

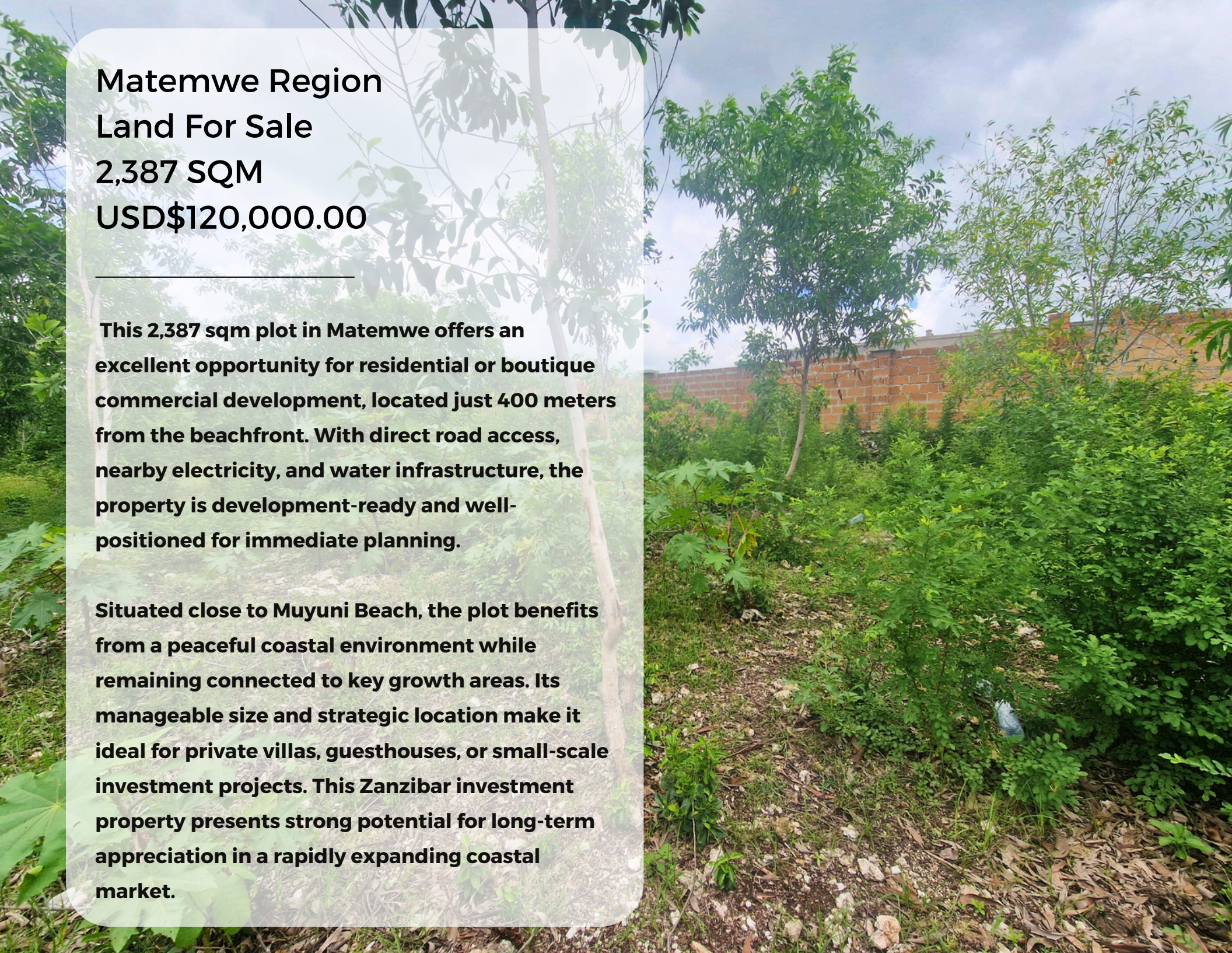
**AFRICA
LUXURY**
PROPERTIES



ZANZIBAR

LAND FOR SALE





**Matemwe Region
Land For Sale
2,387 SQM
USD\$120,000.00**

This 2,387 sqm plot in Matemwe offers an excellent opportunity for residential or boutique commercial development, located just 400 meters from the beachfront. With direct road access, nearby electricity, and water infrastructure, the property is development-ready and well-positioned for immediate planning.

Situated close to Muyuni Beach, the plot benefits from a peaceful coastal environment while remaining connected to key growth areas. Its manageable size and strategic location make it ideal for private villas, guesthouses, or small-scale investment projects. This Zanzibar investment property presents strong potential for long-term appreciation in a rapidly expanding coastal market.

Main Features



2,387 SQM



400 meters from Beach



Nearby Water Access



Sunrise



Road Access

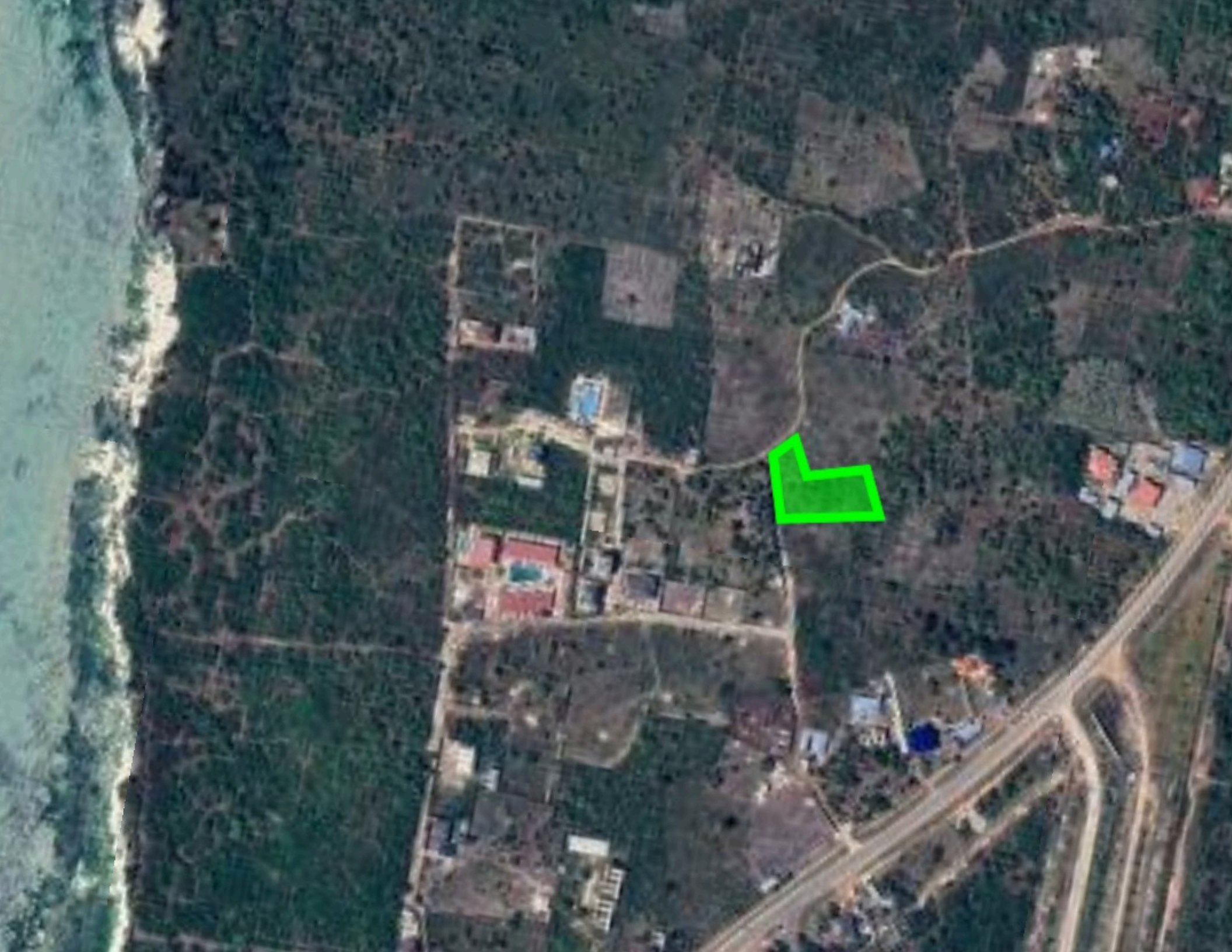


Electricity Access



Close Proximity to
Muyuni Beach

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PROPERTY FEATURES

2,387 SQM DEVELOPMENT PLOT

This 2,387 sqm plot offers a well-balanced land size suitable for residential villas, boutique developments, or small commercial projects. Its compact yet functional dimensions allow for efficient planning while maintaining privacy and usability, making it an attractive option within the Matemwe beachfront land market.

CLOSE PROXIMITY TO THE BEACH (400M)

Located just 400 meters from the coastline, the property offers easy access to the beach while maintaining a sense of privacy. This proximity enhances its appeal for both residential and hospitality use, making it a strong contender among Zanzibar beachfront land opportunities.

PRIME LOCATION IN MATEMWE REGION

Matemwe is known for its natural beauty and proximity to Mnemba Island, making it one of Zanzibar's most desirable coastal areas. This location supports long-term growth, positioning the plot as a valuable Zanzibar real estate opportunity with increasing demand from both local and international buyers.

DIRECT ROAD ACCESS

The property benefits from established road access, ensuring ease of entry for development and daily use. This feature simplifies construction logistics and enhances long-term accessibility, making it ideal for both residential living and commercial operations.



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PROPERTY FEATURES

ELECTRICITY INFRASTRUCTURE NEARBY

Electricity is available close to the plot, allowing for efficient connection during development. This reduces initial infrastructure costs and ensures that the property is ready for immediate planning and construction.



WATER SUPPLY IN CLOSE PROXIMITY

Nearby water access adds significant value to the property, supporting both residential and commercial development needs. This essential infrastructure enhances convenience and reduces the need for extensive additional investment during project setup.

CLOSE TO MUYUNI BEACH

Situated near Muyuni Beach, the property benefits from a peaceful coastal environment while remaining within reach of popular destinations. This balance of tranquility and accessibility increases its appeal for both private and commercial development.

IDEAL FOR BOUTIQUE DEVELOPMENT

This beachfront development plot is perfectly suited for boutique villas, guesthouses, or small hospitality projects. Its size and location allow for a focused, high-quality development that aligns with Zanzibar's growing demand for intimate and exclusive accommodations.



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