

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 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 an intimate and private beachfront experience.





OWNERSHIP





BEACHERONT





DELIVERY DECEMBER 2025

GET IN TOUCH

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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



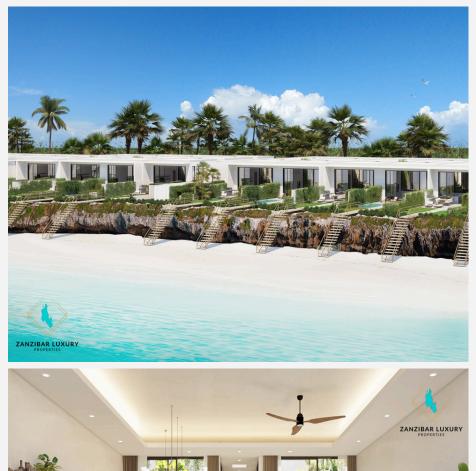


EFFORTLESS OWNERSHIP & HIGH RENTAL RETURNS

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













OUR CONTACTS

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