

**AFRICA
LUXURY**
PROPERTIES



ZANZIBAR

LAND FOR SALE



Makanduchi Region Beach Land For Sale 8,000 SQM USD\$350,000.00

This beachfront plot in Makanduchi offers a rare opportunity to acquire well-positioned coastal land in one of Zanzibar's emerging development zones. Spanning approximately 8,000 square meters with around 40 meters of direct beachfront, the property benefits from paved road access, electricity availability, and clear legal documentation, including Right of Occupancy and an approved site plan.

Its flat terrain and accessible layout make it suitable for both commercial and residential development. Located in a tranquil coastal setting while remaining accessible, the plot presents strong long-term investment potential for hospitality, lifestyle, or mixed-use projects in southern Zanzibar.



Main Features



8,000 SQM



40m Beach



Sandy & Coral Beach



Sunset View



Paved Road Access



Nearby Electricity Access



Nearby Water Access



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PROPERTY FEATURES

EXPANSIVE PROPERTY & BEACHFRONT FRONTAGE

This plot is ideal for a commercial development, offering direct ocean access and a peaceful coastal atmosphere. The 40-meter beachfront allows for guest-facing amenities such as beach lounges, pools, or dining areas, while the overall land size supports low-density luxury development aligned with Zanzibar's eco-tourism and hospitality market trend.

NATURAL LANDSCAPE

- • • Makanduchi's natural surroundings make this property suitable for an eco-lodge or wellness retreat concept. The land size supports thoughtfully spaced villas or bungalows, integrating sustainable design principles. Its beachfront positioning enhances appeal for environmentally conscious travelers seeking privacy, nature, and authentic coastal experiences.

PAVED ROAD ACCESS

The property benefits from direct paved road access, ensuring smooth and reliable connectivity throughout the year. This feature significantly enhances accessibility for private vehicles, construction logistics, and future development. It adds long-term value by reducing infrastructure costs while making the property ideal for residential estates, hospitality projects, or high-end private villas.

NEARBY ELECTRICITY AND WATER

Electricity and water connections are available in close proximity to the property, reducing setup time and development costs. This makes the land immediately attractive for investors and developers seeking a hassle-free transition from acquisition to construction. The availability of utilities supports residential, commercial, and hospitality developments with minimal infrastructure investment required.



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PROPERTY FEATURES

STUNNING SUNSET VIEWS

The property enjoys stunning sunset views, creating a visually striking and emotionally appealing environment. These natural views enhance the lifestyle value of the land and are particularly desirable for luxury villas, resorts, or eco-lodges. Sunset-facing properties consistently attract premium buyers and guests, making this a strong asset for long-term appreciation and branding.

ELEVATED AND FLAT TERRAIN

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- Featuring a combination of elevated positioning and flat terrain, the land offers both scenic advantages and construction ease. The elevation improves drainage, airflow, and views, while the flat areas reduce excavation costs. This balance makes the property highly adaptable for master-planned developments, private estates, or phased construction projects of varying scales.

40M - BEACHFRONT PROPERTY

This is a true beachfront property with direct access to the ocean, offering uninterrupted coastal appeal. Beachfront land is among the most limited and sought-after asset classes, making it ideal for luxury resorts, private residences, or boutique hospitality concepts. The beachfront location significantly increases both market demand and long-term investment value.

FULLY DOCUMENTED OWNERSHIP

The property comes with fully documented ownership, providing clarity, security, and peace of mind for buyers. Clear documentation ensures a smooth transaction process and minimizes legal risk. This makes the land suitable for both local and international investors seeking a secure acquisition, financing options, or future resale without complications.





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