PRIVATE ISLANDS INC.

BUZIRI ISLAND

LAKE VICTORIA, UGANDA



2,271 ACRES · MAILO TITLE

3.55 SQUARE MILES · ONE ISLAND

0.145°N 33.172°E



THE ESTATE

At a Glance

LOCATION	Lake Victoria, Uganda
TITLE	Mailo — freehold-equivalent
LAND AREA	2,271 acres
INTERIOR	Largely unoccupied
LANDING SITES	±7 landings
SUMMIT	4,117 ft

ACRES UNDER ONE TITLE

Buziri is a single titled landmass of 3.55 square miles — a scale of private ownership that barely exists anywhere else on Lake Victoria.

ISLAND VITALS

PRICE
NOT PRINTED

ACREAGE
2,271 acres

TITLE
Private Mailo

SUMMIT
4,117 ft

WATERS
Lake Victoria

DISTRICT
Buvuma

www.privateislandsonline.com/africa/buziri-island

REGION — UGANDA

Uganda's islands lie across the northern half of Lake Victoria, Africa's largest lake, shared with Kenya and Tanzania. The Buvuma chain is the country's island district — green, high islands east of Kampala where titled land seldom reaches the open market at any size, let alone two thousand acres.





THE ISLAND

A Landmass of One's Own

Buziri spans 3.55 square miles of Lake Victoria — ground that rises close to 400 feet above the lake into rolling grassland and forest, behind a shoreline that turns through bay after bay. Away from the water's edge the interior is largely unoccupied and undeveloped: open country on a scale East Africa almost never offers under one title.

THE CANVAS

Room for a Vision

The listing frames three directions for a buyer: a private wildlife conservancy, a large-scale agricultural enterprise, or an elite ultra-luxury eco-resort. What makes each of them credible is the same thing — sheer acreage, and the geographic isolation to keep it private.

THE COMMUNITIES

Seven Landing Sites

Around the perimeter, approximately seven landing sites are used by local fishing communities. The structures there are temporary in nature — modest homes alongside small houses of worship and a school — supporting a subsistence lifestyle that has run along these shores for generations.

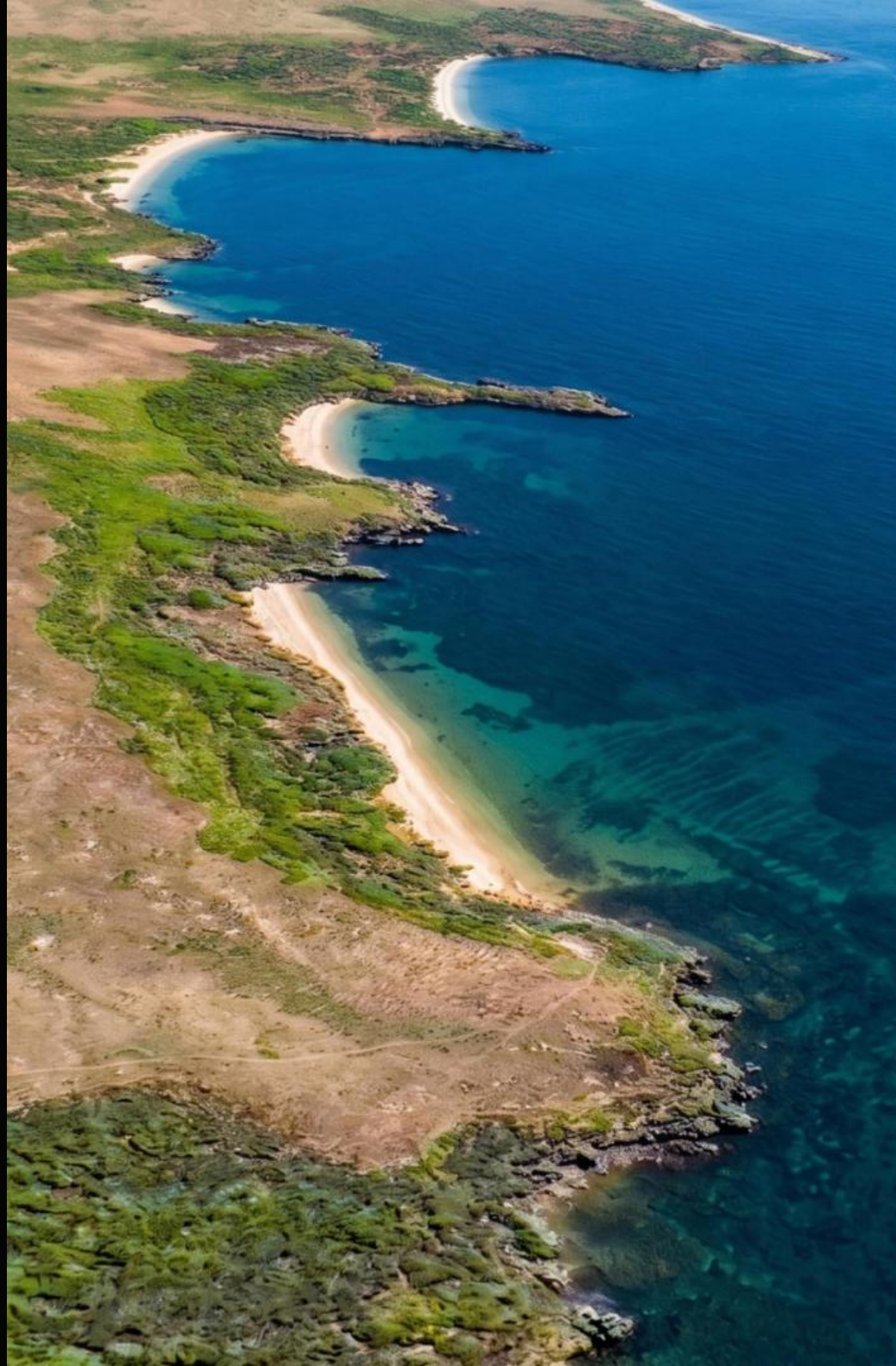
THE HANDOVER

Options for a New Owner

The sale contemplates the communities openly. An incoming owner may maintain the status quo, build a dedicated local labour force, formalise a designated 200-acre settlement, or initiate financial compensation for relocation. The choice — and the relationship that follows from it — belongs to the buyer.

A NOTE ON IMAGERY

As disclosed in the listing itself, some visual assets for this property use digital enhancement and AI-generated imagery, for marketing and to protect the privacy of the estate. Two gallery images that did not depict Lake Victoria were excluded from this brochure.





LAND AND WATER

An Island Shoreline

The island is ringed by an immense, dynamic shoreline — natural harbours sheltered from the prevailing lake winds, deep water close inshore, and room along the coast for serious maritime infrastructure, from deep-water marinas to private launching facilities. On land the topography runs from shore meadow to a forested summit ridge, and the lake itself is the island's road and horizon: Africa's largest lake, and the source of the White Nile.

KNOWN FOR

Scale — 3.55 square miles of titled island on Lake Victoria, the largest private island holding of its kind in Uganda.

DAYTIME HIGH ±80°F · NIGHT LOW ±66°F



BY WATER

The Boat from Kiyindi

Buziri is a boat island. The mainland gateway is the Kiyindi Landing Site, 15.8 kilometres by water to the north — nine and a half miles in a straight line — facing the island's own landing sites across the channel. Beyond Kiyindi, the mainland shore carries the hubs the listing names: Munyonyo and Ggaba, and Entebbe for international arrivals.

THE GATEWAY

Entebbe & the Capital

Entebbe International Airport, Uganda's international gateway, lies about 51 miles straight-line to the west, with Kampala at 43. The standard arrival runs Entebbe, road to the shore, and boat to the island — the route every Lake Victoria island property lives by.

DISTANCES — STRAIGHT LINE

Kiyindi Landing Site 9.5 mi · Jinja 20 mi · Kampala 43 mi · Entebbe Int'l Airport 51 mi

LOCATION

On the Map

LAKE VICTORIA • BUVUMA DISTRICT, UGANDA



GALLERY

The Estate in Frames



Thatched homes at a landing site



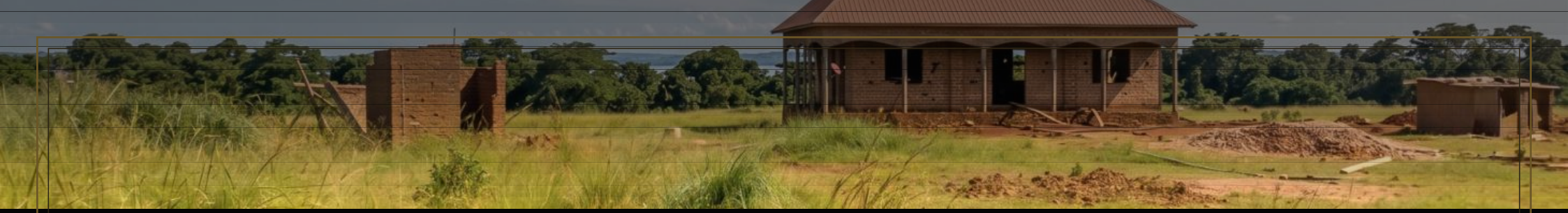
Village homes above the shore



One of the island's settlements



An interior track



PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

BUZIRI ISLAND

LAKE VICTORIA, UGANDA

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/buziri-island

info@privateislandsinc.com

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