



**UROA**

**HOTEL**

**UNDER CONSTRUCTION**

**FOR SALE**

**EUR 400,000**

*Property*

**FEATURES**

- 600 sqm total land area
- 2 semi built structures
- Top Floor Penthouse
- 11 Rooms
- Minutes away from the beach
- 10,000-liter water storage tank
- 2 Private Water Wells



Introducing an exciting opportunity in Uroa, Zanzibar: a promising under construction project offering immense potential and affordability.

Set on 600 sqm of land and just steps away from the beautiful shores of one of Zanzibar's best white sand beaches, this development is an ideal canvas for anyone looking to create a small hotel or boutique property.

The project currently features two structures. The first is a three-story building designed with a stunning penthouse on the top floor, promising breathtaking sunset views and panoramic ocean vistas. The middle floor is designed to feature a mini apartment, complete with a bathroom, kitchenette, and a balcony. Additionally, there's a separate spacious room with balcony, offering an inviting space for guests.

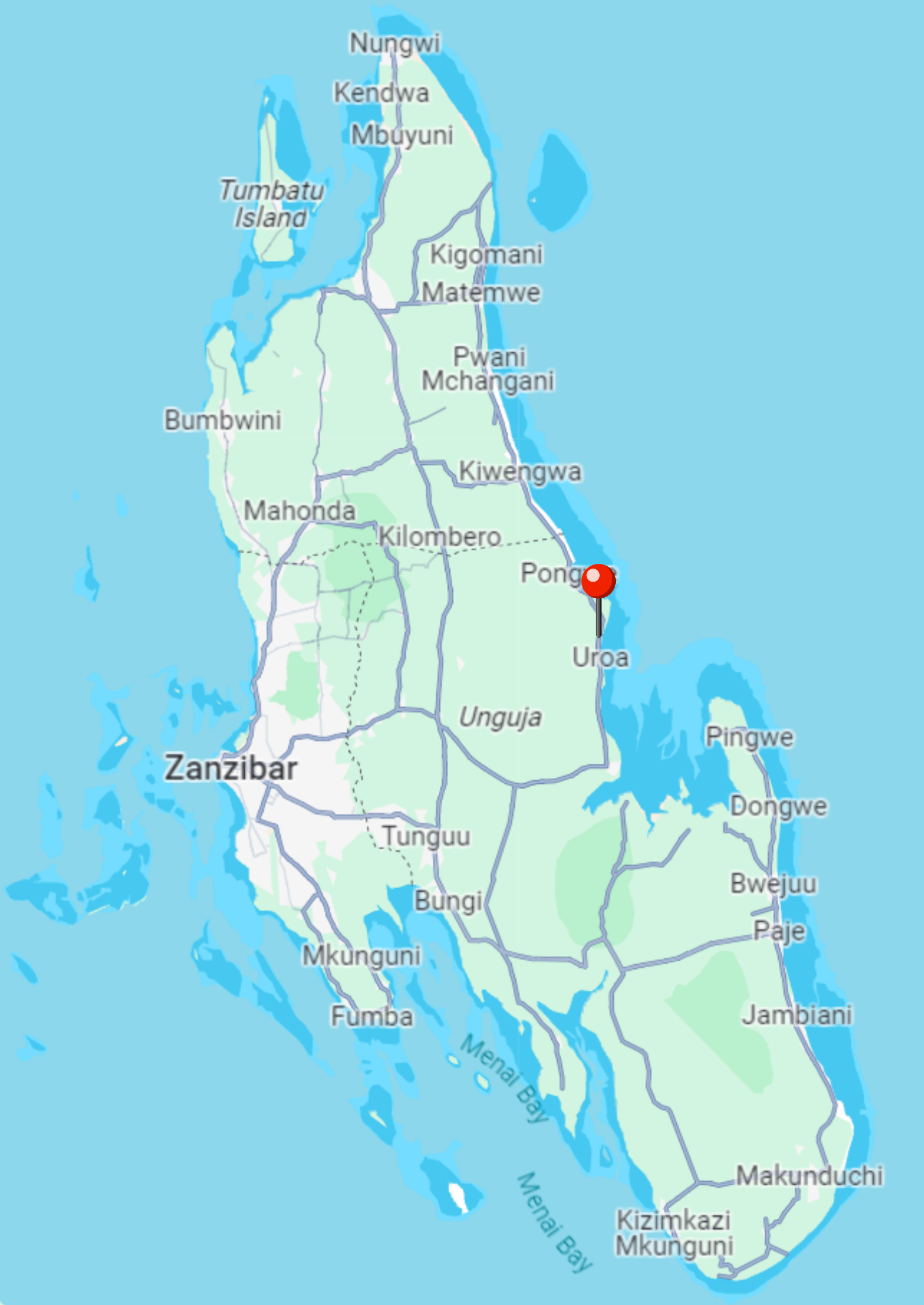
On the ground floor, the layout is perfect for a stylish restaurant, reception area, and bar—ideal for creating a warm and welcoming atmosphere for guests.

The second building features a total of 8 rooms distributed over two floors. These include four double rooms, three rooms that can accommodate up to five guests, and one additional room complete with a double bed, single bed, and kitchenette.

There is a 10,000-liter water tank and 2 private wells, one for sweet water and one with salty water, ideal for filling a future swimming pool, ensuring much of the groundwork is already in place. This project comes with the added benefit of company registration in, and the anticipated completion date is set for the end of 2024.

The current owner is committed to continuing the development but is ready to sell to pursue a new project in her homeland. This offers a unique opportunity for a new investor to step in and finish creating what could be an incredible destination for travelers in Zanzibar.





Nungwi

Kendwa

Mbuyuni

*Tumbatu  
Island*

Kigomani

Matemwe

Pwani

Mchangani

Bumbwini

Kiwengwa

Mahonda

Kilombero

Pongwe

Uroa

Unguja

Pingwe

Zanzibar

Dongwe

Tunguu

Bwejuu

Bungi

Paje

Mkunguni

Jambiani

Fumba

Menai Bay

Makunduchi

Kizimkazi

Mkunguni

Menai Bay





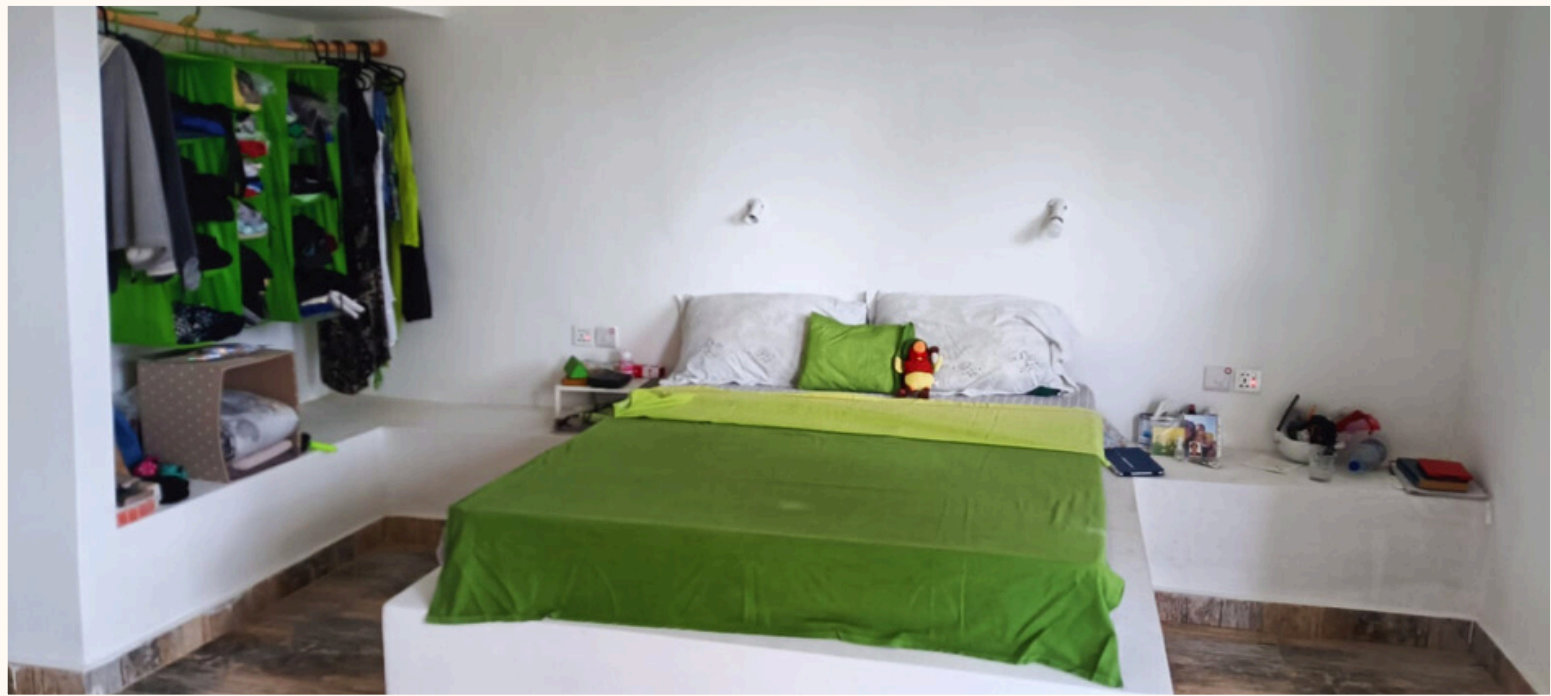
















**ZANZIBAR LUXURY**  
PROPERTIES

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