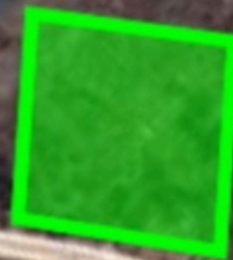


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ZANZIBAR

LAND FOR SALE



**Matemwe Region
Inland Plot For Sale
10,000 SQM
USD\$150,000.00**

This 10,000 sqm inland plot in Matemwe presents a prime opportunity for warehouse or distribution development. Strategically positioned between key northern Zanzibar destinations, the property benefits from strong accessibility, with the access road currently undergoing full upgrades.

Located approximately 2 km from the beach and 1.5 km from the main road, it offers both convenience and long-term value. With electricity nearby and government water mains along the access road, the plot is well-suited for commercial use. As Matemwe continues to expand, this property stands out as a high-potential investment with excellent appreciation prospects.



Main Features



10,000 SQM



1.5km from Beach



Proximity to Sandy Beach



Partially Walled



Road Access



Electricity Access

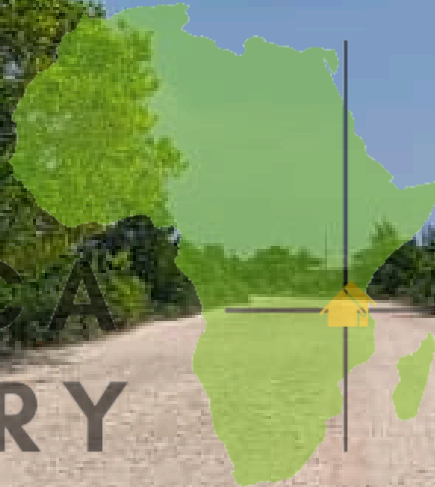


Local Ownership Docs.



Nearby Water Access

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PROPERTY FEATURES

STRATEGIC MATEMWE LOCATION

Located in Matemwe, this inland plot benefits from a central position connecting major northern hotspots. Its location enhances accessibility and positions it as a strategic commercial hub. As Matemwe grows in both tourism and infrastructure, this property becomes increasingly valuable for investors seeking long-term returns in Zanzibar's expanding market.

STRONG INVESTMENT POTENTIAL

Matemwe is experiencing steady growth, making this inland plot a high-potential investment. With increasing demand for commercial infrastructure, land values are expected to rise. Investors can capitalize on early entry pricing while benefiting from future appreciation driven by infrastructure upgrades and expanding economic activity in the region.

UPGRADED ROAD ACCESS

The access road to the property is currently undergoing full upgrades, which will significantly improve connectivity upon completion. This enhancement will increase ease of transport, reduce travel times, and boost the property's commercial appeal. Improved infrastructure directly contributes to higher land value and long-term usability for various developments.

PROXIMITY TO BEACH

Situated approximately 2 km from the beach, the plot maintains a strategic balance between inland affordability and coastal proximity. This allows businesses to operate close to tourism zones without the premium pricing of beachfront land, offering excellent value while still benefiting from Matemwe's coastal appeal and activity.

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PROPERTY FEATURES

CLOSE TO MAIN ROAD

The property is located just 1.5 km from the main road, ensuring convenient access to key transport routes. This proximity enhances logistical efficiency, making it easier to connect with suppliers, customers, and distribution channels. It is a key advantage for any warehouse or commercial operation requiring consistent accessibility.

LARGE 10,000 SQM PLOT

With a generous size of 10,000 sqm (100m x 100m), this plot offers ample space for large-scale development. The square layout allows for efficient planning and construction, accommodating warehouses, storage units, or mixed-use commercial projects. It provides flexibility to design according to specific operational or investment needs.

UTILITY ACCESS AVAILABLE

Electricity poles are located nearby, and government water mains run along the access road, simplifying infrastructure setup. These utilities reduce initial development costs and timelines, making the property more attractive for immediate or phased construction. Access to essential services is a major advantage for commercial land investments.

GROWING COMMERCIAL AREA

Matemwe is evolving beyond tourism into a mixed-use area with increasing commercial demand. This inland plot is positioned to benefit from that shift, making it suitable for logistics and support services. Early investment in such areas typically yields strong returns as infrastructure and business activity expand over time.

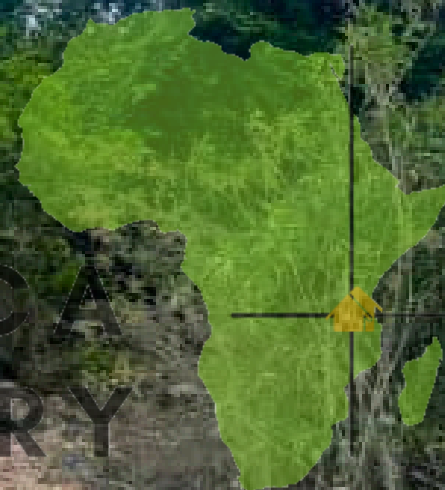
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