



# PropertyNews



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# Overview of Recent Amendments of Transfer and Stamp Duties

## Transfer Duties

Transfer duties are governed by the Transfer Duty Act 14 of 1993 and were recently amended through the Transfer Duty Amendment Act 6 of 2024, which took effect on 1 October 2024. The term "property" now includes land, any fixtures, real rights in land, rights to mine for minerals, and shares in companies, close corporations, or trusts that own residential properties. Residential property refers to dwelling houses, holiday homes, apartments, or land zoned for residential use, but excludes agricultural land, business-zoned land, hotels, guesthouses, or structures rented to five or more related persons. For natural persons, a new progressive transfer duty rate structure applies, while for companies, close corporations, and trusts, the 12% rate remains unchanged. Transfer duties must be paid within six months from the acquisition date, which is defined as the date of transaction or the date when entitlement is gained.

## Stamp Duties

Stamp duties are governed by the Stamp Duties Act 15 of 1993, with amendments introduced through the Stamp Duties Amendment Act 7 of 2024 effective 1 October 2024. A notable change is the inclusion of electronic stamping. For natural persons, stamp duties are exempt for lower-value properties, with a nominal rate applied to higher values. For companies, close corporations, and trusts, the standard duty rate remains unchanged. The updated stamp duty rates apply to all relevant documents executed after 1 October 2024.



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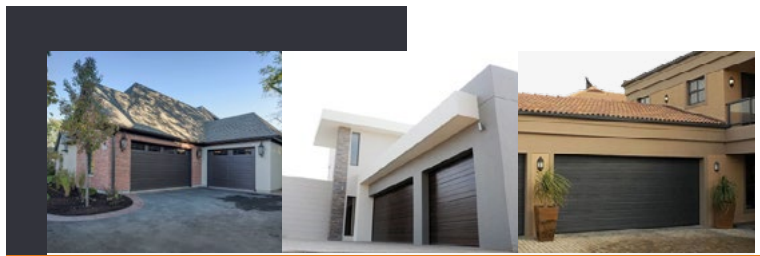
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## Roof & More

Key Benefits:

- Roof Paint and waterproofer
- APEO free - safe for aquatic life
- Long lasting colour
- Multi-functional (Roofs, Paving & an array of exterior surfaces)
- Long lasting colour



## High Hiding Matt

Key Benefits:

- Perfect for walls & ceilings
- Durable & long lasting formulation
- Complete cover with low odour



## BarrierTex

Key Benefits:

- Exterior Textured paint with Microflex Technology for enhanced flexibility
- Sand textured finish
- Hides Plaster Imperfections



## Brilliant Sheen

Key Benefits:

- Extensive multi-surface application
- Durable, ideal for busiest of areas & rooms
- High Dirt resistance
- 8 year guarantee



## Water-based Primer

Key Benefits:

- Excellent adhesion
- High hiding power
- Quick Drying
- Alkyd based
- Low VOC



## Gloss Enamel

Key Benefits:

- Extensive multi-surface Superior coverage & weather resistance
- Easy to wipe clean enamel paint
- Tough & durable
- Perfect for walls & trims
- 5 year guarantee



## Solvent Based Primer

Key Benefits:

- Ideal for Masonry & Gypsum surfaces
- Strong adhesion
- Good coverage
- Good alkali-resistant properties
- Penetrates & seals porous plaster



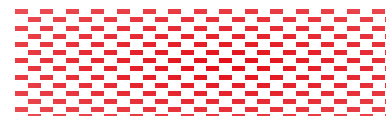
## All Cover

Key Benefits:

- Flawless matt finish
- Highly durable
- Washable for easy cleaning
- Covers up to 10 m<sup>2</sup>/l
- 8-year guarantee

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**PIONIERSPARK  
FOR SALE | N\$ 3 730 000**



**EXCLUSIVE SOLE MANDATE**

Beautifully maintained home available offering 3 Bedrooms, main en-suite, 2 Bathrooms, Lounge, TV room, Smaller dining room, Open plan study, Guest room with bathroom, Entertainment area with built-in braai and scenic views, Double garage with automated doors, Outside quarters, Erf of 1,081 m<sup>2</sup>, house 275 m<sup>2</sup>, flat 53 m<sup>2</sup>, outside quarters and garage 84 m<sup>2</sup>.

JACQUE 081 122 0081 | MARIETTE 081 127 3765

**WALVIS BAY  
FOR SALE | N\$ 7 350 000**



Block of flats in Kuisebmond.  
Perfect for company seeking residency units or for investor  
14 flats – Open plan lounge/living with kitchen area,  
2 bedrooms and 1 bathroom.  
Zoning: General Business.  
Bulk: 1.  
Erf 1178m<sup>2</sup>.

JACQUE 081 122 0081

**SOUTHERN INDUSTRIAL  
TO LET | N\$ 34 300 PM**



Warehouse with Offices To Let  
Size: Offices with warehouse 857 m<sup>2</sup>  
Kitchenette & ablution facilities.  
Utilities: N\$ 5,257 PM  
Available: 1 November 2024

ROBBIE 085 552 0143

**WINDHOEK CBD  
TO LET | N\$ 16 966 PM**



± 114m<sup>2</sup> in size. Entrance, Reception area, 4 offices (1 office ideal for open plan area), Kitchenette with BIC, Ablution facilities, Storage facilities, Parking for staff and customers available. Separate water & electricity meters.  
Additional charges will be as follows:  
Rates: N\$ 498.18 | Waste: N\$ 342.00 | Refuse: N\$ 114.00

ROBBIE 085 552 0143

**WINDHOEK CBD  
TO LET | N\$ 90 P/M<sup>2</sup> EXCL VAT**



1st Floor Office Accommodation. 480 sqm in size.  
Can be partitioned according to needs.  
Tenant allowance (T's & C's).  
Kitchenette, Ablution facilities, Limited parking.

ROBBIE 085 552 0143

# HOUSE OF THE MONTH

**EROS HEUWELS - N\$ 3 750 000 PTY**

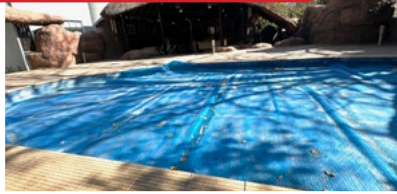


**SOLE MANDATE**

**SHADY GARDEN AND LOTS OF PRIVACY!!**

A spacious single story family home on a big erf of 1493m<sup>2</sup>. This private property offers 4 bedrooms, 3 bathrooms, lounge with a fireplace, dining room and modern wooden kitchen with granite finishes, study, 3 AC's, complete battery system and solar panels, outside entertainment area and BBQ, storeroom, (could be changed into a granny flat), outside gardener' loo, double garage.

**EROSPARK - PRICE ON REQUEST**



**NEW RELEASE!!!!**

Modern home on an erf of approx. 1800m<sup>2</sup>. This family home offers 4 bedr, all with en suite bathrooms, wine cellar, hobby room, separate laundry/scullery, modern open plan kitchen, with granite finishes, dining room/ lounge, private TV room, big thatched entertainment area, pool, 3 garages, 8 AC, etc.

**ELISENHEIM - N\$ 3 640 000**



**BREATH TAKING VIEWS!!**

This 3 bedroom house, all with en suite bathrooms, modern kitchen / dining room, separate scullery / laundry and a double volume lounge, which opens to the patio and BBQ area. A well as a double garage. STILL UNDER CONSTRUCTION.

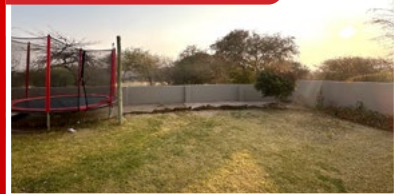
**OLYMPIA - N\$ 2 395 000**



**AS NEAT AS A PIN!!**

Just move into this very secure 3 bedroom 2 bathroom unit, with a kitchen, open plan lounge and dining room, walking out to the covered entertainment area, BBQ and low maintenance garden. Single garage and 1 shade net

**ELISENHEIM - N\$ 3 210 000**



**BEAUTIFUL MOUNTAIN VIEWS!!**

Spacious family home, (183m<sup>2</sup>) offering an entrance hall, flatlet or private guest room, 3 bedrooms, 2 bathrooms, kitchen and pantry, lounge with a fire place, dining room opening to the entertainment area and BBQ. As well as 3 garages (60m<sup>2</sup>) and a garden.

**PIONIERSPARK EXT 1 - N\$ 1 850 000**



**NEW RELEASE! CLOSE TO SCHOOLS AND SHOPS!!**

This duet in a secure complex offers a beautiful garden with shady trees, sprinklers, bubble bath, lapa and BBQ, 3 bedrooms, 2 bathrooms, big kitchen with a laundry/scullery, open plan lounge / dining room. Good security and quiet surroundings.

**ELISENHEIM - N\$ 1 500 000**



**TO LET**

**BRAND NEW!**

This 3 bedroom, 2 bathroom house with endless views, is still under construction. Open plan modern kitchen, lounge and dining room, walks out to a covered patio and BBQ. Double garage. STILL UNDER CONSTRUCTION, BUT AVAILABLE 1 NOVEMBER

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Cell: +264 81 124 5217  
 Email: hildalouw.re@gmail.com  
 Address: 51 On Lazarett (Unit 8)  
 51 Lazarett Street



Marion Wolf  
Anita Dames  
Lourette Liebenberg  
Stefanie Hamilton  
Elwin Burger  
Marie Faden  
Alison Balt  
Leandra Grobler  
Marlene Uri-Khos  
Sven Pascheka

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**EISENHEIM | N\$ 2 400 000**



**HUGE BARGAIN**

3 Bedrooms, 2 Bathrooms, Open Plan Living and Dining area, Built-in Fireplace, Kitchen with a pantry, Airconditioning, 2x Single Garages, Carport, Solar Geyser, Alarm.

Anita 081 124 6666  
anita.rightmove@gmail.com

**KLEIN WINDHOEK | N\$ 3 550 000**



**JOINT SOLE MANDATE**

Old house with charisma and personality! 2 Bedrooms, 2 bathrooms, large living areas, farm-style kitchen, utility room, wooden windows, entertainment lapa, pool, lovely garden, garage.

Marion 081 245 2390  
marion.rightmove@gmail.com

**LUXURY HILL | N\$ 8 840 000 CC**



**GREAT VIEWS**

EXECUTIVE FAMILY HOME. Erf 2008 m2. 4 Bedrooms, 3 Bathrooms, STUDY, o/p Kitchen, Lounge, TV room. GORGEOUS Large In- & Outdoor Entertainment Areas. Boma. 2 Bedroom FLAT.

Lourette 081 124 5888  
lourette.rightmove@icloud.com

**EISENHEIM | N\$ 2 200 000**



**EXCLUSIVE SOLE MANDATE**

2 Bedrooms, Living/Dining, Kitchen with a Pantry, Single Garage, Single Carport, Tandem Carport, Veranda /BBQ, Lemon trees, roses, and lawn.

Anita 081 124 6666  
anita.rightmove@gmail.com

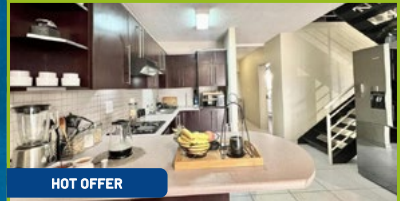
**ACADEMIA EXT 1 | N\$ 3 200 000**



Stunning family home in cul-de-sac. 3 Bedrooms, 3 bathrooms, guest loo, open-plan living areas with elegant kitchen and scullery, big study, entertainment area with BBQ, double garage.

Marion 081 245 2390  
marion.rightmove@gmail.com

**EROS | N\$ 1 800 000 CC**



**HOT OFFER**

BEST BUY! 3 Bedrooms, 2 Bathrooms, STUDY, Garage, Extra Parking, Pet Friendly Garden. 142 m2 U/Roof. Small Complex.

Lourette 081 124 5888  
lourette.rightmove@icloud.com

**AUASBLICK | N\$ 7 835 000**



Luxurious 4 bedroom home, 4 en-suite bathrooms, open plan concept, 3 garages, 2 bedroom flat, batchelor flat and much more.

Sven 081 311 7369  
sven.rightmove@gmail.com

**OKAHANDJA | N\$ 575 000**



2 Bedrooms, 1 Bathroom, Open plan Lounge, Kitchen, Courtyard with a BBQ, Shadenet parking. Not Pet friendly.

Marlene 081 331 0005  
marlene.rightmove@gmail.com

**OKAHANDJA | N\$ 1 995 000**



3 Bedrooms, 2 bathrooms, Farm Style Kitchen, laundry, office area, entertainment area, lovely garden, boma, outside room, solar system, double garage, boundary walls, alarm and CCTV.

Marie 081 128 4281  
marief.rightmove@gmail.com

**LUDWIGSDORF | PRICE ON REQUEST**



Wonderful 4 bedroom family home! Top location with spectacular views. Lots of character & charm with bespoke finishes, original wooden floors & Terrazo tiles. Bonus separate 1 bedroom flat.

Allison 081 127 1584  
allisonb@afol.com.na

**PROSPERTIA | PRICE ON REQUEST**



Vacant industrial erven for sale. Measuring from 500 sqm - 2000 sqm. Not to be missed

Leandra 081 256 0290  
LG@iway.na

**KLEINE KUPPE | N\$ 20 850 PM**



**SOLE MANDATE**

3 Bedrooms, main en suite and 2 bathrooms, Spacious kitchen with a living-, dining-, and BBQ area, garden, Bachelor flat, Double Garage with paved parking. Available 1 February 2025.

Stefanie 081 380 9900  
stefanie.rightmove@gmail.com

# B·V·L

PROPERTY SOLUTIONS



**BEVERLY**  
+264 81 344 3790  
bvluttichou@gmail.com



**ROBERT**  
+264 81 719 9338  
RobertBVL\_Coast@outlook.com

## FAMILY HOME N\$ 3 745 000



**4 BEDROOMS | 3 BATHROOMS | OPEN PLAN KITCHEN AND LARGE SCULLERY | STUDY NOOK | 2 LIVING AREAS  
OUTDOOR ENTERTAINMENT AREA WITH BUILT IN BBQ | SWIMMING POOL AND JACUZZI | DOUBLE GARAGE**

One Level Property (Wheelchair accessible) | Kid and pet friendly | Close to Lady Pohambo Hospital, Grove Mall, Sport Clubs, Windhoek Gymnasium School  
Stunning Views. Potential Rental Income: N\$ 27 000 PM  
**UNDER ROOF SIZE: 323 SQM | ERF SIZE: 837 SQM**

## EXQUISITE GARDEN N\$ 2 270 000 CC



**DOUBLE STOREY | 3 BEDROOMS | 2 BATHROOMS | OPEN PLAN KITCHEN AND SCULLERY | GUEST TOILET  
STUDY NOOK | ENTERTAINMENT AREA WITH BUILT IN BBQ | DOUBLE GARAGE | LAUNDRY AREA**

Potential Rental Income: -/+ N\$ 15 000 PM | Levies: N\$ 980 PM | Spacious and Modern | Corner Unit

**MAIN BUILDING SIZE: 215 SQM | GARAGE SIZE : 39 SQM  
GROUND LEVEL : 125.36 SQM | FIRST FLOOR: 90.47 SQM**

## CENTRALLY LOCATED PENTHOUSE N\$ 5 564 000



**MULTI STOREY | 3 BEDROOMS | 3 BATHROOMS | OPEN PLAN KITCHEN, DINING AND BBQ AND LOUNGE  
DOUBLE GARAGE | LAUNDRY, SCULLERY | STORAGE AREA | BALCONY | ROOF TOP TERRACE**

Modern, open plan penthouse | Panoramic views from private roof terrace | Well secured complex with private access | Private staircase and elevator

Potential Rental Income: N\$ 25 000 PM | Levies: N\$ 6 941 PM

**BUILDING SIZE: 230 SQM | GARAGE AND FOYER: 97 SQM | BALCONY AND ROOF TOP TERRACE: 198 SQM**



**GLEND A**

081 124 2358



**KIRSTEN**

081 705 3666



**LEON**

081 251 2169

**AUASBLICK - N\$ 15 800 000**



**DOUBLE UP WITH TWO HOMES ON ONE PROPERTY!**

With its 180 degree views, this East facing home ensures you a breathtaking sunrise every morning, each one more beautiful than the last! This property consists of two separate homes, there is two or more of everything, even the view! It is designed for two families to live in together and yet separate, or it is also suitable for an embassy or corporate that needs office and residential space on one premises. The 1st floor has a double volume lounge, mezzanine family area, study area, 4 bedrooms, 3 bathrooms, kitchen, scullery, and dining area with glass doors leading out onto the lovely rooftop area where you can enjoy the stunning sunrises, sipping your first coffee of the day! The 2nd home on the 2nd floor has its own street entrance and carport, 3 bedrooms, 3 bathrooms, study, full kitchen, dining area and 117 sqm entertainment area, which could also be used as offices. This area also has a spacious patio area from where you can enjoy your coffee and the sunrise every morning!

The lower level has a one-bedroom flatlet, 3 car garage and a home office.

**NORTHERN IND - N\$ 35 000 PM**



**VERSATILE DUAL-LEVEL SPACE**

Ground floor, providing ample space for displaying products and accommodating various business needs. The upstairs area features another open plan design, complemented by two dedicated office spaces that can serve as a conducive work environment for professionals and executives.

**SOUTHERN IND - N\$ 5 100 000**



**MULTI-USE SPACE**

Versatile Showroom/Warehouse space offering Entrance/Reception area, a spacious shop area for display or retail purposes, a separate WC/Basin for convenience, and a designated storage area. Additionally, there is a mezzanine open office/setting area.

**EROS - N\$ 11 000 000**



**BEAUTIFUL HOUSE**

Expansive windows throughout the house ensure that every room is bathed in natural light and showcases the magnificent mountain scenery. Recently renovated, the home features modern fittings and brand-new appliances. With all furniture included, all that's left for you to do is unpack your bags and start enjoying.

**KLEINE KUPPE - N\$ 5 400 000**



**HEART OF MODERN LIVING**

A home that reflects both elegance and practicality in mind, creating a space that is both inviting and efficient. This modern home combines spacious living with luxurious finishes, creating a contemporary yet comfortable retreat that's both functional and stylish.

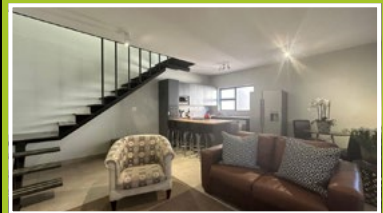
**KLEINE KUPPE - N\$ 1 050 000**



**SUNNY & SPACIOUS**

Discover the perfect blend of comfort and convenience in this lovely, sunny north-facing apartment. This inviting home offers a warm and welcoming atmosphere for both relaxation and entertaining. Step out onto your private balcony, where you can savor your morning coffee or unwind with a glass of wine.

**KLEINE KUPPE - N\$ 1 728 000**



**IDEAL FAMILY HOME**

Introducing a brand new townhouse located behind Windhoek Gymnasium. This stunning property is the epitome of modern living, offering a perfect blend of comfort and style. Step into a spacious interior filled with natural light, creating a bright and sunny atmosphere throughout.



# Gretha Dos Santos

gretha@sold.com.na | 081 284 3180

Nobody does property better!

# JUST PROPERTY



**SOLE MANDATE**

### AVIS

Renovator's dream!! Erf 1019sqm. House was built in 1965 and owned by the same family. Needs serious TLC but this can be your mansion! Big trees, lovely view, great area... Make this home your own

**N\$2.170mil**



**SOLE MANDATE**

### EROS

Salamander Complex. Very homely 3 bedrooms, 2 bathroom duplex townhouse. PLUS: a BIG study (or 4th bedroom!). Open plan living areas and neat kitchen. Very friendly patio with BBQ. Double carports. Complex has a communal pool & lovely gardens. Only 14 units in the complex. North-facing.

**N\$1.860mil**



**SOLE MANDATE**

### KLEIN WINDHOEK

Single level family home. Loved by the same owners for 40years. Extremely well maintained. 3 Bedrooms, 2 Bathrooms, Separate TV room (or 5th bedroom), large kitchen, living area with original wooden floors & fire place, pool, lapa, bar, single garage, 5 x carports & lots of parking!

**N\$4.175mil**



**SOLE MANDATE**

### EROS

Amazing home with top finishes! Main home 3 bedrooms, all en-suite bathrooms. Wine Cellar, lush garden & pool. Patio & BBQ. Khoi Pond. Amazing kitchen! PLUS: THREE bedroom flat, ideal for a home-office. Ample parking. Wheel chair accessible. Big trees. A home not to be missed!

**N\$5.995mil**



**SOLE MANDATE**

### OLD PIONIERSPARK

Erf 1582sqm!! Very neat main house with 3 bedrooms, 2 bathrooms, new kitchen and living area, PLUS: Guest room & bathroom separate from house. PLUS: TWO FLATS!! The erf is super large with lots of open space. An opportunity not to be missed!

**N\$3.770mil**



**SOLE MANDATE**

**LUDWIGSDORF**

# andreyapereira

properties

Andreya Pereira

081 128 2424



**PROSPERITA | N\$ 80 000 PM**

Open plan office which could accommodate 5 staff member desks. 2 Separate office, Warehouse with mezzanine floor, Staff toilets, Kitchen-net Under floor storage area. **Andreya 081 128 2424**



**EXCLUSIVE MANDATE**

**SUIDERHOF | N\$ 2 280 000**

Unathi Complex. Spacious town house offering you 3 bedrooms, 3 en suite bathrooms, Kitchen with open plan living area, Gusto, Courtyard, Patio with BBQ, Single garage. **Andreya 081 128 2424**



**KLEIN WINDHOEK | N\$ 2 850 000**

Modern kitchen with open plan dining and living room. 3 Bedrooms, 2 bathrooms, Guest loo, Patio with BBQ, Spacious yard, Single garage, Pet friendly. **Andreya 081 128 2424**



**BARGAIN OF THE YEAR**

**FINKENSTEIN MANOR | N\$ 1 950 000**

Cozy and neat family home with room for expansion offering you 2 bedrooms, 1 bathroom, Kitchen with open plan living area, Carport. **Andreya 081 128 2424**



**EXCLUSIVE JOINT MANDATE**

**EROS | N\$ 2 700 000 CC**

Newly renovated family home offering 3 bedrooms, 2 bathrooms, Study or 4th bedroom, Kitchen, Dining room with open plan living room, Double garage. **Andreya 081 128 2424**



**EROS | N\$ 4 400 000**

Entrance Hall, TV Lounge, Home Office, Open plan living area, well equipped kitchen, pantry, scullery, laundry, fireplace, store room, double garage, outdoor gym. **Andreya 081 128 2424**



Denise  
+264 81 124 3191  
denise@marulaprop.com



# MARULA

## PROPERTIES



**KLEIN WINDHOEK N\$ 5 670 000**  
**EXCLUSIVE SOLE MANDATE**

Welcome to this luxurious and spacious home, ideal for families who appreciate comfort, style, and a perfect indoor and outdoor living blend. This stunning property is designed to offer the best of both worlds—space to relax and entertain, plus premium amenities.

**KEY FEATURES**

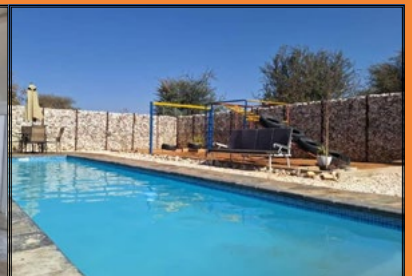
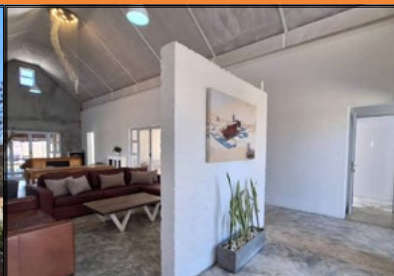
4 Large bedrooms, each with an en-suite bathroom | Guest toilet for added convenience | Expansive open-plan living and dining area  
Modern kitchen with scullery and pantry | Double garage | Staff quarters | Swimming pool and jacuzzi | Expansive garden area with water features  
Spacious outdoor entertainment area with built-in braai | Dedicated cinema/entertainment room



**AVIS N\$ 5 950 000**

**EXCLUSIVE SOLE MANDATE**

Exquisite 3-Story Home with Breathtaking Views in Avis. Nestled in the serene charm of Michaelis Street, this remarkable three-story house offers unparalleled vistas of the Windhoek mountains from every level. Boasting a generous floor size of 670sqm and sitting on a spacious land size of 1684sqm, this property presents a rare opportunity for luxurious living in an idyllic setting. Four bedrooms, three bathrooms, and two guest toilets provide ample space and convenience. Lounge, and TV room can be a separate flat or part of the main house. Ground floor features a large entertainment area with a kitchenette, guest toilet, dining room, and wine cellar. First floor includes a lounge with a fireplace, TV room, office, kitchen, pantry, laundry room, and a balcony with a braai area. Swimming pool, braai area with bar, garden/storage room, and lush greenery. Double tandem garages with storeroom, outside toilet with shower, central cooling units, air conditioning, alarm system, beam system, electric fencing, and CCTV. Near Windhoek hiking trails and easy access to the road to Hosea Kutako International Airport.



**OMEYA N\$ 3 420 000**

Discover your dream home in Omeya Estate! This spacious 5 bedroom house is perfect for families looking for comfort and convenience. Omeya Estate offers a vibrant community with a Clubhouse Restaurant, Church, Pharmacy, and Country Shop, ensuring all your needs are met within reach. Come experience the ideal blend of luxury and community living!

5 bedrooms (main en-suite with dressing room), 3 bathrooms, Spacious, fully fitted kitchen with pantry and scullery/laundry, Lounge, dining room and TV area, Small office (or study), Covered patio with built-in braai, Swimming pool, Boma and kids jungle gym, AC units installed, 2 carport.

Golf Estate Parks: Security System (electric fencing, entrance gate with guard, vehicle booms), Includes 30 cubic meter free water, Free shuttle service for domestic workers, Free shuttle service for kids to school, 1x Garden Service per week, Reduced Golf membership for 4 family members, 19th Hole Restaurant, Village Pharmacy and Gifts, Country Shop @ Omeya.

# TATJANA

FEELING AT HOME STARTS HERE

www.tatjanarapp.com

+264 81 564 4373 | admin@tatjanarapp.com



AVIS | N\$ 2 290 000

Double storey townhouse. Has big tandem garage & 1 shaded carport O/p kitchen with lounge and indoor entertainment room with BBQ. Pet friendly yard with splash pool 3 Bedrooms, 2 bathrooms. Solar geyser



KLEINE KUPPE | N\$ 2 990 000

House with flat, top level has 3 bedrooms, 2 bathrooms, o/p kitchen, lounge scullery, carport for 2 cars, Ground floor has 2 bedrooms, 2 bathrooms, lounge and kitchen.



KLEIN WINDHOEK | N\$ 3 300 000

Small, quiet, safe complex, has huge double garage, O/p kitchen, lounge/dining area, 3 Bedrooms, 3 bathrooms, BBQ, pet friendly yard with BC consent. Cashbuyers only.



LUDWIGSDORF | N\$ 7 230 000

Suitable for big family, hosting guests, meetings. Has 9 bedrooms, 5 bathrooms, ample parking space, 5 garages, huge entertainment room with stunning views, 2 big kitchens, scullery, flatlet swimming pool.

WITH 10 YEARS OF EXPERIENCE, I OFFER YOU THE BEST VALUE IN THE REAL ESTATE MARKET

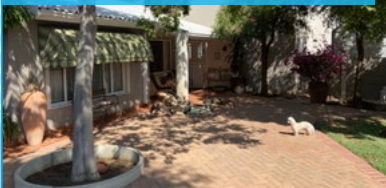
## Suzaan Hennig

REAL ESTATE

Suzaan  
081 790 1588

Tuya  
081 705 6096

PIONIERSPARK EXT 1 - N\$ 1 850 000



Townhouse. All on 1 level and pet friendly. Lovely outside space and garden. 3 Bedrooms, 2 Bathrooms, Open plan living area and kitchen. Levies N\$1495 and Rates and Taxes N\$1350. Carport for 3 cars plus extra guest parking. This is real value for money!!!  
Suzaan 081 790 1588

KLEIN WINDHOEK - N\$ 6 600 000



Luxury town-house offers a blend of security, luxury and modern living. 3 En-suite bedrooms, office area. Guest Toilet. Open-plan living area with stunning mountain views and a modern kitchen and scullery. Gas fireplace. Outside BBQ area with very low maintenance garden area. Double Garage. Suzaan 081 790 1588

ELISENHEIM - N\$ 2 460 000



Inviting and light and bright family home with 3 spacious bedrooms and 2 bathrooms. Small study area. Lovely kitchen and scullery area, convenient to cook while you enjoy the company of the rest of the family. Extra big outside patio and BBQ. Double garage plus extra parking.  
Suzaan 081 790 1588

EROS - N\$ 4 200 000



Spacious layout with 4 bedrooms and 2 bathrooms. Large office, open-plan kitchen/dining area with fireplace and little coffee nook or Bar area. Family room adds extra living space. Garage for 4 cars plus storage area. Outdoor entertainment area, swimming pool. Also To Let for N\$ 25 000 PM. Suzaan 081 790 1588

KATUTURA LUXURY HILLS - N\$ 630 000



This lovely apartment consists of 2 bedrooms with BIC, Kitchen fitted with built in cupboards and built in stove, Living area, Bathroom, Private Balcony.  
Tuya 081 705 6096

KHOMASDAL - N\$ 1 600 000



Lovely Home offering 3 Bedrooms, 2 Bathrooms (Main with full ensuite). Lounge, Kitchen, Single Garage + Carport for 3, Braai Area, Secured with beams.  
Bonus: Bachelor flat with N\$ 3,500 rental income.  
Tuya 081 705 6096



**Suna**  
**PROPERTIES**

sunaprop@gmail.com



**Suna**  
081 210 7823



**Mariette**  
081 877 8910

**KLEINE KUPPE**  
N\$ 2 350 000



**HOUSE FOR SALE**

3 bedrooms, 3 bathrooms, Open-plan kitchen, dining room, living room, Entertainment area with build-in-braai and a breathtaking view, Double garages, Store room.

**EROS**  
N\$ 3 150 000



**HOUSE FOR SALE**

Home offering 3 Bedrooms, 2 Bathrooms, Open plan kitchen living area Garage for 4 cars, Covered parking, Big Garden and a 1 bedroom flat.

**WINDHOEK**  
N\$ 850 000



**FLAT FOR SALE**

2 Bedrooms, 1 Bathrooms, Open plan kitchen living area, Build in braai, Covered parking, Secure complex.

**PROSPERITA**  
N\$ 90 000 PM



**WAREHOUSE TO RENT**

1200 SQM warehouse  
4 Toilets, 2 kitchenette, 2 offices.  
Available 1 December 2024



**Nic Serfontein - 081 126 6666**  
**Wilma Serfontein - 081 124 1247**  
wilmaserfontein@mweb.com.na  
nwsa@mweb.com.na

**SUIDERHOF - N\$ 1 300 000**



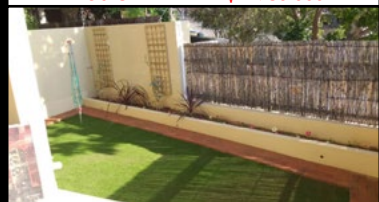
Older type of complex with only 14 duplex townhouses with lots of space for kids to play and PET FRIENDLY!! Lock up carport for 1 car in front of entrance. Separate kitchen with lots of cupboards. Separate living area with a door opening onto a small yard. 2 Bedrooms upstairs with 1 bathroom. The main bedroom has a small balcony. Centrally situated close to Suiderhof School. Ample parking for another car.

**KLEINE KUPPE - N\$ 1 650 000**



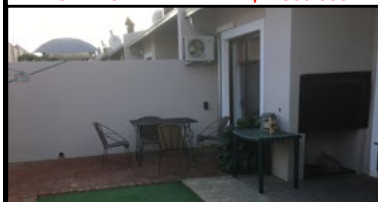
Close to The Grove Mall as well as Gymnasium School. Very sought after complex. Modern, light and bright. Open plan kitchen with dining/living area. Sliding door leads out onto patio with a BBQ and a small yard. Guest toilet downstairs and drying yard. Upstairs are 2 bedrooms each with its own balcony. The bathroom consists of a shower, toilet and washbasin. There is a single garage and parking for another car in front of the unit.

**EROS CENTRAL - N\$ 1 780 000**



This apartment is centrally situated in the hub where all the restaurants are, near "The Village" which is a popular destination for tourist as well as the local people. Excellent to generate income. Safe complex. The main bedroom has an en-suite bathroom. The other two bedrooms share a bathroom. Open plan kitchen/living area which has a sliding door leading out onto a patio with a built-in BBQ and a small garden.

**PIONIERSPARK EXT 1 - N\$ 1 800 000**



Wesvale Complex: Next to Westlane Spar. All on one level. 3 Bedroom unit with 2 bathrooms. Open plan kitchen with scullery/laundry and living room. Sliding doors lead out onto a small patio with a BBQ and garden. The main bedroom has an en-suite bathroom. 2nd Bathroom has a bath, wash basin and toilet. All three bedrooms have air conditioners. Alarm system and burglar bars.

**OLYMPIA - N\$ 4 950 000**



This house consists of an open plan lounge with BIC, dining room, kitchen with BIC & BIS, storeroom, guest WC, study, 4 bedrooms with BIC and 3 bathrooms. Very good flow from lounge onto patio to the huge, thatched Lapa with braai, huge garden and pool. FLAT: open plan lounge/kitchen with BIC & BIS, 2 bedrooms and 1 bathroom. Own separate patio and garden with shade net.

**BRAKWATER - N\$ 8 500 000**



This smallholding offers luxurious living with four en-suite bedrooms plus a study. Huge dome skylight in the all open plan lounge/dining/T.V. room/kitchen area. Designer bathrooms. Separate entertaining area overlooking the swimming pool. 2 Double garages. Borehole, solar power with generator, reverse Osmosis water system, air conditioning, underfloor heating. Double volume warehouse with 4 rooms with bathrooms.



**EROS | N\$ 11 500 000 CC**  
**FULLY FURNISHED STUNNING HOME**  
3 Bedrooms, 4 Bathrooms, Guest WC, Kitchen with Pantry, Swimming Pool, Double Garage, 2x Small Flatlets, Stunning Views.



**EISENHEIM | N\$ 19 800 PM**  
**MODERN HOME**  
3 Bedrooms all ensuite, Guest WC, Kitchen with Scullery, Dining and lounge area, Patio with Built-in Braai, Double Garage. Available 1 December 2024. Subject to Rental Application.



**PIONIERSPARK | N\$ 3 800 000**  
**HOUSE WITH A FLAT**  
3 Bedrooms, 2 Bathrooms, Open-plan lounge-dining room, Kitchen, Family room, Storeroom, Study, Guest WC, Outdoor entertainment area, Swimming pool, Double garage, Cooler Room, 2x Lapa's.



**EROS | N\$ 5 250 000**  
**TWO HOUSES FOR THE PRICE OF ONE**  
HOUSE 1 = 243 m²: 4 Bedrooms, 3 Bathrooms, Lounge, Kitchen with pantry & laundry, Garage.  
HOUSE 2 = 175 m²: 2 Bedrooms, 2 Bathrooms, Study, Guest WC, Open plan kitchen, Scullery, Pantry



**AVIS | N\$ 5 950 000 PTY**  
**STUNNING HOME**  
4 Bedrooms, 3 Bathrooms, 2 Guest WC, Swimming pool, a braai area with a bar, Garden/storage room, Double tandem, Outside WC with a shower, Central cooling units, Air conditioning, Alarm system & beams.



**LUDWIGSDORF | N\$ 4 650 000**  
**LOVELY HOME WITH FLAT**  
3 Bedrooms with BIC, 2 Bathrooms, Guest WC, Kitchen with Pantry, Lounge with Fireplace, Dining Room, Patio with built-in Braai, Stunning views, Swimming Pool, 1 Bedroom Flat, Double Garage.



**DORIS HENTZEN PROPERTIES**

HOME IS WHERE THE HEART IS

**Doris Hentzen**  
+264 81 249 1704  
dorishentzenproperties@gmail.com



**TO LET**

**KLEIN WINDHOEK**  
**N\$ 17 000 PM**  
**COZY**  
3 Bedrooms, 2 bathroom house, o/p kitchen, dining and lounge, covered patio with BBQ, garden, guest flat/laundry, carports



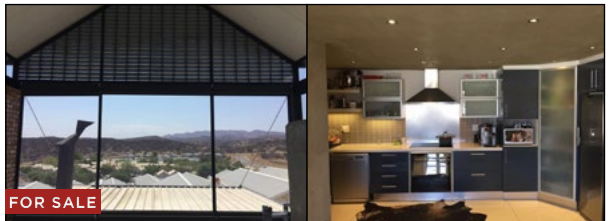
**TO LET**

**KLEIN WINDHOEK**  
**N\$ 25 000 PM**  
**SPACIOUS**  
3 Bedroom, 1 bathroom house, kitchen, sep scullery/laundry, dining/lounge with view, sep flat, domestic quarters, 3 garages, 3 carports.



**FOR SALE**

**AVIS**  
**N\$ 2 400 000 CC**  
**NEAT**  
Level erf, 3 bedrooms, 2 bathroom house in private complex, o/p kitchen, dining and lounge, garden, dbl garage.



**FOR SALE**

**AVIS**  
**N\$ 2 935 000 CC**  
**STUNNING VIEW**  
2 Bedrooms, 2 bathrooms, o/p kitchen, dining and lounge, covered BBQ patio, splash pool, double carport.

# LUDWIGSDORF- WINDHOEK



HOUSE FOR SALE WITH 5 BEDROOMS

N\$5 995 000

🏠 5 🚗 3 🚗 3 🏠 1940 m<sup>2</sup> REF NO: 3692475

Boasting an expansive 529sqm under roof area on a generous 1940sqm erf, this stunning 5-bedroom house gives you all the space you need to live life to the fullest.

The exceptionally large kitchen and living areas are perfect for entertaining family and friends PLUS, with three garages, a carport, and additional parking, there's no need to worry about parking space.

Meticulously maintained and in excellent condition, this rare gem checks all the boxes.

*Beyond the ordinary*

## FEATURES INCLUDE:

- 5 Bedrooms
- 3 Bathrooms
- Guest WC
- Kitchen
- Scullery with dishwasher and washing machine points
- Dining area
- Formal Lounge
- TV area
- Study/Office
- Hobby/sewing room
- Veranda
- 2 Balconies
- Triple garages (78 sqm) & carport
- Store room
- Lapa with built-in braai
- Boma - small
- Swimming pool with cover
- 2 Air Conditioners
- Security - Burglar bars/gates, boundary walls & remote entrance gate.
- PLUS - 1 bedroom flat (57 sqm)



**CATHY KRUGER**  
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**MARIE BLIGNAUT**  
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marie.b@fineandcountry.com  
www.fineandcountry.com/na

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AUDIENCE

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KLEIN WINDHOEK **N\$ 24,150,000**  
🏠 19 | 🛏 18 | 🚗 2  
Web: 3121565

ESTABLISHED GUESTHOUSE WITH FURNITURE INCLUDED!! Lots to offer: income-generating opportunities, lots of greenery, a relaxing atmosphere, swimming pool, centrally located, ideal for small functions and more.

Cathy Kruger +264 81 129 5491



BRAKWATER **N\$ 5,200,000**  
🏠 6 | 🛏 4 | 🚗 2  
Web: 3503190

14 HA SMALLHOLDING – 2 x 3 BEDROOM HOUSES – FOR SALE One of the highlights of this property is the fact that it comes with not one, but two charming 3-bedroom houses. Whether you're looking for a guest house, rental property, these homes will surely impress.

Elisabe Louw +264 81 244 2241



KLEIN WINDHOEK **N\$ 3,400,000**  
🏠 3 | 🛏 3 | 🚗 1  
Web: 3708258

EXECUTIVE TOWNHOUSE TUCKED AWAY IN AN EXCLUSIVE 5-UNIT COMPLEX This bright and spacious 2-level unit will make you feel right at home with its open concept layout bathed in natural light.

Delana Stadler +264 81 698 1267



KHOMASDAL **N\$ 2,750,000**  
🏠 9 | 🛏 8 | 🚗 1  
Web: 3755094

Property Bargain!!! Looking for a business opportunity? This 9 bedroom with 7 en suite bathrooms, house is ideal for a guesthouse.

Frieda Greifeneder +264 81 777 6226



KLEIN WINDHOEK **N\$ 2,600,000**  
🏠 3 | 🛏 2 | 🚗 1  
Web: 3619907

SMALL COMPLEX WITH 12 UNITS – LOCK-UP AND GO! This conveniently located duplex unit offers you the ultimate freedom to come and go as you please, without the hassle of extensive maintenance, this unit is your canvas to create a home tailored to your unique style.

Anna Mwashekele +264 81 279 5118



AVIS **N\$ 2,400,000**  
🏠 3 | 🛏 2 | 🚗 1  
Web: 3705127

WORTH A LOOK – ONLY 12 UNITS IN THIS COMPLEX A thoughtfully designed townhouse which caters for easy living, with a spacious, open-concept floorplan that seamlessly blend living, dining, and kitchen area.

Ronel Van Wyk +264 81 129 9944



KLEINE KUPPE **N\$ 2,000,000**  
🏠 3 | 🛏 2 | 🚗 1  
Web: 3651511

Step into your dream home with this charming 3 bedroom townhouse! With its prime location near schools, hospitals, and shops, convenience is built right in. Make this well-appointed townhouse your own - a perfect place to plant roots and watch your family grow.

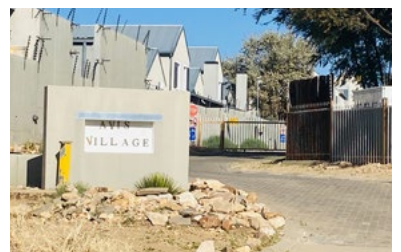
Iilona Kotze +264 81 248 1805



OKAHANDJA **N\$ 1,692,000**  
🏠 3 | 🛏 2 | 🚗 1  
Web: 3560158

Welcome to your dream family home! This free-standing house is now available for sale, offering a perfect blend of comfort and convenience for you and your loved ones. For added functionality, a scullery and laundry area and two built-in braais, ideal for hosting BBQs.

Elaine Bruyns +264 81 619 4557



AVIS **N\$ 1,600,000**  
🏠 3 | 🛏 2 | 🚗 0  
Web: 3577445

This delightful 3-bedroom townhouse in Avis is the perfect place to call home. This townhouse offers a wonderful opportunity for a laid-back lifestyle in nature. It is set within a tranquil complex of only 33 units, surrounded by beautiful mountain vistas.

Callie Mans +264 81 270 0977

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**VISIT OUR WEBSITE**  
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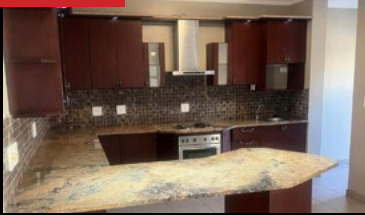
# LISA ENGELS PROPERTIES

**Lisa 081 128 1077**  
**Mariet 081 443 6261**  
**[lisaengelsproperties@gmail.com](mailto:lisaengelsproperties@gmail.com)**

*You only live once ... We'll show you where.*

SOLE  
MANDATE

**KLEINE KUPPE**  
**N\$ 3 500 000 CC**

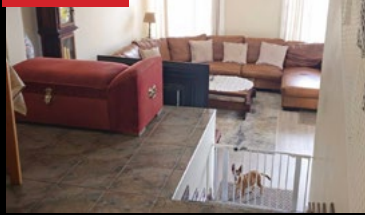


**3 BED | 2 BATH | FLAT**

- 361 sqm Features: yes its spacious
- Entertainment area with indoor braai
- Open plan living leading to pool

SOLE  
MANDATE

**KLEINE KUPPE**  
**N\$ 1 895 000**



**3 BED | 2 BATH | 2 GAR**

- Open plan Kitchen, Dining and lounge
- Open porch
- Private court yard

Perfect  
Location

**KLEIN WINDHOEK**  
**N\$ 6 850 000 CC**



**3 BED | 3 BATH | 2 GAR | FLAT**

- High set on an 1230sqm erf
- If space matters 391sqm under roof
- Lounge/dining room with fireplace leading to garden with heated swimming pool

SOLE  
MANDATE

**KLEIN WINDHOEK**  
**N\$ 2 895 000**



**3 BED | 2 BATH | 2 GAR**

- Sectional title property offers a spacious 168m<sup>2</sup>
- Ground floor lounge, dining area, kitchen, scullery, storage area, and guest toilet.
- Upstairs, three bedrooms, full en-suite bathroom, dressing room, additional bathroom.

SOLE  
MANDATE

**EROS**  
**N\$ 890 000**



**1 BED | 1 BATH**

- Ground floor complex living
- All on one level
- Open patio

A Family  
Retreat

**OLYMPIA**  
**N\$ 4 000 000**



**4 BED | 3 BATH | 2 GAR**

- Erf size of 1219 sqm
- Floor area of 192 sqm, garage 81 sqm, veranda 25 sqm, open veranda 39 sqm, carports 35 sqm
- BBQ area leading to swimming pool area

Home Offers  
a Peaceful  
and Luxurious  
Lifestyle

**OLYMPIA**  
**N\$ 4 350 000**



**4 BED | 3 BATH | 89 SQM GAR | FLAT**

- Expansive Land: 1125 sqm erf
- Spacious Main Building: 274 sqm
- Open plan living leading to Patio with BBQ & swimming pool

## CONGRATULATIONS



The success of this endeavor would not have been possible without the invaluable support received. I would like to express my sincere gratitude to my esteemed clients for their unwavering support. Additionally, I would like to acknowledge and thank First National Bank & NEDBANK for their contributions. It's my PASSION not my JOB

SOLE  
MANDATE

**CIMBEBASIA**  
**N\$ 1 150 000**



**2 BED | 1 BATH | 1 GAR**

- You pick...move in yourself or buy for an investment.
- This unit in Avas Breeze complex
- Private courtyard with BBQ

Situated 35km south of Windhoek, close to Omeya, featuring a 224ha property with only 15 residential units. Game roaming on the property, around and between residential units, includes giraffe, kudu, oryx, springbok and warthogs.

### PROPERTY

Price

**N\$ 10,150,000**

North facing residence with beautiful views over the savannah land, featuring 3 bedrooms with en-suite bathrooms, a separate flat with kitchenette, bathroom and private viewing deck, 4 garages, and staff quarters with kitchenette and own stoep. (PTY registered)



*Exclusive Sole Mandate*

## OMARURU, 1113 m<sup>2</sup> Erf

House with pool, garage, veranda - outside living  
NS 1,300,000



For more info & viewing please contact:

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Christelle  
Cilliers

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### KLEIN WINDHOEK N\$ 1 930 000



A spacious 3 Bedroom townhouse with 2 bathrooms, Open plan Kitchen, Lounge, Dining Room, Patio & small garden. Linen store, pantry & double garage.

This prime property is situated in a security complex with only a few units.

Close to schools & various businesses.

INA 081 124 1160

### EROSPAK N\$ 3 500 000



This fantastic family home boasts with great potential, for the larger family. 1 690 sqm erf with 2 Garages, 2 Shaded carports, Swimming Pool & a separate flat. Huge entertainment area with BI Braai. Erf can be subdivided. Entrance Hall, Dining room, Kitchen, Laundry & Study room, 3 Bedrooms, 2 Bathrooms, Guest W/C.

INA 081 124 1160

### LUDERITZ N\$ 4 300 000



MIXED USE BUILDING offering Street front shops – 329 sqm. First floor flat: Staircase, Entrance, Lounge, Dining room, TV room, Kitchen, 3 Bedrooms, Bathroom with separate W/C. 2 x loft bedrooms, Balcony, Deck. 2 x back yard flats. Laundry services area with store room.

LOURINDA 081 252 6296

**Urgently looking for houses to sell, all areas of Windhoek.  
PLEASE CONTACT INA 081 124 1160 OR LOURINDA 081 252 6296**



**milestone**  
marble & granite



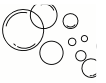
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- CAESARSTONE

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- Swift and effective pest eradication, ideal for prepping properties for sale or new tenants.
- Avoid long-term damage and ensure a pest-free environment in just one visit.
- Tailored treatments for common household pests like ants, cockroaches, and rodents.



## CLEANING SERVICES

Revitalize Your Space with a Deep Clean

- A thorough, top-to-bottom clean—perfect before move-ins or property handovers.
- Eliminate grime, allergens, and odors in just one session, leaving your space spotless.
- Ideal for agents or homeowners preparing homes for viewings or new tenants.

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# Max Schwieger

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max@nels-estates.com.na



www.nels-estates.com.na

# Melany Hill

081 214 6858

melany@nels-estates.com.na



SWAKOPMUND ROSSMUND | N\$ 2 000 000



### TOWNHOUSE

Open plan living area, kitchen with scullery. 2 bedrooms, 1 full bathroom, courtyard with BBQ. Rooftop patio and 1 garage.

WEB REF 2322232

SWAKOPMUND ROSSMUND | N\$ 4 500 000



### HOUSE ON THE GREEN

Very spacious open plan living room, lounge, dining area and fitted kitchen. 5 Bedrooms, 3 bathrooms. Balcony with BBQ. 2 Garages.

WEB REF 2325212

SWAKOPMUND EXTENSION 19 | N\$ 1 850 000



### NEW TOWNHOUSE DEVELOPMENT

Open plan living/dining area. Fully fitted kitchen. 3 bedrooms, 2 bathrooms, patio and courtyard. 2 garages. All one level with street access.

WEB REF 2321079

SWAKOPMUND MILE 4 | N\$ 3 890 000



### SPACIOUS HOME

Living room with fireplace, fitted Nobilia kitchen with loft for study with sea views. 2 bedrooms, 2 bathrooms, spacious garden, 2 garages.

WEB REF 2321886

SWAKOPMUND VINETA | N\$ 5 200 000



### FURNISHED HOME

Open plan living/lounge area, Dining area. Fully fitted kitchen and scullery. 4 bedrooms, 2 bathrooms. 1 bedroom flatlet. 4 garages.

WEB REF 2321172

SWAKOPMUND KRAMERSDORF | VARIOUS



### NEW TOWNHOUSE DEVELOPMENT

STARTING FROM N\$ 1 740 000. 2 and 3 Bedroom units to choose from. Open plan living/dining area. Fully fitted kitchen. 2 Garages.

WEB REF 2328508



## VOLLGRAAFF REAL ESTATE

WWW.VRE.PROPERTIES



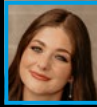
**ANISKA**  
081 861 7135



**LIZKA**  
081 876 0364



**GERHARD**  
085 741 2778



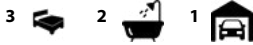
**KYLÉ**  
081 651 8821



N\$ 1 475 000

**COASTAL TOWNHOUSE INVESTMENT**  
Nestled in a prime location just moments from the ocean, this townhouse offers the perfect blend of comfort and coastal living.

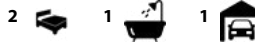
WEB REF # 2299492



N\$ 2 000 000

**NEAT TOWNHOUSE IN ROSSMUND**  
So, you have always had this on your bucket list, right? Well, here is the right opportunity for you now to own and enjoy it.

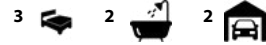
WEB REF # 2321859



N\$ 2 180 000

**HOME AROUND THE CORNER FROM EDUCATION**  
This residence features a bright and airy living and dining area with built-in BBQ.

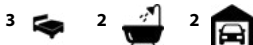
WEB REF # 2269295



N\$ 2 595 000

**CHARMING FAMILY HOME**  
Nestled in a sought-after, family-friendly neighborhood, this exquisite property offers everything you need for comfortable living.

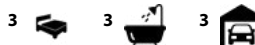
WEB REF # 2326142



N\$ 3 150 000

**WHERE DREAMS MEET REALITY**  
Get ready to fall in love with this soon-to-be-built stunning residence by a well-known developer.

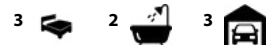
WEB REF # 2286426



N\$ 3 180 000

**BRAND-NEW MODERN HOUSE**  
Step into the future of luxurious living with this brand-new modern house, meticulously crafted by a highly regarded developer.

WEB REF # 2317469





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**How can we help you?**

# FOR SALE

The Bahnhof Hotel | AUS  
N\$ 22 500 000

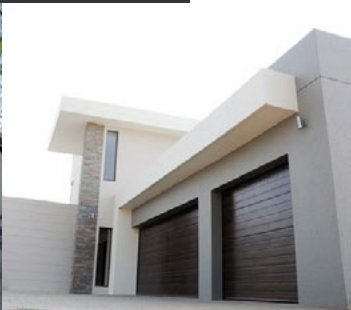
The Bahnhof Hotel was initially built in 1906. After extensive renovations in 2005, this Jewel of the Spergebiet has grown in size and rating alike. The Hotel has earned 4 Bronze Awards for Excellence and 5 Silver Awards from 2011-2015 by the Hospitality Association of Namibia (HAN) and is rated the best accommodation in Aus.

## THE HOTEL CONSISTS OF:

- 26 rooms elegantly and tastefully decorated
- Restaurant with seating for 40 - 50 people
- Open veranda with seating capacity +- 30 people
- Open sun deck with seating capacity +- 30 people
- Enclosed wooden deck with seating capacity +- 20 people
- Beergarden with seating capacity +- 40 people
- Conferencing for ± 50 pax with WiFi access
- Kitchen with seven chefs capacity which can cater up to 200 a-la carte meals per session.
- Sold as a running concern – all is included
- Owners are retiring and will stay in Aus for any assistance
- Financial statements will be made available to qualified buyers

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