



ZANZIBAR LUXURY
PROPERTIES

NUNGWI LUXURY VILLA
5 BEDROOMS

PRIME
LOCATION
IN NUNGWI

Starting from

\$ 1,006,250

VAT included

ABOUT THE PROPERTY

An exclusive residential project of 20 luxury villas on the world-famous **Nungwi Beach**.

With Phase 1 fully reserved, **only 2 villas** remain available in Phase 2—this is your final chance to own a slice of paradise!

This project is fully approved by ZIPA and the Condominium Act of 2019, ensuring **secure ownership for individual foreign buyers**.

LOCATION

This brand-new **5-bedroom villa** is positioned on the development's prime corner, offering unmatched views of pristine white sands, crystal-clear waters, and breathtaking sunrises. With only 20 villas in total, owners will enjoy an exclusive and private beachfront lifestyle.



GET IN TOUCH



5 LUXURY BEDROOMS



OWNERSHIP
TITLE



648 SQM



PRIVATE
BEACHFRONT



PRIVATE POOL



DELIVERY
DECEMBER 2025

CONTACT US NOW

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VILLA FEATURES

- **5-bedroom luxury villa** with spacious indoor & outdoor living
- **Private beachfront pool** with panoramic ocean views
- **Direct beach access** via a private walkway & staircase
- **Contemporary design** by international architect Lucas Oteyza
- **Expansive 4-meter double-height ceilings** in the central area
- **Designer kitchen** with granite countertops & island
- **Private cinema room** for ultimate entertainment
- **High-end finishes** including natural teak, pure brass & porcelain
- **Generous total area of 648 sqm, with 366,40 sqm of interior living space**
- **Outdoor BBQ lounge, pool & garden** for relaxed beachfront living



EXCLUSIVE COMMUNITY AMENITIES

- **Access to gym, restaurant, and sports field**
- **24/7 on-site security** & gated access
- **Private parking** for 2 cars
- **Full-service property management**
- **Housekeeping & catering** services available
- **Intercom system** for security & access management
- **Air gap walls** for superior acoustic insulation
- **Sustainable energy solutions**, including:
 - **300L solar-powered** water heaters
 - **Solar backup system** with panels, inverter & battery
 - **Backup generator** for uninterrupted power supply
 - **Private electricity** & water meters
 - **Fully air-conditioned with Wi-Fi connectivity**



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EFFORTLESS OWNERSHIP & HIGH RENTAL RETURNS

For those looking to maximize their investment, this Villa offer an optional rental pool program with **potential earnings of up to \$228K annually.**

Contact us for more information on ROI



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