



Invest in Zimbabwe:

**Gateway to Tourism
and Economic Growth**

***Empowering Your Investments
in a Land of Wonders***



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FOREWORD BY THE HONORABLE MINISTER

Zimbabwe is fast developing and is availing incredible investment opportunities to both local and foreign investors. Under the National Development Strategy 1 (2021-2025) as a method to reach Vision 2030 of becoming an upper middle income economy and better. Tourism is one the economic drivers with the power to spur national economic growth and development. Tourism offers great potential for creating employment opportunities, generating foreign currency and spreading wealth and economic development across the length and breadth of the country, thereby leaving no place and no-one behind. Moreover, tourism brings local communities in the tourism value chain thereby contributing to local economic development. In line with the National Development Strategy 1 (NDS1), the tourism sector is expected to contribute around US\$1 billion to total capital investments by 2025. In the same year, the tourism industry is targeting to be a US\$5 billion economy which has already been surpassed in 2024. To this end, the tourism industry is engaging in an expansive approach in tourism investment supported by robust marketing to continue growing the necessary arrivals. In view of the foregoing Government is committed to promoting and facilitating investment into this strategic sector. I trust that prospective investors will find this handbook useful as it captures key and strategic tourism investment opportunities on offer in Zimbabwe.

All investors both local and foreign are welcome to invest in Zimbabwe's fast growing tourism sector!

Honorable B. Ruvodzi (MP)
Minister Of Tourism and Hospitality Industry



Who We Are

Mosi Oa Tunya Development Company is a state-owned entity under the Ministry of Tourism and Hospitality. Our mandate is to develop world-class tourism infrastructure in Victoria Falls, solidifying Zimbabwe's position as a premier destination for global travellers.

The Victoria Falls Integrated Tourism Park

Situated within the Masuwe Special Economic Zone, this flagship development covers 271.5 hectares, located just 10km from the iconic Victoria Falls along the main highway.

Key Features

Strategic Location: Close to the Victoria Falls International Airport and major attractions.

Development Progress:
Feasibility study completed in 2023.
Subdivision layout and development permit approved in June 2024.
Internal servicing to commence in 2025.

Investment Opportunities

1. Internal Servicing

Roads, water reticulation, sewer systems, power, and telecommunications.

2. International Cricket Stadium

In partnership with Zimbabwe Cricket. Includes a hotel, restaurant, villas (11 gated communities), and 6 lodges.

3. Golf Estate

44-hectare golf course.
64 luxury holiday homes (5,000 sqm–1 ha).

4. Holiday Homes

Premium residences as part of the golf estate.

5. Hotel and Conference Centre

Three hotel sites measuring 4ha, 6ha, and 9ha.



6. Medical Resorts

Two international medical centres catering to global tourists (9ha and 4ha).

7. Commercial Business District

Office spaces (1–1.7ha) and 19 commercial shops (5,000 sqm–2.5ha). Includes an International Finance Service Centre (3.5ha).

8. Tourism and Hospitality School

A 20ha world-class culinary arts school, the first of its kind in Zimbabwe.

9. Financial Services Centre

Special Economic Zone within the Masuwe SEZ (3.5ha).

10. Residential Accommodation

Garden flats (2ha–4ha) and additional residential sites.



Why Invest with Us

Strategic Location: Situated near the world-famous Victoria Falls, a UNESCO World Heritage Site.

Incentives: Special Economic Zone benefits and negotiable payment terms.

Growth Potential: Tap into Zimbabwe's booming tourism sector, already experiencing a 54% increase in arrivals in 2023.

Secure Investment: Title deeds available and flexible Public-Private Partnership (PPP) models.

Zimbabwe's Tourism Economy

The tourism sector contributes significantly to Zimbabwe's GDP, employment, and foreign currency earnings. In 2023, tourist arrivals surged by 54%, nearing 70% of pre-pandemic levels. The upward trajectory indicates strong recovery and growth potential, making now the ideal time to invest.

Mode of Investment


1. Outright Purchase:

With title deeds.

2. Public-Private Partnerships (PPP): Options include:

- Build and Transfer.
- Build, Lease, and Transfer (25 years renewable).
- Build, Operate, and Transfer.
- Build, Own, and Operate.





Infrastructure and Services in Zimbabwe

Road Network

Over 18,400km of state roads with bitumen, gravel, and earth surfaces, complemented by a growing urban and rural network.

Airports

Three international airports (Victoria Falls, Harare, J.M. Nkomo) and five domestic airports.

Railways

A 3,000km rail network connecting regional hubs.

Utilities and Communications

Reliable electricity supply, expanding telecommunication services, and comprehensive internet coverage.

Security and Healthcare

Zimbabwe offers a peaceful environment and quality healthcare facilities, ensuring a safe and comfortable experience for visitors and investors alike.



Join Us!

Experience the unmatched
beauty of Zimbabwe.
Partner with Mosi Oa Tunya
Development Company to
create a legacy at the heart
of Africa's tourism future.

**Mosi Oa Tunya Development
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INVESTMENT OPPORTUNITIES

LOT 1 OF JAFUTA ESTATE

LAND USE	NO. OF STANDS	AVERAGE SIZE M ²	COST PER m ² US\$	STATUS
RESIDENTIAL	78			
Villas (Institutional Gated)	11	10,000	50	Available
Holiday Homes	64	5,000	55	Available
Garden Flats	3	20,000	50	Available
INSTITUTIONAL	14			
Tourism and Hospitality School	1	19,500	45	Taken
Medical Resort 1	1	38,713	45	Available
Medical Resort 2	1	93,450	45	Available
Hotel 1	1	91,823	60	Available
Hotel 2	1	60,420	60	Available
Hotel 3	1	40,032	60	Available
Lodges/Chalets	6	11,000	50	Available
Hotel and Multipurpose Office Park	1	50,000	60	Reserved
Civic Centre	1	25,000	55	Available
COMMERCIAL	25			
Shops/offices	24	5,000 – 20,000	60	23 available
Financial Services Hub	1	35,000	60	Reserved
RECREATIONAL	2			

Golf Estate	1	440,000	60	Available
Cricket stadium & amenities	1	100,000	35	Taken