Kiwengwa Beachfront Resort Project

Kiwengwa, North B District, Zanzibar, Tanzania

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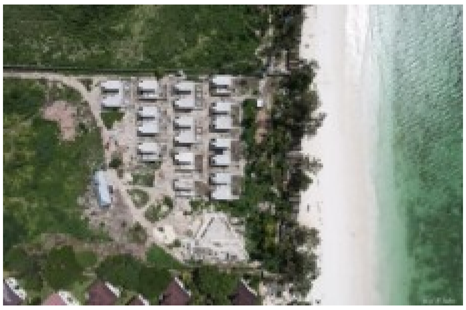

Rare Beachfront Resort Development Opportunity – Kiwengwa, Zanzibar**USD 8,500,000** // **TZS 22,500,000,000**A substantial beachfront hospitality investment opportunity comprising 6.26 hectares (62,600 sqm) of land in Kiwengwa, Zanzibar, with approximately 115 metres of direct beachfront.The property extends from the main access side through a long, predominantly rectangular site directly to the Indian Ocean, providing significant scope for the development or repositioning of a large-scale beachfront resort.The site is held under a 49-year Government land lease commencing in October 2015 and forms part of an established hospitality development project with existing project documentation, approvals and improvements.Key DetailsLocation: Kiwengwa, North “B” District, ZanzibarAsking Price: USD 8,500,000Land Size: 6.26 hectares / approximately 62,600 sqmBeach Frontage: Approximately 115 metresProperty Type: Beachfront hospitality / resort developmentLand Tenure: Government leaseholdLease Term: 49 years commencing October 2015Development Classification: Hotel projectBuilding Permit Documentation: Hotel G+2Investment Approval: ZIPA investment certificate issued for the hotel projectEnvironmental Approval: ZEMA Environmental Clearance documentationTransaction: Resort project and associated rights; transaction structure to be agreed between the partiesThe OpportunityWith more than six hectares of beachfront land, the property offers the scale required for a significant hospitality development in one of Zanzibar's established coastal destinations.The plot configuration is particularly attractive for resort development, extending approximately half a kilometre inland from the beachfront and providing a substantial ocean-facing boundary of approximately 115 metres.The offering encompasses the seller's interest in the wider resort project, including the leasehold interest, existing buildings and improvements, development plans, permits, approvals and associated project rights.Subject to the final transaction structure, an acquisition involving the shares of the project company may also be considered.Project DocumentationA substantial documentation package has already been established for the project, including the Government land lease and registered site plan, company incorporation documentation, building permit documentation for a Hotel G+2 development, ZIPA investment approval and ZEMA Environmental Clearance.The environmental clearance documentation is stated to remain valid until August 2028.The existing documentation can significantly assist an investor seeking to evaluate the continuation, redesign or redevelopment of the hospitality project, subject to confirmation of the current status, transferability and validity of all permits and approvals during legal and technical due diligence.Investment PotentialThe combination of large land size, direct beach frontage, established leasehold rights and existing hospitality-development documentation creates an opportunity suitable for investors, hotel operators and developers seeking a sizeable beachfront project in Zanzibar.Potential strategies may include the development of a destination resort, luxury beachfront hospitality concept, villa resort or a revised mixed hospitality concept, subject to the relevant regulatory approvals and development parameters.Further InformationFull legal, corporate, planning and project documentation can be made available to qualified prospective buyers.Contact Mayer & Co. Real Estate Zanzibar for further information, investment documentation or to arrange a private viewing.

Overview

Purpose:For Sale	Sale price:$8500000	Rent price:$
Land area:62600m?	Living area:m?	Bedrooms:
Bathrooms:	Country:	Zip code:
Balcony/terrace:m?	Garden area:m?	

Indoor amenities

- Ocean View

Outdoor amenities

- Distance to Beach

Distances

- Beach 0m

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