounge, pool & garden** for relaxed beachfront living



---

## **EXCLUSIVE COMMUNITY AMENITIES**

- **Access to gym, restaurant, and sports field**
- **24/7 on-site security** & gated access
- **Private parking** for 2 cars
- **Full-service property management**
- **Housekeeping & catering** services available
- **Intercom system** for security & access management
- **Air gap walls** for superior acoustic insulation
- **Sustainable energy solutions**, including:
  - **300L solar-powered** water heaters
  - **Solar backup system** with panels, inverter & battery
  - **Backup generator** for uninterrupted power supply
  - **Private electricity** & water meters
  - **Fully air-conditioned with Wi-Fi connectivity**





ZANZIBAR LUXURY  
PROPERTIES





## **EFFORTLESS OWNERSHIP & HIGH RENTAL RETURNS**

For those looking to maximize their investment, this Villa offer an optional rental pool program with **potential earnings of up to \$130K annually.**

**Contact us for more information**



**ZANZIBAR LUXURY**  
PROPERTIES







ZANZIBAR LUXURY  
PROPERTIES



ZANZIBAR LUXURY  
PROPERTIES



**ZANZIBAR LUXURY**  
PROPERTIES

## OUR CONTACTS

[www.zanzibarluxproperties.com](http://www.zanzibarluxproperties.com)

[info@zanziluxproperties.com](mailto:info@zanziluxproperties.com)

+255 772 415 889



[@zanzibarluxuryproperties](https://www.instagram.com/zanzibarluxuryproperties)



[Zanzibar Luxury Properties](https://www.facebook.com/ZanzibarLuxuryProperties)



[Zanzibar Luxury Properties](https://www.linkedin.com/company/ZanzibarLuxuryProperties)

