

Investment Opportunity in Ras Nungwi

presented by
Zanzibar Luxury Properties
& Africa Luxury Properties

JUNE, 2024





Overview

LOCATION

Nungwi, Zanzibar North

PRICE

USD 4,500,000.00

PROPERTY SIZE

- Plot Size: 40,425 sqm
- Beach Frontage: 106M
- Length: 380M
- Distance from Zanzibar International Airport: 65 KM
- Distance from Nungwi airport: 2KM



PROPERTY FEATURES

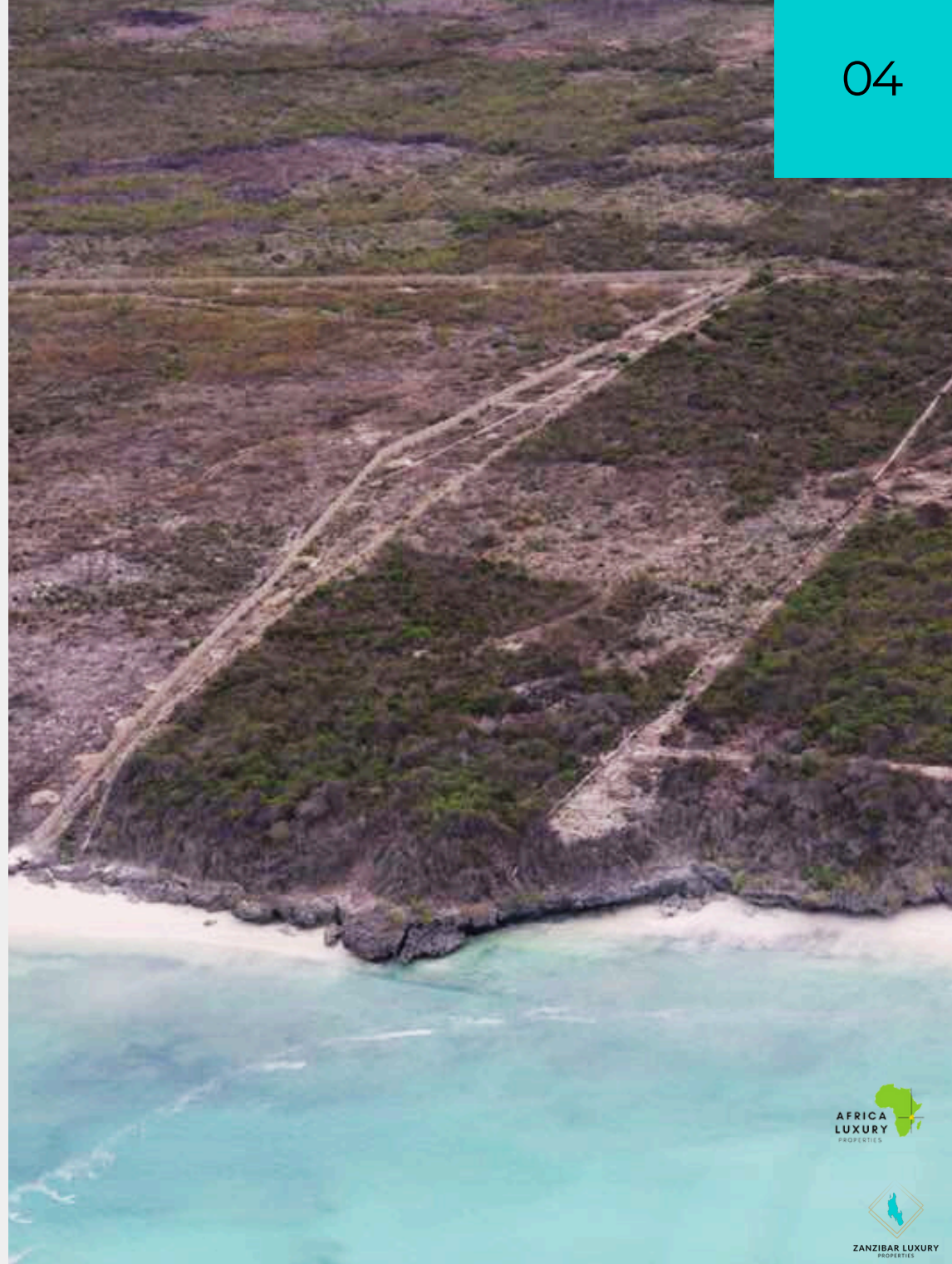
- SAND BANK ACCESS
- WHITE SAND BEACH
- MAIN ROAD ACCESS
- CONNECTION TO ELECTRICITY AVAILABLE
- WALLED PROPERTY
- WELL WITH SWEET WATER ON SITE
- PART BUILT 2 BEDROOM HOUSE SUITABLE FOR A STORE OR OFFICE



DUE DILIGENCE

PASSED INITIAL DUE DILIGENCE CHECK:

- OWNER'S ID VERIFICATION COMPLETED
(TANZANIAN OWNER)
- CERTIFICATE OF RIGHT OF OCCUPANCY
SECURED IN SEPTEMBER 2010
- PROPERTY SITE PLAN



INVESTMENT OPPORTUNITIES

Popular Tourist Destination:

Nungwi draws visitors from across the globe, making it a premier spot for tourism

Zanzibar's Growing Demand:

Zanzibar is becoming an increasingly sought-after destination

Enduring Value: The property's size offers significant potential for further development or resale at a higher price.

The Magic of Ras Nungwi Sandbank: A Hidden Gem in Zanzibar

Ras Nungwi, located at Zanzibar's northernmost point, is celebrated for its stunning beaches, vibrant marine ecosystem, and distinctive sandbank. The Ras Nungwi Sandbank stands out for several reasons:

Breathtaking Scenery: Featuring pristine white sands and crystal-clear turquoise waters, this sandbank is ideal for relaxation and photography.

Excellent for Snorkeling and Swimming: The tranquil waters and nearby coral reefs create perfect conditions for enjoying water activities.

Low Tide Phenomenon: This temporary sandbank emerges only during low tide, making timing essential for visits.

Exclusive Boat Excursions: Numerous tour operators provide trips to the sandbank, often including a picnic.

Marine Life Observation: Visitors can observe starfish, small fish, and other marine creatures in the shallow waters.



BUYER SALE PROCESS

- BUYER PAYS 0% COMMISSION
- SIMPLIFIED PROCESS:
EXPRESSING INTEREST -> SIGN
BUYER AGREEMENT AND NDA -
> RECEIVE DUE DILIGENCE ->
JOIN US FOR A VIEWING ->
OFFER TO PURCHASE -> SALE
AGREEMENT
- ANY QUESTIONS, WE ARE HERE
TO HELP



Supporting Agencies

Africa Luxury Properties & Zanzibar Luxury Properties

SPECIALISATIONS

Oceanfront properties, ensuring prime locations with stunning ocean views, commercial real estate, connecting entrepreneurs to business opportunities

WHO WE ARE

Africa Luxury Properties is a real estate agency that has been operating in Zanzibar for the last 3 years and has over 100 properties on their books. The Managing Director is a Trinidadian investor who has been living in Zanzibar for over 6 years.

Zanzibar Luxury Properties is a new partner/affiliate company of Africa Luxury Properties. The Managing Director has over 15yrs experience in the Investments industry and is a Chartered Fellow with the Chartered Institute of Securities and Investments.





Contacts:

WEBSITES

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NUNGWI HOTEL FNUNGWI HOTEL WITH SANDBANK
INVESTMENT OPPORTUNITY - MAY 2024