
LIYONGO • KENDWA
Designed for belonging,
crafted in Zanzibar.

WONDER

MOMENTS SO VIDID AND FLEETING,
yet here they return with every tide.

Spaces that stir the romantic and aspirational within us, inviting us to see the world anew.

Here, curiosity becomes connection: a community alive with Zanzibar's most creative voices, whose stories spark our own.

Seeds planted today will ripple forward, shaping generations with conscience and care.

Let us quietly wonder.





NAMED FOR EAST AFRICA'S LEGENDARY POET-WARRIOR,
Liyongo embodies courage and soulful sophistication.
His story lives in our past, as our story breathes in the present.

Set in a forested plateau of Kendwa,
where sixty villas form a barefoot community,
a village within a village, woven seamlessly with nature.

LIYONGO

PRINCIPLES



CURIOSITY

Spaces that invite openness, walls that whisper history. Architecture with a soul, living with intention.

Here, discovery becomes belonging— connection sparked by curiosity, and a barefoot way of life shaped by wonder.



CONSCIENCE

In Liyongo, intentions become impact, as community thrives alongside investment.

Local artisans as partners, not bystanders — their craft embedded in every detail. Authenticity is our foundation, sustainability our standard.



COMMUNITY

Alongside Kendwa's Elders, we address real needs. Cleaner backstreets, safe drinking water, and schools ready for children to flourish.

Community by intention, not by chance — a lifestyle built to endure, and to belong.

KENDWA

JUST MINUTES FROM NUNGWI'S LIVELY markets and Kendwa's celebrated shores. A coastline alive with rhythm, colour, and story.

By day, swim with turtles or follow paths where discoveries beckon.
By night, join Zanzibar's most vibrant beachfront, where experiences and memories await.

And always, return to the calm of Liyongo's sanctuary, where every path leads to connection and every return feels like remembering.





KARIBU

"Karibu Tena"—welcome home.
Shoes aside, cool drink in hand—
A place to pause, breathe, and belong.
A place made for bare feet and open hearts.
Not Just a vacation. A way of living.



A HUMBLING ABODE

RESIDENCES CRAFTED IN SHADE AND LIGHT,
walls that whisper history, spaces that breathe with the breeze.

Here, coastal living finds quiet sophistication—
a village by the sea, shaped for connection and community.

Where interiors merge into gardens,
amidst architecture thatyes rests gently in nature,
creating harmony, calm, and belonging.



TAKE THE PLUNGE

FROM THE VILLA'S EDGE, WE STEP INTO THE salt-water lagoon, water catching the morning light. A gentle swim to the café's edge, where a glass of mango juice waits, cool and sweet.



SANCTUARY OF STEAM

AN INTEGRATIVE SPA SHAPED BY KUJIFUKIZA.
Steam, stone, and salt air in quiet balance.
Revitalisation begins with a pause by the pool,
before sauna and steam rooms restore us,
wellness guided by tide and wind.



PATHS TO TRANQUILITY

BAREFOOT UPON NATURAL WOOD,
we wander towards pools of stone and light.
Each with its own temperature, each a return to balance.
Cooling, calming, carrying us back to stillness.



Artists, artisans and producers, share their stories. Each stall a stage, awaiting collaboration.

A MARKETPLACE ALIVE WITH ZANZIBAR'S FINEST artisans, each stall a stage, every craft a story.

Spices to savour, baskets to weave, dishes to cook and share.

Here, artistry becomes connection, and curiosity is its own reward.



GATHER BY THE FIRE

THE OPEN FLAME SIZZLES WITH FRESH SEAFOOD.
Small plates passed from hand to hand.
Designed for sharing, designed for the curious.
This is dining as community,
stories told and retold beneath the stars.



A VIEW TO SING FROM THE ROOFTOPS

ABOVE THE CANOPY, PERSPECTIVE UNFOLDS.
Swahili-spiced cocktails in hand,
we look across Kendwa's shoreline,
context revealed in distance and horizon.
Here, the island reveals itself in full.



BY FIRE, WE BELONG

THE FIREPIT GLOWS AT THE HEART OF LIYONGO.
We gather, warmed by its light,
sharing memories of the past,
toasting new stories to come.
By fire we have gathered, and always will.

OUR VILLAS

Sustainability, without compromise.
Design that is felt, not just seen — spaces that breathe with the breeze, crafted for connection and calm.

Each villa honours Zanzibar’s heritage while embracing global standards, where natural materials, thoughtful details, and timeless form create homes that endure, with meaning as well as beauty.


406
STUDIO
VILLA

STUDIO VILLA









A LIFE IN BLOOM

An open-plan villa alive with light and conversation.
Gardens in bloom, with stone seats for quiet pause.
A pure expression of coastal living, simple and true.

SPACES	King Size Bedroom	Square Metres	46
	Living Room		
	Open Kitchen	Price	POA
	Ensuite Bathroom		
	Garden Terrace	Quantity Available	16


PREMIUM
VILLA



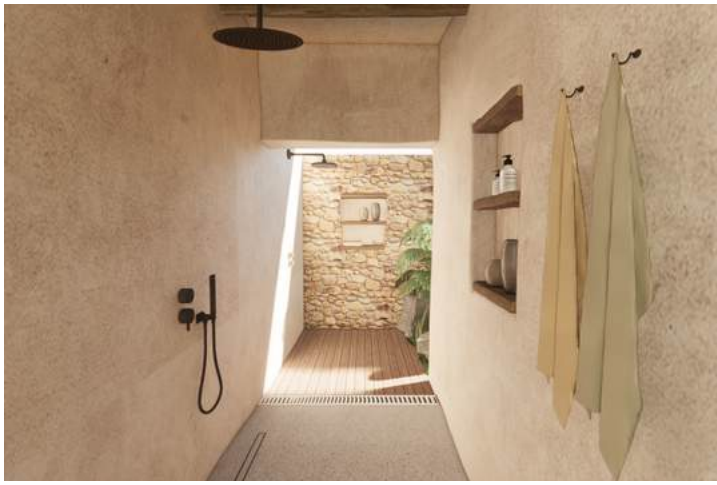
PREMIUM VILLA

A PRIVATE RETREAT.
An extensive living space, with added plunge pool for dream-filled days. Spacious interiors designed for sharing with friends. Private by nature, yet always open to connection.

PREMIUM VILLA









SPACES			
	King Size Bedroom	Square Metres	55
	Living Room		
	Open Kitchen	Price	POA
	Ensuite Bathroom		
	Plunge Pool	Quantity Available	16
	Garden Terrace		


2 BEDROOM
VILLA



2 BEDROOM VILLA

A GATHERING OF KINDRED SPIRITS.
Two master suites with terraces and a plunge pool.
A rooftop for conversation, a kitchen for shared meals.
A home designed for belonging, in every sense.





2 BEDROOM VILLA

SHARED HORIZONS - DESIGNED FOR GATHERING.
Two master suites that balance privacy and togetherness.
Shared spaces flow to terraces and pool,
Where conversation stretches into the night.

2 BEDROOM VILLA









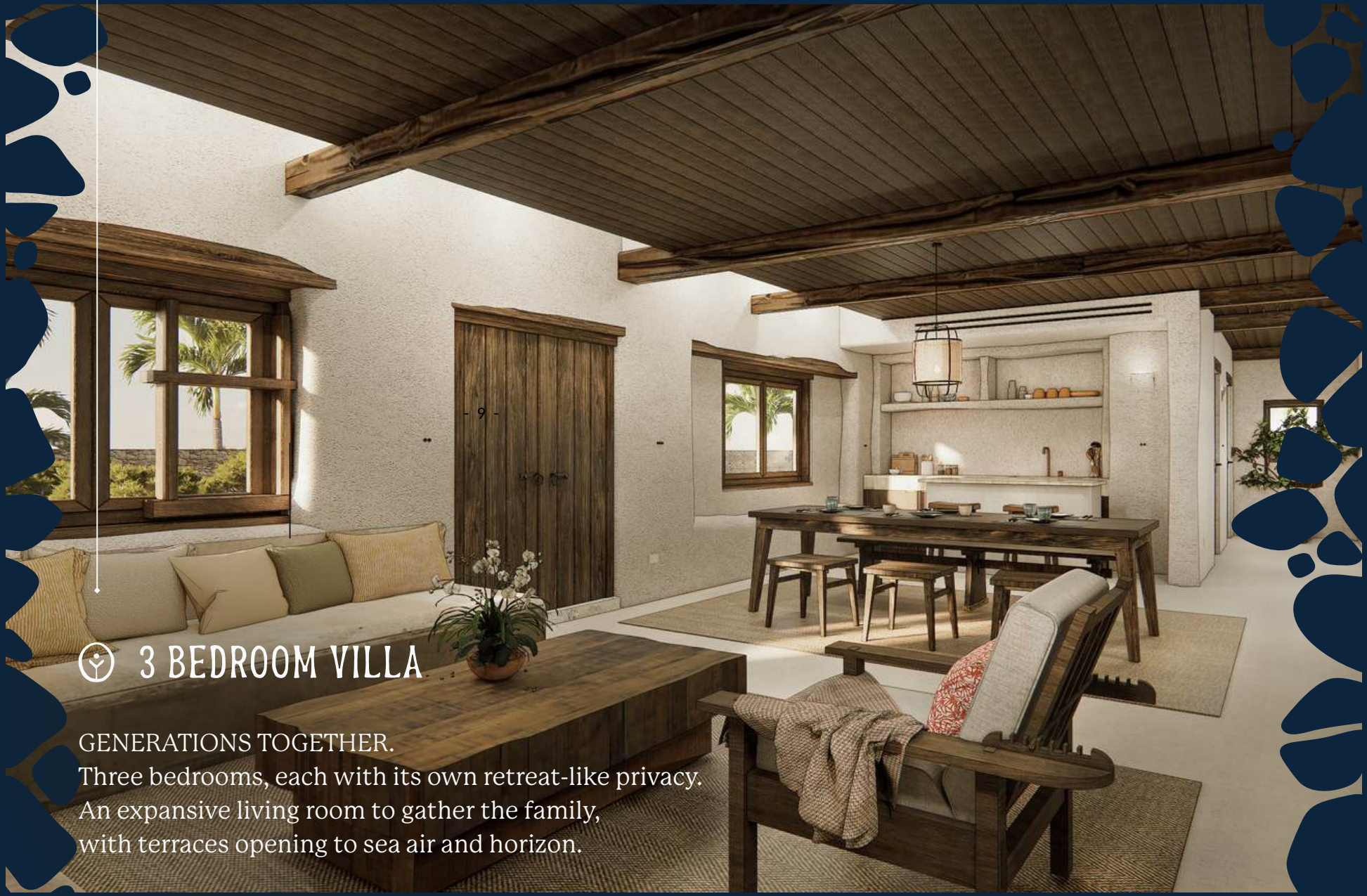


SPACES

2 King Size Bedrooms
Living Room
Open Kitchen
Plunge Pool
Ensuite Bathroom
Garden Terrace
Rooftop Terrace

Square Metres	88
Price	POA
Quantity Available	6


3 BEDROOM
VILLA



3 BEDROOM VILLA

GENERATIONS TOGETHER.
Three bedrooms, each with its own retreat-like privacy.
An expansive living room to gather the family,
with terraces opening to sea air and horizon.

3 BEDROOM VILLA







THE FAMILY LEGACY
The most spacious of our residences,
shaped for milestones as much as for daily life.
A home to be lived in fully, and passed on with pride.

3 BEDROOM VILLA









SPACES	3 King Size Bedrooms Living Room Open Kitchen Ensuite Bathroom Garden Terrace Rooftop Terrace	Square Metres	134
		Price	POA
		Quantity Available	2

RENTAL

Where intentions become impact.

Liyongo manages the rental of every villa, sharing guest revenues directly with residents, with privileged time reserved for your stays. Your home becomes both sanctuary and sustainable investment.

	Price	Av. Annual Yield	ROI %	IRR
Studio Villa	POA	$32,000	**24%**	25%
Premium Villa	POA	$37,000	**23%**	25%
2 Bedroom Villa	POA	$60,000	**23%**	24%
3 Bedroom Villa	POA	$85,000	**23%**	24%

All prices listed are exclusive of the 15% VAT applicable in Zanzibar
Projected returns, subject to change.

TEAM

Liyongo is guided by a dedicated team with deep expertise in luxury development and hospitality.

Our co-founders bring decades of experience creating exceptional places, while our architectural vision is shaped by an internationally acclaimed designer with an award-winning portfolio across Southeast Asia and the Indian Ocean.

We are supported by trusted advisors: a Tanzanian investment specialist, a construction partner with a proven record in premium projects, and a hospitality leadership team featuring alumni of Ritz-Carlton and Marriott.



LIYONGO

Bobby McKenna - Head of Sales
e. living@liyongo.co
t. 000 000 000
w. https://www.liyongo.co

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hello@reallygreatsite.com