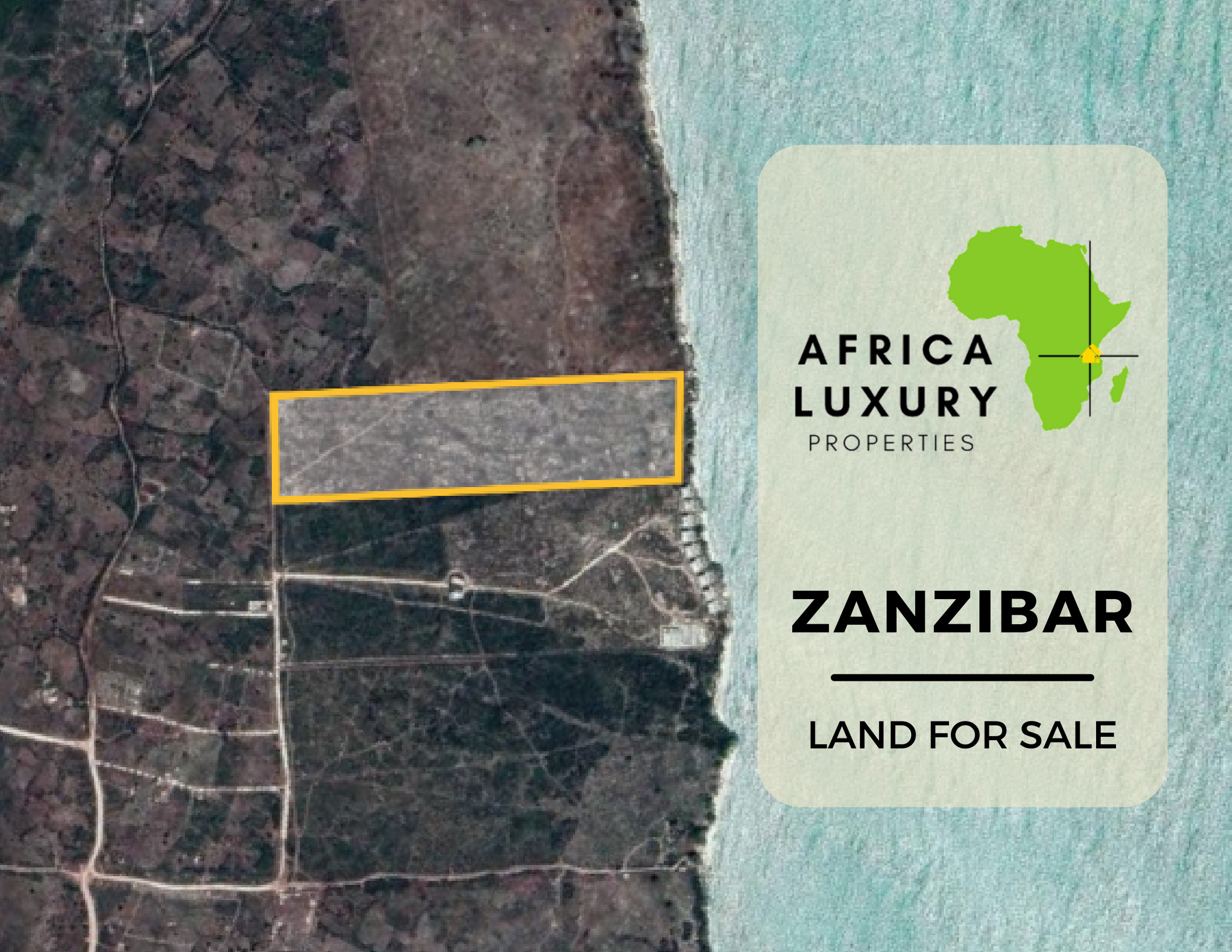




**AFRICA
LUXURY**
PROPERTIES



ZANZIBAR

LAND FOR SALE

Nungwi Region

Beach Land For Sale

75,200 SQM

USD\$6,500,000.00

Positioned along the northern coast of Zanzibar, this prime 75,200 square meter clifftop beachfront property in Nungwi presents an exceptional opportunity for large-scale commercial or resort development. With 149 meters of elevated beach frontage, the land offers breathtaking panoramic views of the Indian Ocean and a natural sandbank that emerges at low tide—creating an unmatched blend of exclusivity and beauty.

The property is fully walled, with road access and electricity connection, ensuring immediate development readiness. Its strategic location near Nungwi City Centre and Nungwi Airport enhances accessibility and guest convenience, making it ideal for tourism-driven projects such as luxury resorts, villas, or mixed-use developments.



Main Features



75,200 SQM



149m Beach



Cliff Top Beach



Sunrise View



Road Access



Electricity Access



Nearby Water Access



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PROPERTIES

Secure Investment with Expansion Potential

Held under a Zanzibar company lease issued in April 2023, the property guarantees secure ownership and smooth acquisition for both local and international investors. In addition, an adjacent 101,000 SQM expansion plot offers scalability for masterplan or phased investment.

This clifftop beach parcel combines scale, infrastructure, and location—representing one of the most compelling Zanzibar beachfront investment opportunities available in Nungwi's thriving coastal corridor.



PROPERTY FEATURES

PRIME NUNGWI LOCATION

This Nungwi land for sale is ideally located close to the Nungwi city center and airport, offering unmatched accessibility. Positioned in one of Zanzibar's most vibrant coastal regions, the property enjoys proximity to hotels, restaurants, and tourist attractions—making it a premier development site for investors and hoteliers.

EXPANSIVE 75,200 SQM OF BEACHFRONT LAND

Spanning 75,200 square meters, this property provides ample space for large-scale or phased development. Its 149 meters of cliff-top beachfront offers panoramic ocean views and exclusivity, creating the perfect foundation for a luxury resort, mixed-use development, or eco-conscious investment project.

ZANZIBAR COMPANY LEASE OWNERSHIP

The property is held under a Zanzibar company lease issued in April 2023, ensuring full compliance with local ownership regulations. This ownership structure simplifies transfer procedures and offers a secure long-term investment framework for both local and foreign buyers.

INFRASTRUCTURE & ACCESSIBILITY

The plot is fully walled, equipped with road access and electricity connection, ensuring readiness for immediate development. Its strategic infrastructure setup minimizes startup costs while providing direct access to essential services and transportation routes across northern Zanzibar.



AFRICA LUXURY PROPERTIES

PROPERTY FEATURES

PROXIMITY TO NUNGWI ATTRACTIONS

Situated near Nungwi city center and Nungwi airport, the site benefits from strong tourism and logistics appeal. The area is known for its luxury resorts, vibrant nightlife, and water sports, making it one of Zanzibar's most commercially viable regions for real estate investment.

UNIQUE CLIFFTOP BEACHFRONT SETTING

Perched on a clifftop beach with 149 meters of frontage, the property overlooks turquoise waters and a white sandbank visible at low tide. This distinctive terrain provides both aesthetic appeal and natural protection, creating a rare opportunity for high-end resort development.

EXPANSION POTENTIAL

Adjacent to this parcel lies an additional 101,000 SQM of land available for sale, providing a unique opportunity for expansion or masterplan development. Investors can acquire both plots to create a comprehensive mixed-use project or large-scale hospitality estate in northern Zanzibar.

8. COMMERCIAL & RESORT DEVELOPMENT OPPORTUNITY

This Zanzibar beachfront property is perfectly suited for commercial ventures or luxury resort development. With vast space, clear ocean views, and tourism-driven demand, it represents one of Nungwi's most attractive commercial land investments for visionary developers and investors.





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