



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.





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.

In a forested plateau in Kendwa, 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

At 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

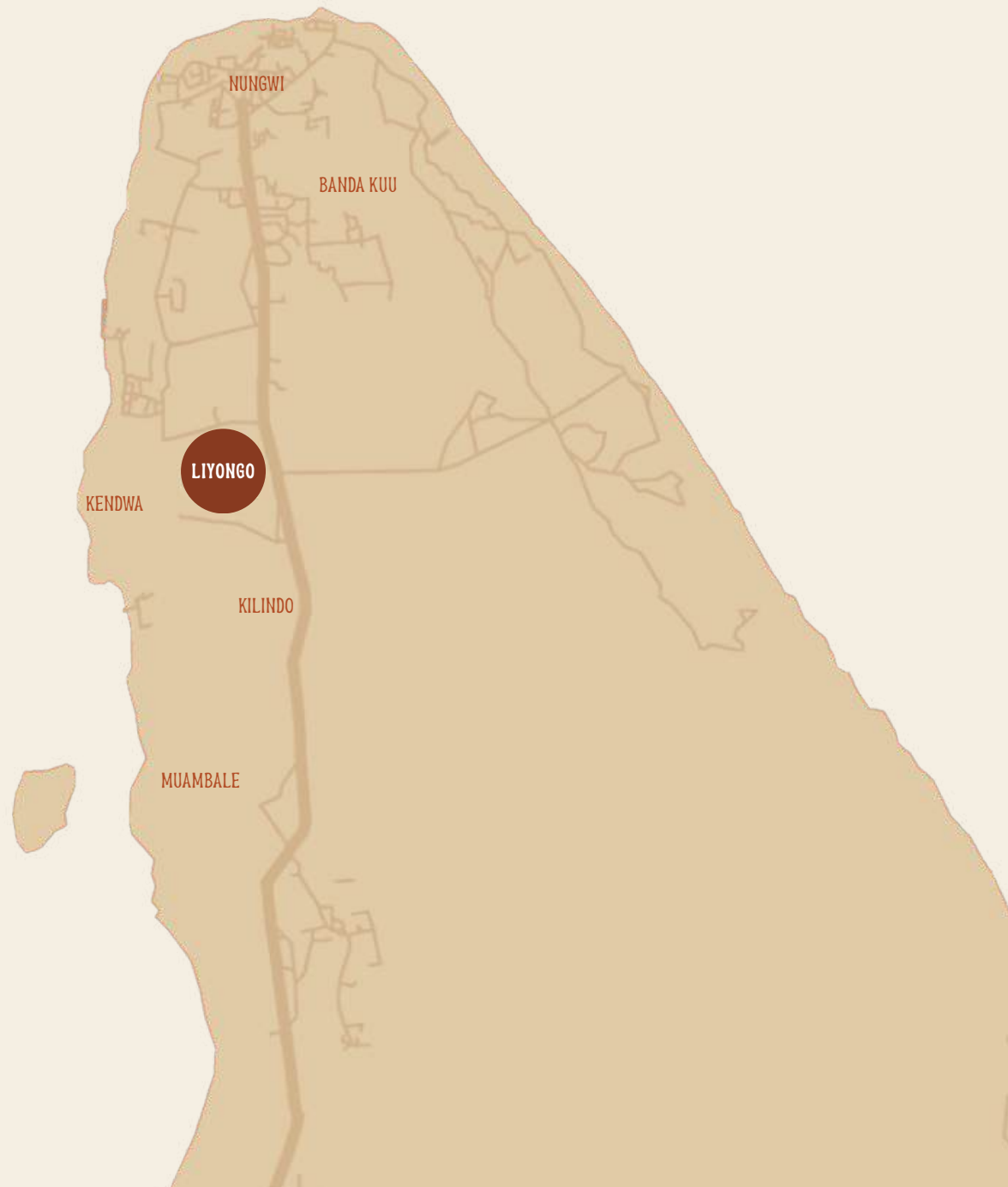


On a landscaped plateau above
Kendwa's shoreline, Liyongo sits
at a remove from the coast's
activity.

Near enough to reach it, private
enough to ignore it.

Nungwi's markets and Kendwa's
beach are minutes away.

**The estate itself is the
destination.**



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 HUMBLE ABODE



Residences crafted in shade a light, walls that whisper history, and 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



**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.

Each villa is held on 99-year leasehold title — structured as a 33-year renewable term under Zanzibar's Condominium Act — and enters the Liyongo rental pool on handover.

Owners may use their villa for up to three weeks per year; all other nights participate in the mandatory rental pool. Full pricing, payment schedule, and rental pool mechanics sit in the Financial Information Pack, available on request.





KWETU 



1 BEDROOM STUDIO

King Size Bedroom	Square Metres	50
Living Room		
Open Kitchen	Price	From \$145,000
Ensuite Bathroom		
Garden Terrace	Quantity Available	20

“Our 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”

Full pricing and payment schedule available in the
Financial Information Pack.





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MAKAO



🌿 1 BEDROOM DETACHED VILLA



King Size Bedroom
Living Room
Open Kitchen
Ensuite Bathroom
Garden Terrace

Square Metres 57

Price From \$195,000

Quantity Available 16

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☺ “THE DWELLING”

Makao - Swahili for “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 

The image shows a spacious, modern villa interior. The ceiling is made of dark wood planks. On the left, there is a built-in kitchen area with a white countertop and a wooden stool. The walls are a light, textured color. In the center, there is a built-in sofa with a light-colored cushion and several patterned pillows. To the right, there is a dining table with a wooden top and a woven placemat. The table is set with plates, cutlery, and a bowl of fruit. In the background, there is a large window with a view of the outdoors.

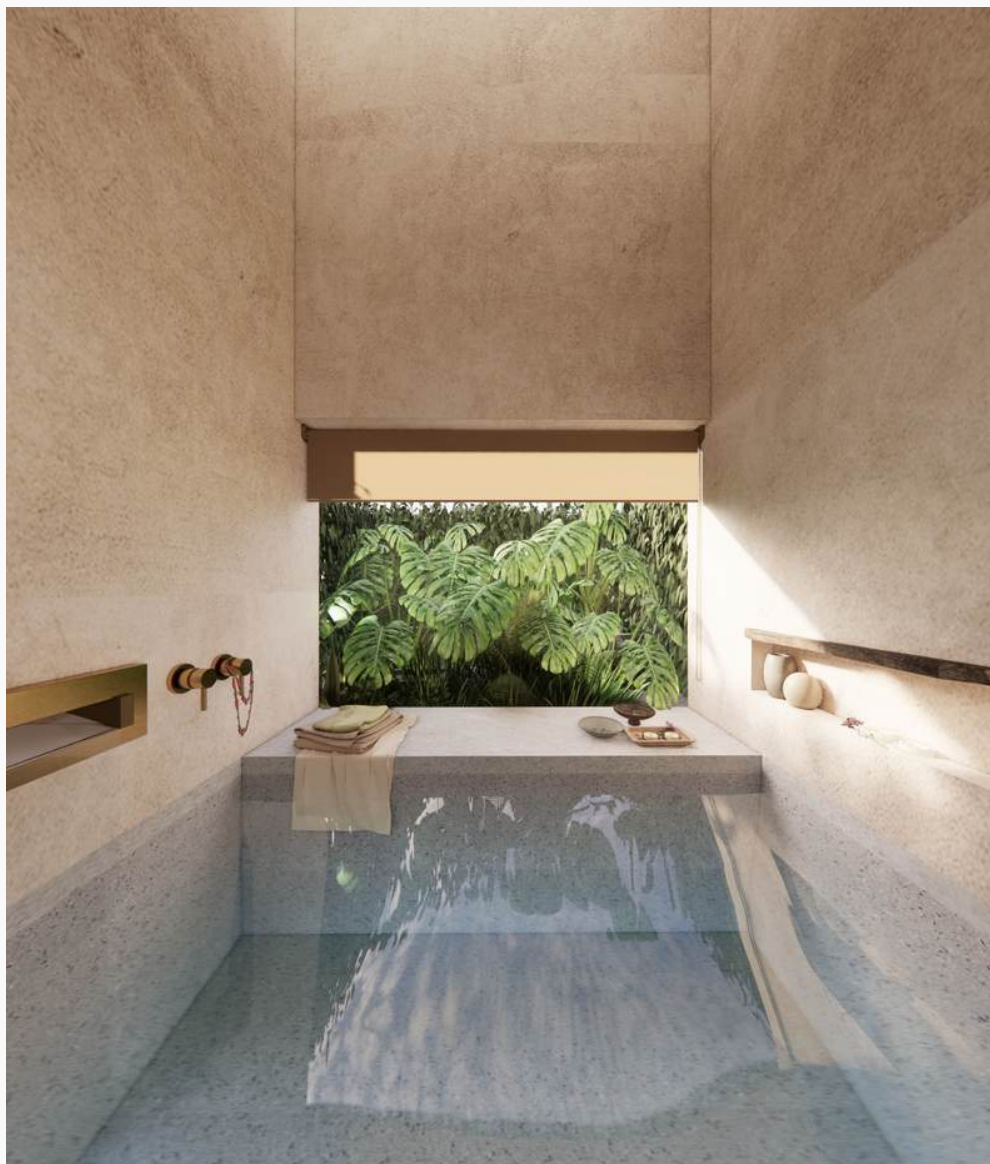
🏡 1 BEDROOM PLUNGE POOL VILLA

Kaya - meaning, "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	From \$245,000
Ensuite Bathroom		
Plunge Pool	Quantity Available	16
Garden Terrace		



KAYA - "THE HOMESTEAD"

Full pricing and payment schedule available in the
Financial Information Pack.





PAMOJA 



2 BEDROOM PLUNGE POOL VILLA

Two master suites with rooftop and garden terrace, extensive open-plan living room and plunge pool.





ROOFTOP TERRACE

A rooftop for conversation, a kitchen for shared meals.
A home designed for belonging, in every sense.



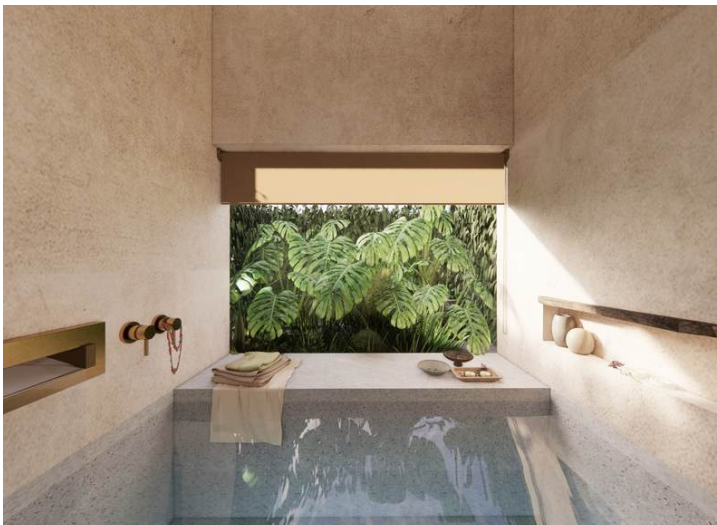
PAMOJA - “THE GATHERING HOUSE”



Meaning “Gathering” or “Together” 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	From \$395,000	Living Room	Garden Terrace
Quantity Available	6	Open Kitchen	Rooftop Terrace
		Plunge Pool	





PAMOJA - PLAN

Full pricing and payment schedule available in the
Financial Information Pack.





JUMBA 

The image shows a spacious, modern villa interior. The ceiling is made of dark wood with exposed beams. A large, light-colored sofa with several cushions is positioned in the foreground. In front of it is a low, dark wood coffee table. To the right, there is a dining area with a dark wood table and chairs. In the background, a kitchen area is visible with a white countertop and a tiled backsplash. Large windows with dark wood frames offer a view of the outdoors. The overall style is contemporary with a touch of rustic charm.

🕒 3 BEDROOM PLUNGE POOL VILLA

Generations together in the grandest of spaces.
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	From \$525,000	
Quantity Available	2	



JUMBA – “THE GRAND HOUSE”

Full pricing and payment schedule available in the
Financial Information Pack.





© JUMBA - THE GRANDEST OF SPACES



RENTAL

Where intentions become impact.

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Liyongo operates a unified rental pool across the estate. Owners participate on a tiered basis — revenues distributed quarterly, reported transparently, with on-site operations handling reservations, maintenance, and guest coordination centrally. Personal stays are yours to book through the platform. Your villa earns when you are not there.

Rental performance varies with season, typology, and occupancy. Comparable properties on Zanzibar's north coast achieve occupancy of 65–75% in established operations, with nightly rates ranging from \$180 to \$450 depending on villa size and configuration. These figures are drawn from third-party market analysis and provided as contextual reference — they are not projections or guarantees.

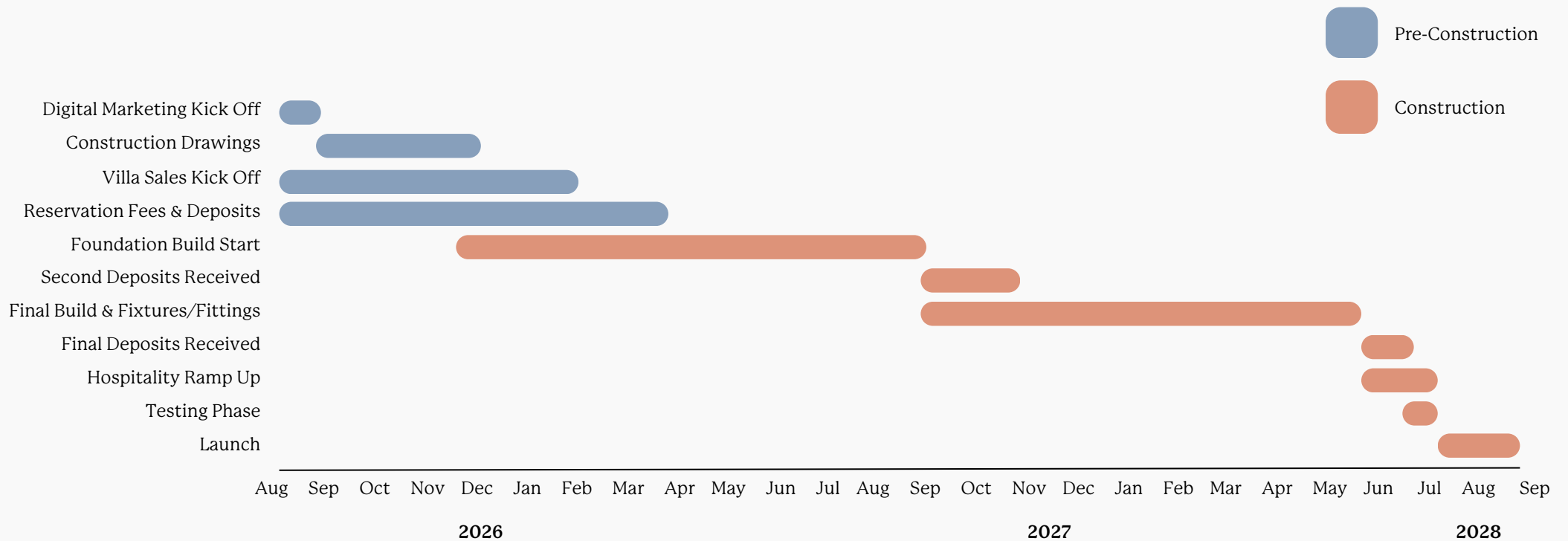
Full financial detail — fee structure, participation tiers, scenario modelling, and comparable market data — is provided in the Liyongo Financial Information Pack, available to qualified enquirers on request.



TIMELINE



Fast to market, first villa handovers Summer 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.

PHASING

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Our villas are available for purchase aligned to three phases, and tied to construction progress:

Phase 1: Kwetu, Makao ●

Phase 2: Kwetu, Makao, Kaya, Pamoja ●

Phase 3: Kwetu, Kaya, Pamoja, Jumba ●

Phase 1 showcases our 'Founder's Release', a selection of best-price villas pre-construction.

Phase 2 unveils Kaya and Pamoja, with more premium positioning and pricier options as a result of construction having commenced.

Phase 3 showcases the best of the best, with Jumba added to the release, and construction nearing completion.



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.

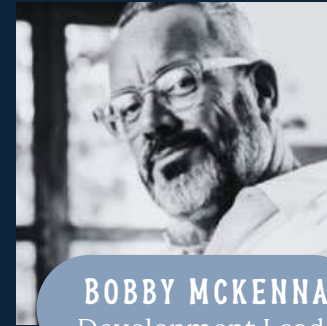
As a native Tanzanian with 10 years working for Arusha National Park and Kendwa Rocks Hotel as their Head of Procurement, Victor provides a wealth of industry and local cultural knowledge.



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.



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.



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.



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.



SOMPOR SURANAT
Interior & Styling Lead

Sompur brings over 8 years of hands-on construction and renovation experience across numerous hospitality ventures spanning hotel, commercial and domestic - including two 30-room Coliving spaces under her brand Alt_Coliving.

Her blend of interior styling, project management and technical expertise enable her to tell a story through material, texture and atmosphere.



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.



KATRINE KAZAURA
Lighting Architect

Katrine is an Associate Director at Worktecht Africa, with over two decades of international design experience. In 2012, she relocated to Tanzania to lead the expansion of Worktecht lighting design expertise and brand presence across Africa.

Her work focuses on creating sustainable lighting solutions that harness natural resources and support responsible development across Africa.



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