

The Fumba Times

FROM ZANZIBAR TO THE WORLD – THINK GLOBAL, ACT LOCAL

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INTERVIEW
HOW WILL WE LIVE TOMORROW?
PAGE 02 | NEWS



LOCAL HEROES
BREAKING NEWS ON CAMERA
PAGE 05 | PEOPLE



NUNGWI
THE NORTHERN BEACH QUEEN
PAGE 08 | MY WORLD



Only 20 minutes from the airport and Stone Town: Newly-built suburb Fumba Town is filling up with life

TEST THE GREEN LIFE!

New sea-view apartments and houses ready to rent in eco city Fumba Town

Ready to move? The spectrum of rental space in Zanzibar increased substantially overnight with the new satellite town of Fumba opening up.

Immaculate living spaces embedded in well-kept tropical gardens, clean water from the tap. High-speed glass fibre internet, top-notch safety for you and your family. Zanzibar, notoriously short of decent apartments and houses - especially at affordable rates - has a new dream-community on the doorstep of Zanzibar City.

Recently the first two of an initial 11 shining white apartment blocks have been completed, with the rest being finished over the coming weeks and months. Each of the four-storey blocks contains 16 to 24 apartments - from modern studios to small two and three bedroom units. Rents start at TZS 275,000 (\$120), see box.

Also available for rent are a good number of spacious townhouses of two to six bedrooms with comfy amenities such as window shutters, cosy front porches and modern tiled, state-of-the-art bathrooms.

"Imagine to come home to a clean, welcoming environment with 24/7 service of water, electricity and top security in a lovely, cosmopolitan neighbourhood where your children can play safely, you can completely unwind - and even the corridors are being cleaned for you", says Sebastian Dietzold, who founded and developed

Fumba Town with his wife Katrin. "According to our real estate research there is no better value for money anywhere in Zanzibar", adds Tobias Dietzold. The two brothers - both engineers - are turning Fumba Town from a vision into reality supported by a team of local and international planners and builders.

"Tenants have zero hidden costs" such as for watchmen or gardeners, assures Tobias Dietzold. And a further advantage: If the owner agrees, rent is paid monthly and not months in advance as it is often the case in Zanzibar.

In has been unusually busy in the serene seafront community over the last weeks with pick-ups bringing in furniture, happy new house owners receiving their keys and potential investors coming to view properties. "From the placing of sockets to bedside lamps, every detail requires a thoughtful process", said designer Katrine Riekstina when showing new owners around.

All property is individually owned by private owners but managed by a town management on site. Situated on the shores of the Indian Ocean on the Fumba peninsula, only 15 to 20 minutes drive away from the airport and the capital, the Fumba Town development is a model town for Africa in terms of infrastructure, permaculture principles and innovative building methods.

Some of its rental units are fully furnished, some partly furnished and some may be rented empty to allow for individual styling and decoration. All kitchens have basic shelving and worktops.

When it comes to modern living, Fumba with its green eco-landscaping, climate-friendly buildings, a daily waste collection and 94 per cent waste

recycling is setting new standards. "It is a cosmopolitan community thriving in the equally multicultural society of Zanzibar", says Sebastian Dietzold. Among the owners of Fumba homes from more than 50 nations are African football stars playing for British teams, Zanzibar-born Omanis, Europeans as well as Tanzanian nationals. Some of them are already or will be living in Fumba themselves, others are renting out. "It's a mix-and-match situation", town manager Kristian Bollmann explains. "Some owners offer short-term rentals, some prefer to let long-term. We are flexible and can accommodate almost any personal preference."

The project stretches over 1.5 kilometres and 150 acres along the western seafront of Fumba with "stunning sunsets guaranteed", as building engineer Akif El-Mauly puts it. Fumba Town construction started in 2016. By now, more than 500 residences have been sold and are being built, making it the fastest-growing urban scheme in Tanzania. Eventually the new town will accommodate over 3000 units, from small apartments to fancy three-storey villas, from maisonettes with a common pool designed for young families ("Moyoni Homes") to a number of trendy beach duplexes. A commercial centre with an international-brand supermarket, shops and other amenities is due to open this year. A kindergarten is already in place, an international school in planning, as are bus shuttle services to town. "Fumba Town is for everybody, a mixture of low-cost and upmarket private homes", sums up CEO Sebastian Dietzold.

PHOTOS ©: CPIS, ISTOCK



Friendly takeover: New owner moving in, assisted by the town management

HOW MUCH IS THE RENT?

Apartment Type	Area (sqm)	Rent Range (TZS)
Studio	21 sqm	\$120-180
1 bedroom	40-42 sqm	\$210-300
2 bedroom	49-50 sqm	\$250-350
Townhouses:		
2-3 bedroom	87-123 sqm	\$300-550
3-6 bedroom	184-223sqm	\$600-850
Grand 3-5 bedroom	168-178sqm	\$600-800
Two-storey		

Inquiries: www.fumba.town/ +255 778 331 144
Approximate rental prices, unfurnished & furnished, depend on house features such as AC and are subject to change.

INFRASTRUCTURE THE BIG FIVE

The biggest infrastructure projects currently undertaken in East Africa are done by Tanzania. Here the region's first five most valuable projects, according to financial analysts Deloitte in 2019.

- 1 Tanzania, Likong'o-Mchinga liquefied natural gas plant, value: \$30 billion
- 2 Tanzania, Bagamoyo mega port, value: \$10 billion
- 3 Kenya: Kenya-Uganda-Rwanda-South Sudan rail project, \$9.8 billion
- 4 Ethiopia: Ethiopian Renaissance dam, value: \$4.8 billion
- 5 Ethiopia: Tams hydropower project, value: \$4.2 billion

Tanzania has caught up with Kenya in terms of infrastructure projects, both recording 51 projects in 2019. Other mega projects in the pipeline are the Nairobi-Mombasa highway expansion and the new Addis Abeba international airport.

EMBRACING RAMADAN

The holiest month of the Islamic calendar falls into the timespan when this issue of THE FUMBA TIMES is on the market. Depending on the sighting of the moon, Ramadan will take place around 24 April - 23 May this year. To give you an understanding of this special time for Muslims, enjoy our articles on page 4, 5 and 7, and read what individuals think under #My Ramadan.

#MY RAMADAN "TIME TO LET GO"



Aiysha Mohammed, 30, female tour guide in Zanzibar

"Ramadan is a time to let go. I wash off my old fears. I cleanse my body. All the toxics go away. I renew myself. Even when working I always fast. I never stop because I am working."

HOLLYWOOD STARS IN TOWN

Michael Douglas and Catherine Zeta-Jones in Zanzibar



Hollywood calling: Michael Douglas, Catherine Zeta-Jones and their son Dylan enjoyed Zanzibar with guide Rehani of Madeira Tours & Safaris

Discreetly they landed on the island, "impressed" they left after a three-day visit: Hollywood icons Michael Douglas, his wife Catherine Zeta-Jones and their two teenage kids.

The family was on a round-trip in Africa, arriving from Pemba in Mozambique, organised by Madeira Tours & Safaris. The top Hollywood stars came on a private charter and stayed at the Park Hyatt hotel in Stone Town.

"We enjoyed the culture of Stone Town with its narrow streets and historic buildings", actress Zeta-Jones, 50, remarked after a tour arranged by travel agency veteran Tony Madeira. Looking glamorous as always, the Oscar-winning actress wore a white jeans with a colourful tunic.



Friends with celebrity: Tony Madeira (right) with Michael Douglas

Michael Douglas, 75, a two time Oscar winner and star of Wall Street, is not the first American VIP brought to Zanzibar by Tony Madeira. The tour operator also organised trips for ex-president Bill Clinton to Zanzibar.

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UP IN THE AIR

Northern Nungwi boasts of the best beaches in Zanzibar and lots of entertainment



PHOTOS (A) ASH GALLERY, TAPPER, BADOLINA

Spectacular view: The roof terrace of the trendy Z-Hotel right on the beach of Nungwi

By Staff Writer

Nowhere are the two sides of 'holiday hotspot Zanzibar' more tangible than in Nungwi - a crumbling fishing village surrounded by five-star-hotels. Still: Nungwi is fun, beaches are superb and there is talk of even an airport coming up.

Largely spared by the huge tidal differences typical for the East Coast, Zanzibar's most northern tip, the palm fringed beaches of Nungwi and Kendwa are rightly considered the best on the island. Powdery white sand, turquoise water, top diving and snorkelling options and a vibrant nightlife, powered by Kendwa Rock's legendary full moon parties, attract individual backpack travellers and an ever-growing number of package tourists alike. Zanzibar's largest hotels, from Doubletree by Hilton to the stylish Z-Hotel and Zuri, and most recently the RIU Palace Hotel (see hotel test on the right) are situated along the Nungwi coast line which also prides itself of one of the most "local" beaches of Zanzibar. Here, just in front of the vil-

lage, rustic pubs cover their tables with red-and-black checkered maasai cloth. Rasta guys and Maasai mingle with backpackers at Cholo's Bar.

Apart from Stone Town, the beach of Nungwi is the best place to witness spectacular sunsets in Zanzibar. A good dozen of small hotels of various price categories complement the all-inclusive resorts, particularly in and around Nungwi itself, shielded towards the sea by a not-so-nice concrete accumulation of beach gastronomy among them local Italian pizza hub "Mama Mia", known for the best pizza on the strip.

"I love Nungwi because locals and visitors do really get together here", says Paula Hass, a tour operator. "Mama Africa" and "Mama Sele" serve up local rice dishes like *pilaw* at budget prices in wooden sheds.

"Locals & visitors get together"

More sophisticated, the airy "Badolina Secret Garden", situated in the village, which surprises with an eclectic Middle-East-Western-African fusion kitchen with dishes such as "The Yogi", a food platter of humus, beetroot puree and lentils or "Mistaken identity", a real Austrian schnitzel. Yoga teacher



Young and local: Maha Seif, 32, operates the M&J Café in Nungwi

Marisa and Oori Levy from Israel, who run the popular restaurant, recently added 11 guest-rooms to the property.

Another well-received newcomer, the simple, industrial-look M&J Café, next to the village soccer ground, offers fresh juices and local food in a kiosk-like setting. And then there's the slightly shady side to sun-kissed Nungwi: the relentless agitation of ever more beach boys, a shabby drinking area "Manchester" where the smell of beer lingers day and night and - probably most disturbing - a dirt road access to all major hotels cutting right through the village, virtually on the doorsteps of the 5000 or so inhabitants.

Giving these challenges, Nungwi's future development seems somewhat "up in the air" - especially with an airport planned which would be only the second in Zanzibar after Abeid Amani Karume International Airport near Stone Town. Will the airstrip just serve as a domestic feeder, as it is said, or eventually become an international budget-airline hub?

FAVOURITES IN NUNGWI

Where to stay: Unusual, modern budget B&B in the village: Nungwi House

Bungalows in tropical garden: Flame Tree Cottages flametreecottages.com

Friendly resort at the lighthouse: Mnarani Beach Cottages lighthousezanzibar.com

From London with love: Z-Hotel, thezhotel.com/

Upmarket, design-oriented: Zuri Zanzibar, zurizanzibar.com

Where to eat and drink: Badolina Secret Garden Restaurant +255 625 507 508 www.badolinazanzibar.com

Gerry's Bar Beach bar, barbecue, life music, next to Hilton, Gerrysbar.com

Mama Mia Zanzibar Italian Restaurant and delicious homemade ice cream Nungwi Beach +255 773 360 584, FB & Insta



Popular: Yoga enthusiast Marisa and her partner Oori serve yummie fish and fresh fusion dishes at their "Badolina Secret Garden" restaurant

MANDELA'S GRANDDAUGHTER VISITING

Ndileka Mandela launched her biography at Livingstone restaurant



A crusader for women: Ndileka Mandela (second from right) with fans

There was a full house at the Livingstone restaurant when Ndileka Mandela's granddaughter recently launched her biography here. "I wrote the book because I wanted to tell how the great Nelson Mandela was as a family person, not as a politician", she said. The book titled "I am Ndileka" was released in South Africa earlier and immediately climbed to No. 1 in book sales there. In Zanzibar, the famous *mjukuu* signed books, read extracts from her story and answered questions of the audience.

Ndileka Mandela, 55, is the eldest grandchild of Nelson Mandela, a social activist and the founder of the Thembekile Mandela Foundation. During her three-day-visit she also spoke to readers at the Zanzibar Book Worm Lounge in the Old Dispensary and at the WAJAMAMA Women's Centre "Wom-

en's Dignity Workshop".

Her book, as the title suggests, is also about herself - and her life in the shadow of her famous grandfather. Her mother was the first wife of Mandela, her father his first son, who died in an accident when Ndileka was only four years old. Her life was not easy, at times she was "practically homeless shifting from one flat to another", she discloses in her book.

"I am Ndileka, more than my surname", by Ndileka Mandela, now available in bookstores and at Amazon



TESTING HOLIDAY HOT SPOTS HOTEL RIU PALACE



A SPANISH TOUCH IN ZANZIBAR

✓ **LOCATION** One of the best beaches in Zanzibar

✓ **SPECIALS:** Two à la carte restaurants

✓ **SERVICE** All-inclusive formula by Spanish hotel chain

✓ **THE BOTTOM LINE** Major group testing the waters in Zanzibar

HOTEL RIU PALACE ZANZIBAR The new kid on the block has arrived in Zanzibar with a solid, award-winning hotel history. Not many people in Zanzibar will know that RIU started as a tiny fishermen's family hotel in Majorca in 1953 only to become one of the world's most successful hotel groups. The third successive generation of the Riu family, in partnership with travel giant TUI, runs the chain and now owns 99 hotels in 19 countries with more than 31,000 employees and five million guests every year. It's the most popular hotel in the Caribbean, the third largest in Spain.

Game changer: With such a major player in the hotel industry appearing on the scene, it is a game changer for Zanzibar, especially because RIU has - besides the former Hideaway in Nungwi - quietly acquired the neighbouring Gemma de l'Est, too, a Zanzibar Italian classic.

I had the chance to meet RIU owner Carmen Riu Güell on several occasions in Mauritius and Germany. A dynamic personality and mother of three she steers the huge hospitality outfit with a lot of enthusiasm. Her brother Luis Riu oversees every detail of hotel planning: "We don't change a nail without his okay", told me Hamadi Zaied, the Tunisian-born GM of the first Zanzibar RIU during my recent visit.

What to expect? RIU is a well-oiled tourism machine with a tested global formula, adjusted over and over again, so do not expect a boutique feel - but do expect and enjoy a refined all-inclusive system. I was pleasantly surprised that a) the natural friendliness of Zanzibar staff did prevail the takeover, with everybody knowing my name after the first day and b) my extra-wishes like a second fan in the room were immediately taken care of. Climate management can still be improved in my opinion, especially in the pool area.

Rooms: Plenty! RIU has refur-

bished 100 existing rooms, suites and villas in the vast mature garden of the former Hideaway and built another 100 rooms with an extra large pool in the back, which makes it 400 beds (for RIU standards still small, most of their hotels have 1,000 beds and more). I enjoyed the new wing most, nothing beats a completely new hotel room, mine



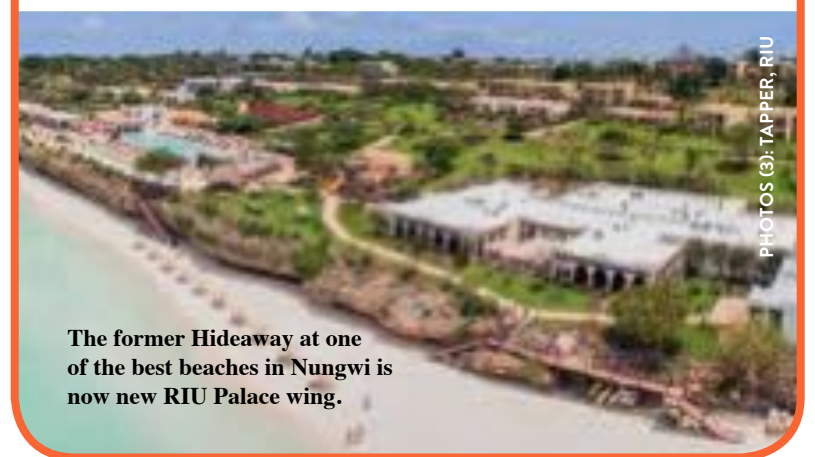
Perfect: The new RIU wing and the Steak House

even with a hamam-like beautiful bathroom.

Food: Anything you want and more - with Spanish touches like tortillas, tapas, olives and good wine. I also loved the date shakes and smoothies. Two modern à la carte restaurants feature a small extra pool. Once I discovered that, I never went back to the main area except for long swims in the crystalline ocean which comes just up to the stairs of RIU Palace.

Andrea Tapper

Hotel RIU Palace Zanzibar 400 beds, 3 restaurants, bar, animation, spa, west facing beach, Nungwi, www.riu.com



The former Hideaway at one of the best beaches in Nungwi is now new RIU Palace wing.

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