



PropertyNews



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Ons gesels met ...

*Justinus van der Westhuyzen
Hoof Uitvoerende beampte van
King Price Versekering*



‘n Nuwe jaar, maar ‘n strawwe ekonomie... Hoe gaan dit by King Price?

Dit gaan goed. Ons fokus by King Price was om van dag 1 af oorlog te voer teen hoë premies en so wêreldklas diens te bied. Waarde vir geld gelewer deur Namibiërs, in Namibië, is ons kern. Met 6 takke landswyd, 70 werknemers en 10,000 kliente is ons baie gelukkig met ons vordering. Die relevansie van ons besigheidsmodel, in ‘n wêreld wat vinnig en konstant veranderende ondervind, asook die finansiële oplossing wat ons bied in uitdagende ekonomiese tye, is wat ons onderskei.

Hoe gesofistikeerd is ons versekerings-industrie in vergelyking met die res van die wêreld?

Namibië het 1 van die mees gesofistikeerde en gevorderde versekeringsindustrië in die wêreld. Ons kompeteer regtig met die beste daar buite!

Dis ongelooflik hoe vinnig tegnologie ontwikkel en hoe dit bydra tot verbeterde dienslewering, vergemaklikte besigheidshandeling en koste besparings, wat dan natuurlik lei tot laer premies vir kliente.

Wat is julle visie vir King Price?

Ons prioriteit is om die versekeringsmark te ontwig in Namibië, ter voordeel van ons kliente.

Dit is ons droom om vir elke Namibiër en Namibiese besigheid ‘n goedkoper premie te kan bied deur middel van ons koninklike diens (of dit nou persoonlike-, besigheids- of gespesialiseerde versekering is).

Ons sal dan ook in die nabye toekoms ons basis wil gebruik om verder in Suider-Afrika uit te brei.



wkh

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We offer multiple platforms designed to make your properties visible, Sellers or

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Who...?

Buyer, seller, landlord or tenant (or just curious) - Its your real estate challenges we wish to resolve.

The Team



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Joseph & Snyman welcomes Dianne Look to our dynamic team!
For all your property needs call Dianne @ 081 128 2837 or dianne@joseph-snyman.com.na



TO LET

SOUTHERN INDUSTRIAL

SHOWROOM / WAREHOUSE

Southern Industrial, very visible, ground floor 380m², mezzanine floor with offices, toilets, kitchenette etc 115m². Easy access, customer parking available.
Rental N\$ 38 000 vat, elect and water excl.
Denis 081 124 4581



AVIS

N\$ 2 700 000

3 Beds with air conditioning, 2 Baths, Modern Italian Kitchen, Lapa with glass fitted folding doors and braai, Single Garage, Visitors parking, Small modern Back Garden. Main bedroom with closed balcony, Guest toilet.
Rika 081 124 0831



HIGHLANDPARK

N\$ 2 325 000

3 bed fully secured and air-cons, an entrance, lounge, dining area, kitchen, 2 baths, double garage with an outside. Shower/basin/wc attached, lapa, covered bbq area, covered stoeps and a swimming pool. Sonja 081 268 3441



OLYMPIA

N\$ 3 250 000

Great value low maintenance 3 bed home, kitchen, lounge, dining area, entertainment area, lapa, swimming pool, garage, carports plus BONUS of a 2 bedroom flat with full bathroom and carport. Priced below valuation. Johnny 081 124 8589



EROS MANOR

PRICE ON REQUEST

All on one level. Featuring 3 Beds, all en-suite & BIC. Open plan Kitchen, Lounge & Dining Room with fire place. Kitchen fitted with stove & oven & BIC. Balcony with BI BBQ & fantastic views.
Lourinda 081 252 6296



TO LET

LUDWIGSDORF

N\$ 22 000 PM

5 Beds, 3 Baths, Guest WC, Study room with BIC, Kitchen with Pantry & Scullery, Lounge (A/C), Dining Room (A/C), TV Room (A/C), Domestic Room, Double Garage & Store Room, BBQ area with BI Braai, Swimming Pool. Lovely garden. Lourinda 081 252 6296



CENTRAL

N\$ 24 000 000

Lux Guesthouse close to restaurants and centrally situated. Every room has a view. Beautiful pool area. Breakfast on the deck above and a sauna and gym.
Within walking distance to town.
Owners retiring. Dianne 081 128 2837



SWAKOPMUND

N\$ 2 500 000 CC

BEST BARGAIN!! Selling Well below valuation - needs some TLC!! 3 Bed penthouse right on the beach stunning sea views!
2 Baths, 2 Balconies, Upstairs closed deck with gasbraai. Marble floors with underfloor heating. Dianne 081 128 2837



FINKENSTEIN N\$ 390 000



Vacant flat erf - 390 m²

FINKENSTEIN N\$ 520 000 + N\$ 624 000



Vacant flat erven, 516 m² and 625 m².

EISENHEIM N\$ 950 000



NOT TO BE MISSED!! A 2 bedroom 1 bathroom unit, open plan kitchen living area, in a secure complex, garden, patio and BBQ.

AVIS N\$ 1 890 000 CC



A corner unit, mountain views, tranquil garden, 3 bedrooms, 2 bathrooms, open plan lounge / dining room, kitchen, tandem garage.

EISENHEIM N\$ 1 976 000



NESTLED AGAINST THE MOUNTAINS AND A GREEN AREA. **REDUCED!!** 3 bedrooms, 2 bathrooms, kitchen and pantry, open plan living area, patio with a BBQ, pool, garden, garage and 3 carports!

EISENHEIM N\$ 2 392 000



NEW RELEASE! A lovely family home with 2 garages, shaded garden, 3 bedrooms, 2 bathrooms, patio and BBQ, kitchen, separate scullery/laundry, and so secure!!

KLEINE KUPPE N\$ 2 600 000 CC



HENNING VILLAGE. REDUCED!!!! Secure and beautiful views! 3 beds, 2 baths, o/plan living/dining room, study nook, beautiful kitchen with separate scullery, outside BBQ and entertainment area, pool and double garage.

FINKENSTEIN N\$ 2 800 000



FOR THE ABOVE 50's!! A freestanding home, offering 3 bedrooms, 2 bathrooms, kitchen and open plan living area, bigger double garage, patio and BBQ, neat garden, **VERY SECURE!!**

LUDWIGSDORF N\$ 4 300 000 CC



IMMACULATE VIEWS!! NEW RELEASE. Spacious family home, 3 beds, 2 baths, guest room and bath, hobby room, study, kitchen with granite tops, laundry/scullery, living areas, pool, lapa, very neat garden. **Also to rent @ NS27 000.**

PROSPERITA N\$ 7 200 000 CC



1065m² of warehouses, offices, ablution and kitchens, concrete deck, outside parking, suitable for links to off load, lease agreements in place.

EISENHEIM N\$ 7 800 PM



BLACKTHORN, 2 bedrooms and 1 bathroom, BBQ on a big balcony, 2 under roof parkings. Store room. **Available immediately.**

51 ON LAZARETT N\$ 9 000 PM



2 X two bedroom units, 2 bathrooms, kitchens with granite tops, living areas and secure basement parkings. **Available 1 May. NO PETS**

Marion Wolf 081 245 2390
 Anita Dames 081 124 6666
 Dinette Venter 081 124 6732
 Muggie Loftie-Eaton 081 129 4121
 Lourette Liebenberg 081 124 5868
 Hillie Petrus 081 128 6783
 Stefanie Dames 081 380 9900
 Tatjana Rapp 081 564 4373



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AVIS - N\$2 500 000 CC

TOWNHOUSE
 Immaculate condition. 3 Beds, 2 baths, guest loo, large open-plan living areas and beautiful kitchen. Spacious garden with pool and cozy braai facilities. Double garage. Marion 081 245 2390



PIONIERSPARK - N\$2 590 000

EXCLUSIVE MANDATE
 5 Beds, 2 baths, big kitchen and living areas. 2-Bedroom flat with bathroom, huge garden with fruit trees. Double garage, tandem carport. Quiet street. Space galore! Marion 081 245 2390



KLEINE KUPPE - N\$2 115 000 CC

SOLE MANDATE
 Neat and cozy house on corner erf of 400 sqm. 3 Bedrms, 2 bathrms, o/plan living area with kitchen, outside lapa, garden and double garage. Well secured. Marion 081 245 2390



PIONIERSPARK EXT 1 - N\$1 300 000 CC

EXCLUSIVE MANDATE
 Charming, cozy and neat! 2 Bedrms, 1 full bathrm, o/plan lounge/dining and kitchen with scullery, lapa with fitted BBQ, quaint garden. 1 Garage, 1 parking, Pets allowed! Marion 081 245 2390



AUASBLICK - N\$5 490 000

SPECTACULAR VIEWS!
 5 beds with aircons, 3 baths, large o/plan living areas with fire place, kitchen, scullery, pantry and laundry. Entertainment with fitted BBQ & pizza oven. 1-Bedr flat. Marion 081 245 2390



KLEIN WINDHOEK - N\$3 850 000

TOP CONDITION
 Older house with 2 flats. Erf 1303 sqm. 3-Bedr house, kitchen, big pool, BBQ & fire place, big double garage. PLUS 2-bedr flat with own entrance, studio with 2 workrooms. Marion 081 245 2390



KLEIN WINDHOEK - N\$1 700 000 CC

LAND FOR SALE
 VACANT PLOT! BARGAIN! 917m2 in a quiet cul-de-sac street in a stunning area, close to amenities. No earthworks needed; boundary walls all around plus garages. Lourette 081 124 5868



SUIDERHOF - N\$2 700 000

SOLE MANDATE
 ONE LEVEL Townhouse. IMMACULATE! 222m2 under roof; 3 well sized Beds, 2 Bathrs, o/plan lounge, dining, kitchen, scullery/ laundry, dbl garages; patio, BBQ; Many Extras. Lourette 081 124 5868



KLEINE KUPPE - N\$1 850 000

SOLE MANDATE
 IDEAL LOCK & LEAVE! No Rules! No Levies! Spacious 3 Bedr Duet House with small garden; 2 Bathrs, o/p living, lovely kitchen, 2nd indoor entertainment area, u/roof BBQ area. Lourette 081 124 5868



ACADEMIA - N\$2 499 000

SOLE MANDATE
 One Level House with 2 Bedr Flat plus Huge Garages; Smallish House with plenty space to extend; Big 2 Bedr, 2 Bathr Flat, separate yard & 2 vehicles parking. Lourette 081 124 5868



OLYMPIA - N\$4 900 000

MAKE AN OFFER
 Ideal to Work from Home! In total 4 Bedrs, spacious living spaces, BEAUTIFUL outside entertainment, pool, lots of parking space; Stylish Finishes! Location! Lourette 081 124 5868



KLEINE KUPPE - N\$2 399 000

STUNNING kitchen, 3 BIG BEDROOMS, 2 Full Bathrooms (mes), a guest loo, o/plan lounge, dining & tv room; separate scullery, indoor BBQ room, beautiful views! Lourette 081 124 5868



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FOR ALL ON SHOW PROPERTIES CLIENTS CAN LOG ON TO OUR FB PAGE TO VIEW OUR LIVE ON SHOW FOR THOSE WHO CAN'T PHYSICALLY BE THERE @ (B.V.L PROPERTY SOLUTIONS).

LUDWIGSDORF - N\$4,350,000
ON SHOW 25 APRIL 11AM TO 4PM



4 Bedrooms / 3 Bathrooms / Double garage

• Very spacious lounge with dining area • Beautiful kitchen with scullery • Lovely garden with lapa • Sparkling pool and a BBQ • Extra parking space
 Erf size 1248sqm/ Building size 306sqm

ROCKYCREST- N\$1,200,000
ON SHOW 28 MARCH 11AM TO 4PM



3 Bedrooms / 2 Bathrooms / Single garage

• Under roof barbeque area with guest toilet and shower • Laundry room with extra toilet • Open plan living area and neat kitchen + pantry • Levies N\$2300
 Building size 170sqm

ROCKYCREST- N\$890,000
ON SHOW 28 MARCH 11AM TO 4PM



2 Bedrooms / 1 Bathroom / 1 carport

• Open plan kitchen with lounge and dining • Recently repainted
 Levies N\$1120.00/ Building size 80sqm

KHOMASDAL, SELMA COURT- N\$856,000
ON SHOW 28 MARCH 11AM TO 4PM



2 Bedrooms / 2 Bathrooms / 1 Parking space

• Spacious homey kitchen • Clean tidy complex • All on one level
 Levies N\$997.00/ Under roof N\$85sqm

OMEYA - N\$4,500,000

ONLY ONE NEIGHBOUR + EXQUISITE GOLF VIEWS!!!



4 Bedrooms / 4 Bathrooms / Double garage

• Spacious veranda with deck and swimming pool
 Erf size 1400sqm, Building size 237sqm

OMEYA - N\$2,400,000

MODERN FINISHES AND GOLF VIEWS!!!



3 Bedrooms / 2 Bathrooms / Double Garage

• High ceilings/ living area with fire place
 Erf size 1000sqm/ Building size 260sqm

OMEYA - N\$1,390,000

BEAUTIFUL TOWNHOUSE-OMEYA VILLAGE!!!



2 Bedrooms / 2 Bathrooms / 2 Parking bays

• Open plan kitchen and living area
 Building size 107sqm



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Willem Joanie
081 407 4274 081 129 6689

KLEIN WHK - N\$ 895 000 CC



SOLE MANDATE

Unit located in Urban Space on 2nd floor. 3 bedrooms, 2 bathrooms, open plan living area, kitchen, linen cupboard, elevator in building, security, 1 x basement parking and 1 x carport parking. Levy N\$2 375. Selling far below valuation. Unit size 90 sqm. Well secured.

OLYMPIA - N\$ 4.650 MIL



Reasonable offers to be considered. Selling below current market valuation. Home currently used with office consent as offices. Consulting business operating from it and could continue. Offering 330m², kitchen, 2 baths, reception. Lots of parking. Aircons, well secured. Well positioned and very well visible.

OMEYA - N\$ 2.8 MIL



1.567 M²

Giveaway for this big home and in great condition! 4 beds, 3 baths, o/plan double volume living area with gas fire place, kitchen, scullery, drying yard, covered patio with bbq, study nook, 2nd covered patio, pool, double garage, double carport. Furniture, curtains and gym equipment included! Reasonable offers.

FINKENSTEIN VILLAGE - P.O.R



SOLE MANDATE

Absolutely stunning! 3 beds, 2 full baths, double volume o/plan living area, designer kitchen with Smeg stove, separate scullery, covered drying yard for laundry, awesome patio with huge bbq, manicured garden with irrigation, swimming pool, double garage, fitted aircons throughout. Estate levy N\$2 100

EROS PARK - N\$ 2.995 MIL CC



SOLE MANDATE

Extra spacious duplex townhouse on offer. Peaceful location, small complex. Offering 3 beds, 3 baths, 2 living areas (1 with fireplace), another open plan living area and dining with stacking doors, kitchen and scullery, 2 x store rooms, guest loo, double garage, covered patio with bbq, lovely pool. Levy N\$4 085.

PIONIERSPARK - N\$ 2.195 MIL



SOLE MANDATE

Duet home on offer. So many extras included. 3 beds, 3 baths, open plan living area with fireplace, kitchen with lots of b.i.c. Extra spacious indoor entertainment area with jacuzzi, coal stove, bbq, pool table, big screen projector. Pool and manageable garden, double garage, water cooler, well secured.



SUREWORTH PROPERTIES

Bringing it all Together



Christell Loots

081 127 8606

christell@sureworth.africa



Hubert Maye

085 734 8677

hubert@sureworth.africa

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11 Gold Street
Prosperita
Windhoek

Tel: 061 225 544

Fax: 061 225 504 / 088-656 2167

Email: info@sureworth.africa

SOUTHERN INDUSTRIAL - N\$ 17 767.50 PM



IMMEDIATELY AVAILABLE

3 spacious offices. Separate reception area. Kitchen with BiC's, 2 toilets with basins. Prepaid electricity, Aircons, Alarm activated by Lessee. Close to amenities. Deposit: N\$17 767.50. 103m²

SOUTHERN INDUSTRIAL - N\$ 11 000 PM



IMMEDIATELY AVAILABLE

2 separate Offices, 1 large open plan Office with Kitchenette, space for reception. Aircons, Alarm activated by Lessee. Security door, lots of parking. Prepaid electricity. Deposit: N\$11 000. 85m²

SOUTHERN INDUSTRIAL - N\$ 9 660 PM



IMMEDIATELY AVAILABLE

2 Offices, separate reception area with large operating space. Kitchenette, Storeroom, Aircons, Alarm to be activated by Lessee, prepaid electricity, Security door. Deposit: N\$9 660. 56m²

SOUTHERN INDUSTRIAL - N\$ 8 500 PM



IMMEDIATELY AVAILABLE

2 separate offices, 1 large reception/ front office area. Separate Kitchenette with recreational area Aircon, Alarm to be activated by Lessee. Prepaid electricity. Deposit: N\$8 500. 60m²

PROSPERITA - N\$ 5 MIL EACH



NOT READY FOR FIFTH PARKING

Two Warehouses for sale. 600m² each. Both with 2 Offices, 2-3 Toilets with Basins, Separate Kitchen area, Alarm. Underroof cover in front of both. Levy of N\$6,500 pm. **Rental price on request**

HOCHLANDPARK - N\$ 2.7 MIL



SELLING BELOW VALUATION

Family home with lots of development potential. 3 Bed with BiC's, 2 Bath, Lounge, Dining Room, TV Room/ Study, Kitchen with BiC's, swimming pool, BBQ, Garage and Carport, Electric Fence



Elna Esterhuizen Properties

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Marie | 081 129 2482
@elna@ee-properties.com
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REGENSTEIN - N\$ 13 MIL



Private Estate 12km outside of Windhoek. Offering 4 Beds, 3 Baths, guest toilet, living room, kitchen, dining room, sun room, pool, enclosed BBQ area. 1 bed flat, 3 garages. Available for rent - N\$35 000.

PIONIERSPARK - N\$ 2.95 MIL



Very neat and easy to maintain home!!! This house consist of 3 beds, 3 en-suite baths, study nook, lovely kitchen, scullery, patio with built in braai, double garage and ample parking, good security.

VARIOUS



Kleine Kuppe: 3 beds, 2 baths, 2 garage - N\$12500.
Kleine Kuppe: 3 bedr, 2 Baths, 2 garage - N\$13000.
Klein Windhoek: 4 beds, 2.5 baths, 2 garage, carports- N\$30000

HOCHLANDPARK - N\$ 2.995 MIL



Price drastically reduced!!!! Lovely 3 bedroom family home with 2 bathrooms, guest toilet, double garage, large store, carport for four cars, built in bar, Jacuzzi, swimming pool and lots more.....

KLEINE KUPPE - N\$12 000 PM



2 bedrooms, 2 full bathrooms, 2 garages, lapa, braai and lovely garden. Available: 1 April

EROS PARK - N\$ 2.995 MIL CC



URGENT SALE!!!! Very neat family home consist of 3 beds, lots of bic, 2 baths, guest toilet, granny flat, double garage, double carport, patio with built in braai, pool, large erf, CCTV camera and security.

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ACADEMIA
N\$ 2 950 000



HOUSE OF THE MONTH
STUNNING RENOVATED HOME
House 246 m², Yard 1001 m², 4 Beds (all air coned),
2 Full Baths, Kitchen & Scullery,
3 garages, Double Shaded Carport. A MUST SEE.
N\$500 000 under valuation. REF 1291550

KLEIN WINDHOEK
N\$ 2 000 000 NEGOTIABLE



Zoning: Business with a bulk of 2 - 123 m²
Reception area, 3 Offices, Kitchenette,
Boardroom, Enough parking space,
24/7 security.
REF 1888121

KLEINE KUPPE
N\$ 12 000 PM



3 beds, 2 baths, open plan kitchen & lounge,
patio with BBQ, beautiful garden, dbl garage,
2 extra parking's

AUAS HILLS RETIREMENT
N\$ 1 300 000



BELOW VALUATION
CORNER HOME ON THE GROUND FLOOR FOR
50 + 'SER'S. 2 beds, bath, kitchen, dining/living
area, steel carport
REF 1888062

PROSPERITA
N\$ 4 900 000 NEGOTIABLE



DOUBLE VOLUME WAREHOUSE: 318 m²
DOUBLE STOREY OFFICE: 151 m²
INDUSTRIAL WITH A BULK OF 1
REF 1887685

PIONIERSPARK
N\$ 3 300 000



EXCLUSIVE MANDATE
Land: 1127 m² House: 228 m². EQUIPPED HOME
WITH 1 BED FLAT. 3 living areas, 3 beds, 2 baths,
beautiful kitchen, under floor heating, air-cons,
garden, entertainment area, dbl garage, water
tank 10 000 L, CCTV. EXCLUSIVE MANDATE



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House | Heart | Home

Lydia Kazimbu 081 407 0017

061 259 801

kazimbu@yahoo.co.uk

WINDHOEK NORTH - N\$ 895 000



Hosea Kutako apartments. 2 bedrooms, 1 bathroom, Open Plan kitchen lounge, Indoor braai, Safe and secure complex
Lydia 0814070017

EROS - N\$ 3.25 MIL



3 bedrooms , 2 bathroom, Kitchen, Lounge, Dinner ,Double Garage, Swimming Pool, Lapa, Guest room
Chris 081 333 5520

LUDWIGSDORF - N\$ 4.333 MIL



Stunning views, 3 bedrooms, 2 bathroom, Open plan kitchen lounge, Guest toilet Double garage, 2x Entertainment Area, Swimming pool, Lots more...
Erf 1350m2. Hayley 0817170177

KLEIN WINDHOEK - N\$ 3.8 MIL



3 bedrooms, 1 bathroom, Kitchen, Dinner, Lounge, 2 bedrooms outside flat Double garage, Studio, Green House, Swimming pool, Erf Size 1500m2
Lydia 0814070017

WINDHOEK WEST



Nearby NUST. 2 bedrooms, 1 bathroom, open plan kitchen/ lounge. Completion end of May 2020. 6x units available @ N\$1.3MIL
Web reference: RDNQ 1199.
Joe 081 348 3063
joevries57@gmail.com



WINDHOEK WEST - N\$ 3.2 MIL



2 houses on one Erf. 2 Garages, 4 covered parking bays. Both houses with air-con and fire place. Nearby NUST. Consent for office use can be obtained from City of Windhoek.
Web reference: RDNQ 1089
Joe 081 348 3063. joevries57@gmail.com



EROS - N\$ 1 470 000



Vacant Land | 700sqm | Fully fenced | Build your dream home
Webref: RDNQ-0405
Amanda 081 827 1833
amandag@remax.net



KAPPSFARM - N\$ 2.98 MIL



Country Living | 3 Bedrooms | 3 Bathrooms | Farmstyle Kitchen | 2 Garage
WebRef: RDNQ-1059
Amanda 081 827 1833
amandag@remax.net



KLEINE KUPPE - N\$ 1.65 MIL CC



Luck up and Go | 2 Bedrooms | 1 Bathroom | 1 Garage garden | Pet friendly
Ref: RDNQ-1076
Amanda 081 827 1833
amandag@remax.net



KATATURA - N\$ 1.020 MIL



Freedomland. Exclusive Mandate.
3 bedrooms and 2 bathrooms
Ample space
Web ref: RDNQ-1203
Suna 081 210 7823
sunakritzinger@gmail.com



EROS - N\$ 3.9 MIL



For sale under valuation. 3 bedrooms and 2 bathrooms 2 more flats.
Very spacious erf in great location
Web ref: RDNQ-0814
Suna 081 210 7823
sunakritzinger@gmail.com



KLEINE KUPPE - N\$ 13 000 PM



3 bedrooms and 2 bathrooms
Popular complex
Spacious garden
Web ref: RDNQ-1167
Suna 081 210 7823
sunakritzinger@gmail.com



AVIS - N\$ 11 000 PM



Downstairs: Kitchen and Living area walking to patio braai area with guest toilet. Upstairs: 3 Beds and 2 baths. Single garage with carpet. Pet friendly garden.
Water included. Nolan 081 893 0395
nolang1@remax.net



ONDEKAREMBA - N\$ 1.35 MIL



Only 35 plots available. Very low levies, security gate and cameras for security. Nampower and Namwater points installed.
Time to start living and stop the rat race.
Nolan 081 893 0395
nolang1@remax.net



KLEIN WHK - N\$ 3.675 MIL



Beautiful free standing 2 bedroom home with potential garden flat. Enjoy a very spacious entertainment area build in braai with pool and garden. With ample parking for the company you invite over.
Nolan 081 893 0395. nolang1@remax.net



LUDWIGSDORF - N\$ 2.8 MIL



3 Bedroom Townhouse in secure complex. 2 Bathrooms 2 Garages and a Build in Braai. Ideal for second time home buyer looking to scale up just a bit from the small apartment. Nolan 081 893 0395.
nolang1@remax.net



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Aucor Namibia has been monitoring the developments with the COVID-19 corona virus closely, and would like to inform you that the well-being of our employees, clients and other stakeholders is important to us. In response to the COVID-19 pandemic, we are following advice from the World Health Organization (WHO) and the Namibian Government. We are committed to playing our part in slowing the spread of infections, and will adapt our operations as needed to support the Ministry of Health and Social Services in its endeavors to achieve their goals.

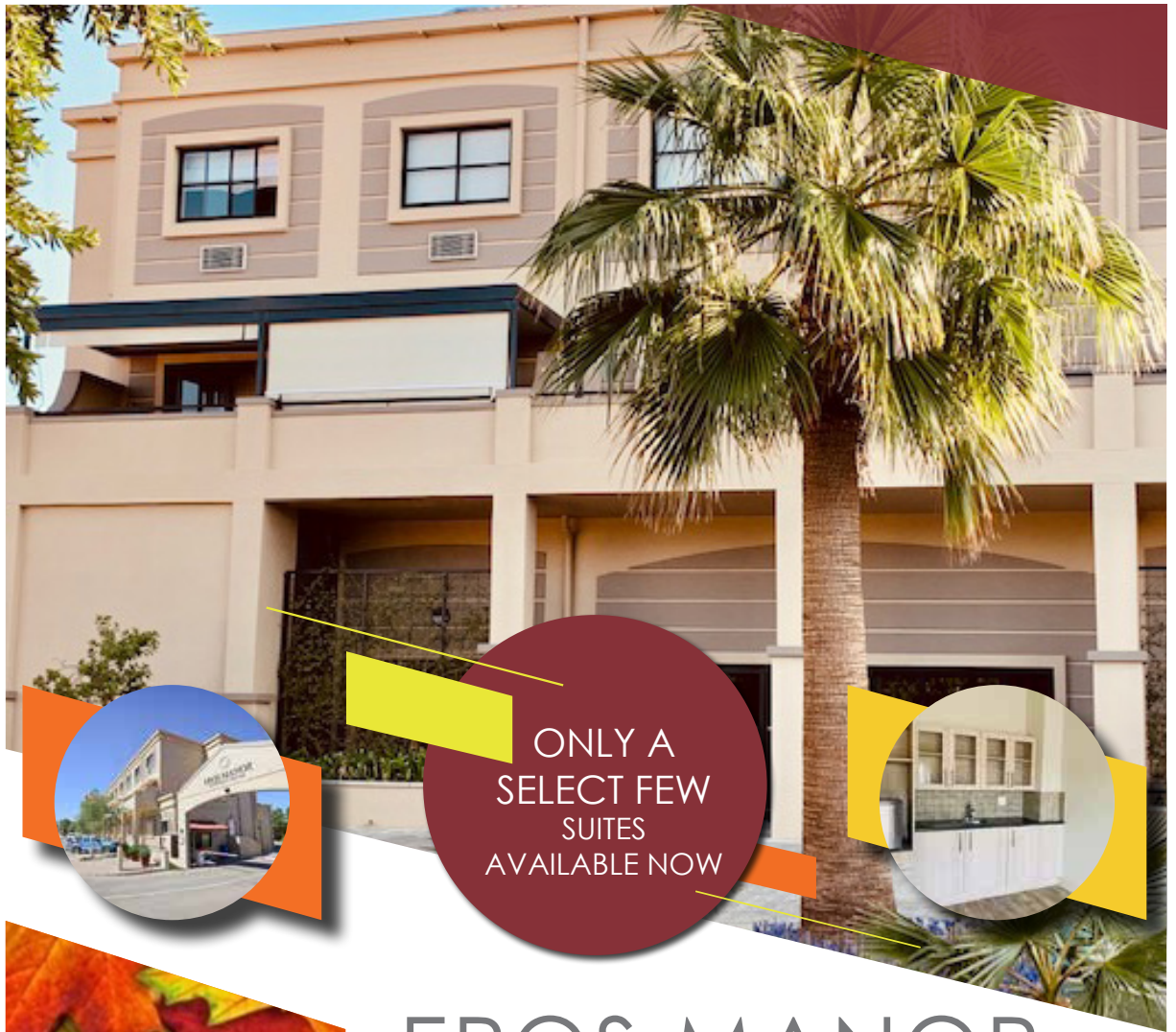
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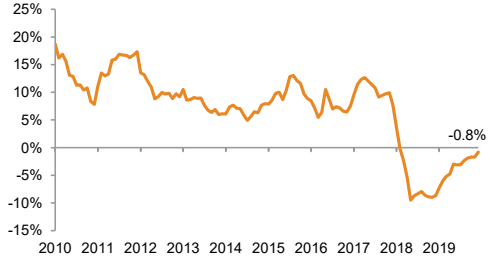


FNB Rental Index report

Figure 1: Rental index growth

December - 2019

- Key to FNB's Rental Index Segments**
- 1-bedroom
 - 2-bedroom
 - 3-bedroom
 - more than 3 bedrooms



Highlights

- The national average rent price up by 3.6% y/y to N\$6 992 per month
- The 2-3-bedroom segments gaining traction as houses become unaffordable
- Average rental yields up by 0.4 percentage points to 7.9% y/y

The rental market continues to bottom-out although at a moderate pace. In effect, the FNB Rental Index as at December 2019 shows a contraction of 0.8% - reflecting a steep improvement from a contraction of 8.6% recorded over the same period in 2018. The continued recovery in the rental index growth is supported by price pressures stemming from the 2-3-bedroom segments, which registered growth of 6.6% and 16.2% y/y, respectively, compared to corresponding contractions of 10.2% and 11.7% y/y realized over the same period of the preceding year.



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The growing participation in the 2-3-bedroom segments and the resultant price pressures has brought the average national rent price to N\$6 992 as at December 2019. This translates into an annual growth of 3.6%. On a quarterly basis, Swakopmund recorded the highest rental prices in the fourth quarter of 2019, with the average rent recorded at N\$9 274 per month. This reflects a significant growth of 26.6% y/y due to high volumes of rental activity executed under the 3-bedroom segment, whilst it also points to deteriorating affordability of houses in the coastal towns. Meanwhile, Windhoek is the second highest with respect to rental prices, with an average rent of N\$6 545 per month, and reflecting a contraction of 2.5% y/y. Furthermore, the annual contraction in rental prices in the fourth quarter of 2019 was witnessed across other major populated towns such as Ondangwa (-34.7%), Rundu (-22.4%), Ongwediva (-17.1%) with an exception of Oshakati, which saw growth of 6.7% y/y.

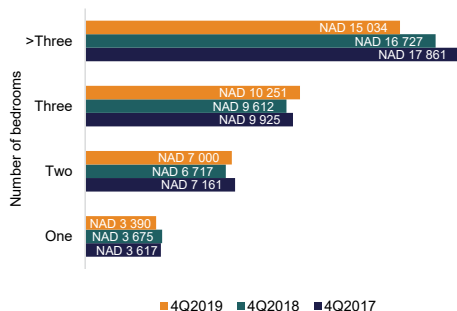
Rental breakdown

The average monthly rental prices for a 1-bedroom unit and for a more than 3-bedrooms unit, which accounts for 39.4% and 3.3% of rental transactions, continue to decelerate in the fourth quarter of 2019, reaching N\$3 390 and N\$15 034, respectively as shown in figure 2.

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Figure 2: Average monthly Rents based on bedroom number



In contrast, the 2-3-bedroom segments have once again gained traction with the monthly average rent recorded at N\$7,000 and N\$10,251 in the fourth quarter of 2019. This is marginally higher than the N\$6,717 and N\$ 9,612 recorded in the same quarter of 2018, respectively. Given that the 2-3-segments make up a significant weight of 36.7% and 20.6% in respect of rental transactions, respectively, the notable price pressures are indicative of an increase in demand for these type of rental units as houses become unaffordable on the back of subdued real wage growth.

Deposit to rent ratio

The growth in deposits charged by landlords contracted by 28% y/y at the end of December 2019 compared to a growth of 6.4% y/y recorded during the same period of 2018. This brought the deposit to rent ratio to a 10-year record low of 6.5%. The deterioration in deposit to rent ratio was observed in all segments, with the largest observed in the 2-bedroom segment and the lowest notable in the 1-bedroom segment. The persistently declining ratio continues to highlight the bargaining power the potential tenants have in the rental market on the back of a weak economy. Henceforth, we continue to maintain our view that Namibia has moved to a renter’s market, allowing potential tenants to negotiate lower rental deposit charges or no deposit charges at all.

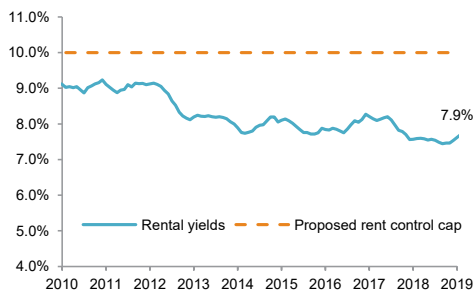
Figure 3: Deposit to rent ratio vs Price to rent ratio



Price to rent ratio

The price to rent ratio is the ratio of home prices to annualized rent in a given location and is used as a benchmark for estimating whether it is cheaper to rent or own a property. As a general rule of thumb, a price to rent ratio of 1 to 15 indicates that it is much better to buy than rent; 16 to 20 indicates that it is better to rent than buy, where else 21 or more indicates that it is much better to rent than buy. By interpretation, the price to rent ratio of “13” as at December 2019 implies that the Namibian housing market is still relatively stable. However, the risk of households opting to hold onto to renting than to owning a house is starting to emerge as houses are becoming unaffordable.

Figure 4: Rental yields



Rental yields

Rental yields, which are an indication of the return a landlord is likely to earn on the rental of a property, have shown a moderate increase of 7.9% y/y as at December 2019 compared to 7.5% y/y realized over the same month in 2018. The uptick in rental yields is unsurprising given the continued improvement in the rental index, which is a good indicator of where the rental market is headed. By and large, the Namibian rental market remains competitive compared to other jurisdictions in sub-Saharan Africa including Kenya, South Africa and Zambia where rental yields are 6.7%, 3.9% and 0.14% respectively.

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Conclusion

The rebound in rental prices since May 2018 has continued its upward trajectory, although growth remains in negative territory. The notable growth in rental activity for the 2-3-bedroom segments and the resultant price pressures has brought the national average rent price to N\$6 992 as at December 2019, reflecting growth of 3.6% y/y. This is indicative of an increase in demand for these type of rental units as houses become unaffordable on the back of subdued real wage growth. Nonetheless, the price to rent ratio of “13” means that the national average house price is 13 times the national average rent that could be earned per annum on a residential property. This implies that the Namibian housing market is still in a stable state and could improve further along with the expected improvement in economic conditions. We therefore expect rental prices growth to mark a positive territory in the first quarter of 2020 before it stabilizes along its long-term sustainable growth path.

Methodology

The rental index is based on average advertised prices in the residential property market across the country. These advertised prices are restricted to those advertised across print media – specifically the Namibian and Republikien. To ensure consistency, continuity and representativeness, the above-named databases were found to provide a realistic picture of asking price within the rental data. Other newspaper outlets were eliminated based on frequency on rental ads on their platforms. Subsequently, the data should be interpreted within these bounds and is therefore subject to the frequency and relevance of rental ads across these platforms.

Rental ad data is collected daily but aggregated and averaged monthly. The average figures are further weighted depending on the number of rooms available in an establishment. One and two-bedroom properties are given higher weights within the index versus three-bedroom properties. Town data is analyzed on a six-month basis to ensure sufficient observations to support the average price. This allows the inclusion of smaller towns that may not post frequent data. Furthermore, rental yield figures are calculated based on the average rent advertised and the average bonded property prices in the same area (bond property figures are sourced from FNB's Housing index data).

Notably, the FNB Rental Index differs starkly with the methodology utilized to calculate rental inflation as produced by the Namibia Statistics Agency. Therefore, the two data sources are not comparable with NSA data capturing actual rent versus FNB Rental index capturing advertised rent. These differences in methodology explain the subsequent differences observed between the two indices.

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KRAMERSDORF - N\$ 4 100 000



Web Ref 041

Property stunner of the month. European Styled House with warm and stylish finishes with a lovely open plan living throughout the house, 3 Bedrooms with B/C, 3 Bathrooms (all en-suite), u shaped tiled private patio ideal for outdoor entertainment or sun bathing, master bedroom has a walk in closet, designer kitchen granite tops and top of the range appliances, scullery, 3 garages tiled floors extra wash basin and water connection for washing machine, outside toilet, security gates , alarm system with beams. Dwelling: 350 SQM. Erf: 875 SQM. N\$ 4 200 000 with furniture

OCEAN VIEW - N\$ 1 530 000



Web Ref 244

Selling for an absolute bargain price, 3 Bedrooms, 2 Bathrooms, kitchen with B/C, Living Area, big double garage. Dwelling: 192 SQM. Erf: 615 SQM

SWAKOPMUND - N\$ 995 000



Web Ref 228

Very neat, 2 Beds, 1 Bath, Guest Toilet, Open plan living dining area, big courtyard ideal for the person loving to have a space outdoors, burglar bars, electric fencing, alarm system, single garage

KRAMERSDORF - N\$ 5 900 000



Web Ref 056

Well designed spotless 4 Bed house, 3 Bath, spacious living area, o/plan kitchen with pantry, scullery, separate dining area, enclosed entertainment area, walk in closet.



Arina 081 239 4984
Coastal Agent



Michelle 081 620 1358
Coastal Agent



Martinette 081 127 5979
Swakopmund Agent

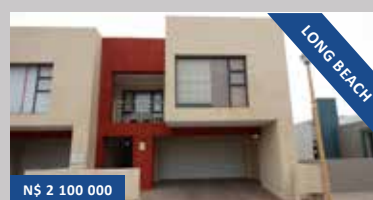


Normandie 081 281 0607
Windhoek Agent



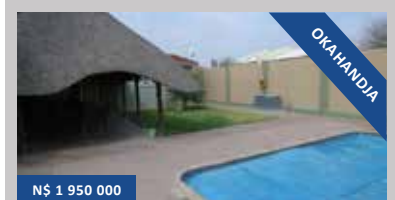
N\$ 2 400 000

Modern design and brand new! Tired of stairs??? This property is well planned on 1 level, entertainment on first floor to enjoy the beautiful sea view! 3 Bedrooms, 2 Bathrooms, 2 Garages. Web ref 1328739



N\$ 2 100 000

Perfect holiday home with inviting atmosphere close to the beach! 4 Bedrooms, 3 Bathrooms, 2 Garages Web ref 1327973



N\$ 1 950 000

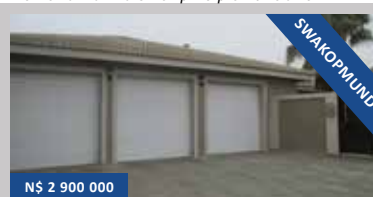
Idle Family home for sale 3 bedroom home, 2 bathroom, with perfect entertainment area, lapa, pool and outside braai. Double garage, study. Valuation : N\$2 525 000.00. Web ref 1306390

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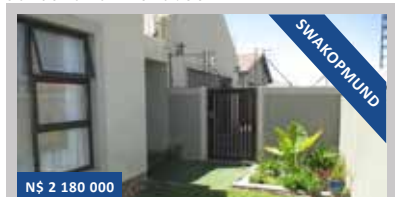
N\$ 1 650 000

Apartment, 2 bedroom For sale in a popular complex. 1 Bathroom, Single garage, outside braai with garden. Web Ref 1326720



N\$ 2 900 000

Neat 3 bedroom family home in upscale area for sale. 3 Garages, 2 Bathrooms Web Ref # 1327111



N\$ 2 180 000

Cosy green family residence with a bit of German inspiration for sale. 3 Bedrooms, 3 Bathrooms, 2 Garages. Web Ref # 1230213



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N\$ 1.48 MIL

Townhouse in popular Iris Court is for Sale Very neat property, well maintained, and well cared for: 3 Bedr (MES), 2 Bathr, Lounge/Dining Room (indoor BBQ), Courtyard, Double Garage Website Ref. 1326712

SWAKOPMUND, DUNES



N\$ 2.95 MIL

Brand New Upmarket home is for Sale Awesome finishes: Living area (indoor BBQ), O/P with kitchen, Scullery, Study Nook, 3 Bedr (MES), 2 Bathr, Double Garage. Large entertainment courtyard with outdoor BBQ. Website Ref. 1322117

SWAKOPMUND, DUNES



N\$ 2.98 MIL

Beautiful Home in Beautiful Garden is for Sale Reception, Guest Loo, Large Living Room (fireplace) O/p with designer Kitchen, Scullery, Sunny BBQ room (indoor BBQ), upstairs 3 Bedr (MES), 2 Bathr, Balcony, Double Garage. Website ref. 1244218

HENTIES BAY, EXT 3



N\$ 1.680 MIL

Home with Flat Potential for Sale. Outbuildings can be changed (easily) into 1 Bedr Flat. Tandem Garage, 3 Bedr (MES), 2 Bathr, Guest Loo, Kitchen, 3 large living area (indoor BBQ). Property is VERY NEAT. Website Ref: 1303241

HENTIES BAY, EXT 6



N\$2.495 MIL

Beautiful garden, large fruit trees. Main home has Reception, HUGE living area (ind BBQ) o/p with Kitchen, Scullery 3 Bedr (MES), 2 Bathr, 3 Garages and work room. Flat: Patio with BBQ, 1 Bedr en-suite, Kitchen/living room. Website Ref. 1305973

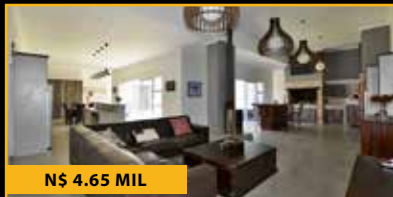
SWAKOPMUND, EXT 9



N\$ 3.5 MIL

Spacious Home with Flat is for Sale, 3 Bedr Home and 2 Bedr flat! Total of 5 Bedr, 4 Bathr, 4 Garages. Large living room (indoor BBQ), study, Kitchen, Scullery. Flat has own entrance. Website Ref. 1300883

SWAKOPMUND, EXT 15



N\$ 4.65 MIL

GREAT DESIGN, with resulting central courtyard: Reception, Guest Loo, Study, Kitchen (granite) O/p with Living area (Lounge, Dining Room, TV room, BBQ Room), Indoor BBQ and Pizza oven, 4 Bedr en-suite, Double Tandem Garage. Website ref: 1326336

SWAKOPMUND, EXT 15



N\$ 4.3 MIL

Separate bachelor flat with own entrance/parking, 1 Bedr/Living area/kitchenette, bathroom. Main home: 3 Bedr (MES), 2 Bathr, Guest Loo, Study, BEAUTIFUL Kitchen/scullery o/p with large living area. Beautiful wood beams. Website ref: 1327022

SWAKOPMUND, EXT 20



N\$ 2.25 MIL

Very beautiful finishes right through: Reception, Large Living area (indoor BBQ) o/p with Kitchen, Scullery, 3 Bedr (MES), 2 BEAUTIFUL bathr, Double Garage. Outdoor Entertainment area with pizza oven. Website ref: 1313803

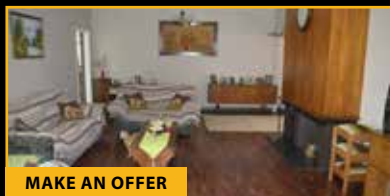
WALVIS BAY, LAGOON



N\$ 2.890 MIL

SELLING N\$1 640 000 BELOW VALUATION!!!! Luxurious home: 3 Bedr (2 with private bathrooms), 3 baths, Study, Lounge, Bar, Dining room (Indoor BBQ), Fantastic Kitchen/ scullery, Double Tandem Garage, large store/work room. Website ref: 1226831

WALVIS BAY, LAGOON



MAKE AN OFFER

SPACIOUS HOME with Flat is for Sale. Walking distance from the lagoon: Home: Reception, Lounge, Dining Room, BBQ Room, 3 Bedr, Bathr, 3 Garages. Flat: Garage, Kitchen/living room, Bedr en-suite. LARGE YARD. Website Ref: 891619

HENTIES BAY, NORTH DUNE



N\$ 2.4 MIL

Enormous Home is for Sale! 620m² under roof. Part of home operate as separate flat: Reception, 5 Bedr, 5 Bathr, 2 BBQ rooms, 2 Lounges, Dining room, Guest Loo, Neat kitchen, Laundry, Study/hobby room, Tandem and Double Garages. Website Ref. 1152912



ROSSMUND N\$ 3 395 000



Luxurious residence with semi-enclosed patio & outdoor braai. Low maintenance garden. Lounge/dining area with fireplace, aircon in selected rooms.

VINETA N\$ 4 200 000



Charismatic 4-bed family home located along the lush municipal park, offering good sea views. Enjoy the tranquil surroundings from the elevated deck with BBQ.

ROSSMUND N\$ 1 750 000



Stylish 2 bed sectional title unit set amidst lush garden areas in this quiet sunny retreat just outside of Swakopmund. Roof terrace offers good views of the Swakop River.

KRAMERSDORF N\$ 1 180 000



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KRAMERSDORF N\$ 1 380 000



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WATERFRONT N\$ 4 500 000



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SWAKOPMUND - N\$ 1.68 MIL



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SWAKOPMUND - N\$ 1.45 MIL



PERFECT FOR RETIREMENT!
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LONG BEACH - N\$ 1.99 MIL



2 HOUSES ON ONE PLOT
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LONG BEACH - N\$ 1.080 MIL



LOCK UP AND GO
 Ideal vacation home or retirement home. 2 Bedrooms, 1 full bathrooms, open plan lounge, kitchen, patio with outdoor BBQ, yard (pet friendly) and single garage.

DOLPHIN BEACH - N\$ 1.7 MIL



TOWNHOUSE WITH LOTS OF SPACE
 3 Bedrooms, 2 bathrooms, open plan lounge, kitchen, guest toilet, large entertainment area on 3rd floor with kitchen and guest bathroom. Double garage and semi sea view. 277m²

SWAKOPMUND - N\$ 2.995 MIL



ROOM TO EXPAND!
 Family home with room to build a flat Loft above kitchen for office/play room Kitchen with gas stove and granite tops 3 bedr, 2 bathr and Double garage

SWAKOPMUND - N\$ 2.45 MIL



CAPE VERNACULAR COLLECTION
 Newly built house opposite Pro-Ed School Modern design, large patio at the back, Main bedr with patio and pergola 3 bedr, 2 bath and double garage

SWAKOPMUND - N\$ 3.995 MIL



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