

The future of living.

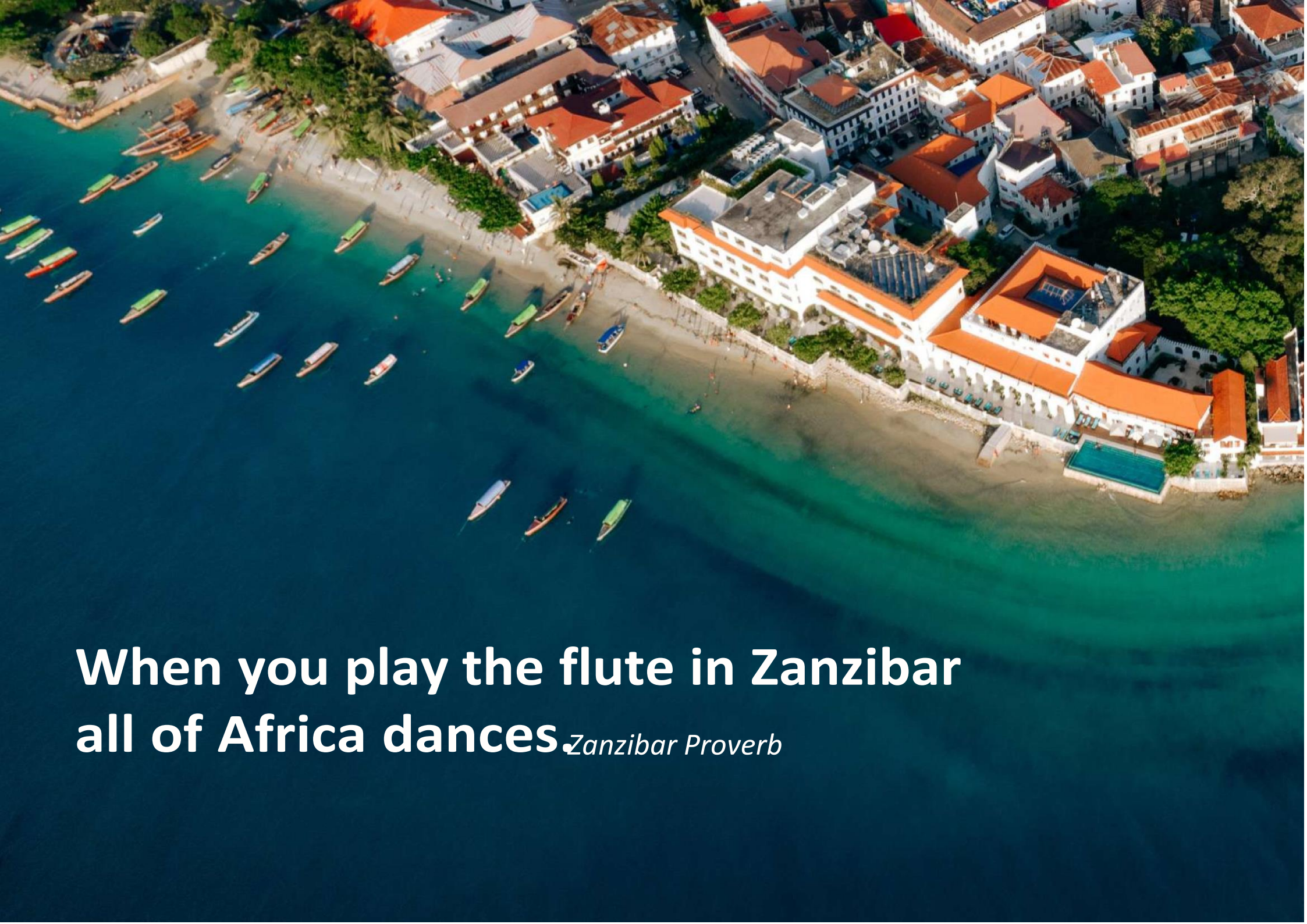
Resilient. Self-sufficient.

Living in Fumba is to live the dream. The dream of a modern, spacious, secure and cosmopolitan lifestyle on a tropical island, a life of ocean breezes and contemporary comforts, modern planning and Swahili living.

As the first fully-integrated residential development in Zanzibar, Fumba Town showcases the best-value portfolio of stylish apartments, townhouses, and villas sustainably planned around communal neighbourhoods and green public spaces. The social infrastructure of Fumba Town is woven throughout the residential neighbourhoods, amenities including retail, hospitality, leisure and healthcare providing essential services for the welfare of Fumba's residents.







**When you play the flute in Zanzibar
all of Africa dances.***Zanzibar Proverb*



Located just off the coast of East Africa in the Indian Ocean, Zanzibar is a semi-autonomous region of Tanzania and consists of several small islands, Unguja being the most famous and informally referred to as Zanzibar.

Zanzibar is known for its beautiful white sandy beaches, spectacular sunsets, famous spice plantations and rich history. Together with the diverse Swahili culture and Zanzibar's welcoming people, this island is a true paradise.

Fumba Town is sustainably master-planned across 150 acres and spreads along 1.5kms of a stunning Indian Ocean coastline. Situated a mere 20-minute drive from Stone Town and Zanzibar International Airport, with daily flights to the GCC, East Africa and Europe or a short hop, by plane or ferry, from Dar es Salaam and the Tanzania mainland.

Fumba Town

Safe & Green. Open & Free.

A green infrastructure has been carefully woven throughout the residential neighbourhoods of Fumba Town, eco-friendly green corridors, tree-lined avenues, tropical gardens and lush, verdant parks for the pleasure, and leisure, of our residents.

Fumba's commitment to showcasing sustainable, permaculture principles in residential environments creates a healthier lifestyle for our communities, respecting and improving the biodiversity of our islands and creating a place of natural beauty and wellness in which to live.





Clean. Stable. Efficient.

Fumba Town's modern infrastructure and state-of-the-art municipal services guarantee constant clean water, stable power, fast data, efficient waste management and responsive security services.

Meticulously planned for the comfort, well-being and health of our residents, these essential utility resources are regularly serviced to international standards by our professional maintenance team, keeping your environment safe and clean, leaving your life free for the enjoyment of Fumba living.

Everything you need. At your doorstep.

Strategically integrated within the Fumba Town residential communities are commercial spaces and social amenities, essential services that foster economic growth, social inclusion and sustainable community living.

Retail or restaurants, healthcare or childcare, education or entertainment, all on your doorstep, all for you, whenever you want it. Fumba Town grows and thrives with our residents, community welfare, the glue that brings us together, a place for work and relaxation, a place for friends and family. All yours, always.





At home or away. Your property is taken care of.

Investing in Fumba Town unlocks access to a portfolio of services that help you make the most of your asset, a dedicated team working 24/7 to support you, your family, your tenants and your property.

A full and care-free package that covers all aspects of professional support, from finding the right tenant at the best rates, to collecting rent, safeguarding the standard of your property and undertaking regular maintenance with our team of trained, reputable and efficient tradespeople.



Moyoni Homes

Vizazi Homes

The Piazza

The Boulevard

CheiChei Living

Bustan

An aerial architectural rendering of a coastal development. The scene shows a mix of housing types: multi-story apartment blocks on the left, a central sports complex with a red tennis court and a green basketball court, and rows of townhouses on the right. The development is bordered by a blue ocean under a sky with white clouds. Lush greenery and palm trees are interspersed throughout the built-up areas.

ani Villas

Sports Center

Mwangani Apartments

The Pavilion

Townhouses





CheiChei Living Evolving Culture. 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.

Studios & 1-Bedroom

Studio Plus

Total Living Area: 14.5 sqm

Price: 17,900 USD

ASC: 174 USD



Studio Deluxe

Total Living Area: 25.4 sqm

Price: 36,900 USD

ASC: 304.80 USD



Studio Max

Total Living Area: 17.9 sqm

Price: 22,900 USD

ASC: 214.80 USD



Chumba Deluxe (1-Bedroom)

Total Living Area: 37.1 sqm

Bedroom: 11.6 sqm

Living/Kitchen: 22.5 sqm

Bathroom: 3.0 sqm

Price: 52,900 USD

ASC: 445.20 USD



2 and 3 Bedrooms



Vyumba 2 Plus

Total Living Area: 38.8 sqm

Bedroom 1: 9.7 sqm

Bedroom 2: 8.3 sqm

Living/Kitchen: 17.8 sqm

Bathroom: 3.0 sqm

Price: 57,900 USD

ASC: 465.60 USD



Vyumba 2 Max

Total Living Area: 42.2 sqm

Bedroom 1: 9.7 sqm

Bedroom 2: 8.3 sqm

Living/Kitchen: 21.2 sqm

Bathroom: 3.0 sqm

Price: 63,900 USD

ASC: 506.40 USD



Vyumba 2 Deluxe

Total Living Area: 49.3 sqm

Bedroom 1: 9.7 sqm

Bedroom 2: 8.3 sqm

Living/Kitchen: 28.3 sqm

Bathroom: 3.0 sqm

Price: 72,900 USD

ASC: 591.60 USD



Vyumba 3 Deluxe

Total Living Area: 55.9 sqm

Bedroom 1: 11.3 sqm

Bedroom 2: 8.0 sqm

Bedroom 3: 7.5 sqm

Living/Kitchen: 26.1 sqm

Bathroom: 3.0 sqm

Price: 87,900 USD

ASC: 670.80 USD

Familia Max 5

Total Living Area: 92.7 sqm

Price: 121,900 USD

ASC: 1,112.40 USD



Duka Plus

Total Area: 10.6 sqm

Price: 14,900 USD

ASC: 190.80 USD



Duka Max

Total Area: 22.8 sqm

Price: 32,900 USD

ASC: 410.40 USD



Familia Deluxe 7 Max

Total Living Area: 91.8 sqm

Price: 125,900 USD

ASC: 1,101.60 USD

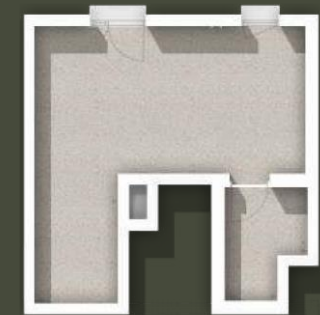


Duka Pro Max

Total Area: 22.8 sqm

Price: 35,900 USD

ASC: 410.40 USD





Mwangani Apartments

The Mwangani Apartments are carefully sited amongst the 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 Fumba Town that you call home.

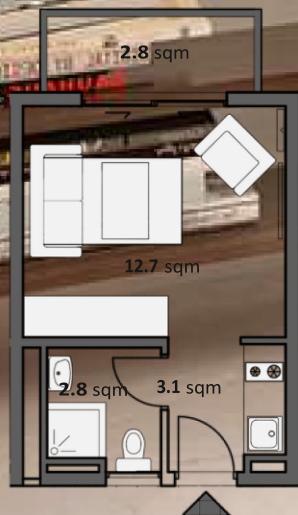
4 Storey Building

Studio

Total Living Area: 21.4 sqm

Price starting at: 37,900 USD

ASC: 256.80 USD

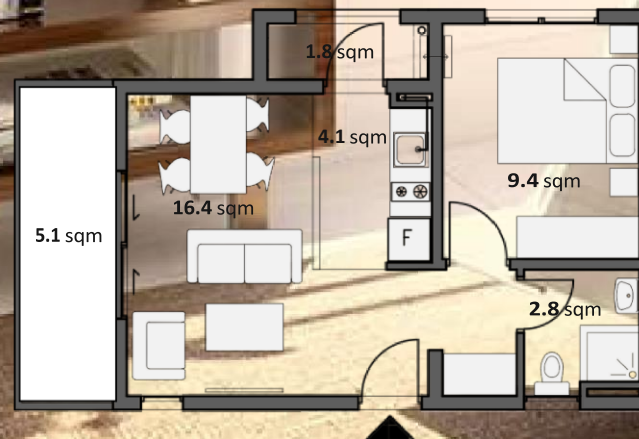


1 Bedroom Apartment

Total Living Area: 39.6 sqm

Price starting at: 67,900 USD

ASC: 475.20 USD

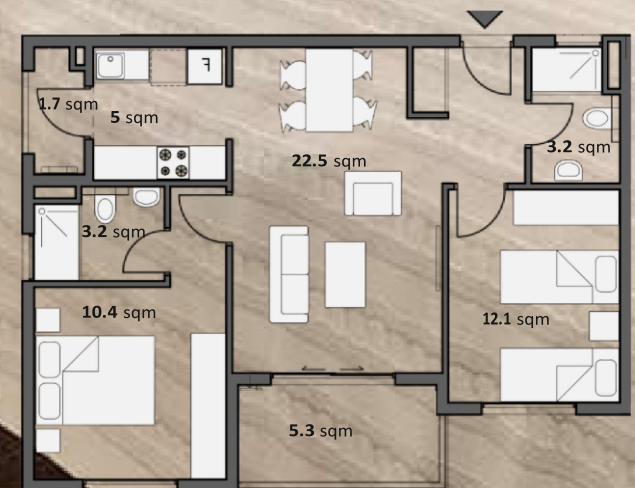


2 Bedroom Apartment

Total Living Area: 63.4 sqm

Price starting at: 93,900 USD

ASC: 760.80 USD



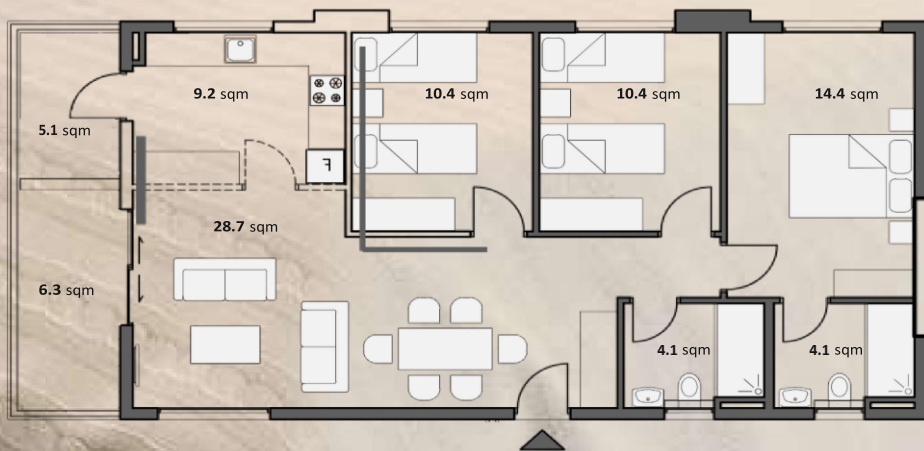
6 Storey Building

3 Bedroom Apartment

Total Living Area: 92.7 sqm

Price starting at: 141,900 USD

ASC: 1,112.40 USD



3 Bedroom Penthouse

Total Living Area: 171.9 sqm

Price starting at: 317,900 USD

ASC: 2,062.80 USD







Moyoni Homes

Moyoni is a pioneering neighbourhood in the heart of Fumba Town with dynamic clusters of modern, low-rise apartments built around common natural gardens, facilities and play areas that foster cohabitation, community engagement and social wellbeing.

The Moyoni Floorplan is very flexible and can be adjusted to either a Loft setup (1-Bedroom), a 2 Bedroom or even a 3 Bedroom. Groundfloor units enjoy a private garden, and upper floor units a balcony. Depending on the floorplan setup the living area can vary a little with more or less walls.

Total Living Area inside: 65.69 - 68.79 sqm

Garden for Ground Floor Units: 27 sqm,

Garden for Corner units: 60 sqm

Balcony on upper floors: 3 sqm

Price starting at: 101,900 USD

Corner units starting at: 106,900 USD

Annual Service Charge: 815.00 USD



Loft



3 Bedroom



2 Bedroom Apartment Upper & 2B Apartment Upper Corner



2 Bedroom Apartment Lower with private front garden





Townhouses

The Beginning Of Your New Chapter.

3 Bedroom Townhouse

Total Living Area inside: 87 sqm

Total Living Area + Veranda: 111 sqm

Plot size: 177 sqm

Price starting at: 132,900 USD

ASC: 1,332.00 USD



3 Bedroom 2-Story Townhouse

Total Living Area inside: 129 sqm

Total Living Area + Veranda: 178 sqm

Plot size: 177 sqm

Price starting at: 211,900 USD

ASC: 2,136.00 USD



3 Bedroom Townhouse with Patio

Total Living Area inside: 88 sqm

Total Living Area + Veranda: 123 sqm

Plot size: 171 sqm

Price starting at: 142,900 USD

ASC: 1,476.00 USD





Vizazi Homes

Designed to Evolve.

The Vizazi Houses have been designed to meet your personal requirements and ideas. Combine and set out your home as you and as your family grows. Fill your home with your individual lifestyle.

1 Bedroom Apartment

Total Living Area: 40.8 sqm

Garden: 55.8 sqm

Price starting at: 91,900 USD

Kitchen Package: 4,500 USD

ASC: 489.60 USD



3 Bedroom Apartment

Total Living Area: 87.1 sqm

Terraces: 18.8 sqm

Price starting at: 197,900 USD

Kitchen Package: 4,500 USD

ASC: 1,045.20 USD



Upper Floor

Penthouse Floor

3 Bedroom Row House

Total Living Area: 131.9 sqm

Garden: 55.8 sqm | Terraces: 18.8 sqm

Price starting at: 264,900 USD

Kitchen Package: 6,500 USD

ASC: 1,582.80 USD



Ground Floor



Upper Floor



Penthouse Floor
Standard Layout

Additional En-Suite Bedroom on
Penthouse floor: 20,000 USD

2 Bedroom Ocean View Corner House

Total Living Area: 126.0 sqm

Garden: 94.5 sqm | Terraces: 23.5 sqm

Price starting at: 264,900 USD

Kitchen Package: 6,500 USD

ASC: 1,512.00 USD

2 Bedroom Island View Corner House

Total Living Area: 122.2 sqm

Garden: 92.6 sqm | Terraces: 28.2 sqm

Price starting at: 264,900 USD

Kitchen Package: 6,500 USD

ASC: 1,466.40 USD







Bustani Villas

Your private piece of Paradise.

Bustani is a prestigious, up-market neighbourhood of contemporary, high quality 3 to 5 bedroom villas, nestled discreetly in a beautiful parkland, each individually designed for amazing views.

3 Bedroom Bustani Villa

Total Living Area: 194.3 sqm

Living Area inside only: 137.4 sqm

DSQ: 9.9 sqm

Balconies and Roof Terrace: 56.9 sqm

Plot size: 282 sqm

Price starting at: 396,900 USD

ASC: 2,331.60 USD



5 Bedroom Bustani Villa

Total Living Area: 293.7 sqm

Living Area inside only: 223.5 sqm

DSQ: 9.9 sqm

Balconies and Roof Terrace: 60.3 sqm

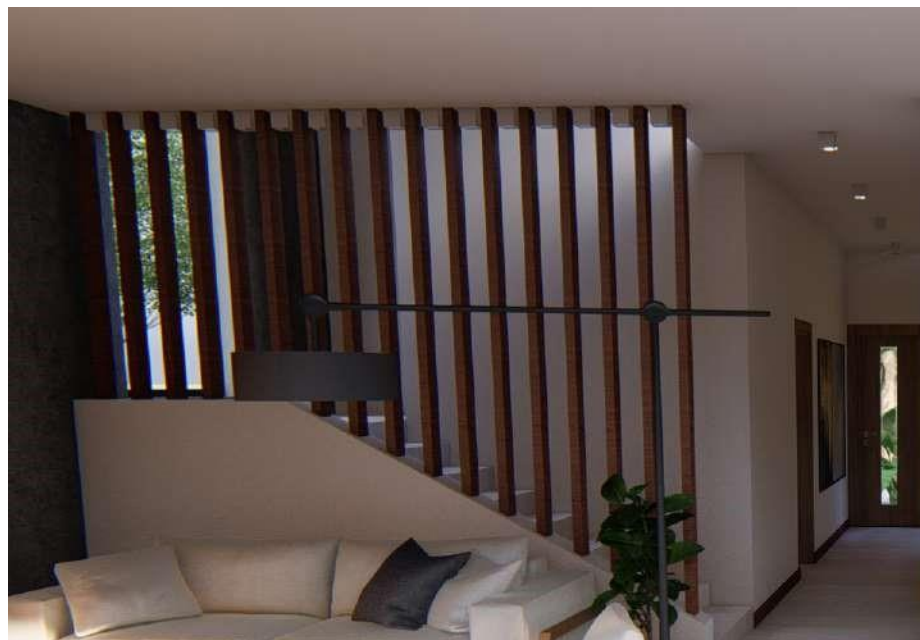
Plot size: 294 sqm

Price starting at: 528,900 USD

ASC: 3,524.40 USD







Value Added Payment Plan

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 (est. 4-6 months after 2st Instalment)*
20%	4th Instalment: with Completion of Superstructure (est. 4-6 months after 3rd Instalment)*
15%	5th Instalment: with handover, personally or digitally (est. 4-6 months after 4th Instalment- latest 1 month after notice of completion)

*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



***ASC** - Annual Service Charge, this includes 24/7 security, Land Lease (annual property tax), 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.

*Property Management and Letting services are optionally available.

Buyer Incentives:

- **100% foreign ownership**
(99-year Lease Title)
- **Resident permit for the buyer, wife/husband/
spouse and 4 children under 20 years**
- **50% exemption on stamp duty**
- **50% exemption on capital gain**
- **100% exemption from worldwide
income for foreigner**
- **100% allowance for free repatriati-
on of profit after tax**

FUMBA TOWN
a growing community



white beaches,
historic Stone Town

6.8%
Economic growth

15%
Tourism growth

10 - 15%
return on investment

**buyers from 57
countries** in the
world have
already invested.

From Fumba only
15 km to the Airport &
18 km to Stone Town

New **direct flights**
including Air France,
Edelweiss & Eurowings

August 2015
Fumba Town
Launched

August 2018
first house handover by
President Dr. Shein

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

March 2022
Pavilion mall, beach bar,
restaurants to open

March 2023
sports centre, sea pier, piazza
hotel planned



850+
units sold.

4000+
planned



CPS

CPS is a Tanzanian based real estate development company with a German background. Our mission is to create homes and communities that are strong, safe, sustainable and accessible to all. Our aspirational and successful real estate projects are adding value for people so we can build an environment worth living.

We are transforming lives and empowering communities to grow sustainably through the development of inclusive projects that have a social impact. We are solving real challenges enabling people to live their best lives in Tanzania and beyond.



Get in touch

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a project by **CPS**