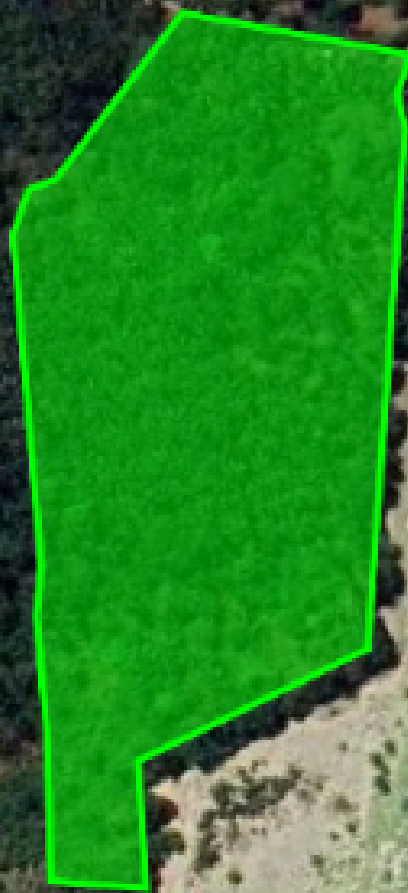


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ZANZIBAR

LAND FOR SALE



Unguja Ukuu Region Beach Land For Sale 23,335 SQM USD\$2,600,000.00

This expansive beachfront land offers a rare opportunity for large-scale development along a scenic coastline. Spanning 23,335 square meters, the plot features an impressive 256 meters of mixed sand and coral beachfront, creating both visual appeal and structural versatility.

The land is fully documented, fully walled, and enriched with over 150 mature coconut trees, enhancing its natural value. With dirt road access and nearby electricity and water connections, the property is well-positioned for efficient development.

Its size, frontage, and zoning flexibility make it ideal for high-end residential projects, hospitality ventures, or mixed-use commercial developments.



Main Features



23,335 SQM



256m Beach



Sandy & Coral Beach



Sunset View



Road Access



Nearby Electricity Access



Nearby Water Access

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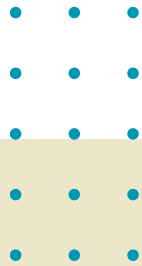


PROPERTY FEATURES

EXPANSIVE BEACHFRONT FRONTAGE

With 256 meters of direct beachfront, this property provides exceptional coastal exposure. The generous frontage supports diverse design possibilities, including villas, resorts, or private estates, while ensuring privacy and uninterrupted ocean views across the development.

LARGE DEVELOPMENT SIZE



Covering 23,335 square meters, the land offers ample space for phased or master-planned development. Its scale allows for flexible layouts, internal roads, green zones, and amenities without compromising density or long-term value.

MIXED SAND AND CORAL BEACH

The coastline combines sandy and coral sections, offering both aesthetic charm and structural advantages. This mix supports beachfront enjoyment while providing stable ground suitable for various construction approaches and shoreline features.

ESTABLISHED NATURAL ENVIRONMENT

Over 150 mature coconut trees are spread across the land, adding immediate character and shade. This natural landscape enhances the site's appeal and reduces the need for extensive initial landscaping.

A wide-angle photograph of a beach at low tide. The foreground is filled with sand, driftwood, and some green vegetation. In the middle ground, several small boats are beached, and a few people are visible walking on the sand. The ocean extends to the horizon under a sky filled with large, white clouds. A semi-transparent green map of the African continent is overlaid in the center of the image, with a thin vertical line passing through it.

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PROPERTY FEATURES

FULLY DOCUMENTED PROPERTY

The land is fully documented, ensuring legal clarity and a smoother transaction process. Proper documentation supports investor confidence and enables efficient progression toward development approvals.

FULLY WALLED BOUNDARY

A complete perimeter wall defines the property boundaries clearly and enhances security. This feature reduces future fencing costs and supports immediate site control for planning and construction activities.

ACCESSIBLE INFRASTRUCTURE

The plot is accessed via a dirt road and is located close to electricity and water sources. This proximity simplifies infrastructure connections and reduces development lead time and associated costs.

FLEXIBLE DEVELOPMENT POTENTIAL

Suitable for both commercial and residential use, the property accommodates a wide range of projects. From hospitality developments to private estates or mixed-use concepts, the land offers long-term adaptability and investment resilience.



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A tropical landscape featuring a dense grove of palm trees in the background. In the mid-ground, there is a low, rustic stone wall and a building with a corrugated metal roof. The foreground is covered in dry leaves and twigs, with a large log lying horizontally. A semi-transparent green map of Africa is overlaid on the right side of the image.

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