

# Oceanfront Land for Sale Zanzibar North

Kidoti, Zanzibar  
-5.7992492, 39.3009764



This exceptional oceanfront plot in Kidoti, on Zanzibar’s rapidly developing northern coast, offers a rare combination of location, accessibility, and long-term investment potential. Measuring 6,258 sqm, the land features approximately 45 meters of direct ocean frontage and 56 meters of road frontage, providing excellent layout flexibility for development. The plot benefits from newly upgraded road infrastructure and is surrounded by emerging high-end developments and villas, including new hospitality projects in the immediate area. As Kendwa and Nungwi become increasingly saturated, demand is shifting south toward Kidoti, positioning this area as one of the most promising growth zones in the north of the island. With stunning sunset views over the ocean and the possibility to build a private jetty, the land is ideal for a villa compound, eco-lodge, or boutique resort, offering both lifestyle appeal and strong commercial potential.

**Property Highlights:-** Total land size: 6,258 sqm- Approx. 45 m oceanfront- Approx. 56 m roadside frontage- Direct ocean access with sunset views- Possibility to build a jetty- Located in a high-demand, fast-developing area- Surrounded by new villas and hospitality projects- Close to Kendwa and Nungwi, yet less crowded and more exclusive- Ideal for multiple villas, eco-lodge, or small resort development- Price: \$485,000 - all offers welcome! A strategic opportunity to secure prime oceanfront land in one of Zanzibar’s most dynamic and future-facing coastal areas.

## Overview

Purpose:For Sale	Sale price:\$485000	Rent price:\$
Land area:6258m?	Living area:m?	Bedrooms:
Bathrooms:	Country:	Zip code:
Balcony/terrace:m?	Garden area:m?	

## Indoor amenities

✓ Ocean View

**Distances**

✓ Beach 0m

**Agent Details**

christine@mayer.co.tz - Christine Chitala

**Mayer & Co**