

Buziri Island

LAKE VICTORIA - UGANDA - EAST AFRICA

Buziri Island is a 2,271-acre private Mailo landholding — the freehold-equivalent title reserved for Uganda's most sovereign private estates — set on the legendary waters of Lake Victoria. At 3.55 square miles, this is one of the largest private islands ever offered in East Africa: a largely untouched interior ringed by a dynamic shoreline of natural harbors, with seven established fishing landing sites, small chapels, and a school tracing the living edge of the island. Fifteen-point-eight kilometers from the Kiyindi Landing Site, Buziri is a legacy-scale canvas for a private conservancy, an agricultural enterprise, or an ultra-luxury eco-resort.

USD 4,400,000

2,271 ACRES - LAKE VICTORIA - PRIVATE MAILO TITLE - EAST AFRICA

THE ESTATE

At a Glance

PRICE	USD 4,400,000
LOCATION	Lake Victoria, Buvuma District, Uganda
ACREAGE	2,271 acres (3.55 sq mi)
TENURE	Private Mailo title (freehold-equivalent)
SHORELINE	Extensive dynamic shoreline, natural deep-water harbors
COMMUNITIES	~7 fishing landing sites with local communities
STRUCTURES	Temporary settlement structures, houses of worship, school
INTERIOR	Largely unoccupied — a blank, untouched canvas
ACCESS	Boat from Kiyindi (15.8 km); Munyonyo, Ggaba, Entebbe
AIRPORT	Entebbe International, ~51 mi straight-line
COORDINATES	0.145°N, 33.168°E
WATERS	Lake Victoria — Africa's largest lake
LIFESTYLES	Beaches · Large acreage · Income potential · Lake island
STATUS	Available

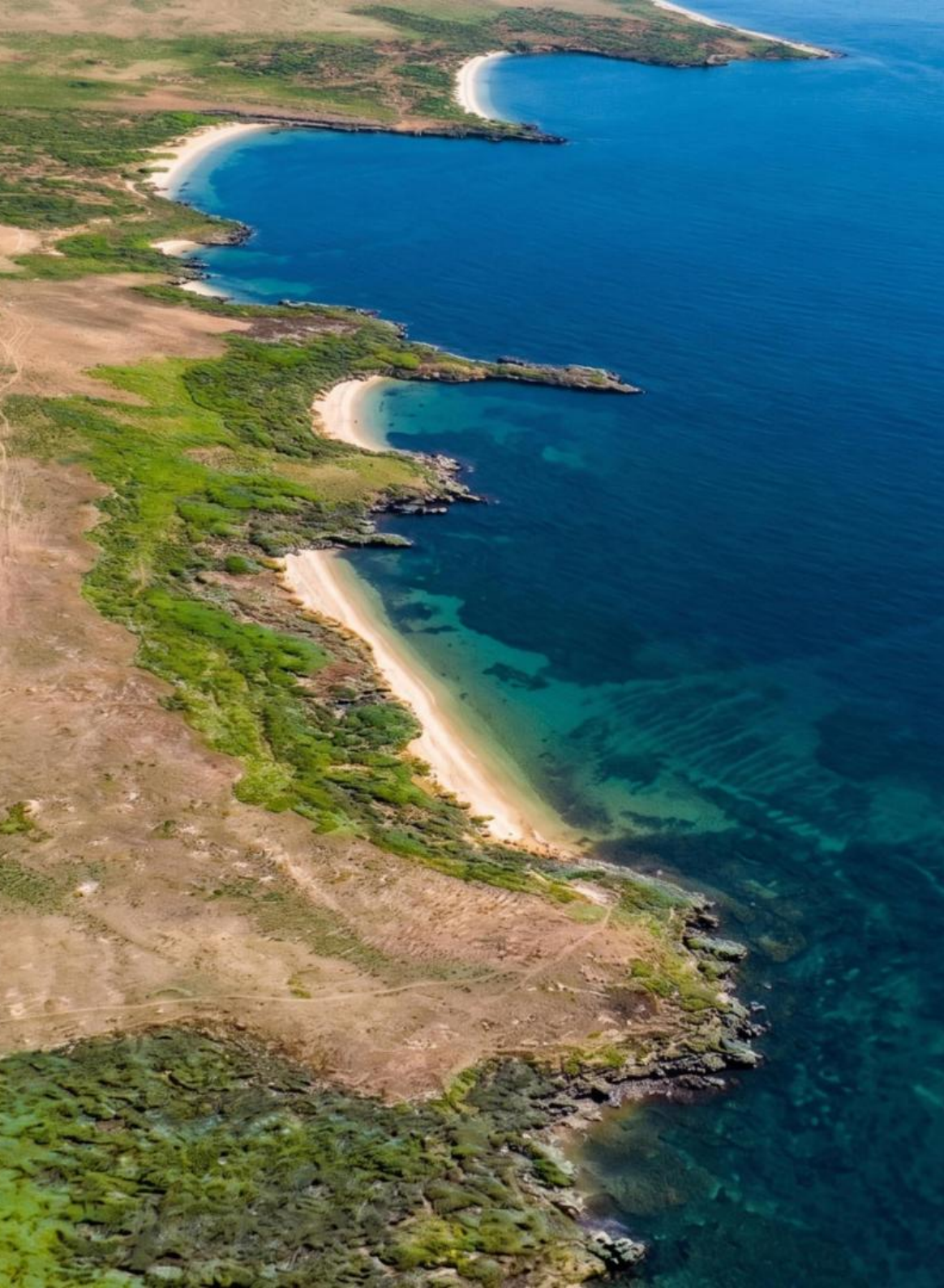
SCALE WITHOUT PRECEDENT

Few offerings anywhere on earth put 2,271 acres of private, freehold-equivalent land in a single pair of hands on the world's most storied freshwater lake. Buziri is not a villa with a beach — it is a landmass, with the sheer room to build a wildlife conservancy, a working farm, or a resort of global significance.

ISLAND VITALS

COORDINATES	ELEVATION
0.145°N, 33.168°E	High point 3,832 ft above sea level
WATERS	NEAREST TRANSIT





THE ISLAND

A Landmass of Legend

Lake Victoria is Africa's largest lake and the world's second-largest freshwater lake, shared by Uganda, Kenya, and Tanzania — the fabled source of the White Nile. Buziri holds one of its most commanding private footprints: 3.55 square miles of grassland, banana groves, and forested ridges on the lake's storied northern shore. This is East Africa at monumental scale — and it is for sale in a single private holding.

THE SETTING

Water in Every Direction

The island is ringed by an immense, dynamic shoreline made for serious maritime life: natural harbors sheltered from the prevailing lake winds, deep-water marina potential, and private launching facilities. Along the water's edge, seven fishing landing sites keep the island's living heartbeat — working villages, small chapels, and a school — while the vast interior waits untouched for a visionary owner's hand.

COMMUNITIES

Seven Landing Sites

The island's perimeter supports seven fishing landing sites worked by local communities, with temporary settlement structures, houses of worship, and a school. An incoming owner has real strategic options — maintain the status quo, engage a dedicated local labor force, formalize a 200-acre designated settlement, or initiate financial compensation for relocation.

THE CANVAS

Raw, Fertile, Ready

Beyond the shoreline, the interior is largely unoccupied — open grassland, banana groves, and forested ridges with new structures already rising. Whether the vision is a private wildlife conservancy, a large-scale agricultural enterprise, or an ultra-luxury eco-resort, Buziri offers the acreage, the isolation, and the water to execute a project of global significance.





TERRAIN

Land and Water

Rolling grassland gives way to banana groves and forested ridges that climb to 3,832 feet above sea level, with Lake Victoria's warm blue water in every direction. The shoreline runs for miles — sheltered natural harbors, white-sand edges, and deep water close in — a waterfront built for a working estate, a conservancy, or a resort that arrives by boat.

KNOWN FOR

One of the largest private islands ever offered in East Africa — 2,271 acres of freehold-equivalent Mailo land on Lake Victoria, with seven fishing landing sites, natural deep-water harbors, and a raw interior ready for a conservancy, a farm, or an eco-resort.



ARRIVAL

By Boat, Across the Lake

The estate sits 15.8 kilometers from the Kiyindi Landing Site, a short, established water crossing. Additional water transit runs from the Munyonyo and Ggaba landings near Kampala, and from Entebbe for international arrivals — a seamless transition from airport to island.

LOGISTICS

A Working Waterfront

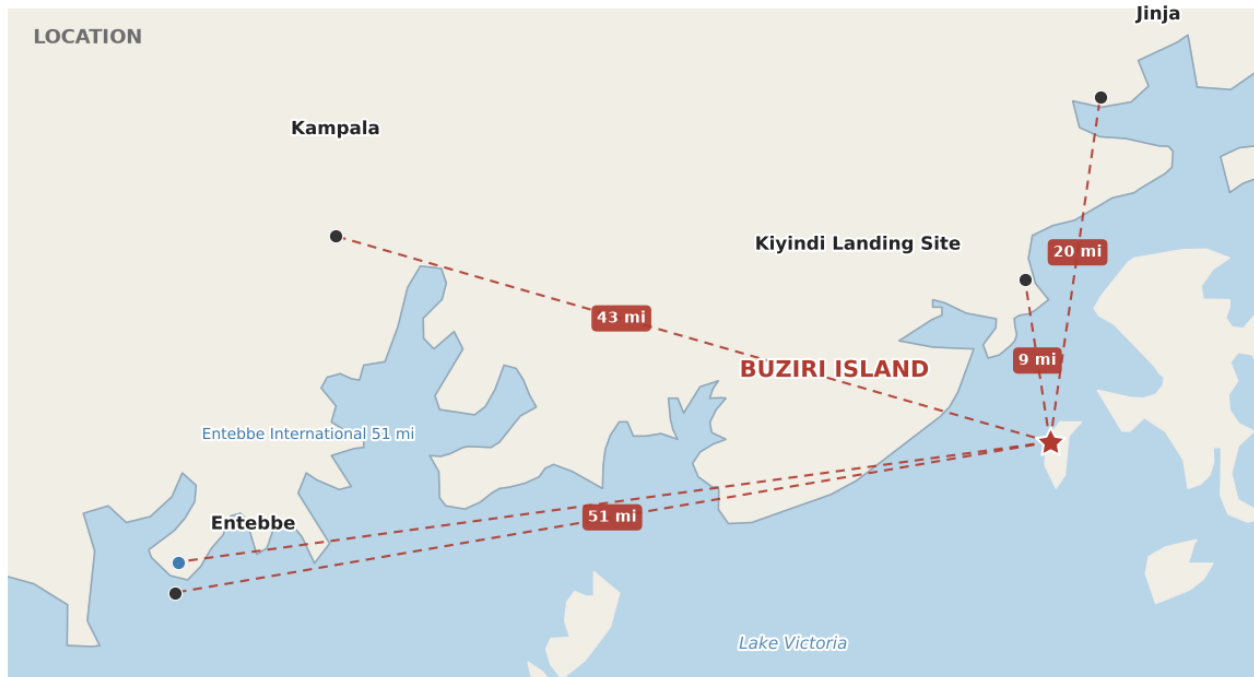
Navigational logistics are firmly established: the seven existing landing sites prove the island's shores are reachable in all weathers, and the natural harbors protected from prevailing lake winds are made for heavy-duty maritime infrastructure — deep-water marinas, private launching facilities, and a working waterfront that serves a large-scale operation.

2,271 ACRES · PRIVATE MAILO TITLE · LAKE VICTORIA

LOCATION

On the Map

LAKE VICTORIA - UGANDA



Straight-line distances, approximate • Coastline: Natural Earth

BUZIRI ISLAND

Lake Victoria, Uganda • 0.145°N, 33.168°E

DISTANCES

Kiyindi Landing Site	9 mi
Kampala	43 mi
Entebbe	51 mi
Entebbe International	51 mi
Jinja	20 mi

ELEVATION & CLIMATE

Island high point	3,832 ft (1,168 m)
Daytime high (Feb avg)	80°F
Nighttime low (Jul avg)	66°F
Lake water temp	74-82°F

ACCESS

15.8 km by boat from Kiyindi Landing Site

water transit from Munyonyo or Ggaba landings

international arrivals via Entebbe Airport

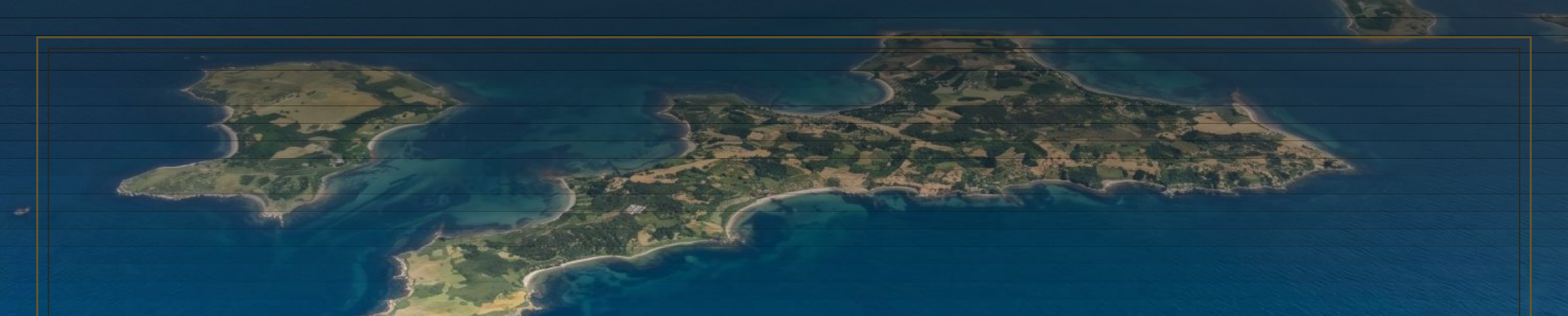
Straight-line distances, approximate.

Sources: listing page, GeoNames/mapcarta, weatherspark, climate-data.org (see sources.txt).

GALLERY

The Island in Frames





PRIVATE ISLANDS INC.

THE WORLD'S AUTHORITY ON PRIVATE ISLAND SALES & RENTALS

Buziri Island

LAKE VICTORIA - UGANDA

USD 4,400,000

info@privateislandsinc.com

www.privateislandsonline.com



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