

Off-Plan Villas for Sale in Kiwengwa

KIWENGWA

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Off-Plan Luxury Villas in Kiwengwa, Zanzibar

Kiwengwa Luxury Villa proudly presents an exclusive off-plan development of 24 independent villas on Zanzibar's most sought-after coastline. A rare opportunity to own a piece of paradise, these villas blend French refinement with Italian craftsmanship, delivering timeless design, sustainable construction, and exceptional investment potential. Construction begins September 2025, reservations are open now. Each Villa Features-

- Spacious design: 2 bedrooms and 2 bathrooms, crafted for comfort and privacy.
- Private oasis: Each villa boasts a 32 m² swimming pool and a 200 m² landscaped garden.
- Elegant interiors: Open-plan living with premium finishes, natural light, and seamless indoor-outdoor flow.
- Tailored living: Off-plan buyers enjoy customization options, adjust villa size, plot layout, and finishes to match your vision.
- Eco-friendly: Sustainable materials and energy-efficient design for modern living with reduced environmental impact.
- Ownership flexibility: Villas available for private use or seasonal rental management, maximizing lifestyle and returns.

Lifestyle & Location- Kiwengwa Beach: Endless white sands, turquoise lagoon, and breathtaking sunrises.

- Adventure at your doorstep: Easy access to swimming, kitesurfing, snorkeling, and excursions to Mnemba Island.
- Premium neighborhood: Facing the 5th Meliá Zanzibar, ensuring prestige, security, and a natural flow of high-value guests.
- Balance of tranquility & vibrancy: Nestled between serene Pwani Mchangani and lively Kiwengwa, offering the best of both worlds.

Investment Highlights-

- Strong demand: Only 7 comparable villas with private pools listed on Airbnb; average nightly rates €180-€500.
- Tourism growth: Zanzibar welcomed 736,755 international visitors in 2024, a 15.4% increase year-on-year.
- Projected returns:
 - Property A (€150,000): Annual income €32,605-€40,756 (40-50% occupancy).
 - Property B (€180,000): Annual income €35,040-€43,800 (40-50% occupancy).
- Secure tenure: 100% ownership with 33-year lease, renewable twice.
- Government incentives: ZIPA offers tax exemptions, residence permits, and land leases up to 99 years.

Turnkey Services

Kiwengwa Luxury Villa ensures effortless ownership with:-

- Tailored rental management for income generation.
- Pool & garden maintenance by professionals.
- Housekeeping services on request.
- Common area cleaning and general maintenance.
- 24/7 security for complete peace of mind.

Core Values-

- Quality: Finest materials and craftsmanship.
- Luxury: Every detail designed for elegance and comfort.
- Sustainability: Eco-conscious practices for future generations.
- Customer satisfaction: Personalized service from consultation to delivery.

Flexible Payment Plan

Construction Timeline: The entire villa construction is completed within 8 months from the start of the project, ensuring timely delivery and peace of mind for investors.

Payment Breakdown

1. Reservation - 10% Secure your villa with a 10% deposit before PSA signing.
2. First

Installment (Foundations) - 20% Paid at PSA signing. Covers excavation, foundations, slab, and initial structure. 2. (One-Time) Legal & Facilitation Fee - 5% A one-time fee due when the buyer begins the installment schedule. 3. Second Installment (Roof & Exteriors) - 25% Covers roof installation, exterior finishes, swimming pool, fencing, and landscaping. 4. Third Installment (Plumbing & Electrical) - 25% Covers the full MEP stage: plumbing, electrical systems, AC, fans, water heater, fittings, and pool system. 5. Fourth Installment (Interior Finishes) - 15% Covers flooring, painting, accessories, and final interior finishes. 6. Final Installment - 5% Paid upon completion and handover at the end of the 8-month construction period.

Delivery Timeline

- Total construction duration: 8 months.
- Villa handover: At the end of the 8-month schedule, following the final installment.

Contact For reservations, customization options, and investment packages, reach out to: Agent: Cathy Fulgence - +255 711 695 655

Overview

Purpose: For Sale	Sale price: \$150,000	Rent price: \$
Land area: 100m ²	Living area: 80m ²	Bedrooms: 2
Bathrooms: 2	Country: Tanzania	Zip code: 73209
Balcony/terrace: 20m ²	Garden area: m ²	

Indoor amenities

- ✓ Air conditioning

Outdoor amenities

- ✓ Parking
- ✓ Balcony
- ✓ Pool
- ✓ Garden / Outdoor Space

Distances

- ✓ Beach 600m



Agent Details

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Mayer & Co