

CHECHE VULE

PLOT 1 · MATEMWE · NORTH REGION, UNGUJA · ZANZIBAR



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Roughly 4,200 square metres of Matemwe beachfront, a villa and seven studios already standing, and a beach that was always the point.

Photographed in-situ. Site plan reproduced from the surveyed title plan; areas in m².

Marketed by Zanzibar Luxury Properties, Matemwe, Zanzibar.

Cheche Vule

MATEMWE, UNGUJA

Plot 1, Matemwe · North Region, Unguja · Asking
Price \$1,800,000

LAND	FRONTAGE	TENURE	AT OPENING	REFERENCE
~4,200 m ²	Beachfront	Leasehold	11 keys	ZLP-64

Matemwe runs along the north-east shoulder of Unguja, facing the channel that separates the island from Mnemba. Cheche Vule occupies Plot 1 of that shoreline, a surveyed parcel of roughly 4,200 square metres with the beach on its eastern boundary and SeVi Boutique as its neighbour. The site is neither raw land nor a finished hotel, and that is the whole of its interest. A four-bedroom villa stands complete beneath a full makuti roof. Seven studio suites are close to done. The restaurant, commercial kitchen, rooftop bar, swimming pool and staff quarters are all in place, and the roads, gardens and boundary walls that usually swallow the first year of a project are behind rather than ahead of the buyer.

Most of the capital risk on a project like this sits in the ground and in the first structures, and that risk has already been absorbed here. Power and water are in. The pool is in. The services were laid for the full masterplan rather than for the first eleven keys, which is why phase two adds rooms without adding infrastructure. What remains is the work of opening rather than the work of building. **The beach is the part no amount of capital could have manufactured.**



Karibuni. The arrival, under thatch.

The asset that *cannot be rebuilt*

Buildings can be finished, refinished and replaced. The stretch of sand in front of this plot cannot be recreated at any price.

The beach at Cheche Vule is white sand, and at low tide it opens out wide and quiet in both directions. The water is clear turquoise and genuinely swimmable, which is not true of every stretch on this coast. Coral rock features punctuate the shoreline and give the frontage its character. Mnemba Island sits offshore, one of Zanzibar's most celebrated marine locations and the reason much of the island's diving and snorkelling traffic comes to this side.

Matemwe has stayed low-density, and that is what preserves the sense of place. For a boutique hotel of eleven to thirteen keys, the beach is the product: it sets the room rate, it carries the shoulder season, and it is the one line in the listing a



Turquoise water. Clear and swimmable, framed by the palm line at the plot's edge.



The outlook. Gardens fall away from the terrace toward open water and the Mnemba channel.



Coral rock. Outcrops along the shoreline give the frontage its texture and its shelter.



CONTINUED, CHAPTER II

The water, clear enough at the shoreline to read the sand straight through it.

Standing, roofed & serviced



A four-bedroom villa, seven studios close to complete, and services sized for the whole masterplan.

The four-bedroom villa is the anchor building, two storeys under a full makuti roof with shuttered openings and deep shaded terraces. Seven studio suites sit close to completion and account for most of the room count at opening. The food and beverage block is built out with a commercial kitchen, and a rooftop bar above it gives the property a second trading position for sunset. A swimming pool is in. Staff accommodation is in, which is a line that is easy to overlook and expensive to add later. On services the plot carries its own generator, rainwater harvesting, and the preparation work for solar. The point of the list is not that the site is finished, because it is not. It is that the heavy, unglamorous capital has already gone into the ground.





CONTINUED, CHAPTER III

The approach, a timber walkway carried over the gardens toward the shore.



The studio block, shell complete and awaiting fit-out.

CHAPTER IV · THE WORKS IN PROGRESS

Coral stone, arch *by arch*

The studio and restaurant structure is at the stage where the shape is set, the stone is up, and what remains is finish rather than form.

This is the working end of the site. Coral stone columns and arches carry the studio and restaurant structure, laid in the local vernacular rather than rendered blockwork. A rounded coral-rock form sits at the centre of the space, built to serve the kitchen side. The concrete is poured, the openings are framed, and the roof structure above is in place. What is outstanding on this block is finish work: floors, joinery, glazing, plaster, and the fit-out that turns a shell into seven trading studios. That is the substance of the phase one budget overleaf, and it is a schedule of finishing rather than a schedule of construction.

STRUCTURE

Coral stone, columns & arches

STUDIOS

7, nearing completion

AT OPENING

11 keys

SERVICES

Generator · water · solar prep



CHAPTER V · THE INVESTMENT

Asking *\$1,800,000*

≈ \$137,000

Phase 1, to open. Complete the seven studios, furnish them, equip the restaurant and bar, and landscape the grounds. The property opens with 11 keys.

≈ \$130,000

Phase 2, optional. Add two premium beachfront bungalows at the front of the plot. Room count rises to 13 keys.

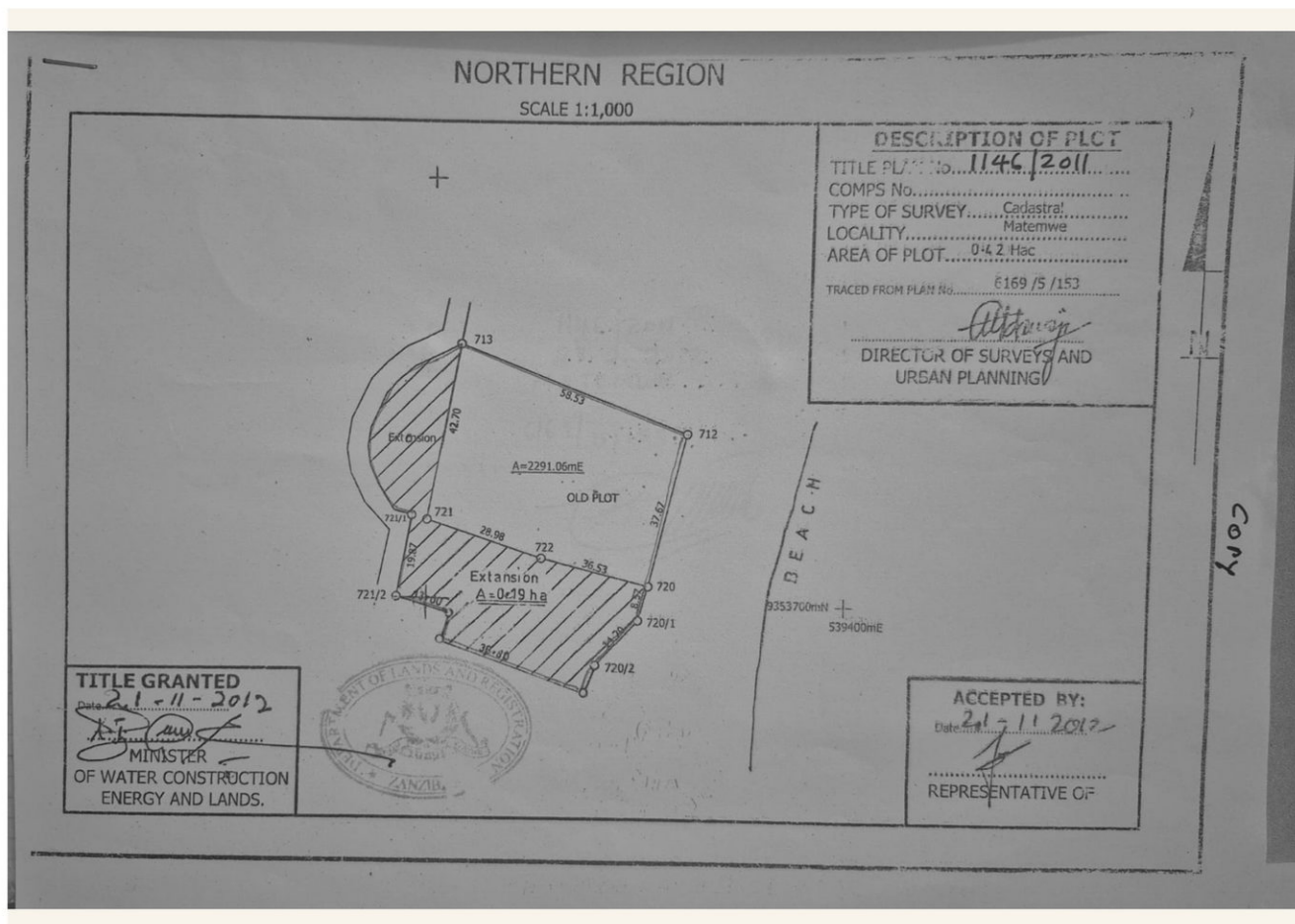
Flexible

Phase 3, future. Villa redevelopment and further expansion, taken when the market and the owner's strategy suit. Nothing is committed at purchase.

Already in

Infrastructure. Generator, rainwater harvesting, solar preparation, pool, commercial kitchen and staff quarters, sized for the full masterplan.

Approximately 4,200 m²



The parcel

The title plan is a cadastral survey at 1:1,000, drawn for the Northern Region and recording the locality as Matemwe. It gives the area of plot as 0.42 hectares. That figure resolves into an old plot of 2,291.06 m² and an extension of 0.19 hectares, which together account for the ~4,200 m² quoted throughout.

The boundary

Beacons are marked at points 712, 713 and 720 through 722. The northern boundary runs 58.53 metres, the seaward side 37.67 metres, and the southern extension 38.80 metres. The eastern edge of the parcel is annotated BEACH on the plan itself.

Title & neighbour

The plan carries Title Plan No. 1146/2011, traced from plan E169/5/153, and is stamped by the Department of Lands and Registration. SeVi Boutique adjoins the plot. The wider setting stays low-density, which is what protects the outlook.

Plan drawn to indicative scale; not to be relied on for legal purposes.

Ownership & structure

Zanzibar is not a United Kingdom jurisdiction, so the disclosure tables required of a British listing do not apply. What follows is the commercial substance a buyer of this asset actually needs: how it is held, what it costs to open, and what is already delivered on the plot.

OWNERSHIP & TERMS

Asking Price	\$1,800,000
Tenure	Leasehold
Seller's Position	Recovering capital as 50% shareholder
Reference	ZLP-64
Title Plan	No. 1146/2011
Survey Type	Cadastral, 1:1,000
Locality	Matemwe, North Region, Unguja
Land Area	~4,200 m ² (0.42 ha)
Frontage	Beachfront
Neighbour	SeVi Boutique
Data Room	Full data room on request

THE PHASED CAPITAL PLAN

Phase 1 · Cost	≈ \$137,000
Phase 1 · Scope	Studios, furnishing, F&B, landscaping
Phase 1 · Outcome	Open with 11 keys
Phase 2 · Cost	≈ \$130,000
Phase 2 · Scope	Two premium beachfront bungalows
Phase 2 · Outcome	Total 13 keys
Phase 3 · Cost	Flexible
Phase 3 · Scope	Villa redevelopment, further expansion
Phase 3 · Timing	When market and strategy suit
Keys at Opening	11
Keys after Phase 2	13

DELIVERED ON THE PLOT

Villa	4 bedrooms, complete
Studio Suites	7, nearing completion
Food & Beverage	Restaurant, commercial kitchen, rooftop bar
Pool	In place
Staff Accommodation	In place
Power	Generator
Water	Rainwater harvesting
Solar	Prepared, not yet installed
Roofing	Makuti thatch
Construction	Coral stone, columns & arches
Status	Semi-constructed

Figures indicative. Subject to contract, survey and due diligence. Leasehold. The seller is recovering capital as a 50% shareholder. A full data room is available on request.



Arrange a viewing of **Cheche Vule**

*A beachfront plot of roughly 4,200 square metres at Matemwe, carrying a completed villa, seven studios close to finished, restaurant, rooftop bar, pool and full services. Eleven keys for about \$137,000 more. **Best understood in person.***

ENQUIRIES

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THE PROPERTY

Cheche Vule · Matemwe

Plot 1, North Region, Unguja

Reference ZLP-64 · Leasehold



VIEW THE

full listing

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