FUMBA TOWN

ZANZIBAR



Build the good future

a project by CPS Africa

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A day awakens in Fumba Town



7:30AM Residential street

3:00PM Main Street



6:30 PM Kwetu Kwenu Chill

WELCOME TO THE GOOD TOWN.

A new city for a new time is created at the coast of Fumba in Zanzibar.

Welcome to a new era of living, a place where innovation, sustainability, and community come together to create something unique and meaningful.

At the core of our mission is a deep commitment to creating more than just homes. We are dedicated to building strong, safe, and sustainable communities that harmonize with nature and are accessible to all.

Our work is about adding real value by developing environments where families can flourish, nature can thrive, and green spaces enhance the well-being of both people and the planet.

Our vision is bold, but one that we wholeheartedly believe in: we want to solve real challenges and help people live their best lives, in Tanzania and beyond through our real estate projects.

We believe that by being trailblazers, leading with heart, and treating "green" as a currency, we can create a future worth living in.

As we continue to grow and push the boundaries of what's possible, we invite you to be part of this exciting journey. Together, we can shape a brighter, greener, and more inclusive future, a future where progress is driven by purpose and where communities are empowered to thrive.

Be the future. Be the progress. Be Fumba.

The Board,

Sebastian, Tobias & Katrin Dietzold

FUMBA FACTS & FIGURES

1.5km
seafront, 60 ha

12km
to intl. airport

25Min
to Stone Town

1,600
homes sold

5,000
homes planned

70+
nations invested

TIMELINE

- **2016** Construction begin
- **2018** First house handovers and residents moving in
- **2022** Commercial Center with daily services opened











MY ZANZIBAR LIFE

1.9M
million people

7%
economic growth

15%
tourism growth

50%
population growth since 2015

10 - 15%
return on investment

20+
international direct flight destinations



With a rich history and cultural heritage, and unspoilt Indian Ocean beaches

Zanzibar is more than an island—it's a living tapestry of history, culture, and adventure. Wander through Stone Town's ancient alleys, where every door tells a story, or lose yourself in the spice-scented air of Kizimbani. Bask in Nungwi's golden sunsets, ride Paje's kitesurfing winds, or explore Jozani Forest's rare wildlife. From vibrant beaches to hidden sandbanks, Zanzibar is a journey waiting to unfold.

The island's warmth lies in its people, whose hospitality and traditions make every visitor feel at home. This spirit is reflected in Zanzibar's cuisine, a rich fusion of spices, flavors, and culinary heritage.

Adventure seekers can dive into coral reefs, swim with dolphins, or explore Jozani Forest. Whether kite surfing or sailing on a traditional dhow, every experience is unforgettable.

As Zanzibar flourishes, its real estate landscape is evolving into a haven of luxury, sustainability, and investment potential. Exclusive villas, eco-friendly homes, and boutique hotels offer a perfect blend of modern elegance and island charm. Whether it's a serene beachfront retreat, a stylish resort tucked in nature, or an upscale residence with stunning ocean views, Zanzibar is redefining tropical living!

Zanzibar isn't just a destination—it's a way of life. It's a place where history, adventure, and opportunity collide, where every sunrise brings new possibilities, and where the future feels as bright as the island's sun-kissed shores. Whether you're here for a visit or planning to make Zanzibar your home, one thing is certain—you'll carry a piece of this magical island with you forever.


SOUL @ FUMBA
SPORT CENTER
TIMBERCRAFT
SFT-S1
SFT-S2
SFT-S3
SFT-S4
SFT-N1
SFT-N2
SFT-N3
SFT-N4
ASE
COMMERCIAL
BAZAAR
CHEICHEI LIVING
MWANGANI APARTMENTS
MOYONI HOMES
MOYONI BAY
COMMERCIAL
EDUCATIONAL CAMPUS
BURJ ZANZIBAR
HOTEL
BOULEVARD
PARK DRIVE ONE
PARK DRIVE TWO
THE PAVILION
FOUNTAIN
CAVE
MLIMANI WEST
PLAY GROUND
VIZAZI HOUSES
MWANZONI EAST
MWANZONI WEST
PEDESTRIAN WAYWAY
BUSTANI VILLAS
PARK
PWANI SOUTH
PWANI NORTH
FISHERMAN'S MARKET
SEAFRONT PARK
COFFEE HOUSE
PIAZZA
BEACH CLUB
ROAD 4
ROAD 5
ROAD 6
ROAD 9
STREET 2
STREET 6
STREET 10
STREET 11
STREET 12
STREET 13
STREET 15
STREET 15A
STREET 2A
STREET 3A
STREET 9A
STREET 10A
STREET 11A

1

BURJ ZANZIBAR

The tallest timber tower in the world, luxury apartments with panoramic views of the Indian Ocean.

Starting at USD 152,200

2

MOYONI BAY

Designed for multiple generations to live in, perfect for a relaxing lifeystyle with tropical garden and pool.

Starting at USD 139,900

3

BUSTANI VILLAS

Elegant ocean-view villas featuring lush gardens and premium features.

Starting at USD 528,900

4

CHEICHEI LIVING

Urban living in a save community; with small shops and apartments.

Starting at USD 39,900

5

MWANGANI

Sited amongst the greenery of parks and gardens to embrace the ocean breezes and tropical sunsets of the Zanzibar coast.

Starting at USD 52,900

6

VIZAZI OASIS

The ultimate blend of bespoke, a beautiful home, and a multi-factional space perfect for your workcation needs.

Starting at USD 204,900



7

THE SOUL FUMBA

The fully serviced residential resort with outstanding holiday apartments.

Starting at USD 98,625

ZANZIBAR

1.9M
million people

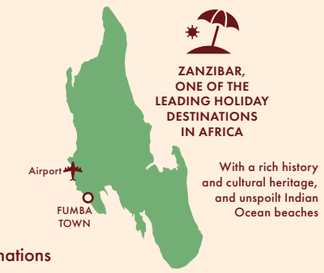
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FUMBA FACTS & FIGURES

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TIMELINE

2016 Construction begin

2018 First house handovers and residents moving in

2022 Commercial Center with daily services opened

BUYER INCENTIVES with purchase from USD 100,000 and *above*

- 100% foreign ownership with leasehold
- Resident permit for the buyer, wife/husband/spouse and 4 children under 20 years
- 50% exemption on stamp duty
- 100% allowance for free repatriation of profit after tax

MOYONI BAY



VIBRANT COMMUNITY | Moyoni Bay is a vibrant and diverse community. It has a lush green garden with multiple pools and water features. It is a unique sustainable lifestyle in nature. The apartments, which are on the ground or first floors, can be arranged in different ways, with one, two or three bedrooms and different orientations. The shared garden has a number of pools, connected by a water canal. There are swings at the shallow end of the pool, a sundeck next to the deeper pool, and a gazebo where residents can relax or meet each other. The densely planted green areas between the apartments and the shared garden provide privacy. The entrance building, water feature and gazebo make Moyoni Bay stand out. The entrance building, water feature and gazeboos make Moyoni Bay stand truely unique.

SUSTAINABLE IN TIMBER | The Moyoni Bay project is constructed using timber. The project was a success, showing that this kind of building is perfect for Zanzibar. The buildings are designed to be energy-efficient, with features like sunshades and cross-ventilation that help keep the buildings cool and reduce the need for air conditioning. The thermal benefits of timber have surprised and convinced the new inhabitants. The design for the Moyoni Bay project has been improved to allow for a larger kitchen in the apartment at the top and more plants in the buildings by adding a planter and wooden features. The homes have a lot of space and the bathrooms and bedrooms are easy to change to suit different needs. Everything in the homes is made to be very high quality.

Apartment types

	Size	Price	ATOF
2 Bedroom Corner Ground	71 sqm	$149,900	$929.28
2 Bedroom Corner 1st	68 sqm	$149,900	$930.60
3 Bedroom Corner Ground	66 sqm	$149,900	$921.36
3 Bedroom Corner 1st	69 sqm	$149,900	$922.68
2 Bedroom Row Ground	71 sqm	$139,900	$929.28
2 Bedroom Row 1st	70 sqm	$139,900	$914.76
3 Bedroom Row Ground	69 sqm	$139,900	$921.36
3 Bedroom Row 1st	69 sqm	$139,900	$906.84

MOYONI BAY ROW



2 BEDROOM



2-BEDROOM APARTMENT | ROW HOUSE

Ground floor - mirrored layout also available

1	**Living room**	19 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	17 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	13 m²
6	**Bathroom**	3 m²
7	**Corridor**	3 m²
8	**Garden**	40 m²

2-BEDROOM APARTMENT | ROW HOUSE

Upper floor - mirrored layout also available

1	**Living room**	18 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	17 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	13 m²
6	**Bathroom**	3 m²
7	**Corridor**	3 m²
8	**Balcony**	3 m²



3 BEDROOM



3-BEDROOM APARTMENT | ROW HOUSE

Ground floor - mirrored layout also available

1	**Living room**	19 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	10 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	10 m²
6	**Bedroom 3**	8 m²
7	**Bathroom**	3 m²
8	**Corridor**	3 m²
9	**Garden**	40 m²

3-BEDROOM APARTMENT | ROW HOUSE

Upper floor - mirrored layout also available

1	**Living room**	19 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	10 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	10 m²
6	**Bedroom 3**	8 m²
7	**Bathroom**	3 m²
8	**Corridor**	3 m²
9	**Balcony**	3 m²

MOYONI BAY CORNER



2 BEDROOM



2-BEDROOM APARTMENT | CORNER HOUSE

Ground floor - mirrored layout also available

1	**Living room**	19 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	17 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	13 m²
6	**Bathroom**	3 m²
7	**Corridor**	3 m²
8	**Garden**	70 m²

2-BEDROOM APARTMENT | CORNER HOUSE

Upper floor - mirrored layout also available

1	**Living room**	18 m²
2	**Kitchen & dining**	12 m²
3	**Master bedroom**	17 m²
4	**Bathroom ensuite**	4 m²
5	**Bedroom 2**	13 m²
6	**Bathroom**	3 m²
7	**Corridor**	3 m²
8	**Balcony**	3 m²



3 BEDROOM



3-BEDROOM APARTMENT | CORNER HOUSE

Ground floor - mirrored layout also available

1	**Living room**	19 m2
2	**Kitchen & dining**	12 m2
3	**Master bedroom**	10 m2
4	**Bathroom ensuite**	9 m2
5	**Bedroom 2**	10 m2
6	**Bedroom 3**	8 m2
7	**Bathroom**	3 m2
8	**Corridor**	3 m2
9	**Garden**	70 m2

3-BEDROOM APARTMENT | CORNER HOUSE

Upper floor - mirrored layout also available

1	**Living room**	19 m2
2	**Kitchen & dining**	12 m2
3	**Master bedroom**	10 m2
4	**Bathroom ensuite**	4 m2
5	**Bedroom 2**	10 m2
6	**Bedroom 3**	8 m2
7	**Bathroom**	3 m2
8	**Corridor**	3 m2
9	**Balcony**	3 m2

RESERVATION FEE

2,000 USD

TIMBER BUILDING PAYMENT PLAN
Reservation Fee within 3 days from signing Reservation Agreement





Apartments include: Kitchen cabinets, sink and worktop, stove, wardrobes in all bedrooms, ceiling fans in bedrooms and living room, tiled floors, electrical fittings, sanitary & faucets // **Additional packages available for:** Kitchen appliances, ACs, Furniture

CHEI CHEI LIVING



A WHOLESOME COMMUNITY | CheiChei Living seemingly combines work and life in a modern setting. A safe and healthy environment for your entire family and a warm community to grow and evolve, CheiChei offers a wide range of commercial and residential units.

Apartment types

	Total Area	Price	ATOF
COMMERCIAL			
Duka Plus	10 sqm	$24,900	$138.60
Duka Max	23 sqm	$50,900	$307.56
Duka Pro Max	22 sqm	$52,900	$323.4
STUDIO			
Studio Max 1	20 sqm	$39,900	$253.99
Studio Max 2	21 sqm	$43,900	$277.20
Studio Max 3	23 sqm	$50,900	$307.56
Studio Deluxe 1	25 sqm	$53,900	$326.04
Studio Deluxe 2	24 sqm	$48,900	$298.32
1 BEDROOM			
Chumba Max	30 sqm	$49,900	$382.80
Chumba Deluxe	39 sqm	$64,900	$512.16
2 BEDROOM			
2 Bedroom Deluxe	48 sqm	$87,900	$637.56
2 Bedroom Plus	39 sqm	$69,900	$508.20
3 BEDROOM			
3 Bedroom Deluxe	58 sqm	$99,900	$759.00

STUDIO MAX 1

Total Living Area: 20 sqm
Price: 39,900 USD
ATOF: 253.99 USD



STUDIO MAX 2

Total Living Area: 21 sqm
Price: 43,900 USD
ATOF: 277.20 USD



STUDIO MAX 3

Total Living Area: 23 sqm
Price: 50,900 USD
ATOF: 272.40 USD





STUDIO DELUXE 1

Total Living Area: 25 sqm
Living: 19 sqm
Bathroom: 3 sqm
Kitchen: 3 sqm
Price: 53,900 USD
ATOF 326.04 USD



STUDIO DELUXE 2

Total Living Area: 24 sqm
Living: 19 sqm
Bathroom: 3 sqm
Kitchen: 3 sqm
Price: 48,900 USD
ATOF: 298.32 USD

1 & 2 BEDROOM



CHUMBA MAX

1-BEDROOM

Total Living Area: 30 sqm
Bedroom: 10 sqm
Living & Dinning: 17 sqm
Bath: 3 sqm
Price: 49,900 USD
ATOF: 382.80 USD



CHUMBA DELUXE

1-BEDROOM

Total Living Area: 39 sqm
Bedroom 1: 10 sqm
Kitchen: 5 sqm
Living & Dining: 21 sqm
Bathroom: 3 sqm
Price: 64,900 USD
ATOF: 512.16 USD



VYUMBA 2 PLUS

2-BEDROOM

Total Living Area: 39 sqm
Bedroom 1: 10 sqm
Bedroom 2: 8 sqm
Living & Dinning: 18 sqm
Bathroom: 3 sqm
Price: 69,900 USD
ATOF: 508.20 USD



VYUMBA 2 DELUXE

2-BEDROOM

Total Living Area: 48 sqm
Bedroom 1: 12 sqm
Bedroom 2: 8 sqm
Living & Dinning: 25 sqm
Bathroom: 3 sqm
Price: 87,900 USD
ATOF: 637.56 USD



DUKA MAX

Total Area: 23 sqm
Price: 50,900 USD
ATOF: 307.56 USD



DUKA PLUS

Total Area: 11 sqm
Price: 29,900 USD
ATOF: 138.60 USD



DUKA PRO MAX

Total Area: 25 sqm
Price: 52,900 USD
ATOF: 323.90 USD



VYUMBA 3 DELUXE

3-BEDROOM

Total Living Area: 58 sqm
Bedroom 1: 11 sqm
Bedroom 2: 8 sqm
Bedroom 3: 6 sqm
Living & Dinning: 22 sqm
Bathroom 1: 4 sqm
Bathroom 2: 4sqm
Kitchen: 3 sqm
Price: 99,900 USD
ATOF: 759.00 USD

Apartments include: Tiled floors, electrical fittings, Sanitary & faucets
Additional packages available for: Kitchen & appliances, ACs, Furniture



RESERVATION FEE

1,000 USD

TIMBER BUILDING PAYMENT PLAN :
Reservation Fee within 3 days from signing Reservation Agreement





MWANGANI APARTMENT



The Mwangani Apartments are carefully sited amongst the verdant equatorial greenery of parks and gardens to embrace the ocean breezes and tropical sunsets of the Zanzibar coast. Each apartment enjoys sweeping views out across the treetops, over the Indian Ocean and the islands of the Zanzibar archipelago and across the cosmopolitan elegance of the Fumba Town development that you call home. The designs elevate the importance of light, of panoramas and the lush landscape for which the Spice Island is globally celebrated, living spaces authentic in style and Zanzibari by nature.

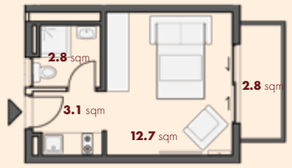
Apartment types

	Mwangani 4			Mwangani 6		
	Studio	**1 Bedroom**	**2 Bedroom**	**2 Bedroom**	**3 Bedroom**	**Penthouse**
Living Area inside	19 sqm	33 sqm	56 sqm	56 sqm	81 sqm	140 sqm
Balconies & Terraces	3 sqm	7 sqm	7 sqm	7 sqm	11 sqm	32 sqm
Total Area	22 sqm	40 sqm	63 sqm	63 sqm	92 sqm	172 sqm
Floor						
0	$45,900	$81,900	$112,900	$133,900	$170, 900	
1	$47,900	$83,900	$115,900	$135,900	$172,900	
2	$50,900	$86,900	$117,900	$137,900	$175,900	
3	$52,900	$88,900	$119,900	$140,900	$177,900	
4				$152,900	$191,900	
5						$381,900
***ATOF**	$282.48	$522.72	$836.88	$836.88	$1,223.69	$2,269.08

MWANGANI 4 STORY BUILDING

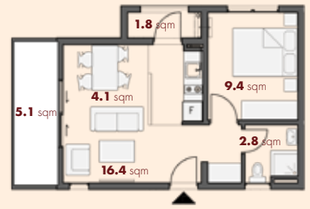
Studio Apartment
starting at US $52,900

Area inside	19 sqm
Balcony	3 sqm
Total	22 sqm
Reservation Fee	2,000 $
Annua Town Operations Fee	252.98 $



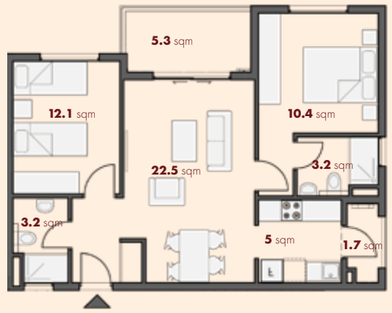
1 Bedroom Apartment
starting at US $83,900

Area inside	33 sqm
Balcony	7 sqm
Total	40 sqm
Reservation Fee	2,000 $
Annua Town Operations Fee	522.72 $



2 Bedroom Apartment
starting at US $112,900

Area inside	56 sqm
Balcony	7 sqm
Total	63 sqm
Reservation Fee	2,000 $
Annua Town Operations Fee	836.88 $

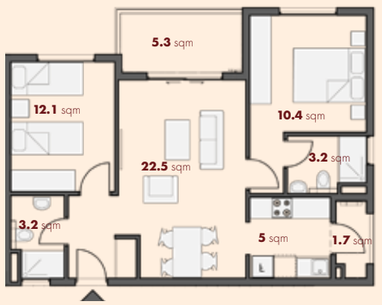


Apartments in Mwangani 4 include: Kitchen cabinets, sink and worktop, wardrobes in all bedrooms, ceiling fans in bedrooms and living room, tiled floors, electrical fittings, sanitary & faucets // **Additional packages available for:** Kitchen appliances, ACs, Furniture

MWANGANI 6 STORY BUILDING

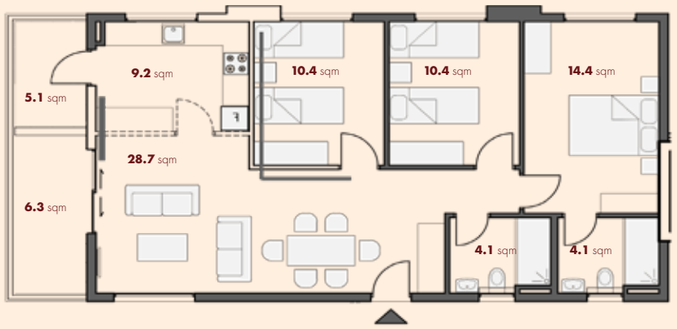
2 Bedroom Apartment
starting at US $133,900

Area inside	56 sqm
Balcony	7 sqm
Total	63 sqm
Reservation Fee	2,000 $
Annua Town Operations Fee	836.88 $



3 Bedroom Apartment
starting at US $170,900

Area inside	81 sqm
Balcony	11 sqm
Total	92 sqm
Reservation Fee	2,000 $
Annua Town Operations Fee	1,223.69 $

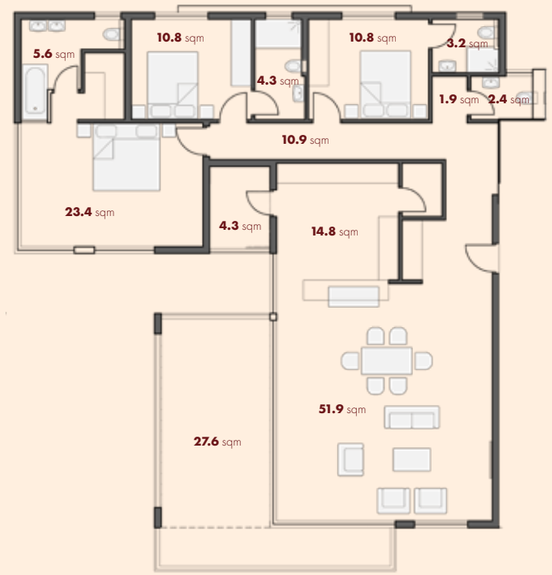


Apartments in Mwangani 6 include: Kitchen cabinets, sink and worktop, wardrobes in all bedrooms, tiled floors, electrical fittings, sanitary & faucets, + AC in bedrooms and living room, + Lift, + Light Design // Additional packages available for: Kitchen appliances, ceiling fan, furniture

3 Bedroom Penthouse

starting at US $381,900

Area inside	140 sqm
Balcony	32 sqm
Total	172 sqm
Reservation Fee	15,000 $
Annua Town Operations Fee	2,269.08 $





RESERVATION FEE

2,000 USD	**Apartments Reservation Fee**
15,000 USD	**Penthouse Reservation fee**

CONVENTIONAL BUILDING PAYMENT PLAN :





MWANGANI SKYLOFT



ENRICHED LIVING QUALITY | Timber, being light weight and insulating, is the perfect construction material for the addition of the SkyLofts on top of the existing Mwangani Buildings. These buildings are constructed in a conventional building method and as a result the penthouses in the existing building suffer from overheating through the radiation of heat collected by the concrete roof slab exposed to the sun. The SkyLofts will not only create .additional high quality living space with fantastic panoramic views, but also improve the living conditions on the floors below

The design of the Mwangani SkyLofts aims to improve the living quality for all apartments in the building. In the three-dimensional model created for this project sight lines and spatial relations have been carefully studied to make sure that the privacy of the outdoor spaces of the existing penthouses was not impacted. For the Mwangani IV building an additional pergola has been added to the penthouse apartments. This pergola enhances the privacy on the terrace and allows for plant to grow up to create a green and shaded roof garden as an additional amenity for the penthouse apartments. Planters and the integration of green andwood for the SkyLofts enriches the architectural appearance of the building as a whole and improves the sustainable character of the building. The most private living spaces of the SkyLofts – the bedrooms – have been moved back from the parapet walls. This not only ensures a private character of the bedrooms but also allows for planting right in front of the rooms combining a unique panoramic .view with a green garden-like experience up in the sky

Apartment types

	Size	Price	ATOF
1-BEDROOM SKYLOFT | OCEAN VIEW	64 sqm	$254,900	$844.80
1-BEDROOM SKYLOFT | PANORAMA VIEW	69 sqm	$124,900	$910.80

RESERVATION FEE

2,000 USD

TIMBER BUILDING PAYMENT PLAN :
Apartments Reservation Fee

1-BEDROOM SKYLOFT | OCEAN VIEW
Mwangani 6 building - level 07



1	Living room	23 m2
2	Kitchen & dining	7 m2
3	Bedroom	14 m2
4	Dressing niche	2 m2
5	Bathroom ensuite	4 m2
6	Entry	3 m2
7	Cloak	2 m2
8	Yard	2 m2
9	Roof terrace	8 m2

A	Mwangani staircase
B	Common roof

1-BEDROOM SKYLOFT | PANORAMA VIEW
Mwangani 4 building - level 05



1	Living room	26 m2
2	Kitchen & dining	6 m2
3	Bedroom	13 m2
4	Dressing niche	2 m2
5	Bathroom ensuite	4 m2
6	Entry	3 m2
7	Cloak	2 m2
8	Yard	2 m2
9	Roof terrace	12 m2

A	Mwangani staircase
B	Entrace patio
C	Common roof



VIZAZI OASIS



BESPOKE

Your home is more than just a place to live. It's a canvas for your unique style and space to create cherished memories with family and friends. Vizazi Oasis offers the ultimate blend of bespoke living in Zanzibar.

WORKCATION

Vizazi Oasis - a beautiful home and multifunctional space that's perfect for your workcation needs. Stay connected with your work duties while surrounded by the warmth of your family in a hybrid space that blends productivity and relaxation seamlessly.

FLEXIBILITY

And with the shortest commute from work to home, you'll have more time to enjoy the things that matter most. With six different layout options, you can build a home that is truly yours.

House types	Urban	UpHill	Ocean
2 or 3 Bedrooms	✓	✓	✓
Garden	✓	✓	✓
Roof Terrace	✓	✓	✓
Optional Layout	✓	✓	✓
Sanitary & Electrical Fittings	✓	✓	✓
ACs in Bedrooms and Living Room	✓	✓	✓
Kitchen	✓	✓	✓
Solar Water Heating	✓	✓	✓
Common Pool for all units			✓
Sales Price	$204,900	$224,900	$359,900

Extra Supplements for UpHill $3500 Includes| Appliances : Washing Machine Fridge,Extractor hob, Oven.

ROW HOUSE TYPE C1

starting at $204,900

STANDARD LAYOUT
House Type C 1.1
3 Bedroom

ALTERNATIVE LAYOUT
House Type C 1.2
2 Bedroom & Lounge | Working

INTERNAL LIVING AREA	103 m2
TERRACES	20 m2
GARDEN	32 m2
PLOT	80 m2

1	Living (Formal Room)	13 m2
2	Living & Cooking	19 m2
3	Master Bedroom	13 m2
4	Master Bath	4 m2
5	Bedroom 1	13 m2
6	Bedroom 2	13 m2
7	Bathroom	4 m2
8	Cloak	2 m2
9	Store	2 m2
10	Landings	10 m2
11	Stairs	10 m2



First Floor | Second Floor | Second Floor Altenative

Ground Floor

Layouts are available depending on the location of the house and plot sizes depend on the specific location of the house

ROW HOUSE TYPE C2

starting at $204,900

STANDARD LAYOUT
House Type C 2.1
3 Bedroom

ALTERNATIVE LAYOUT
House Type C 2.2
2 Bedroom & Lounge | Working

INTERNAL LIVING AREA	103 m2
TERRACES	20 m2
GARDEN	32 m2
PLOT	80 m2

1	Living (Formal Room)	13 m2
2	Living & Cooking	19 m2
3	Master Bedroom	15 m2
4	Master Bath	3 m2
5	Bedroom 1	13 m2
6	Bedroom 2	13 m2
7	Bathroom	4 m2
8	Cloak	2 m2
9	Store	2 m2
10	Landings	10 m2
11	Stairs	10 m2



First Floor | Second Floor | Second Floor Altenative

Ground Floor

Layouts are available depending on the location of the house and plot sizes depend on the specific location of the house

CORNER HOUSE TYPE D1

starting at $214,900

STANDARD LAYOUT
House Type D 1.1
3 Bedroom

ALTERNATIVE LAYOUT
House Type D 1.2
2 Bedroom & Lounge | Working

INTERNAL LIVING AREA	101 m2
TERRACES	21 m2
GARDEN	65 m2
PLOT	116 m2

1	Living	17 m2
2	Dining & Cooking	13 m2
3	Master Bedroom	13 m2
4	Master Bath	4 m2
5	Bedroom 1	13 m2
6	Bedroom 2	13 m2
7	Bathroom	4 m2
8	Cloak	2 m2
9	Store	2 m2
10	Landings	10 m2
11	Stairs	10 m2



First Floor | Second Floor | Second Floor Altenative

Ground Floor

Layouts are available depending on the location of the house and plot sizes depend on the specific location of the house

CORNER HOUSE TYPE D2

starting at $214,900

STANDARD LAYOUT
House Type D 2.1
3 Bedroom

ALTERNATIVE LAYOUT
House Type D 2.2
2 Bedroom & Lounge | Working

LIVING AREA	103 m2
TERRACES	20 m2
GARDEN	65 m2
PLOT	116 m2

1	Living	17 m2
2	Dining & cooking	14 m2
3	Master Bedroom	13 m2
4	Master Bath	4 m2
5	Bedroom 1	19 m2
6	Bedroom 2	13 m2
7	Bathroom	4 m2
8	Cloak	2 m2
9	Store	2 m2
10	Landings	10 m2
11	Stairs	10 m2



First Floor | Second Floor | Second Floor Altenative

Ground Floor

Layouts are available depending on the location of the house and plot sizes depend on the specific location of the house

RESERVATION FEE

5,000 USD

TIMBER BUILDING PAYMENT PLAN
Reservation Fee within 3 days from signing Reservation Agreement

CORNER HOUSE TYPE E1

starting at $214,900

STANDARD LAYOUT
House Type E 1.1
3 Bedroom

ALTERNATIVE LAYOUT
House Type E 1.2
2 Bedroom & Lounge | Working

LIVING AREA	101 m2
TERRACES	21 m2
GARDEN	58 m2
PLOT	105 m2

1	Living / Formal	13 m2
2	Living & Cooking	17 m2
3	Master Bedroom	15 m2
4	Master Bath	4 m2
5	Bedroom 1	13 m2
6	Bedroom 2	13 m2
7	Bathroom	4 m2
8	Cloak	2 m2
9	Store	2 m2
10	Landings	8 m2
11	Stairs	10 m2



First Floor | Second Floor | Second Floor Altenative

Ground Floor

Layouts are available depending on the location of the house and plot sizes depend on the specific location of the house



FUMBA HORIZON VILLAS



BUILD THE GOOD FUTURE

The new Fumba Horizon villas are the newest addition to the seaside neighbourhood, embodying the spirit of breezy and convenient living by the Zanzibar coast. They are designed to capture the essence of the island's natural beauty and integrate ocean breezes and tropical sunsets into everyday life.

TWO STORY VILLAS

Price starting at 349,900 USD

ATOF: 2,059.20 USD

Total Living Area	156 sqm
Living Area Inside Only	130 sqm
Terrace	26 sqm
Pool Size	17 sqm
Garden	24 sqm
Plot Size	216 sqm

Included Amenities
Kitchen incl. cooker/oven, ceiling fans & ACs in all bedrooms and living room, solar-water heater.

Optional Amenities
washing machine, dryer, dishwasher, furniture package.

*All Villas with private 17sqm complimentary swimming pool



RESERVATION FEE

5,000 USD

CONVENTIONAL BUILDING PAYMENT PLAN
Reservation Fee within 3 days from signing Reservation Agreement

VILLAS WITH ROOFTOP TERRACE

Price starting at 419,900 USD

ATOF: 2,059.20 USD

Total Living Area	156 sqm
Living Area Inside Only	130 sqm
Terrace	26 sqm
Pool Size	17 sqm
Garden	24 sqm
Plot Size	211 sqm

Included Amenities
Kitchen incl. cooker/oven, ceiling fans & ACs in all bedrooms and living room, solar-water heater.

Optional Amenities
washing machine, dryer, dishwasher, furniture package.

*All Villas with private 17sqm complimentary swimming pool





BUSTANI VILLA 5B



YOUR PRIVATE PIECE OF PARADISE.

Bustani is a prestigious, upmarket neighbourhood of contemporary, high quality 5 bedroom villas, nestled discreetly in a beautiful parkland, each individually designed for amazing views.

Price starting at 528,900 USD
ATOF: 3,812.69 USD

Total Living Area	293 sqm
Living Area Inside Only	224 sqm
DSQ	9 sqm
Balcony & Roof Terrace	60 sqm
Plot Size	294 sqm



GROUND FLOOR

1	**Entry**	6 m2
2	**Living & Dining room**	36 m2
3	**Study / TV-room**	14 m2
4	**Kitchen**	11 m2
5	**Pantry**	7 m2
6	**Laundry**	4 m2
7	**Store**	6 m2
8	**Cloak**	1 m2
9	**Stair**	7 m2
10	**DSQ Room**	8 m2
11	**DSQ Bath**	2 m2

RESERVATION FEE

5,000 USD

CONVENTIONAL BUILDING PAYMENT PLAN
Reservation Fee within 3 days from signing Reservation Agreement

UPPER FLOOR

1	**Master Bedroom 1**	21 m2
2	**Master Bathroom 1**	5 m2
3	**Master Bedroom 2**	15 m2
4	**Master Bathroom 2**	4 m2
5	**Bedroom 3**	17 m2
6	**Bedroom 4**	13 m2
7	**Bathroom 3**	3 m2
8	**Stairs**	7 m2
9	**Landing**	5 m2





Included Amenities
Kitchen incl. cooker/oven, ACs in all bedrooms and living room, built-in wardrobes in bedrooms

Optional Amenities
Parking shade, washing machine, dryer, dishwasher, freezer, ceiling fans, solar water heater.

*All Villas now with private 8 x 2m complimentary swimming pool



THE SOUL FUMBA TOWN



AWESOME ALL AROUND

Discover the soul: a fully serviced haven in Fumba Town, Zanzibar's eco-town. Just 25 mins from the airport and Stone Town, it blends tropical allure with urban comforts. Surrounded by lush greenery and ocean breezes, it's your retreat for ultimate relaxation. Your paradise awaits.

For your family vacation and Zanzibar experience, for short or long term stays, for individual usage or return on investment - apartments in the soul offer endless opportunities.

Apartment types

	Total Area	starting Price	ATOF
1 BEDROOM	34 sqm	98,900 USD	448.40 USD
2 BEDROOM	52 sqm	149,900 USD	719.40 USD
2 BEDROOM DUPLEX	69 sqm	198,900USD	910.80 USD
3 BEDROOM	68 sqm	203,900 USD	895.02 USD
2 BEDROOM PENTHOUSE	136.0 sqm	240,900 USD	1,795.20 USD

Prices and total area of Apartments vary with location and additional features such as additional terrace or private garden.

BEDROOM 1 APARTMENT

Total Living Area	34 sqm
Living/Dining	23 sqm
Bathroom	4 sqm
Bedroom	7 sqm



2 BEDROOM APARTMENT

Total Living Area	51 sqm
Living/Dining	26 sqm
Bathroom	4 sqm
Bedroom 1	14 sqm
Bedroom 2	7 sqm



2 BEDROOM DUPLEX APARTMENT

Total Living Area	66 sqm
Living/Dining	31 sqm
Bedroom 1	11 sqm
Bathroom 1	3 sqm
Bedroom 2	11 sqm
Bathroom 2	4 sqm
Corridor	7 sqm



DUPLEX GROUND FLOOR



DUPLEX FIRST FLOOR

3 BEDROOM APARTMENT

Total Living Area	68 sqm
Living/Dining	31 sqm
Bathroom	4 sqm
Bedroom 1	8 sqm
Bedroom 2	6 sqm
Master Bedroom	12 sqm
Master Bathroom	4 sqm
Dressing Room	3 sqm



2 BEDROOM PENTHOUSE

Total Living Area	121 sqm
Inside Area	79 sqm
Terraces	42 sqm
Living/Dining	40 sqm
Bedroom 1	12 sqm
Bathroom 1	4 sqm
Master Bedroom	16 sqm
Master Bathroom	4 sqm
Dressing	3 sqm



Apartments include: Kitchen with appliances (stove & oven),
AC in living room & bedrooms

master plan



RESERVATION FEE

5,000 USD

TIMBER BUILDING PAYMENT PLAN
Reservation Fee within 3 days from signing Reservation Agreement

Annual Town Operations Fee: 1.1 USD/sqm
Resort Services Charge: 2 USD/sqm

Rental Services with dedicated Management Company at extra charge

Mortgage Facilities with partner Banks available







INTRODUCING TOWN OPERATIONS COMPANY (TOC)



The Town Operations Company (TOC) is responsible for both town operations and property management services in Fumba Town, bringing a new level of efficiency and world-class serviceto your property in Zanzibar.

Expanded Property Management Services
TOC will oversee a wide range of property management services, including:

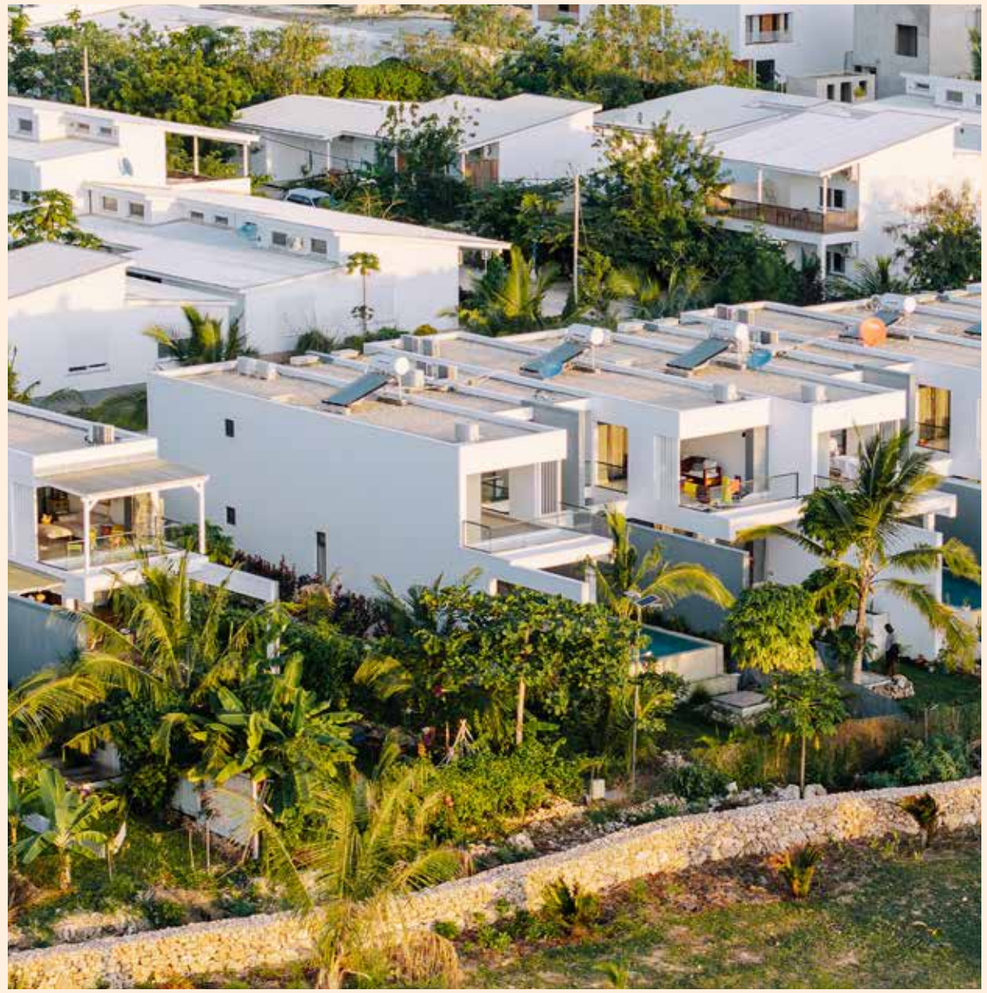
- Property Maintenance: regular inspections and upkeep.
- Tenant relations: support and communication for tenants.
- Leasing services: management of rental agreements and property viewings.
- Facilities management: maintenance of common areas and facilities.
- Security & safety: safety of residents and visitors.
- Financial management: rent collection and financial reporting.
- World-Class rental & hospitality services: premium services integrated by Valor for residents and guests.

TOC in partnership with Valor ensures top-tier services, creating vibrant and well-maintained communities in Fumba Town. We are committed to delivering exceptional experiences for all residents and visitors. Welcome to the future of town and property management!

THE DEVELOPER

CPS is a Tanzanian-based real estate development company with a German background, bringing international standards of quality and innovation to its Development in East Africa As the company behind Fumba Town, CPS combines its Tanzanian insights with German precision to create sustainable and vibrant communities.

Fumba Town is a prime example of CPS's commitment to transforming Tanzania's urban landscape, offering world-class living spaces that prioritize sustainability and modernity. Through this project and others, CPS is shaping the future of real estate in Tanzania, blending global excellence with local vision.



BECOMING A THRIVING COMMUNITY ON THE INDIAN OCEAN

Your journey with us!

Introduction
At Fumba Town, we're committed to making your journey to homeownership smooth, transparent, and rewarding. From finding your dream home to enjoying it for years to come, we're here to guide you every step of the way.

Finding Your Dream Home
Start by discovering the perfect home that fits your lifestyle. Whether you're looking for a cozy apartment or a spacious villa, we offer a variety of options to suit your needs in investment or holiday home, or a place to move entirely.

Reservation
Once you've found your ideal home, we will send you a digital reservation agreement and a reservation fee will be invoiced which is payable within 3 days.

Purchase & Sale Agreement
The Purchase & Sale Agreement, outlining all the details of your purchase is compliant with and approved by the responsible authorities in Zanzibar. The PSA will be sent to you for digital and legal binding signature.

1st Instalment Payment
The first installment payment marks the beginning of your journey to owning a beautiful home at Fumba Town and is due with signing the Purchase & Sale Agreement.

Construction Starts
The award letter to the assigned contractor will be issued at this stage, ensuring quality and sustainability throughout.

Provisional Lease Title
As construction progresses, you'll receive your Provisional Lease Title, confirming your property's ownership status.

Client Care Team Keeping You Informed
Our Client Care Team will keep you updated on key milestones, making sure you're informed throughout.

Milestones & Payments According to Payment Plan
Payments are made based on construction milestones, offering transparency and confidence as your home is being built.

Construction Completion & Handover
When construction is complete, we'll arrange a final walkthrough and handover, officially making your dream home a reality.

Enjoy Your Beautiful Home & Tailored Services
Finally, move into your beautiful new home, where we offer tailored services to ensure your comfort and satisfaction.

VALUE ADDED PAYMENT PLANS

CONVENTIONAL BUILDINGS

25% + 5%	1st Instalment: with signing PSA (5% Facilitation Fee) - Purchaser is issued Provisional Title Deed after payment
20%	2nd Instalment: With construction begin/award letter to contractor
20%	3rd Instalment: With completion of the substructure
20%	4th Instalment: With completion of superstructure
15%	5th Instalment: With handover, personally or digitally

*If a client purchases after some of the aforementioned milestones have already been achieved the client has 6 months to catch up with all achieved milestone payments after making the 1st Instalment.

*This value-added payment is meant to protect the client and allow payments only then when milestones are achieved and value is added to the client for which the Instalment is due to be paid.

*Property Management and Letting services are optionally available.

TIMBER BUILDINGS

25% + 5%	1st Instalment: with signing PSA (5% Facilitation Fee) - Purchaser is issued Provisional Title Deed after payment
20%	2nd Instalment: With construction begin/award letter to contractor
20%	3rd Instalment: With completion of the substructure
10%	4th Instalment: With superstructure materials on site
10%	5th Instalment: With completion of superstructure
15%	6th Instalment: With handover, personally or digitally

***ATOF** - Annual Town Operations Fee, this includes 24/7 security, land lease, waste collection & management, provision for water, electricity, sewer & internet (consumption billed separately), common areas and street cleaning, park and landscape management and maintenance, CAPEX, town management.

CPS Africa

WWW.FUMBA.TOWN

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Build the good future

a project by CPS Africa

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