PRIVATE ISLANDS INC.

NAMPENI ISLAND

ZAMBEZI RIVER, ZAMBIA



617 ACRES · FREEHOLD / LEASEHOLD

2.5 SQUARE KILOMETRES · ONE ISLAND

17.844°S 25.383°E



THE ESTATE

At a Glance

LOCATION	Zambezi River, Zambia
LAND AREA	617 acres
TENURE	Freehold / leasehold
DISTRICT	Kazungula
CHARACTER	Riverine forest
SUMMIT	3,071 ft

ACRES OF RIVER WILDERNESS

2.5 square kilometres of Zambezi island — room, in the listing's own framing, for a private airstrip, a 50-key luxury resort and a dedicated conservation zone side by side.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
617 acres

TENURE
Freehold / leasehold

SUMMIT
3,071 ft

WATERS
Zambezi River

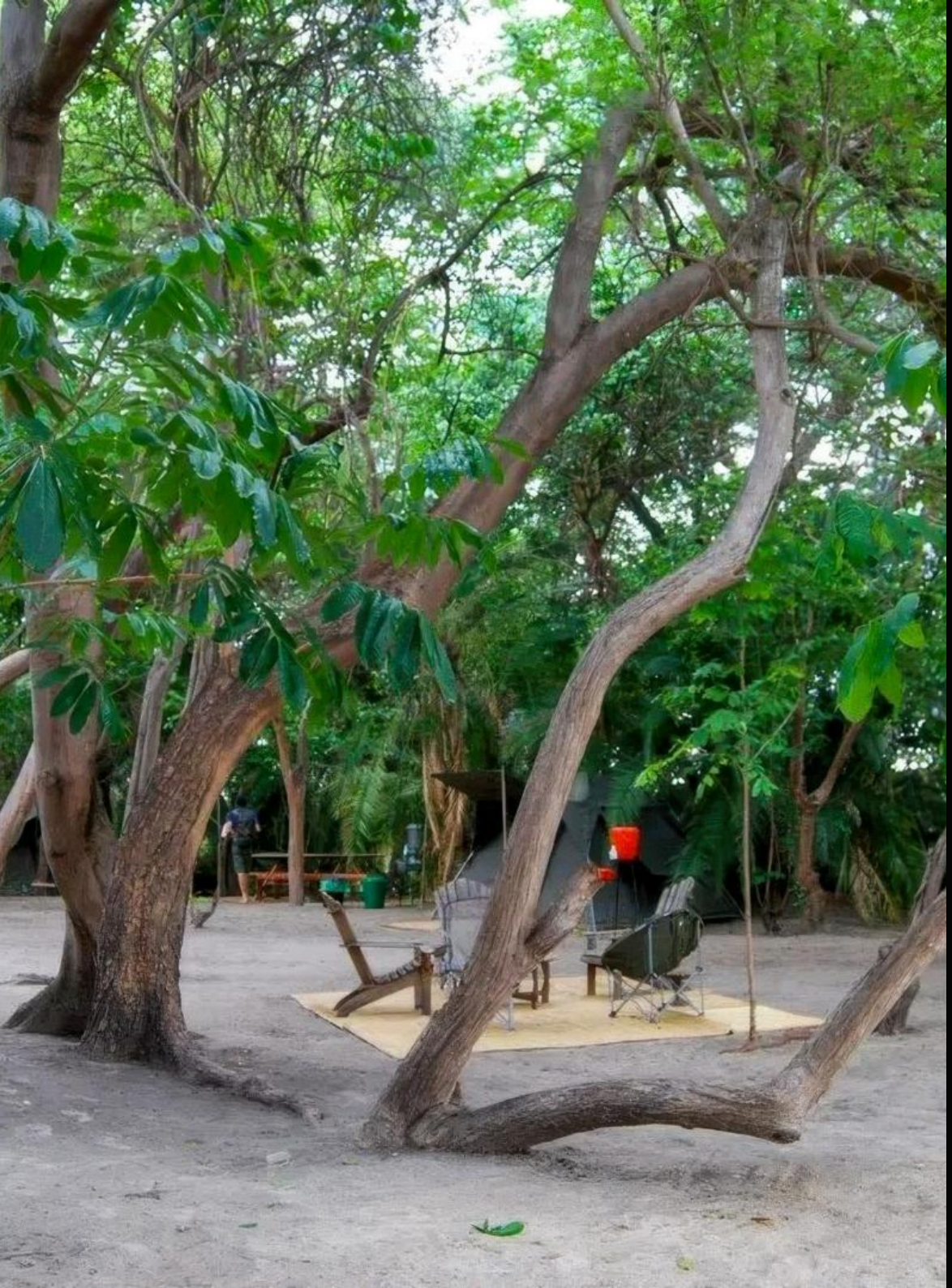
DISTRICT
Kazungula

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REGION — ZAMBIA

Zambia holds its land on long leasehold — 99-year renewable terms under the national system, with structured routes in for foreign investors and a digitised title process. Its southern river corridor is prized safari country: between Chobe and Victoria Falls, ground this size seldom changes hands.





THE ISLAND

A Wilderness of One's Own

Nampeni sits in the heart of the Kavango-Zambezi Transfrontier Conservation Area — KAZA — the great cross-border wilderness shared by five nations. Recently returned to the family after a 20-year tenure, the island is a pristine wilderness canvas: 2.5 square kilometres of river, forest and sky in a region where land is increasingly tightly held by national parks.

THE CANVAS

Room for a Vision

The listing frames the island as a multi-faceted development opportunity: a flagship ultra-luxury safari lodge, a private family estate, or both at once. Its lease concluded, Nampeni is ready for a fresh architectural vision — luxury here is defined by the sound of the Fish Eagle and the reflection of the African sun on the water.

THE FOREST

Riverine Forest, Wandering Game

Lush riverine forest dominates the landscape — natural shade, and a habitat for a diverse array of birdlife and wandering megafauna. The island acts as a natural sanctuary: hippos, crocodiles and elephants cross its channels, offering what the listing calls an organic safari from any point on the shore.

THE FOOTPRINT

A Camp Among the Trees

The island's own gallery shows the footprint of its former life as a small bush camp — a thatched pavilion lit at dusk, decks and clearings beneath the big trees. It is a starting point, not a constraint: the structures sit lightly on a landmass measured in square kilometres.





LAND AND WATER

Thousands of Metres of River

The Zambezi is the lifeblood of this property. Thousands of metres of frontage run from deep water to shallow banks — ground for multiple private jetties and boat launches — while the channels double as wildlife corridors: hippos, crocodiles and elephants crossing between the banks. Clean, flowing river water is an endless resource for modern filtration and sustainable off-grid utility systems.

KNOWN FOR

Scale in the wild — 617 acres of pristine Zambezi island inside the Kavango-Zambezi Transfrontier Conservation Area, with hippos, crocodiles and elephants moving through its channels.

DAYTIME HIGH ±94°F • NIGHT LOW ±51°F



BY WATER

The Boat from Katombora

Nampeni is a boat island. The mainland harbour at Katombora lies about a mile and a half to the east, across the island's own channels. Westward, the Kazungula crossing — the bridge gateway the listing highlights, in a district in the middle of an infrastructure boom — sits under nine miles away in a straight line.

THE GATEWAY

Livingstone & the Falls

Livingstone, Zambia's tourism capital, lies about 31 miles straight-line to the east, its international airport at 27 — and Victoria Falls, which the island sits upstream of, at 31. The high-end circuits the listing names, Chobe in Botswana and Livingstone in Zambia, both run through this reach of the river.

DISTANCES — STRAIGHT LINE

Katombora 1.6 mi · Kazungula 8.7 mi · Livingstone Airport 27 mi · Victoria Falls 31 mi

LOCATION

On the Map

ZAMBEZI RIVER • KAZUNGULA DISTRICT, ZAMBIA



GALLERY

The Estate in Frames



A deck beneath the riverine forest



Camp life under the big trees



Sunset over the Zambezi



Evenings on the riverbank



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

NAMPENI ISLAND

ZAMBEZI RIVER, ZAMBIA

CURRENT PRICE & AVAILABILITY

This brochure carries no printed price, so it can never be out of date. Scan the code or open the live listing for today's price and availability.

www.privateislandsonline.com/africa/zambia/nampeni-island

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