

# MWANGANI SKYLOFTS

Enriched Living Quality

Apartments for sale in Zanzibar

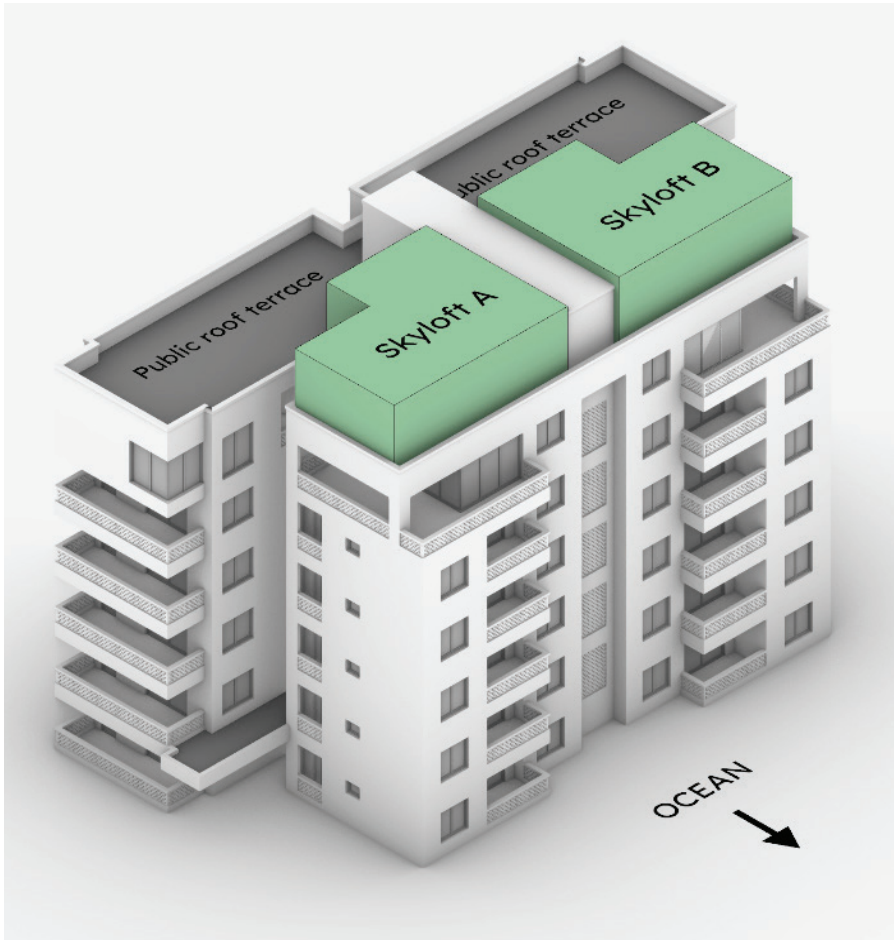
a project by **CPS** Africa



Mwangani Skylofts | Fumba Town Zanzibar

Fumba Town •





## OCEAN VIEWS

The urban planning of Fumba Town is characterized by a gradual increase of building height and density once moving away from the ocean front. The Mwangani apartment buildings are part of this area a bit more distanced from the water line. With four to six stories the Mwangani buildings contribute to an increased urban density while providing for ample green and parking space on ground floor. The increased building height allows for magnificent views over Fumba Town towards the ocean, especially for the apartments on the higher levels. On the front portion of the currently over-sized common roof terraces the integration of sustainable SkyLofts, constructed in a light-weight timber structure, is projected.



# SKYLOFT APARTMENTS

## MWANGANI VI



# MWANGANI VI SKYLOFT

## 1 BEDROOM SKYLOFT | OCEAN VIEW

Mwangani VI building - level 07

### TOTAL AREA

**64.0 m<sup>2</sup>**

Living area

**54.5 m<sup>2</sup>**

Outdoor area

**9.5 m<sup>2</sup>**

1.	Living & Dinning room	<b>22.5 m<sup>2</sup></b>
2.	Kitchen	<b>7.3 m<sup>2</sup></b>
3.	Bedroom	<b>14.1m<sup>2</sup></b>
4.	Dressing niche	<b>2.0m<sup>2</sup></b>
5.	Bathroom ensuite	<b>4.3m<sup>2</sup></b>
6.	Entry	<b>2.5m<sup>2</sup></b>
7.	Cloak	<b>1.8m<sup>2</sup></b>
8.	Yard	<b>1.9m<sup>2</sup></b>
9.	Roof terrace	<b>7.6m<sup>2</sup></b>

**A** Mwangani Staircase

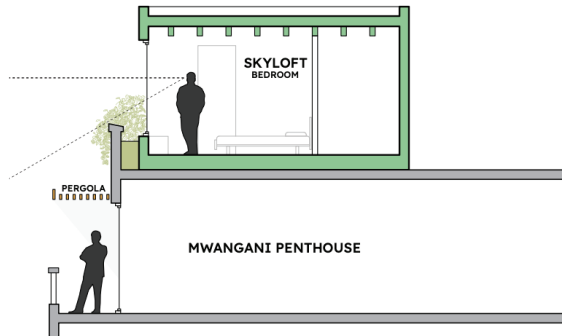
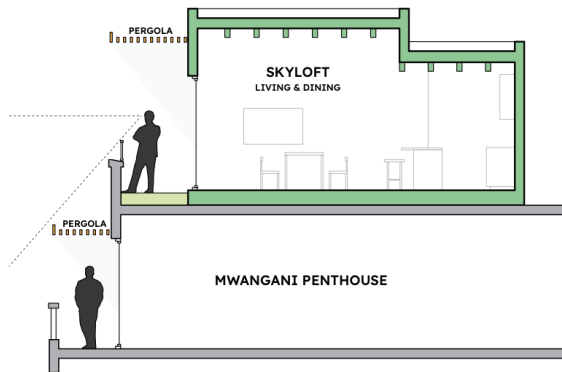
**B** Common roof





Crafted to enhance **Privacy** with precision



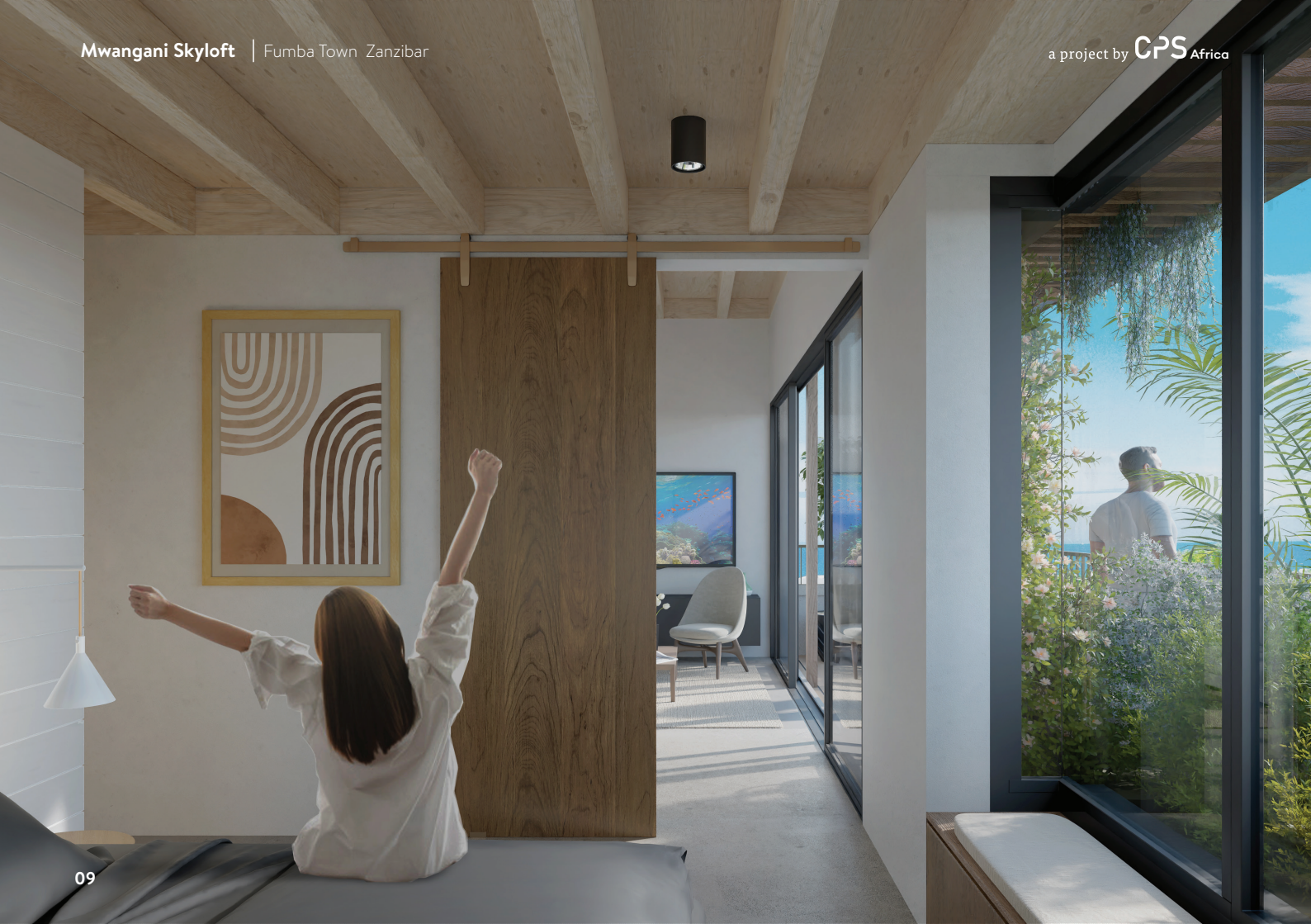


PRIVACY MEASUREMENTS BETWEEN MWANGANI PENTHOUSES AND SKYLOFTS

## SUSTAINABLE PRIVACY

The Mwangani SkyLofts are designed as luxurious 1-bedroom apartments. The integration of the lofts on top of the existing buildings allows for panoramic ocean views from both the living room and the bedroom. The vast terraces and green planters in front of the living spaces create a very private character for the SkyLofts and the balconies of the apartments below. Wooden facade features provide permanent sun shading and elevate the luxurious look and feel of the lofts. Most kitchens are designed with a small yard and roof lights over the kitchen and bathroom not only allow for cross ventilation but also create unique interior atmospheres. The construction in modern engineered timber further enhances the interior climate of these extraordinary SkyLofts.

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 terrac and allows for plant to grow up to create a green and shaded roof garden as an additional amenity for the penthouse apartments.





**Sustainable** lifestyle embedded  
in nature

# SKYLOFT APARTMENTS

## MWANGANI IV



# MWANGANI IV SKYLOFT

## 1 BEDROOM SKYLOFT | PANORAMA VIEW

Mwangani IV building - level 05

### TOTAL AREA

**69.0 m<sup>2</sup>**

Living area **55.0 m<sup>2</sup>**

Outdoor area **14.0 m<sup>2</sup>**

1.	Living & Dinning room	<b>25.8 m<sup>2</sup></b>
2.	Kitchen	<b>6.1 m<sup>2</sup></b>
3.	Bedroom	<b>12.7m<sup>2</sup></b>
4.	Dressing niche	<b>2.0m<sup>2</sup></b>
5.	Bathroom ensuite	<b>4.1m<sup>2</sup></b>
6.	Entry	<b>2.5m<sup>2</sup></b>
7.	Cloak	<b>1.8m<sup>2</sup></b>
8.	Yard	<b>2.4m<sup>2</sup></b>
9.	Roof terrace	<b>11.6m<sup>2</sup></b>

**A** Mwangani Staircase

**B** Entrance patio

**C** Common roof







The **Mwangani Skylofts** are crafted to precision  
with **Engineered Timber**



1200 Years Old Wooden Pagoda of the yingxian county, China.

## Why do we build with Engineered Timber?

1

### It is Responsible

Timber is the only regrowing building material. While trees grow in sustainably managed forests they produce oxygen and sequester carbon dioxide. Today's construction industry based on concrete and steel is responsible for 38% of the green house gas emissions. Timber in return stores (sequesters) carbon dioxide. Replacing concrete and steel with timber is the right thing to do and will enable us to fight climate change for a better future of our children and our planet.

2

### It is The Most Durable Building Material

The oldest buildings on our planet that still exist today have been built with timber.

3

### It is the best heat insulator

Timber is the best heat insulator and with that helps us to reduce the energy demand for our town and for your home. We all use timber when we want to place a hot pan on the table or when we want to touch hot things - no heat passes through timber. And while it is not only the best insulator it also does not store heat. Concrete in return stores heat and gives it off when we do not need it - during the nights when we want to sleep. Timber is the ideal building material of choice especially in hot climates like Zanzibar.

4

### It is the safest building material

Engineered timber is produced in a computer controlled environment to absolute precision. While wood is a combustible material which burns, engineered timber is designed at the highest fire, life safety standards to ensure your absolute safety even in scenarios of fire. Think of a thick book where every page easily ignites, but when you press it together you cannot manage to put it on fire. Modern engineered timber buildings are safe and contribute positively to your well being. Experience the oldest construction technology in a totally new way.



# Fumba Facts

# Sustainably Made for You

- Children friendly Playgrounds



# Fumba Facts



## Safe And Secure

• Dedicated Security Company Offering 24hours Security

Professionally Trained Guards within Fumba Town, Zanzibar.

# Fumba Facts



FUMBA TOWN  
ZANZIBAR

CS-01

Eco Friendly

• Green Rooms and Beautiful Gardens

along a 1.5km pristine coast line offering beautiful sea views and sunsets from many apartments and the **Mwangani Skylofts**



The **Mwangani Skylofts** are Designed to offer friendly **Payment Plans** available to anyone

More than **1000 homes sold** in **Fumba Town**.  
Join the Fumba Town family and our fast  
growing **international community**

We are always **personally available** for you via **+255 777 989 900**

To **Explore** all the Details & **Prices**

- Visit : [www.fumba.town/mwanganiskyloft](http://www.fumba.town/mwanganiskyloft)

Or **Scan this QR**



Welcome to

# Mwangani Skylofts

Enriched Living Quality



FUMBA TOWN  
ZANZIBAR

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a project by **CPS Africa**

Fumba Town



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