



LIYONGO • KENDWA

Designed for belonging,
crafted in Zanzibar.



WONDER

MOMENTS SO VIVID 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.

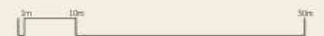
Here, curiosity becomes connection:
a community alive with Zanzibar's
most creative voices, whose stories
spark our own.

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

Let us quietly wonder.



Master Plan





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.



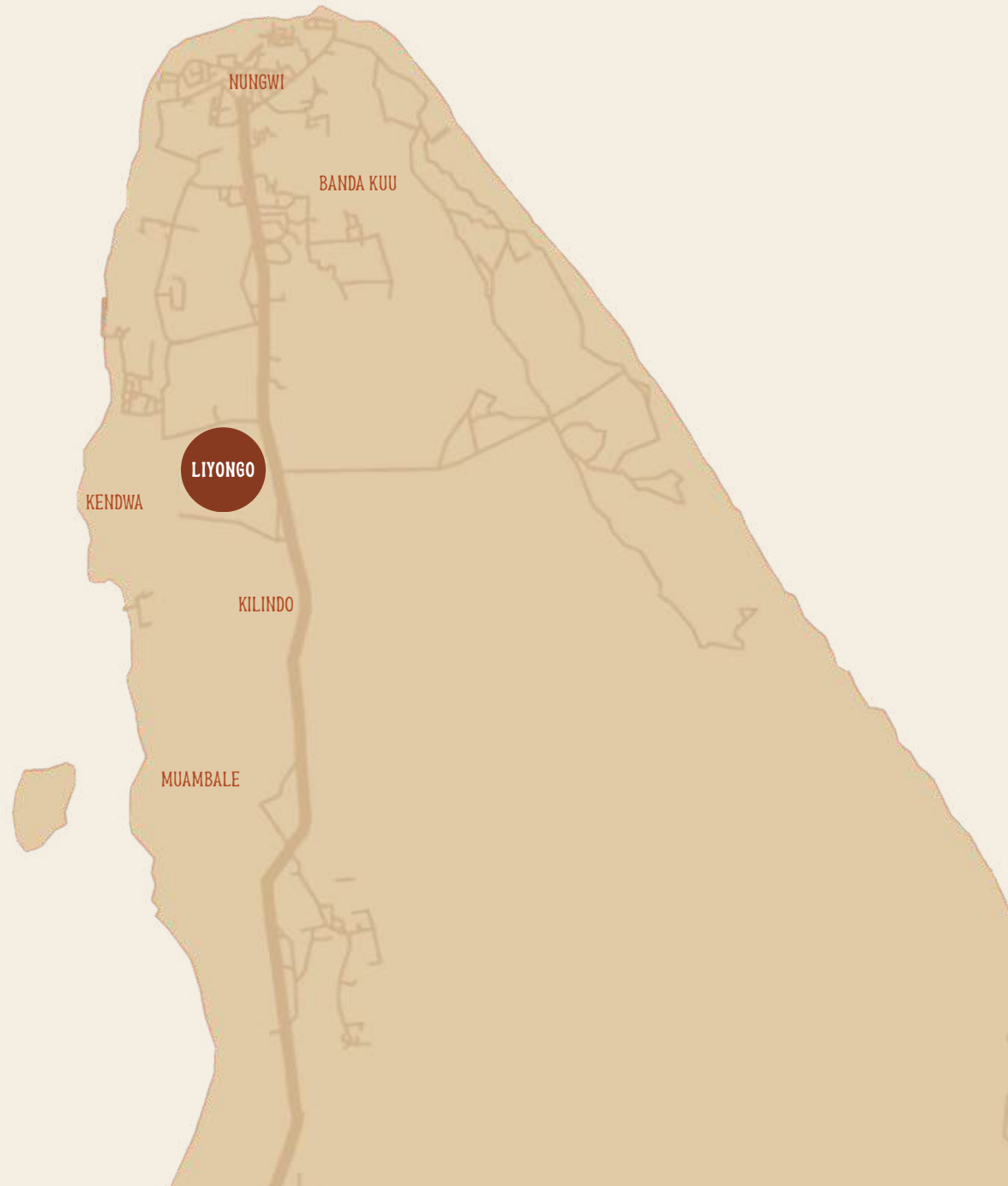
KENDWA



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.



KWETU 



🌿 1 BEDROOM STUDIO

King Size Bedroom	Square Metres	50
Living Room		
Open Kitchen	Price	POA
Ensuite Bathroom		
Garden Terrace	Quantity Available	20

THE PLACE WHERE WE BELONG.

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.





KWETU - "OUR PLACE"





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MAKAO



🌿 1 BEDROOM DETACHED VILLA



- King Size Bedroom
- Living Room
- Open Kitchen
- Ensuite Bathroom
- Garden Terrace

.....
Square Metres 57
.....

Price POA
.....

Quantity Available 16
.....





🌿 “THE DWELLING”

MAKAO - SWAHILI FOR “THE DWELLING”.
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.



KAYA 



🕒 1 BEDROOM PLUNGE POOL VILLA

KAYA - MEANING, "THE HOMESTEAD".

A private retreat comprising 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.



King Size Bedroom	Square Metres	69
Living Room		
Open Kitchen	Price	POA
Ensuite Bathroom		
Plunge Pool	Quantity Available	16
Garden Terrace		



KAYA - "THE HOMESTEAD"





BARAZA 



2 BEDROOM PLUNGE POOL VILLA

TWO MASTER SUITES WITH TERRACES AND PLUNGE POOL.
A rooftop for conversation, a kitchen for shared meals.
A home designed for belonging, in every sense.





ROOFTOP TERRACE



BARAZA - "THE GATHERING HOUSE"



BARAZA, MEANING "THE GATHERING HOUSE" IN SWAHILI.

Two master suites balancing privacy and togetherness.

Shared spaces flow to terraces and pool.

And conversations stretch into the night.

Square Metres	113	2 King Size Bedrooms	Ensuite Bathroom
Price	POA	Living Room	Garden Terrace
Quantity Available	6	Open Kitchen	Rooftop Terrace
		Plunge Pool	





BARAZA - "THE GATHERING HOUSE"





JUMBA 



© 3 BEDROOM PLUNGE POOL 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.



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.



SPACES	3 King Size Bedrooms Living Room Open Kitchen Ensuite Bathroom Garden Terrace Rooftop Terrace
Square Metres	161
Price	POA
Quantity Available	2



JUMBA - "THE GRAND HOUSE"





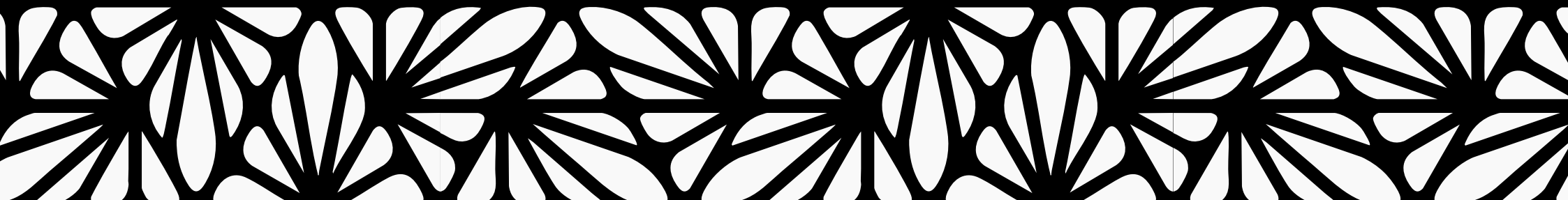
© JUMBA - THE GRANDEST OF SPACES



RENTAL

Where intentions become impact.

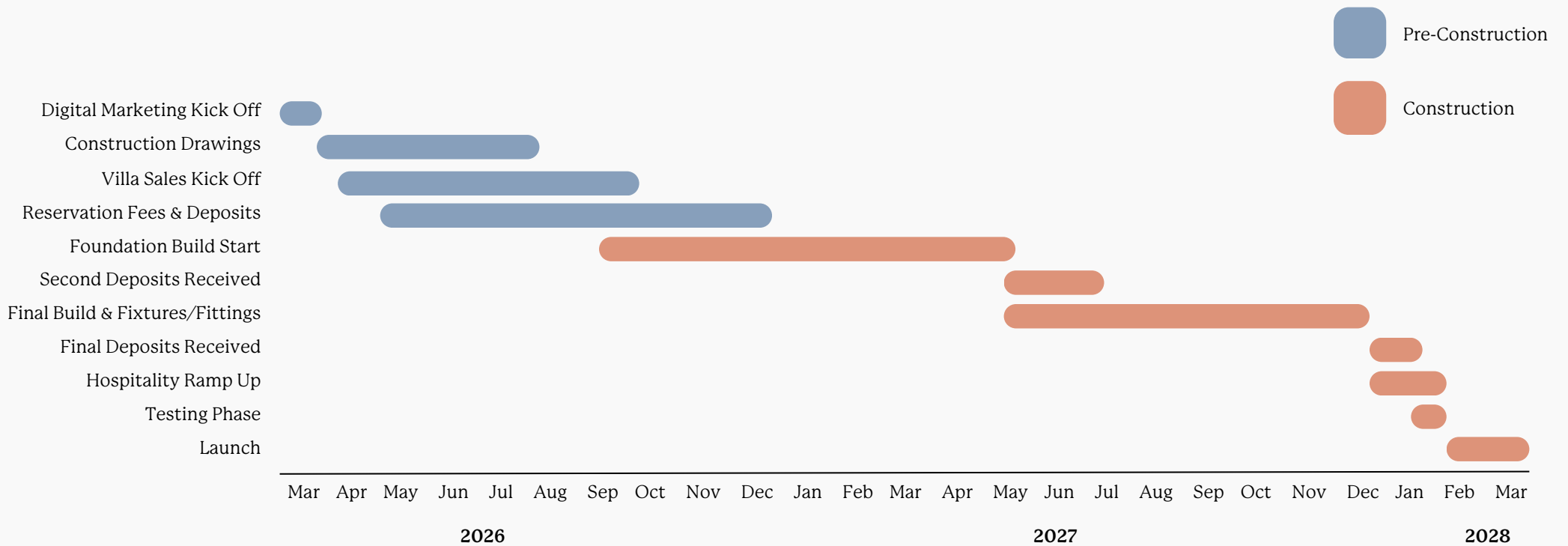
Liyongo manages the rental of every villa, sharing guest revenues directly with residents, with privileged time reserved for your stays. Your home becomes both sanctuary and sustainable investment.



TIMELINE



Fast to market, launching Spring 2028.



NB. the timeline indicated above does not constitute a binding commitment and is subject to sales and construction dependencies. While the timeline is based on the completed quantity survey, it is nonetheless indicative only and 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.

Below are some of our key team members. Further information on our architecture and contracting teams is available on request.



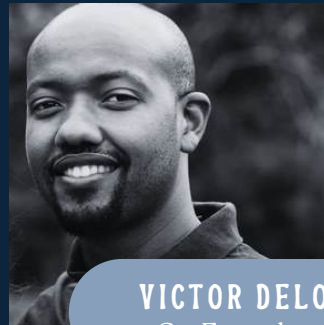
EXPERIENCED LEADERSHIP, GLOBAL EXPERTISE



CHRISTOPHER NASH
Founder

Christopher has spent his career launching and operating community-focused hospitality brands following his BA and MA at Warwick University and University of London.

Coupled alongside 10 years working for the likes of Accenture and Publicis Sapient, Christopher balances deep project delivery experience with community-focused hospitality drive.



VICTOR DELO
Co-Founder

Victor is Christopher's brother-in-law, the founder of Red Banana Tours, a safari company in Tanzania providing bespoke experiences that champion Tanzania's cultural heritage.

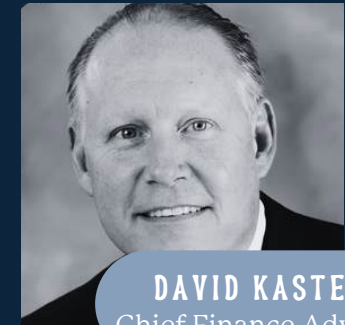
As a native Tanzanian with 10 years working for Arusha National Park and Kendwa Rocks Hotel as their Head of Procurement, Victor provides a wealth of industry and local cultural knowledge.



ROBERTO PELLICCIA
COO

Roberto is a service and operational excellence specialist with over 30 years in international hotel management and hospitality leadership.

He has launched, repositioned and managed resorts and boutique hotels across Southeast Asia, the Indian Ocean, Africa and the Caribbean, with expertise in operations, asset management, F&B and resort development.



DAVID KASTEN
Chief Finance Advisor

David is an accomplished CFO with a lifetime in travel, most recently under contract by Cerberus.

Former CFO of Interstate China and nearly three decades at Marriott as CFO for the Caribbean and LATAM and Asia Pacific, as well as driving financial strategy and growth at The Experience Resorts.



ADVISORY, GOVERNANCE & STRENGTH



JERRY DELO
Community Lead

Jerry is Victor's brother - he has spent more than 20 years living in the north of Zanzibar, developing strong relationships with Kendwa's village leadership and the district commissioner.

Jerry is highly respected in the local community and maintains a wealth of knowledge of Zanzibar's networks of artists, artisans and foodies.



BOBBY MCKENNA
Development Lead

Bobby is a hospitality and real estate expert with more than three decades in East Africa, creating and advising on award-winning resorts and residential projects.

Founder of Ubunifu, with a track record in design-led, sustainable developments and a career dedicated to shaping distinctive destinations across the region.



AHMED NASSOR
Lead Contractor

Ahmed is the Managing Director and owner of Mazrui Building Contractors Ltd. Based in Stone Town, Zanzibar, Mazrui are a multi-generational contractor providing QS, architectural and building services.

Established in 1953, Mazrui are a Class 1 contractor with Zanzibar-specific building expertise and resort construction experience.



JULIAN HUANG
Lead Architect

Julian is the lead designer of architectural firm Cottelier, based in Chiang Mai, Thailand. With a special focus on sustainable and community-driven architectural projects, across Thailand and South-East Asia.

Julian is also a lecturer and researcher in architecture at the Faculty of Architecture, Chiang Mai University, Thailand.



Bobby McKenna - Sales Lead
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