

A modern tropical resort featuring a long, narrow swimming pool that reflects the sky and surrounding greenery. To the left, a long wooden deck with tables and chairs runs alongside the pool, under a large, open-air structure with a high, slanted wooden roof. The roof has a green wall on the upper level. To the right of the pool, there is a lush garden with several tall palm trees, various tropical plants, and a stone wall. In the background, a building with a textured, stone-like facade is visible. The overall atmosphere is serene and luxurious.

# 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



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.



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.



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



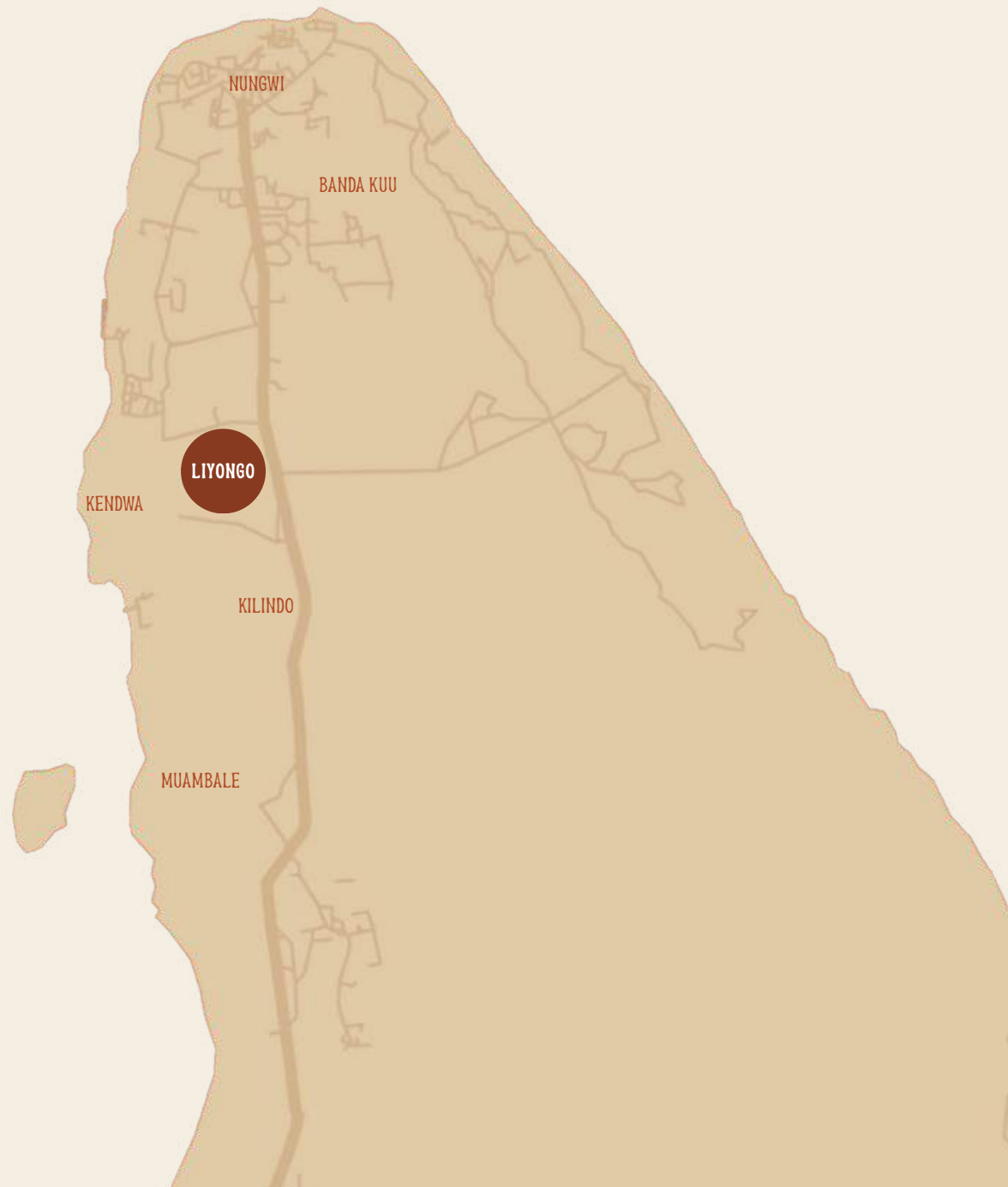
JUST MINUTES FROM NUNGWI'S LIVELY  
markets and Kendwa's celebrated shores.

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 that yes 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 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.





## 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.



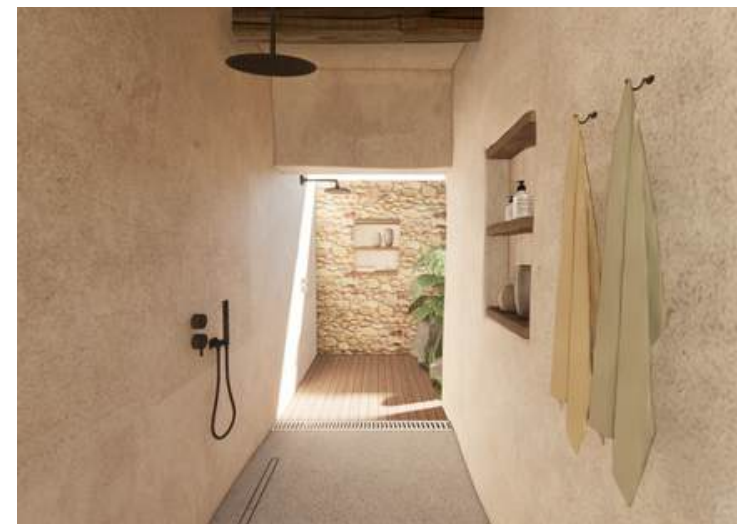


ECO  
SUITE





## ECO SUITE



### A SIMPLER LIFE.

A kingsize bedroom with open kitchen and living space.

A garden terrace where nature restores and inspires.

A retreat that breathes calm and invites new stories.

SPACES	King Size Bedroom	Square Metres	35
	Living Room		
	Open Kitchen	Price	POA
	Ensuite Bathroom		
	Garden Terrace	Quantity Available	20





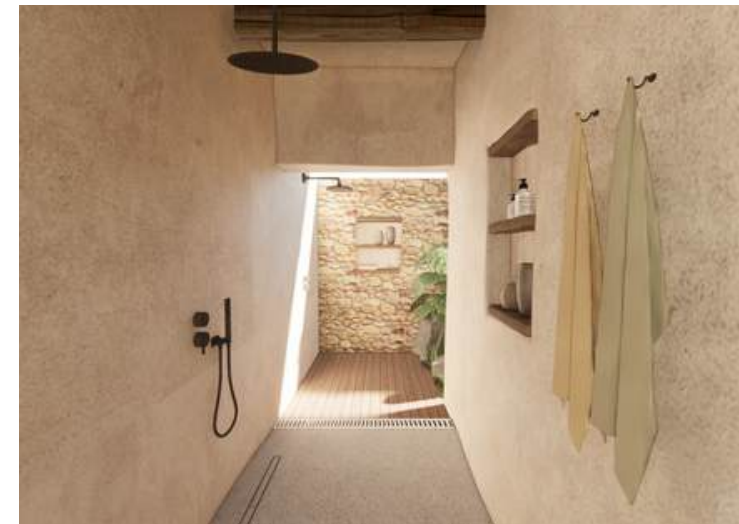
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STUDIO  
VILLA





## 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



The image shows a spacious, modern villa interior. The ceiling is made of dark wood planks. The walls are a light, textured color. In the center, there is a built-in sofa with green and white cushions. In front of the sofa is a low wooden coffee table with a plant on it. To the right, there is a dining table with a wooden chair. In the foreground, there is a wooden table with a cup and plates. The overall atmosphere is warm and inviting.

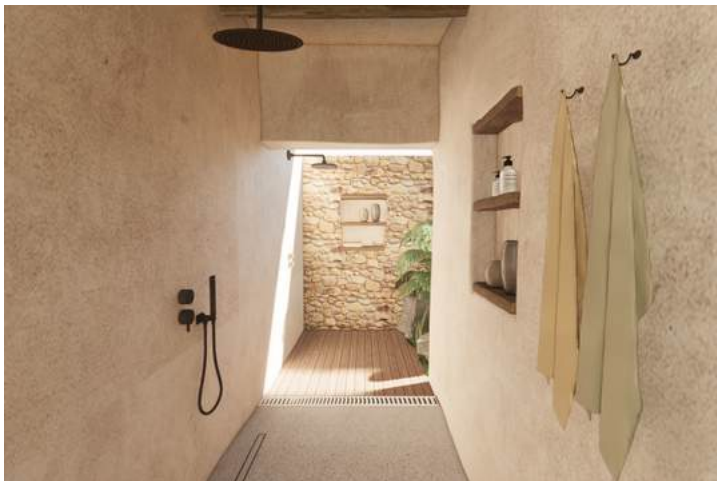
## PREMIUM VILLA

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



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SPACES

King Size Bedroom  
Living Room  
Open Kitchen  
Ensuite Bathroom  
Plunge Pool  
Garden Terrace

Square Metres

55

Price

POA

Quantity Available

16





# 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	Ensuite Bathroom
Living Room	Garden Terrace
Open Kitchen	Rooftop Terrace
Plunge Pool	
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



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SPACES	3 King Size Bedrooms	Square Metres	134
	Living Room		
	Open Kitchen	Price	POA
	Ensuite Bathroom		
	Garden Terrace		
	Rooftop Terrace	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
Eco Suite	POA	\$32,000	24%	25%
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 built upon a British and Tanzanian partnership, 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.





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