



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

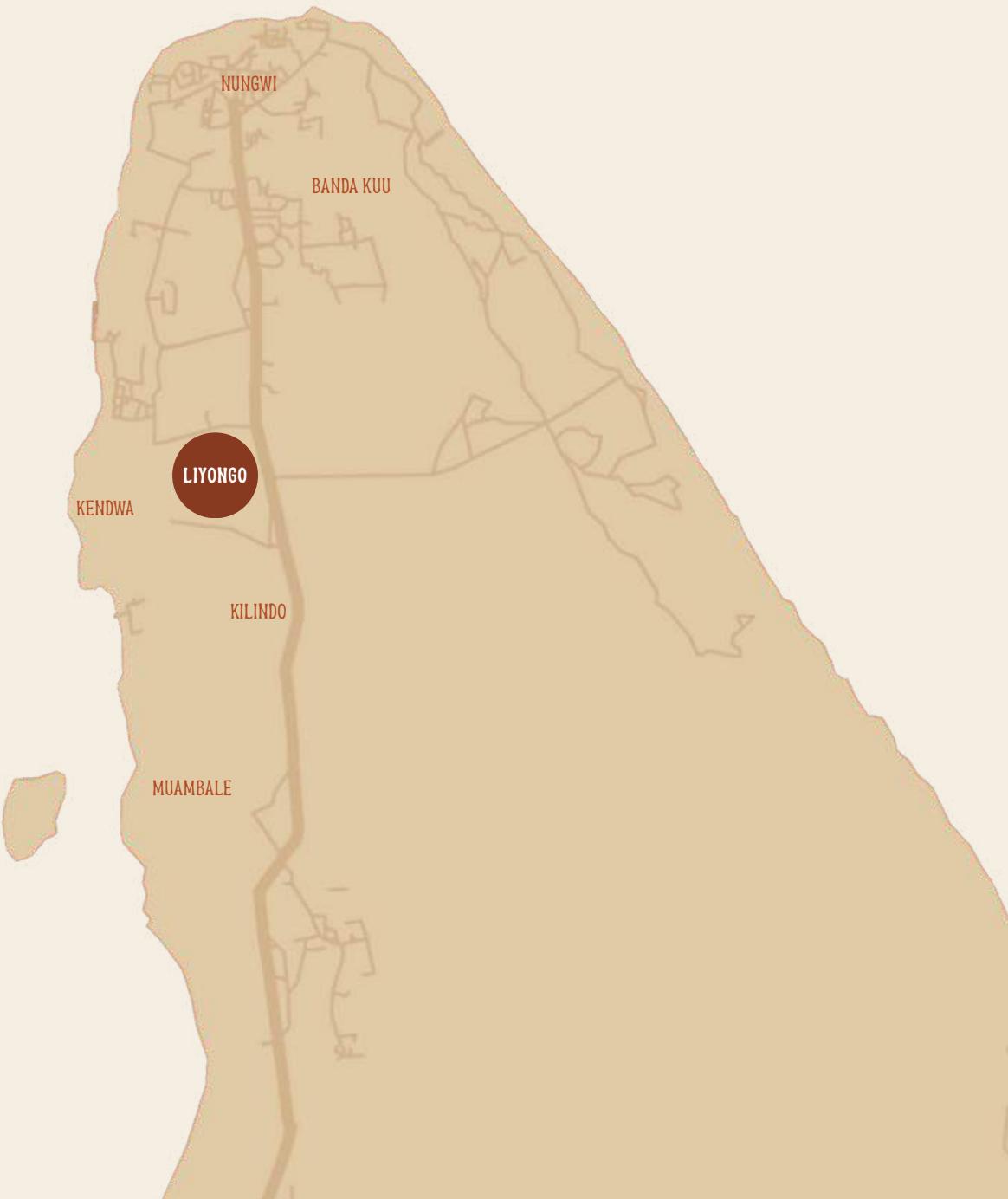


JUST MINUTES FROM NUNGWI'S LIVELY markets and Kendwa's celebrated shores. A coastline alive with rhythm, colour, and story.

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.



A wide-angle photograph of a tropical resort. On the left, a long wooden building with a thatched roof and a green roof garden houses an open-air restaurant with several tables and chairs. A large, shallow swimming pool with a curved edge occupies the center foreground. The water is a vibrant blue, reflecting the surrounding lush greenery and palm trees. In the background, more wooden buildings and a stone wall are visible under a clear blue sky.

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 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
Living Room
Open Kitchen
Ensuite Bathroom
Garden Terrace

Square Metres

35

Price

POA

Quantity Available

20

20

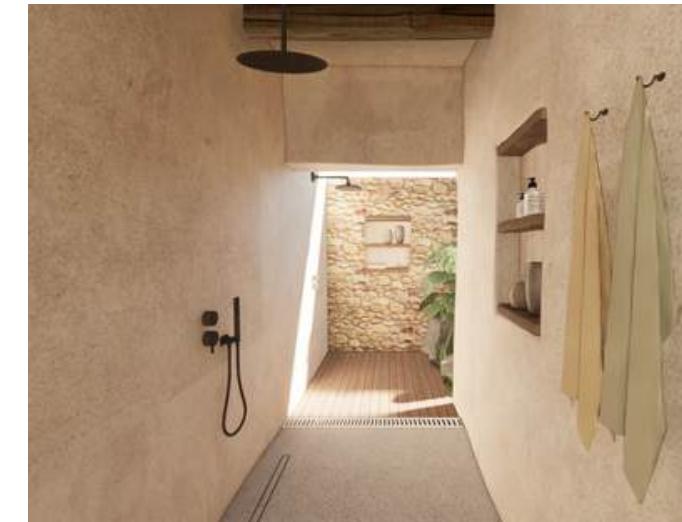


STUDIO
VILLA





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
Living Room
Open Kitchen
Ensuite Bathroom
Garden Terrace

Square Metres

46

Price

POA

Quantity Available

16



PREMIUM
VILLA



PREMIUM VILLA

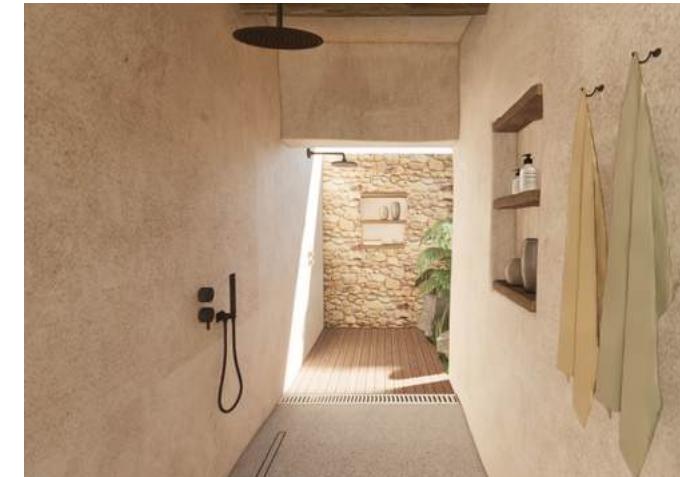
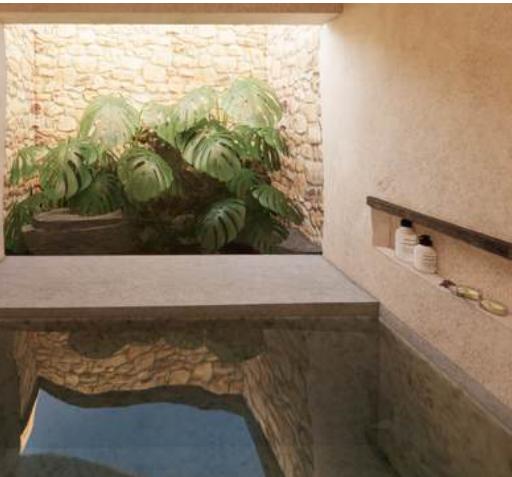
A PRIVATE RETREAT.

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



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SPACES

King Size Bedroom

Square Metres

55

Living Room

Price

POA

Open Kitchen

Quantity Available

16

Ensuite Bathroom

Plunge Pool



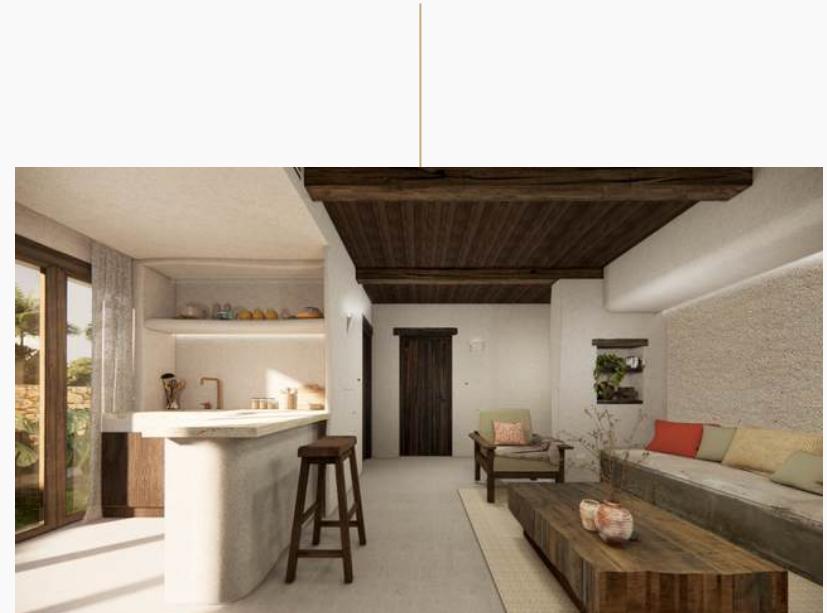
2 BEDROOM VILLA



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.



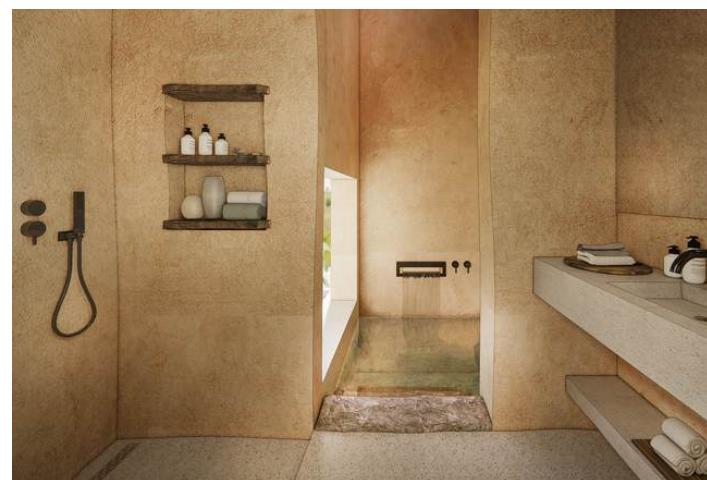


④ 2 BEDROOM VILLA

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.



① 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



⑥ 3 BEDROOM VILLA

GENERATIONS TOGETHER.

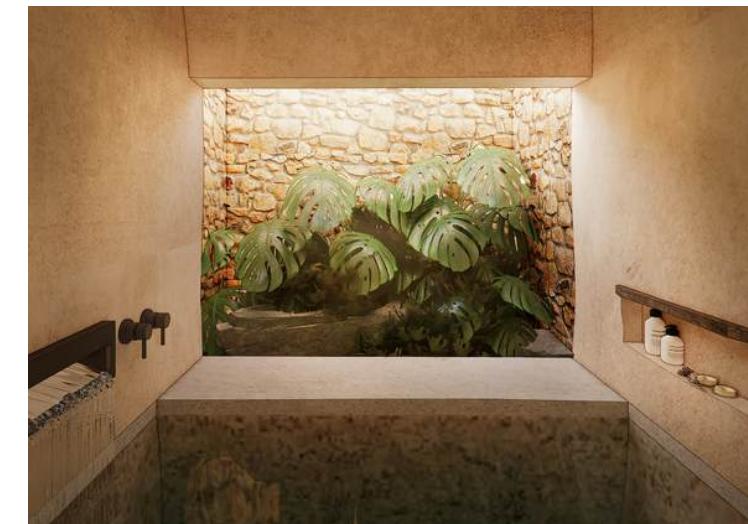
Three bedrooms, each with its own retreat-like privacy.
An expansive living room to gather the family,
with terraces opening to sea air and horizon.

④ 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.



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SPACES	3 King Size Bedrooms	Square Metres	134
	Living Room	
	Open Kitchen	
	Ensuite Bathroom	Price	POA
	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.



LIYONGO

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