

fumbavillagezanzibar.com

Fumba Village



A Better Living.

3 Bedroom Apartments
Starting from: 80,000 USD

Your New Home Awaits

Invest in Zanzibar

GET IN TOUCH

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ADDRESS

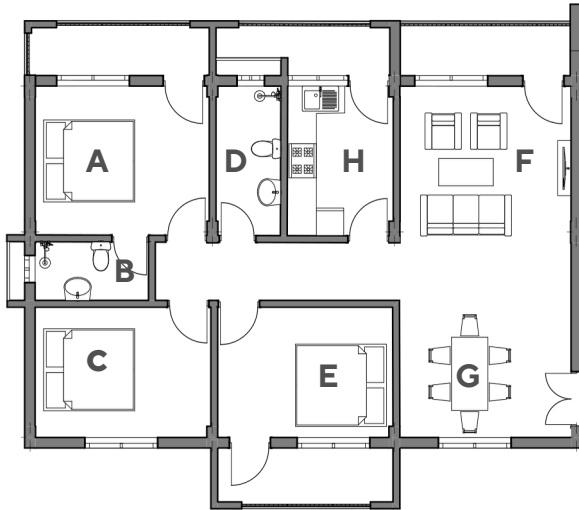
- Fumba Village
- Dimani, Fumba
- Zanzibar

a project by **SPACE**
SPACE ESTATES

FLOOR PLAN

3 BEDROOM UNIT

Ground floor units are thoughtfully designed without balconies, offering direct access to beautifully landscaped gardens.



A. Master Bedroom	12.5 sqm
B. Master Bathroom	3.2 sqm
C. Room 2	10.9 sqm
D. Guest Bathroom	3.9 sqm
E. Room 3	12.5 sqm
F. Living Area	12.9 sqm
G. Dining Area	11.3 sqm
H. Kitchen	6.6 sqm
Apartment Size	129 sqm

INTERIOR DESIGN



Note: Units are sold unfurnished. Images are renders for illustration and design inspiration only.

MASTER PLAN



- A** Football Pitch
- B** Luxury Villas
- C** Premium Villas
- D** Shops & Restaurant
- E** 2 Bedroom Apartments (G+9)
- F** 3 Bedroom Apartments (G+4)
- G** 4 Bedroom Apartments (G+4)
- H** Kids Play Area

Location Highlights

- Prime location in Dimani, Fumba
- Adjacent to Fumba Mall
- 5 minutes to AFCON Stadium
- 5 minutes to Clinic
- 10 minutes to AAK International Airport
- Excellent road connectivity, providing easy access across the area

AMENITIES

Commercial Area	Fumba Village
Shops & Restaurants	Fumba Village
Football Pitch	Fumba Village
Kids Play Area	Fumba Village
Open Cinema	Fumba Village
Fumba Mall	2 minutes away
AFCON Stadium	5 minutes away
Clinic	5 minutes away
Sea Taxi Marina	10 minutes away

ROI

Self Management	12% - 15%
Fumba Village Management Service	12% - 18%
Property Management Company	12% - 20%

Disclaimer: The projected rental return on investment (ROI) is an estimate based on market research and current market conditions. Actual returns are not guaranteed and may vary depending on occupancy levels, rental demand, operating costs, and overall market conditions.

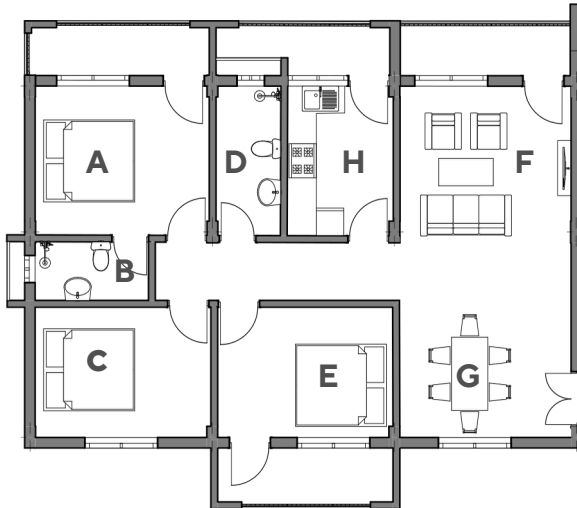
THREE BEDROOM APARTMENT

STARTING AT:

80,000 USD

THREE BEDROOM UNIT

Prices are subjected to change, prices excluding furniture



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PAYMENT PLAN

Reservation Fee	10% Upon signing of the Reservation Form	8,000 USD
1st Installment	20% + facilitation fee due with execution of PSA	16,000 USD
2nd Installment	20% upon agreed milestone	16,000 USD
3rd Installment	20% upon agreed milestone	16,000 USD
4th Installment	20% upon agreed milestone	16,000 USD
5th Installment	10% upon agreed milestone	8,000 USD

OTHER COSTS

Facilitation Fee	3.5%
due with the 1st Installment	

Note: Units are sold unfurnished. Images are for illustration only. Prices increase by \$2,000 per floor above the ground floor. Ground floor units have no balconies and instead offer direct access to landscaped gardens.

Installment intervals depend on the property's location and construction timeline. The payment plan is expected to be completed within 12-18 months, with the first installment due within 28 days of signing the Reservation Form.

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PROJECT OVERVIEW



WHY FUMBA VILLAGE?

Three powerful trends are shaping the future of Fumba. Tourism in Zanzibar continues to grow rapidly, driving demand for quality homes and holiday accommodation. At the same time, major investment in infrastructure and the expansion of the Fumba Peninsula are transforming the area into one of the island's most desirable places to live and invest.

Meanwhile, the supply of modern, affordable homes remains limited, creating strong long term potential for both capital appreciation and rental returns.

Developed by Space Estates Limited, part of the Space Group of Companies, Fumba Village will deliver 430 modern homes within a vibrant, family-friendly community offering an exceptional opportunity for homeowners, retirees, and investors to be part of Zanzibar's next generation of residential living.

According to the latest ZIPA Investment Guide and the Fumba Free Economic Zone Master Plan, the Fumba Free Economic Zone (FEZ) spans approximately 3,000 hectares and currently has 62 registered investment projects with more than US\$3.3 billion in committed investment.

BUYER BENEFITS

- Eligible for a Residence Permit
- 99 Years Ownership
- 100% Foreign Ownership
- 50% Reduction in Capital Gains Tax



YOUR NEW HOME AWAITS

SUSTAINABLE. MODERN. AFFORDABLE.

www.fumbavillagezanzibar.com

STARTING FROM

\$80,000
US DOLLARS

PAYMENT PLAN

12 - 18 MONTHS

SIZE 129 SQM

RESERVATION 10%

Note: Price excludes facilitation fee. Units sold unfurnished

UNIT OVERVIEW

Step into comfort and convenience with our thoughtfully designed homes featuring 3 bedrooms, a bright living hall, a modern kitchen, and 2 bathrooms. Enjoy family meals in the dining area and relax on your private balcony overlooking the community. Perfect for families seeking affordable, modern, and sustainable living in Zanzibar.



Bedrooms



Bathrooms



Hallway



Balcony



Dining Area



Kitchen



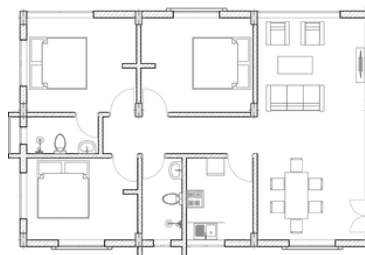
Landscaping



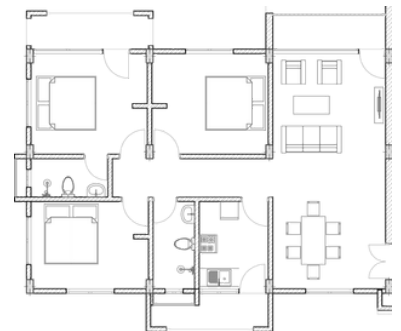
24/7 Security

FLOOR PLAN

Ground Floor units are thoughtfully designed without balcony, offering direct access to beautifully landscaped gardens, creating a peaceful green space ideal for families and everyday relaxation. First, second, third, and fourth floor units feature private balconies, providing elevated views, fresh air, and comfortable outdoor living.



GROUND FLOOR



FIRST - FOUR FLOOR

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