



XANADU

LUXURY VILLAS
ZANZIBAR

THE FACTS



XANADU IS AN EXPERIENCE,
A LIFESTYLE, AN AWAKENING
OF WHAT LIFE CAN BE, WHAT
IT SHOULD BE

Xanadu has been crafted holistically out of a desire to breathe. Its space transcends serenity, exceeds expectation, and offers an unrivalled level of luxury on Zanzibar. Nine uncompromising villas nestle among palm trees and tropical gardens on a huge stretch of pristine white sand beach.

Now you can breathe

XANADU VILLAS

Xanadu features nine unique and individually designed villas on one of the finest beaches of Zanzibar's South East coast. The villas weave around a central pool and bar area and are kept private by a colourful oasis of tropical plants and trees. Each villa has either 1 bedroom or 2 and can be booked individually, or the entire retreat can be taken exclusively for up to 26 guests (35 with extra beds added). This makes Xanadu ideal for couples, groups of friends or family, or solo travellers. Xanadu is sophisticated and peaceful therefore we don't allow children under 5 years old and don't cater specifically for young children. Xanadu attracts beach lovers in search of privacy, high-quality service and gourmet cuisine.

ACCOMMODATION

Xanadu's villas each have a unique setup and architecture, however every villa has a dedicated private butler, at least 1 plunge pool, and bathroom with his and her sinks and impressive rain showers. High quality bed linen and towels are provided, plus daily housekeeping and laundry service. Each villa comes with a Bluetooth speaker, SMEG fridge mini bar, wifi connection, a sofa and large coffee table.



NYOTA

TWO-BEDROOM PRESIDENTIAL VILLA WITH OCEAN VIEW



NYOTA *Swahili for Stars*

Our newest addition to the Xanadu portfolio, this two-bedroom ocean view presidential villa features a rooftop pool and a life-size private pool.

Nyota means Stars in Swahili, and in our new ocean view presidential villa you can truly reach for the stars. Or enjoy the starry skies from your private rooftop pool. Featuring two bedrooms, a large private pool and lounge and all the usual Xanadu touches like waterfall showers and luxury room amenities.

400 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
2	1	1	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King	No	Yes	1	Ocean

MBINGU

TWO-BEDROOM PRESIDENTIAL VILLA WITH OCEAN VIEW



MBINGU *Swahili for Heavenly Sky*

As the original presidential suite, Mbingu is an architectural masterpiece. Huge bedrooms and spacious living areas are engulfed by tropical gardens close to the main pool. There is one master bedroom on the first floor with an en-suite bathroom and a private ocean view balcony, while the other master bedroom on the second floor has access to a very private rooftop pool within a custom dome which offers views over the garden to the turquoise Indian Ocean beyond.

300 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
2	1 Single / 1 Single	1	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King	No	Yes	1	Garden & Ocean

MLIMA

TWO-BEDROOM VILLA WITH GARDEN VIEW



MLIMA *Swahili for Mountain*

With two large en-suite master bedrooms separated by a winding staircase, and a separate living and dining area, Mlima is ideal for friends or families. The living area feels outside and inside at the same time with a Xanadu dome ceiling and open pavilion-style archways to let the Zanzibar trade winds share their cooling ocean breeze. Set in luscious garden surroundings, the villa comes alive with butterflies, birds and even monkeys swinging overhead.

225 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
2	1 Single / 1 Single	1	1	No
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King / Twin	1	Yes	No	Garden

KORONGO

TWO-BEDROOM VILLA WITH GARDEN VIEW



KORONGO *Swahili for Canyon*

Korongo is the sister villa to Mlima. With two large en-suite master bedrooms separated by a winding staircase, and a separate living and dining area, Korongo is ideal for friends or families. And for groups requiring 3 bedrooms, it pairs perfectly with neighbouring Kimwondo. Set in luscious garden surroundings, the villa comes alive with butterflies, birds and even monkeys swinging overhead, and the outdoor shower feels like a wild immersion in nature.

290 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
2	1 Single / 1 Single	1	1	No
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King / Twin	1	Yes	No	Garden

MAWINGU

LARGEST ONE-BEDROOM VILLA, ON BEACH FRONT WITH OCEAN VIEW



MAWINGU *Swahili for Clouds*

Built in 2020, this spectacularly positioned unit is our largest one-bedroom villa featuring an outside lounge area with a superior ocean view and private plunge pool. It is elevated to benefit from the majestic ocean view in front and has its own private beach area. The extremely ample suite has a beautiful hand-carved wooden headboard while outside enormous white sails shade the pool area.

120 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
1	1	No	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King	No	Yes	No	Ocean

MAWIMBI

ONE-BEDROOM VILLA, ON BEACH FRONT WITH OCEAN VIEW



MAWIMBI *Swahili for Waves*

Mawimbi is Xanadu's most private villa situated at the edge of the retreat and right on the beach where the lapping waves mesmerize and soothe you. A staff favourite, Mawimbi is cozy yet grand, and features a beautifully carved wooden headboard. Billowing curtains frame an outside lounge and view of the ocean.

100 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
1	1 Single / 1 Single	No	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
Double	No	Yes	No	Ocean

ALFAJIRI

ONE-BEDROOM GARDEN SUITE



ALFAJIRI *Swahili for Dawn*

Engulfed by tropical gardens and the shade of a weeping fig tree, this one-bedroom villa has a private lounge, kitchen and dining area downstairs and a spacious bedroom with private balcony on the first floor. During the day, guests can enjoy the view of the Indian Ocean through the tree and in the evening lights on its branches twinkle romantically.

120 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
1	1 Single	1	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King	1	Yes	No	Garden

KIMWONDO

A ONE-BEDROOM VILLA WITH A UNIQUE ROOF TERRACE



KIMWONDO *Swahili for Shooting Star*

Kimwondo is the architect's favorite villa and gave Xanadu's its iconic aesthetic. A two-storey villa, Kimwondo boasts a spacious bedroom with an en-suite bathroom on the ground floor, while at the top of an exterior staircase, a terraced lounge and rooftop pool await. Kimwondo's roof plays host to moonlight dinners, twilight dips, and late night stargazing, while during the day a stunning pair of white sails offer shade from the African sun.

50 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
1	No	No	No	No
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
King	No	Yes	1	Garden

UMANDE

A COZY ONE-BEDROOM VILLA WITH GREAT BEACH ACCESS



UMANDE *Swahili for Dewdrop*

Our coziest villa, Umande is a perfectly formed hideaway surrounded by tropical flowering gardens and a private plunge pool perfect for two. This superior room includes a luxurious en-suite bathroom with a waterfall shower, and the Xanadu dome design giving an incredible sense of space and light. This villa can be hooked in combination with the Alfajiri Villa - ideal for those traveling in groups but still requiring a private sanctuary.

40 square meter

FEATURES

Bedrooms	Max Extra Beds	Lounge/Kitchenette	Private Pool	Direct Beach Access
1	No	No	1	Yes
Beds	Outside Shower	Steps to Bedroom	Rooftop Pool	View
Double	No	No	No	Garden

ENJOY THE TASTE
OF EXOTIC CUISINE
PAIRED WITH SUPERB
SOUTH AFRICAN AND
EUROPEAN WINES

CUISINE

Inspired by Swahili cuisine, the resident chef and his team blend locally sourced vegetables and homegrown herbs, fresh sustainably caught seafood and Zanzibar spices with an international gourmet style, presented beautifully in delicate portions. Meals will be served in a variety of locations from your villa terrace to the pool or with your feet in the sand. Most of the dining at Xanadu is private dining.

Any special dietary requirements and celebrations can be discussed and catered for - flexibility and individuality are also part of Xanadu's cuisine ethos. Soft drinks, mocktails and a range of house wines, beers and spirits are included, while premium wines and spirits are available at an extra charge.



FIND YOUR PHYSICAL,
EMOTIONAL AND
SPIRITUAL BALANCE

SPA

Xanadu's Kiota Spa invites guests to relax and recharge: Spa and beauty treatments are offered in-room or in the spa right at the beach where clever architecture allows you to see and feel the ocean and breeze while remaining hidden in your private secluded space. Products used by our professional therapists are from Africology or locally sourced and produced.

FIND MORE ABOUT OUR SPA TREATMENTS ONLINE



USEFUL INFORMATION

Included

F&B

All meals, drinks and snacks on a full board basis. Soft drinks, local beers, house wines, house spirits.

ACTIVITIES

Water sports: kayaking, Stand Up Paddling and snorkelling from Xanadu's beach.

SERVICE

A Private butler who will be there to serve meals and assist with your every need throughout the duration of your stay.

Excluded

Premium wines and spirits, some imported non-alcoholic drinks, outsourced activities, spa treatments, laundry, international flights, airport transfers, visas and entry taxes, any Covid testing or related expenses.

Payment

Payment by cash or credit card (Visa Master Card & American Express) or online payment (3G Direct Pay). Please note that there is a 5% processing fee attached to card and online payments.

Currency

Local currency TZ Shilling, USD and Euro accepted.

Electricity

220 V, plugs are mostly British (square 3-pin) and European. In case of power failure, there is a generator.

Malaria

Zanzibar is considered low risk for malaria but we recommend you seek advice from your local doctor.

Languages

Our staff speak English and Kiswahili

Children Policy

Xanadu cannot cater for children under 5 years old. Children are welcome from 5 years old although Xanadu doesn't offer specialist children's activities or menus. However the chef can adapt his daily menu to suit accordingly.

LOCATION & GETTING THERE

Zanzibar can be reached by air, (many international airlines fly directly to Zanzibar's Kisauni airport), or by sea (various ferry connections from Dar es Salaam of approximately 2 hours).

WHEN TO VISIT

December until March are the hottest and most humid
April & May can see heavy rain
October & November experiences more wind than usual (good for Kitesurfing) and regular but short bursts of rain.

Peak Season:

Min. 2-night stay
January 6th - April 14th
July 1st - September 30th

Odd Peak Season:

Min. 2-night stay
April 15th - June 30th
October 1st - December 19th

Festive Season:

Min. 4-night stay
December 20th January 5th



Private charter flights from Dar to Zanzibar can be arranged as well. Xanadu is a 1 hour scenic drive from the airport and our reservations team will gladly organise a meet and greet at the airport and a comfortable transfer to the retreat.



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CONTACT DETAILS

Get in touch

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