

Oceanfront ZIPA Plot - Makunduchi

makunduchi
-6.4127460, 39.5533652



Oceanfront Land for Development Opportunity - Makunduchi, Zanzibar

This oceanfront land offering in Makunduchi, on Zanzibar’s fast-developing southern coast, presents one of the easiest and most efficient investment structures currently available on the island. Located directly along the new tarmac coastal road connecting the south to Stone Town, the plot benefits from excellent accessibility and strong future value appreciation. The property is sold together with a registered company, allowing buyers – including those on tourist visas – to acquire the shares and automatically inherit the land lease and a fully ZIPA-approved architectural project. This structure significantly simplifies the purchase process and reduces timelines. The offering consists of three plots sold together under one company:- 1 large oceanfront plot of 7,400 m²- 2 additional plots of 1,000 m² each

At the asking price of \$550,000, the seller will cover all transaction-related costs, including ZIPA transfer fees and taxes, making this a rare all-inclusive deal in Zanzibar’s land market.

Property Highlights:-

- Total land size: 9,400 m² (3 plots combined)-
- Direct oceanfront location-
- Situated in a high-growth area of southern Zanzibar-
- ZIPA-approved architectural project included-
- Sold via company share transfer (fast & secure structure)-
- Buyer inherits land lease & approved project-
- New tarmac road directly at the property-
- Easy access to Stone Town and coastal villages-
- Price: \$550,000 (seller covers all fees at asking price)

An exceptional opportunity for investors seeking a ready-to-develop oceanfront project with minimal administrative friction in one of Zanzibar’s most promising emerging areas.

Overview

Purpose:For Sale	Sale price:\$550000	Rent price:\$
Land area:9400m²	Living area:m²	Bedrooms:
Bathrooms:	Country:	Zip code:
Balcony/terrace:m²	Garden area:m²	

Indoor amenities

✓ Ocean View



Agent Details

fiona@mayer.co.tz - Fiona La Mendola

Mayer & Co