



FUMBA TOWN
ZANZIBAR

GREEN INVESTMENT IN AFRICA

OWN A HOME IN ZANZIBAR

A safe space for your family. A place to live, work and evolve. High returns on investment. This is Fumba Town, East Africa's first eco-city.

- Foreigners welcome to buy
- Homes from \$14,900 - \$459,900
- Fastest selling residential development in Tanzania

The Fumba Times
FROM ZANZIBAR TO THE WORLD - THINK GLOBAL, ACT LOCAL

The Piazza

Moyoni Homes

The Boulevard

Vizazi Homes

CheiChei Living

Bustani Villas

Mwangani Apartments

The Pavilion

Sports Center

GET IN TOUCH

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Special by THE FUMBA TIMES, 2022/2023
Publisher: CPS Live LTD, Box 3564, Fumba Town, Zanzibar, Tanzania
Editor-in-chief: Andrea Tapper
www.fumba.town/fumba-times
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a project by **CPS**

Homes for any budget and style

HOW DO YOU WANT TO LIVE?



The German founders and developers of Fumba Town, Sebastian Dietzold (L.) with his wife Katrin and brother Tobias

CheiChei Living



Whether for students, start-ups, young families, large families or for shared living - CheiChei Living is the latest and most affordable addition to the Fumba family with a wide range of apartment and shop layouts. A good investment for your own use and for rentals.

Design: 4-storey buildings, wooden balconies around a bazaar and green courtyards

Sizes: work/shop 10-22sqm, living 14-92sqm

Price: from \$12,000-\$108,000

Green kick: hybrid timber structure

Vizazi Homes

Probably the most trendy homes in Fumba are the 3-storey Vizazi Homes (Swahili for multi-generational) with a self-contained extra flat - homes that grow or shrink with your family. 4 houses form one block, a modern version of Victorian row houses, made in Zanzibar.

Design: individual private rooftops, cross laminated timber ceilings and walls, loft-style kitchen

Sizes: 1-4 bedroom

Price: \$79,000-\$229,000

Green Kick: seamless interior-to-exterior



CPS - THE DEVELOPER

CPS is a Tanzanian based real estate development company with a German background. CPS directors are Sebastian Dietzold, his wife Katrin and brother Tobias, a family from Leipzig which has lived in Tanzania for decades. The Dietzold brothers, engineers by profession, grew up on the slopes of Mount Kilimanjaro as children of protestant missionaries.

CPS is also behind Zanzibar's first residential resort THE SOUL in Paje. More urban and rural developments in Tanzania and elsewhere in Africa are in planning; climate-conscious building is a priority. CPS is registered under the Zanzibar Investment Promotion Authority (ZIPA - zipa.go.tz) with the full support of the government and falls under international investment protection laws.

THIS IS FUMBA TOWN

Fumba Town on the Fumba peninsula (hence the name) is master-planned across 150 acres along the west coast of Zanzibar. Just outside the capital, the growing town offers state-of-the-art residential and holiday living in a sustainable environment with permaculture landscaping, 94% waste recycling and 24/7 security.

HOW TO BUY HERE

1. Only recently foreigners have been allowed to buy in Zanzibar, and only in certain projects such as Fumba Town. New incentives include residency visas, tax benefits and repatriation of profit.
2. Homes in Fumba Town are sold off-plan in five installments of around 20% each, the last due on occupation. "While you pay, you see your house grow", explains CPS director Sebastian Dietzold.
3. The purchaser gets a 99-year lease with the right to inherit, mortgage, sell and rent out. First private re-sales of property in Fumba have also come on the market.

Mwangani Apartments



Mwangani Apartments are, together with townhouses, the pioneering and best selling units in Fumba Town. With superb ocean views from upper floors and sophisticated layouts they are at once practical and elegant.

Design: functional, plain white 4- and 6-storey buildings with 22-24 flats each

Sizes: from studio apartments to 3 bedroom penthouses

Price: \$32,000-\$275,000

Green kick: airy staircases and balconies, private gardens on ground floor

Bustani Villas

High quality 3-storey private villas with large glass fronts and intimate gardens form the primely located neighbourhood of the Bustani Villas (Swahili for garden) in Fumba Town, stretching right from the sea to a shopping boulevard.

Design: generous comfort layouts, amazing views, high value finishing

Sizes: 3-5 bedroom villas

Price: from \$345,000-\$460,000

Green kick: nestled discreetly in tropical permaculture parkland



OUR BEST SERVICE

Even when you are not there, your property is in the best of hands. **Service packages** in Fumba Town take care of everything.



Modern island living: chic interior in Fumba Town

Mandatory monthly service charge: \$1-2 per sqm for 24/7 security, public areas, infrastructure, waste & recycling management

Rental management: \$15-50 monthly flat fee, 7.5% of the rent achieved for brokerage. Includes marketing, contractual agreements, rent collection and basic maintenance of your property

Garden design and maintenance: by Fumba's own Permaculture Design Company (PDC)

Looking to rent in Fumba Town? Contact us! Apartments and townhouses in all sizes available, short- and long term, from \$150-\$1500

Information and inquiries: www.fumba.town

Why invest in ZANZIBAR

15%
Tourism growth

6.8%
Economic growth



white beaches,
historic Stone Town



New direct flights
including Air France,
Edelweiss and Eurowings

2015
Fumba Town
launched

2018
First house
handover

FUMBA TOWN a growing community

700+
units sold

4000+
planned

buyers from

57
countries

10-15%
return on
investment

15 km to the airport
18 km to Zanzibar City

2022
Pavilion mall, beach bar,
restaurants to open

2019
clinic, school, play-
ground, kiosk &
community market
open

2023
sports centre, sea pier,
piazza hotel planned
open

