

**AFRICA  
LUXURY**  
PROPERTIES



**ZANZIBAR**

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**LAND FOR SALE**



**Matemwe Region  
Beach View Land  
6,700 SQM  
USD\$245,000.00**

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**This Zanzibar real estate opportunity in Matemwe offers a 6,700 sqm second-line plot located approximately 170 meters from the beach. The land enjoys partial elevation, providing potential views of Mnemba Island and enhanced development positioning. With nearby electricity access and partial boundary walling already in place, the property is well-suited for residential or hospitality development.**

**Its proximity to the coastline, combined with its size and topography, makes it a strong investment property Zanzibar option. Located in one of the island's most desirable regions, this beachfront-adjacent land presents excellent potential for future appreciation and strategic development.**



## Main Features

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6,700 SQM



170m from Beach



Sandy & Coral Beach



Sunrise View



No Established Road



Nearby Electricity Access



Mnemba Island View



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## PROPERTY FEATURES

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### SOUGHT-AFTER LOCATION IN MATEMWE ZANZIBAR

Situated in Matemwe Zanzibar, this Zanzibar real estate listing benefits from a highly desirable coastal setting. Known for its upscale developments and proximity to Mnemba Island, the area continues to attract investors seeking premium beachfront property Zanzibar opportunities with strong long-term value.

### SECOND LINE POSITION NEAR THE BEACH LAYOUT



This investment property Zanzibar is positioned second line, approximately 170 meters from the shoreline. It offers convenient beach access while maintaining a level of privacy and reduced exposure compared to first-row beachfront property Zanzibar listings.

### EXPANSIVE 6,700 SQM PLOT SIZE

With approximately 6,700 sqm of land, the property provides ample space for a range of development possibilities. Whether for private villas or boutique hospitality, this Zanzibar land for sale offers flexibility and scalability.

### POTENTIAL MNEMBA ISLAND VIEWS

One of the standout features of this property is its potential view of Mnemba Island. This unique selling point enhances its appeal within the Zanzibar real estate market, especially for high-end residential or hospitality developments.



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## PROPERTY FEATURES

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### ELEVATED TOPOGRAPHY FOR STRATEGIC DEVELOPMENT

The land features partial elevation, offering natural advantages for design and construction. Elevated positioning can enhance views, improve drainage, and increase overall desirability for beachfront property Zanzibar developments.



### EXPANSIVE LAND SIZE

Located just 170 meters from the ocean, the property provides easy access to the coastline. This proximity adds value to the investment property Zanzibar while maintaining flexibility in development design.

### PROXIMITY TO THE BEACH (170 METERS)

Located just 170 meters from the ocean, the property provides easy access to the coastline. This proximity adds value to the investment property Zanzibar while maintaining flexibility in development design.

### STRONG INVESTMENT POTENTIAL IN GROWING MARKET

Matemwe Zanzibar continues to see increasing demand, making this property a strong long-term investment. With its combination of location, size, and features, it stands out within the Zanzibar real estate market as a high-potential opportunity.

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