



# ZANZIBAR

TANZANIA

**AFRICA  
LUXURY**  
PROPERTIES



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# Pwani Mchangani Hotel For Sale 5 Villas - 13 Bedrooms

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Presenting an exclusive enclave of 5 villas, set on a generous 6,400 SQM plot in the scenic Pwani Mchangani region of Zanzibar. This development features 4 two-bedroom villas and a grand main villa with 5 bedrooms, each designed with exceptional detail to offer a seamless blend of comfort and elegance.

Residents can enjoy an array of premium amenities, including a restaurant and bar, a swimming pool, and rooftop lounges in each villa. Just 150 meters from the pristine beach, this fully walled property ensures privacy and security.

Additional conveniences include a well-equipped kitchen, laundry facilities, and a large yard. The enclave boasts excellent road access and reliable electricity, catering to both families and adventure enthusiasts.

## PROPERTY FEATURES

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- ✓ 6,400 SQM
- ✓ 4 Villas w/ 2 Bedrooms
- ✓ 1 Main Villa w/ 5 Bedrooms
  - ✓ Restaurant & Bar
  - ✓ 150m from Beach
  - ✓ Swimming Pool
  - ✓ Fully Walled
- ✓ Rooftop lounges in Villas
  - ✓ Kitchen
- ✓ Laundry Facilities
  - ✓ Large Yard
  - ✓ Road Access
  - ✓ Electricity

# NORTH REGION

Scale 1 : 1500

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## DESCRIPTION OF PLOT

TITLE PLAN No.....

COMPS No..... 3554

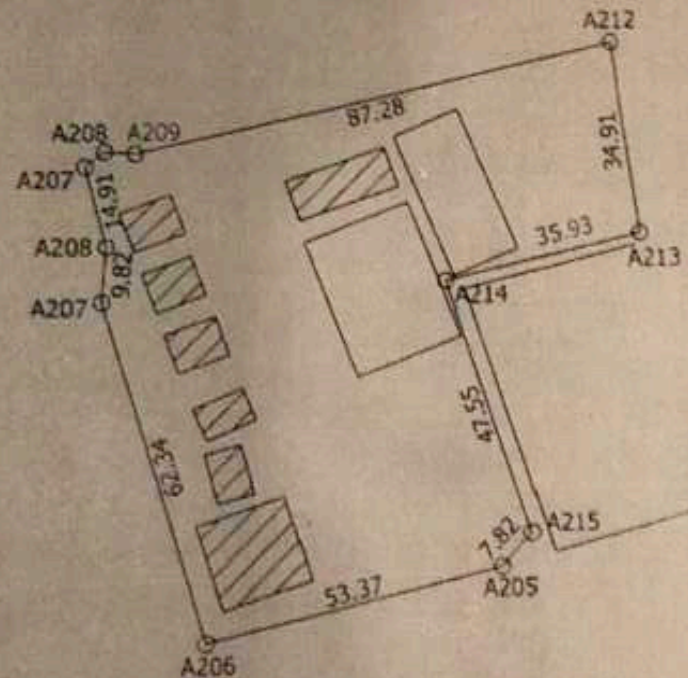
TYPE OF SURVEY..... Cadastral

LOCALITY..... Pwani Mchangani

AREA OF PLOT..... 0.64Ha

TRACED FROM PLAN No..... 9334/1/964

DIRECTOR OF SURVEYS AND  
MAPPING



9345000mN  
539450mE

## TITLE GRANTED

Date.....

MINISTER OF  
LAND, HOUSING, WATER  
AND ENERGY.

## ACCEPTED BY:

Date .....

REPRESENTATIVE  
MUNSHINE VILLA COMPANY



# OPTION # 1

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## HOTEL PURCHASE ONLY

4,900 SQM

USD\$750,000.00

A buyer can opt to purchase only the hotel and not the 1,500 SQM empty plot of land (outlined in Option #2). The hotel enjoys the following facilities, amenities and features -



- ✓ 4,900 SQM
- ✓ 4 Villas w/ 2 Bedrooms
- ✓ 1 Main Villa w/ 5 Bedrooms
- ✓ Restaurant & Bar
- ✓ 150m from Beach
- ✓ Swimming Pool
- ✓ Fully Walled
- ✓ Rooftop lounges in Villas
- ✓ Kitchen
- ✓ Laundry Facilities
- ✓ Large Garden
- ✓ Road Access
- ✓ Electricity
- ✓ Generator



## OPTION # 1 - AERIAL PHOTO





# OPTION # 2

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## EMPTY PLOT PURCHASE ONLY

1,500 SQM  
USD\$100,000.00



A buyer can opt to purchase only the 1,500 SQM empty plot of land. The empty plot of land enjoys the following amenities and features -

- ✓ 1,500 SQM
- ✓ 150m from Beach
- ✓ Fully Walled
- ✓ Road Access
- ✓ Electricity



## OPTION # 2 - AERIAL PHOTO





# OPTION # 3

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## ENTIRE PROPERTY PURCHASE

5 Villas - 13 Bedrooms

6,400 SQM

USD\$850,000.00

A buyer can opt to purchase the entire property which encompasses the hotel and the empty plot of land, enjoying the following facilities, amenities and features -

✓ 6,400 SQM

✓ 4 Villas w/ 2 Bedrooms

✓ 1 Main Villa w/ 5 Bedrooms

✓ Restaurant & Bar

✓ 150m from Beach

✓ Swimming Pool

✓ Fully Walled

✓ Rooftop lounges in Villas

✓ Kitchen

✓ Laundry Facilities

✓ Large Yard

✓ Road Access

✓ Electricity



## OPTION # 3 - AERIAL PHOTO





# LOCATION

Pwani Mchangani

150 M Beach Distance

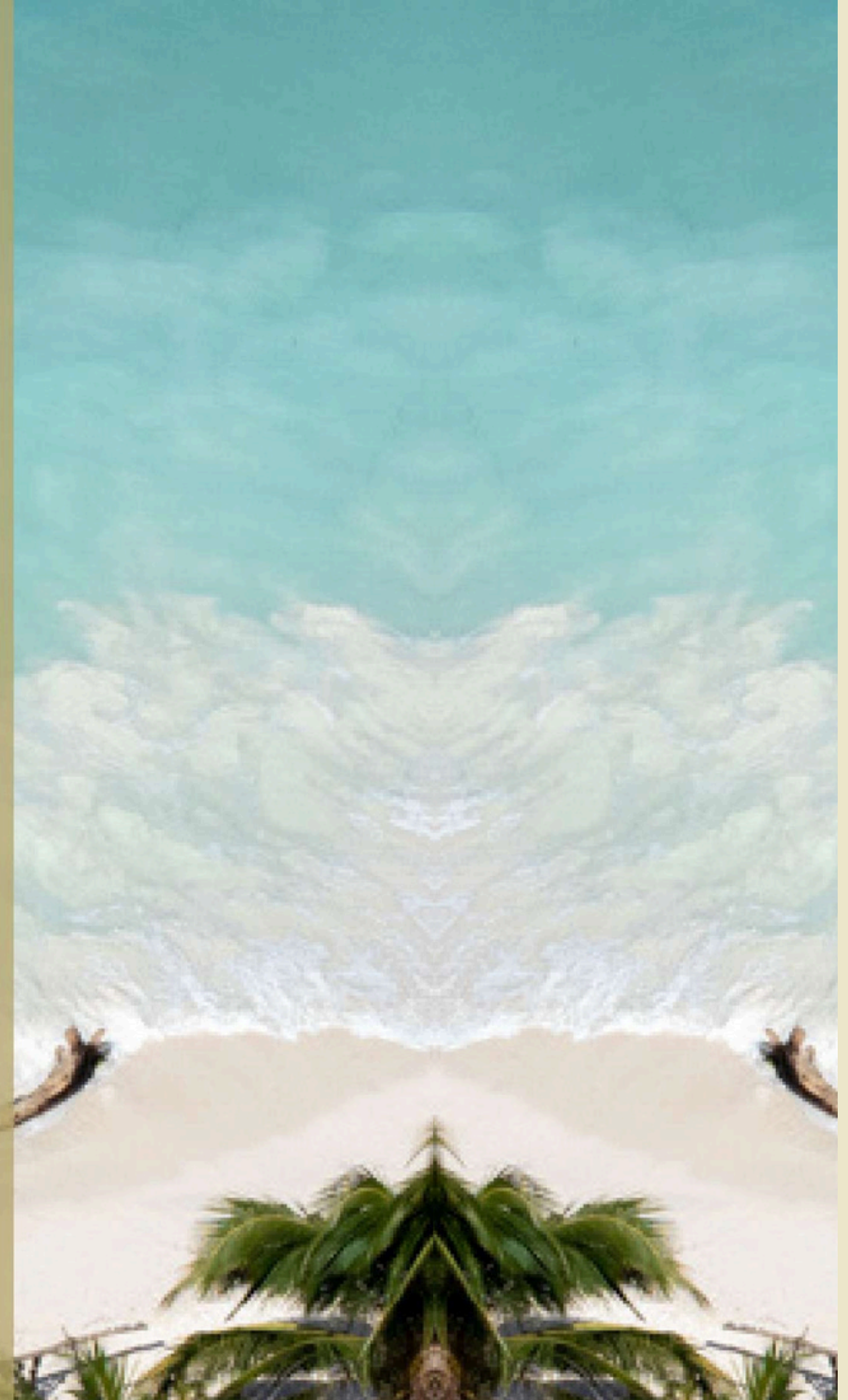
Nungwi: 43 Min

Stone Town: 60 Min

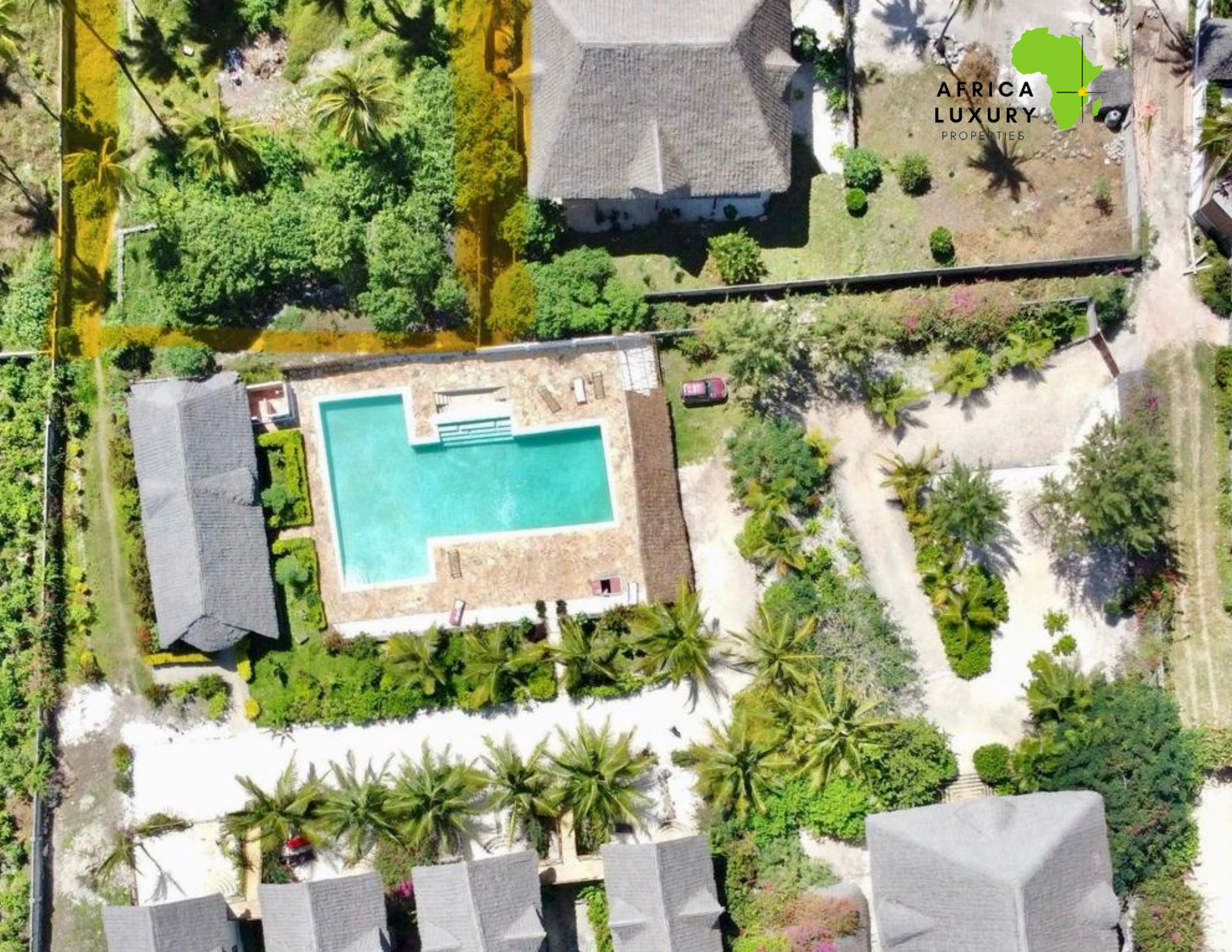
Paje: 75 Min

Mnemba Point: 15 Min

Known for a calm Location









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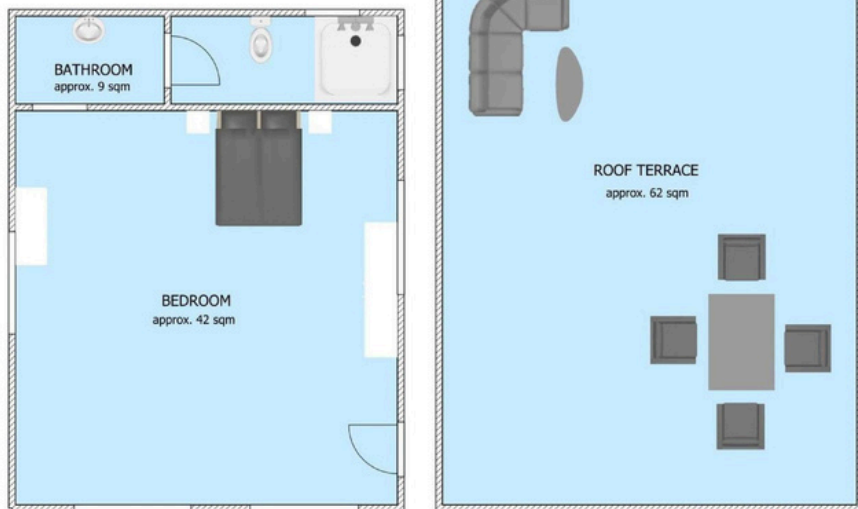






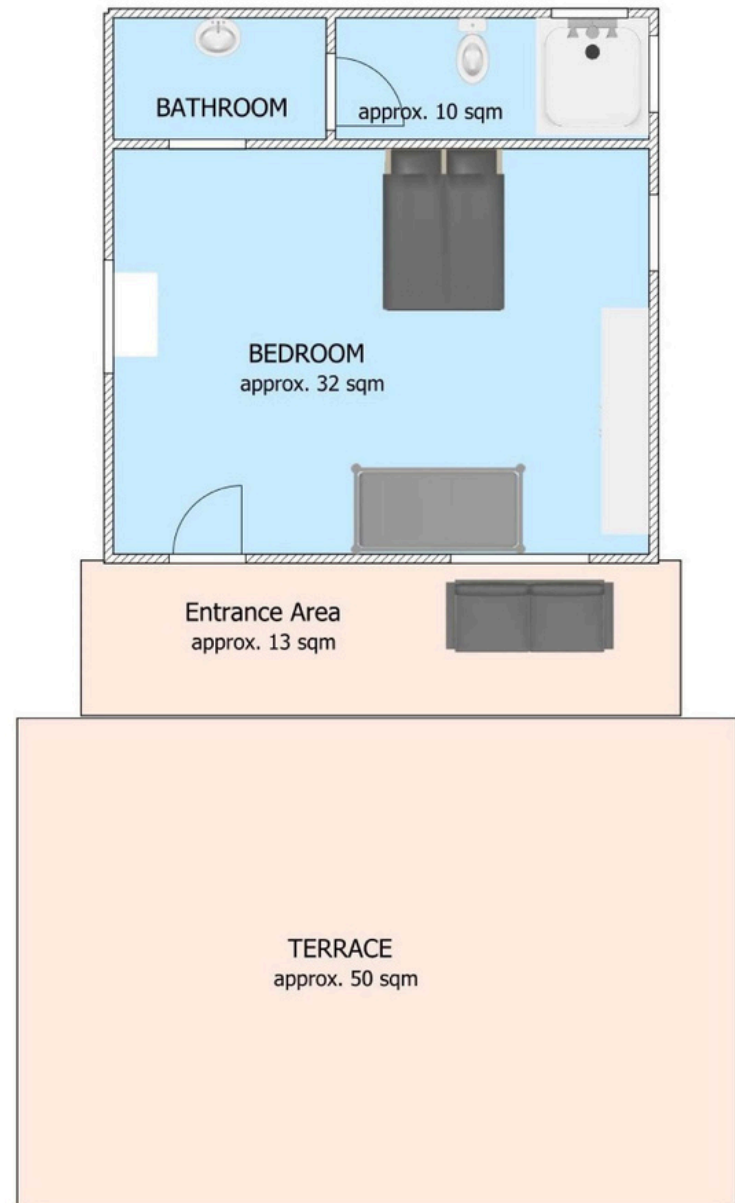
## FLOOR PLAN BUNGALOW UPSTAIRS

2nd floor Bungalow



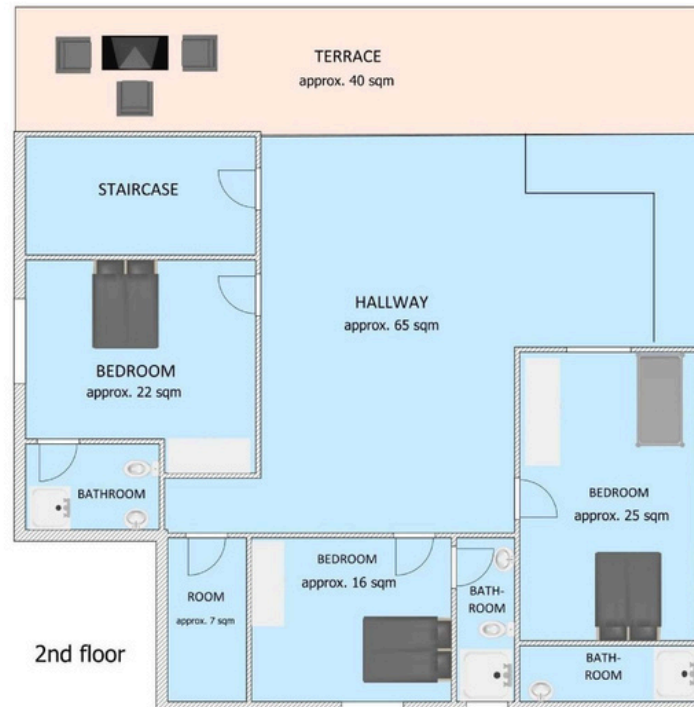
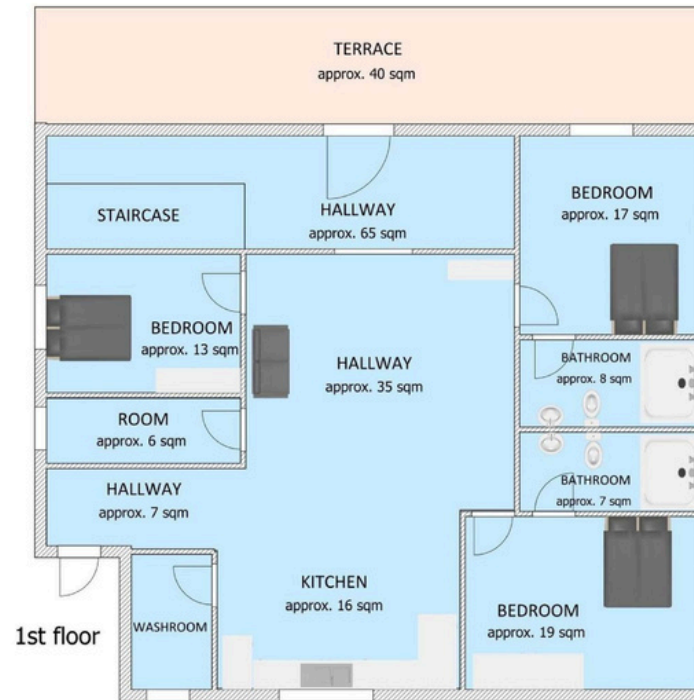
## FLOOR PLAN BUNGALOW GROUND LEVEL

1st floor Bungalow



# FLOOR PLAN

## MAIN HOUSE











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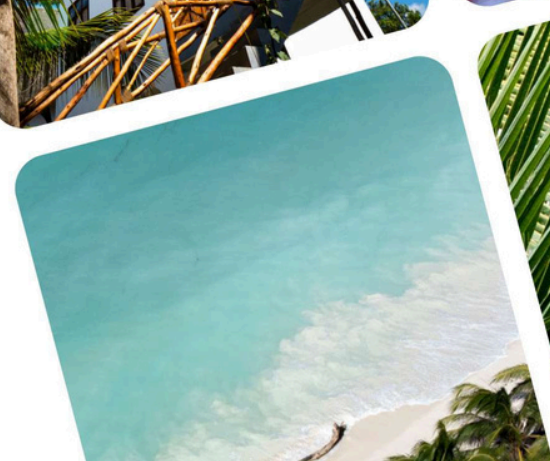
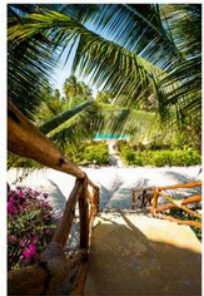
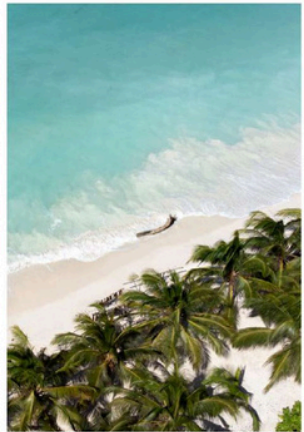




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