

# **new boutique hotel for sale jambiani**

kibigija jambiani zanzibar

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New Boutique Hotel for Sale in Jambiani Recently completed boutique hospitality property is available for sale in Jambiani on Zanzibar’s southeast coast. Set on approximately 1,340 sqm of land with around 320 sqm of built space, the property is located next to the well-known Swahili Cave and within walking distance of Jambiani Beach. The hotel completed its investment phase last year and has since begun operating gradually, offering a buyer the opportunity to take over a newly established hospitality business with the principal development already completed.

**Accommodation** The property offers six guest accommodation units comprising 3 Tropical Rooms and 3 individual Tiny Houses. The 3 Tropical Rooms each offer approximately 20 sqm of indoor space, a private bathroom and their own private garden with an outdoor bathtub. The 3 Tiny Houses are arranged across two levels, with a bedroom and bathroom on the ground floor and a large private rooftop terrace above, including a net relaxation platform. All guest rooms are fully equipped with air conditioning, televisions and individual water heaters. An additional room with its own bathroom and separate external entrance is currently used as staff accommodation. Its position within the main building provides flexibility for a future owner to retain it for staff use, convert it into an additional guest room, or connect it internally to the existing accommodation to create a larger family configuration.

**Facilities** The property has been designed around tropical outdoor living and includes a large main swimming pool surrounded by landscaped gardens, as well as a second smaller pool within the restaurant area. A restaurant and spa complement the accommodation, creating an established hospitality setup within a peaceful natural environment. A newly constructed access road provides convenient access to the property, with the hotel now approximately three minutes by car from the main road.

**Property Highlights-** Approx. 1,340 sqm land area- Approx. 320 sqm built area- 3 Tropical Rooms with private gardens & outdoor bathtubs- 3 two-level Tiny Houses with private rooftop terraces- Additional staff room with bathroom and conversion potential- 2 swimming pools- Restaurant & spa- Air conditioning, TVs & individual water heaters in all guest rooms- Tropical gardens and outdoor relaxation areas- Newly constructed access road- Located next to the Swahili Cave- Walking distance to Jambiani Beach- ZIPA registered with operating licences in place

**Investment Opportunity** The property completed its investment phase last year and has only recently begun operating, so there is not yet an extensive historical financial record. It represents an opportunity to take over a newly established hospitality business with the accommodation, restaurant, spa, pools and principal infrastructure already in place. The additional room and available space also provide flexibility for future reconfiguration or further development, subject to the necessary approvals. Supporting property, ZIPA and licensing documentation can be made available to qualified prospective buyers

for due diligence.

Overview

|                    |                     |               |
|--------------------|---------------------|---------------|
| Purpose:For Sale   | Sale price:\$450000 | Rent price:\$ |
| Land area:1340m?   | Living area:320m?   | Bedrooms:6    |
| Bathrooms:7        | Country:Tanzania    | Zip code:     |
| Balcony/terrace:m? | Garden area:m?      |               |

Indoor amenities

-  Air conditioning
-  Internet

Outdoor amenities

-  Parking
-  Pool
-  Garden / Outdoor Spac
-  Rooftop Terrace

