



PropertyNews

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NOTE FROM THE EDITOR

If you are finding it increasingly difficult to repay your home loan repayments, don't throw in the towel just yet! Turn to page 16 for good advice from WKH.

You can rely on us to put your property in front of a huge audience of people looking for a property just like yours. Visit www.propertynews.com.na

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NEXT PUBLICATION:

Issue 426 | 14 March 2019
Design & Decor

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BELOW VALUATION

N\$ 760 000

For the INVESTOR!
Newly Completed Flats
for sale. Only 5 units left,
on first floor.

- All units consist of:
- 2 bedrooms,
 - 1 bathroom,
 - kitchen & lounge.
 - open parking.

Levies - N\$ 1000 pm.
Rental Income N\$ 5500 pm.

Lourinda 081 252 6296 or
lourinda@joseph-snyman.com.na

KATUTURA

PRICE DRASTICALLY REDUCED!

OLYMPIA

N\$ 4 750 000

Residence - Zoned for offices.
Large erf 1547 m²...under roof 375 m²
Ideal for professionals...visible and accessible.
Potential for further development
Denis 081 124 4581

KEMPINSKI NATURE ESTATE

N\$ 5 950 000

Valuation N\$7.6 mil. Magnificent country home with 4 en-suite bedrooms, lounge and ent areas, beautiful kitchen, sep flat-let, double garage, patio and pool.
Denis 081 124 4581

HOCHLANDPARK

N\$ 3 700 000

4 bed home, 2 baths, en-suite guest room & outside room. O/p kitchen & scullery, living, tv room, office, ent area with outside braai. Salt pool with solar heating. Dbl garage. Alarm, CCTV. Marie 081 128 4281

WIK WEST

N\$ 695 000

Bargain of the year!
Beethoven Heights
1 Bedroom apartment
Gerhard 081 124 4682

PIONERSPARK

N\$ 1 345 000

Stand alone 3 bedroom town house, 2 bathrooms, o/p lounge, fitted kitchen. 2 carports. Communal pool.
Johnny 081 124 8589

AVIS

N\$ 1 800 000

Well maintained townhouse in secure complex. Offering 3 bedrooms with main en-suite. Open living dining with kitchen, small courtyard and single garage
Marie 081 128 4281



ELISENHEIM - N\$ 3 400 000



A MUST SEE!

Family home next to green area! Spacious o/p TV room with fireplace, dining to stoep with b/i BBQ, garden & pool. Modern kitchen with scullery/laundry. 4 Beds, 3 baths & study. 3x garages & lots of parking inside the yard.

ELISENHEIM - N\$ 3 490 000



Modern freestanding house overlooking the dam. 3 Beds, 2 baths & a study. Inside BBQ & entertainment area. Open plan kitchen (sep scullery / laundry) / living area. Double garage & space to make a garden.

ELISENHEIM - N\$ 2 400 000



4 Bedrooms, 2 bathrooms & a study. Open plan kitchen / living area. Outside stoep, garden & storeroom. 2 x carports.

ELISENHEIM - N\$ 3 000 000



Open plan lounge / dining room. Kitchen with separate scullery / laundry. Spacious 3 bedrooms, main with balcony & 2 bathrooms. Study. Double garage & space for a garden.

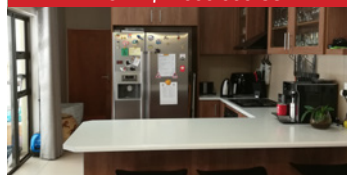
ACADEMIA - N\$ 2 800 000



BELOW VALUATION!

1062m² erf. Lots of potential, freestanding house that needs a bit of TLC. 3 Beds, 2 baths & a study. O/p kitchen / TV room. Outside stoep & BBQ with garden. Double garage & 4 x carports.

AVIS - N\$ 2 600 000 CC



3 Bedroom, 2 bathroom unit in St. Michaels Park. Open plan kitchen (sep scullery /laundry) / living area with outside BBQ, stoep & small garden. Double garage.

CENTRAL - N\$ 1 550 000 CC



Ground floor unit with small garden. 2 Bedrooms, 2 bathrooms with an open plan kitchen / living area. 1 x carport, 1 x basement parking & storeroom.

CENTRAL - N\$ 1 495 000 CC



Ground floor unit with small garden. 2 Bedrooms, 2 bathrooms, open plan kitchen / living area. 1 x basement parking.

EROS PARK - N\$ 3 600 000



4 Bedroom, 3 bathroom house with a study. Open plan kitchen (sep scullery / laundry) / lounge / dining room & TV room. Outside BBQ stoep area with big garden & boma. Single garage, 2 x carports & storeroom.

AVIS - N\$ 12 500 PM



TO LET

2 Bedroom, 2 bathroom unit in Avis Lofts with stunning views. Lovely open plan kitchen / living area that walks out onto the stoep with BBQ & splash pool. Double garage. **Available 1 April**

FINKENSTEIN - N\$ 13 000 PM



TO LET

3 Bedroom, 2 bathroom house, study nook & an open plan kitchen / living area (sep scullery / laundry). 2 x carports. **Available 1 April.**

PROSPERITA - N\$ 14 500 PM PER UNIT



TO LET

3 x 160m² warehouses to let. Includes Ground floor warehouse, reception & WC. 1st floor office space. Price excludes VAT, water & electricity. **Available immediately.**

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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MAERUA MALL - N\$ 1 395 000



FULLY FURNISHED upmarket 2 bedroom, 1 bathroom apartment, safe basement parking. Space & Style.
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Choose from a variety of top class, well located lock-up-and-go properties, ideal for city slickers wanting modern safe & 1st-world class accommodation.
 Lourette 081 124 5868

EROS - N\$ 3 995 000



Spacious family home with garden, study, huge entertainment areas, **BIG 1 BED FLAT**; dbl garages & parking space; big child friendly erf & tranquil area.
 Lourette 081 124 5868

BEAUTIFUL TREES



ON SHOW! ON SHOW! 9 March - Saturday from 10:00 until 13:00 AND 16 March - Saturday from 10:00 until 13:00
 Don't miss out on this Great Deal! Enjoy both privacy & security in this unique enclosed community! It is fittingly priced and a must see!! Erf 559m² and house 279m². 3 Spacious beds (2 with access to garden), main has walk-in closets plus lots of extra cupboards. 2 Full bathrooms. Huge living- and dining area. Study, laundry/storeroom. 4x aircons. Double garage with lock floors and shelves. 2 Water tanks and easy to maintain garden. Alarm & beams. This house is on a corner erf with extra guest parking and entrance.
 Anita 081 124 6666

EISENHEIM - N\$ 1 950 000 EXCL TRANSFER



3 Beds, 2 baths, o/p kitchen with lounge. 1 Garage plus lots of extra parking space. Pool & outdoor braai with private stoep. Tatjana 081 564 4373

URGENTI!



KLEINE KUPPE - N\$ 1 575 000 CC



Townhouse for sale way below valuation! 3 Beds, 2 baths, big o/p kitchen with lounge. All windows & doors have burglar bars. 1 Big garage. Courtyard. Levies N\$2000. Tatjana 081 564 4373

URGENTI!

EISENHEIM - N\$ 2 680 000



CBD - N\$ 1 250 000 CC



Fully furnished apartment. Perfect for 1st time buyers! Close to Maerua Mall. 2 Beds, 1 bath, big o/p kitchen with lounge & veranda. Levies N\$ 1632 pm. Tatjana 051 564 4373

NEW RELEASE

OLYMPIA - N\$ 2 175 000 CC



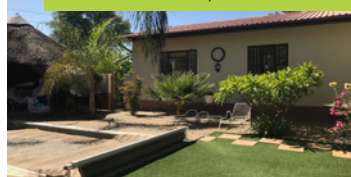
Adorable, refurbished duet home! 3 Beds, 1 full bath, spacious o/p lounge/dining and kitchen, separate laundry, extra-long tandem garage, veranda and garden. New tiles, modern kitchen, lovely corner erf. Marion 081 245 2390

KLEINE KUPPE - N\$ 2 390 000



Modern & secure duplex townhouse in 1 of the most renowned streets. 3 Beds, 2 full baths, guest loo, lounge-dining-TV room, new kitchen, single garage, outside toilet with laundry, braai porch, carport & garden. Marion 081 245 2390

PIONIERSPARK - N\$ 4 600 000 CC



Offering plenty of accommodation! Charming 3-bed family home surrounded by gardens, pool and splendid entertainment areas. Many unique features including 3 flats. In total 7 bedrooms. Enormous potential!! Marion 081 245 2390



SELL FAST

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061 255517 | www.sellfast.com.na

KLEIN WINDHOEK - N\$ 55 000 PM



Am Weinberg Estate features professionally designed North facing residential properties that invite comfort and exude modern elegance.
Uripi 081 122 3797

COUNTRY CLUB GOLF ESTATE - N\$ 27 000 PM NEG



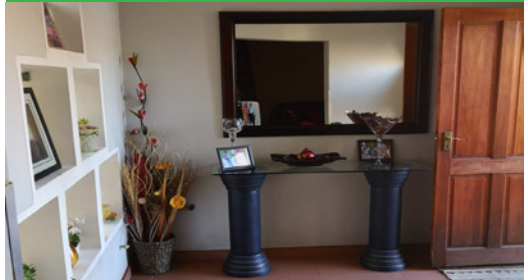
Fully Furnished Country Club golf Estate, dbl storey, 3 bedroom, 2.5 bathrooms, main en-suite, o/p kitchen lounge and dining room. Patio deck with braai, double garage, pre paid electricity. Safe complex. Tami 081 202 6062

WINDHOEK WEST - N\$ 50 000 PM



Windhoek West AB grade offices to let 12 Offices. In and Outside parking bays for 15 cars, top security, boardroom comes fully furnished, semi furnished offices.
Uripi 081 122 3797 | Tami 081 202 6062

DORADO PARK - N\$ 2.2 MIL EXCL COSTS



4 Bedrooms, 4 bathrooms, kitchen, living room, outside bathroom and extra bachelor flat, big yard and lots of potential.
Jules 081 317 9667

CIMBEBASIA - N\$ 2.2 MIL EXCL COSTS



3 Bedrooms, 2 bathrooms, kitchen and scullery, 2 living rooms, bar, office, double garage, braai and entertainment area.
Jules 081 317 9667

ONGWEDIVA - N\$ 1.550 MIL



New residential dwelling situated in a good area. This is a 2-bedroom dwelling with attached flats. It is also fitted with tiled floors, fitted kitchen and cellotex ceilings.
Uripi 081 122 3797

OTJOMUISE
N\$ 780 000 CC



BARGAIN! BARGAIN! Newly renovated 2 Bedroom flat on 2nd floor. Open plan kitchen with extra cupboards and broom cupboard. Living area. Modern bathroom with shower, toilet and wash basin. Plenty of cupboards in the bedrooms. Security door and burglar bars. 2 Parking bays. The price includes transfer fees. Below valuation!!

ROCKY CREST
N\$ 870 000



BELLA ROSA CELSIANA! FAR BELOW VALUATION!! Townhouse that has been renovated. 2 Bedrooms, full bathroom, open plan kitchen with living area. Large interlocked yard. Corner unit. Shade net for 1 car and parking in front for 1 more car. **INCLUDES TRANSFER AND LAWYER'S FEES.** THIS IS THE BARGAIN OF THE YEAR!

EISENHEIM
N\$ 1 050 000



Blackthorn Apartments. Modern, light and bright with 2 bedrooms, 1 bathroom, open plan kitchen with living area. Sliding doors with balcony and BBQ. Parking for 1 car. Price is far below valuation. Price includes transfer fees. **BARGAIN!**

PIONIERSPARK
N\$ 1 150 000



Koperberghof Apartments. Charming older type of townhouse with separate kitchen, living room and garage on the ground floor with a small garden. Upstairs are two bedrooms, with 1 bathroom. Main bedroom has a balcony. Burglar bars. Double garage. Property is dated and needs TLC. Price is below valuation! Price includes transfer fees.

SUIDERHOF
N\$ 1 190 000



Kareehof Complex is centrally situated near Suiderhof School. Older type of complex but has been renovated and has a small garden. **PET FRIENDLY!** New kitchen with stove and cupboards. Kitchen is separate from living area. Upstairs there are 2 bedrooms with 1 bathroom. Enclosed carport for 1 car and lots of parking and play area for kids. Price has been drastically dropped. Burglar bars.

CIMBEBASIA
N\$ 1 200 000



Flat is on the 1st floor. Parking and shops on the ground floor. Very spacious with semi open plan kitchen with the living area and an extra entertainment room. Sliding doors separate the living and entertainment area which also has a BBQ. 2 Spacious rooms with a huge full bathroom. Burglar bars. Price includes transfer fees.

KLEINE KUPPE
N\$ 1 500 000



Cyprus Court is next to Pupkewitz Lifestyle Centre behind The Grove. Very popular complex. Duplex townhouse of 100 m² with 2 spacious bedrooms upstairs with full bathroom and separate toilet. Downstairs is the open plan kitchen with spacious living room. Burglar bars. Carport for 1 car.

LUDWIGSDORF
N\$ 2 050 000 CC



Golden oldie. Freestanding townhouse with own yard. All on one level. 3 Bedrooms, 2 bathrooms, open plan kitchen with living/dining area. Outside toilet. Single garage and parking for 1 more car. Pergola with swimming pool. **THIS IS A MUST SEE!**

KLEIN WINDHOEK
N\$ 2 150 000



Eucalyptus Complex. Modern and up-market duplex townhouse with 2 bedrooms, (main is en-suite), 2 bathrooms, open plan kitchen with living area. Sliding doors open onto a small patio with a BBQ and interlocked yard. Mahogany coloured cupboards with white ceramic tiles. 2 Air conditioners. Main bedroom has a balcony. 1 garage and 1 more parking for another car. Does not include water or electricity. Available immediately.

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Okahandja, Namibia

2 Bedrooms from N\$ 560 000 | 3 Bedrooms, 2 Bathrooms from N\$ 745 000
and 3 Bedrooms, 2 Bathrooms with garage from N\$ 810 000
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- Stylish designer kitchens
- Spacious & elegant living rooms
- 2 and 3 bedroom properties
- En-suite bathrooms
- Carport or drive through garage
- Alarms, stove and oven included



UPCOMING OPEN DAYS

2 MARCH 2019

9 MARCH 2019

16 MARCH 2019

CONTACT US

Izelle 081 611 9094 | Merilize 081 568 8933

Marlette 081 611 4786

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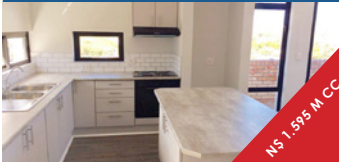
Willem Joanie
081 129 6689 081 407 4274

KLEIN WHK N\$ 6 295 000 CC



Beautiful modern townhouse in small complex. 4 Beds, 4 baths, o/p living, kitchen & scullery, indoor BBQ, private lounge, study, stacking doors opening to covered patio & garden, double garage, water cooler, well secured.

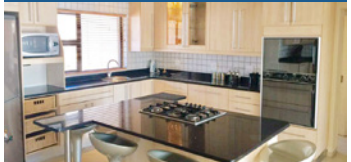
CBD AREA



Beautiful penthouse apartment. 2 Bedrooms, 2 bathrooms, open plan living, kitchen, balcony, parking & lovely views. Give away at this price!

N\$ 1,595 M.CC

OLYMPIA N\$ 5 000 000 CC



Family home, spacious with lovely views. 4 Bedrooms, 3 bathrooms, study, open plan living area, indoor entertainment with BBQ, kitchen, scullery/laundry, 3 garages, covered patio with BBQ, jacuzzi, pool, aircons, extra parking.

AVIS N\$ 2 950 000 CC



Spacious Townhouse in popular complex. Offering 3 bedrooms, 2 bathrooms, landing area with study, kitchen, scullery, open plan living, 4th bedroom/guest suite/office, covered patio with BBQ, spacious double garage.

LUDWIGSDORF N\$ 3 995 000 CC



Home with beautiful views. Offering 4 bedrooms, 2 bathrooms, lounge and dining, tv room, kitchen with scullery/laundry, covered patio with BBQ, 1x 1 bedroom flatlet, 1x bachelors flatlet, pool, lapa, double garage.

KHOMASDAL N\$ 1 750 000



Cozy home on offer. Ideal for a family. Offering 3 bedrooms, 2 bathrooms, study, open plan living area with fireplace, spacious kitchen, covered patio with BBQ, water cooler, carports, valuation in place.

Markus Weiss properties

Markus: 081 241 4796
Vivienne: 081 853 5368
markusweiss@iway.na

www.mwproperties.com.na

LUDWIGSDORF



Solid House built over two levels with 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, large flat downstairs with own entrance. Double garage and store-room. Ideal for a home occupation.

N\$ 3 950 000

CBD



77 On Independence: Right in town! Stunning modern & upmarket 2-bed apartment, south-facing, bathroom with shower, communal pool and gym. The ground floor boasts shops, restaurant, etc. 1 basement parking.

N\$ 1 290 000

CENTRAL



City Heights: Very spacious 2-bedroom apartment, corner unit, newly renovated, large kitchen, bathroom with bath-tub, separate toilet, big north-facing balcony, basement parking. Tenant in place.

N\$ 875 000

AVIS



Neat 3-bedroom townhouse on one level: 2 bathrooms, spacious lounge/dining room with underfloor heating, veranda and lovely garden, single garage and carport. Courtyard with washing line. Immediately available.

N\$ 1 850 000

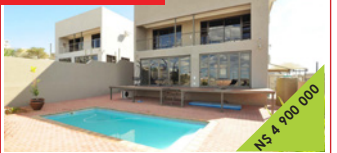
CENTRAL



Two houses on one erf. Ideal to use for 2 families, or offices/residential occupation. Main house 3 beds, lounge, kitchen 2 baths. Second house 2 beds, 2 baths, large living area, sep entrance, lots of off-street parking.

N\$ 3 950 000

KLEINE KUPPE

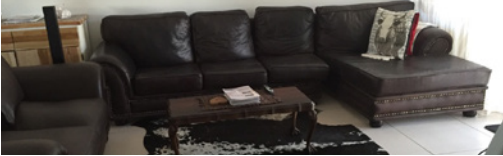


Modern, upmarket, stunning view! 4 en-suite bedrooms, large lounge/dining/kitchen area, scullery, east-facing veranda, swimming pool, extra big double garage, study, pyjama lounge. Immediately available. CC registered

N\$ 4 900 000

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AVIS - N\$ 2 MIL (NEG)



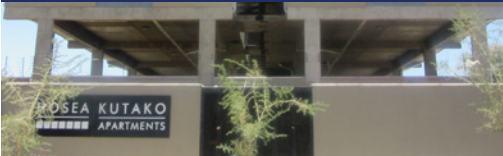
Le Mont: immaculate, modern, spacious and secured townhouse. 3 Bedrooms, 2 bathrooms, open living areas and double garage.

ROCKY CREST - N\$ 1.320 MIL (NEG)



Adonai Court: spacious, modern and secure. 3 Bedrooms, 2 bathrooms, guest toilet / laundry, open plan kitchen / lounge dining area, single garage and courtyard with braai.

CBD - N\$ 950 000



Hosea Kutako Apartments: neat as a pin – North facing. 2 Bedroom apartment, 1 bathroom, open plan kitchen / lounge with BBQ and basement parking.

CBD - N\$ 1.280 MIL (NEG)



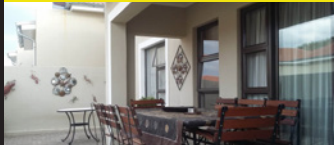
City View Apartments: newly renovated 2 bedroom apartment with stunning city views. 2 Bedrooms, 1 bathroom Spacious open plan kitchen / lounge, balcony and basement parking.



Adri | 081 402 1226
 adriengel10@gmail.com
 www.yellowprop.com



AVIS - N\$ 2.3 MIL



St Michael's Park: Spacious 2 Bedrooms, 1 bathroom, 2 Garages. Kitchen with scullery, living and dining area, stoep with BBQ & extra yard with beautiful garden.

EROS - N\$ 1.495 MIL CC



Schiller Heights: spacious 2 beds, 2 baths, u/ cover parking. CLEAN AS NEW - Close to all amenities, lovely kitchen and big o/p living area and nice size yard, levy of N\$ 1929 pm.

EISENHEIM - N\$ 1.1 MIL NEG



Sought after complex. Quality fitting and finishes. 2 Bedrooms (both en-suite), open plan kitchen lounge, balcony with BBQ & shade parking.

ROCKY CREST - N\$ 1.1 TO N\$ 1.4 MIL



Weavers Court: 2 Beds, 1 bath apartment with 1 garage. Also available: 3 bed units with dbl garage. Lovely kitchen with lots of cupboards, living area and outside backyard.

KLEINE KUPPE - N\$ 2.575 MIL



3 Beds, 2 baths & 2 garages. Open plan lounge, dining and family room with fire place 2 aircons, storeroom, alarm, solar geyser, inside built in bbq and electric fencing. A MUST SEE!

12 Free standing houses in **Elisenheim** from the range of N\$2.2 mil to N\$3.3 mil as well as rentals!

3 x Golfers Inn Units, **Windhoek Country Club** between N\$2.750 mil to N\$3.5 mil.

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YOU ARE WELCOME TO CALL ME FOR YOUR **RENTAL NEEDS**



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Gretha Dos Santos

grethads@afol.com.na | 081 284 3180

Nobody does property better!

JUST PROPERTY



NEW LISTING!

SUIDERHOF

Gretha N\$ 2.750 mil
Neat 3 bed, 1 bath home on 963m² erf. Large living area with original wooden floors. New kitchen & scullery. Garage & double carport. Staff quarters.



SINGLE LEVEL!

PIONIERSPARK EXT 1

Gretha N\$ 1.970 mil CC
Westvale: Super popular complex! 3 beds, 2 baths, spacious o/p living area, neat kitchen with sep kitchen, pet-friendly garden, double garage & 1 carport, 24h security.



VIEWS ARE EXCEPTIONAL!

LUDWIGSDORF

Gretha N\$ 3.995 mil CC
Erf 1237m², older property but neat. 4 beds, 2 baths, neat kitchen, lapa & BBQ, pool, deck PLUS: One 1 bedroom flat AND a bachelors flat!

MAKE AN OFFER!



FAR BELOW VALUATION!

KLEINE KUPPE

Gretha N\$ 1.750 mil CC (NEG)
Kleine Palace: 3 beds, 2 baths, separate kitchen, spacious living area, pet-friendly garden, single garage. Walking distance to Grove mall. Very secure. NEAT!



AVIS (PUTEOLI)

Gretha N\$ 2.950 mil CC
Super neat 4 bed, 3 bath townhouse (248m² u/roof), lovely kitchen with granite tops, double garage, large "stoep" with BBQ, 24h security, very modern.



NEW LISTING!

KLEINE KUPPE

Gretha N\$ 3.5 mil
3 beds, 2 full baths, guest loo, kitchen with Caesar stone tops & scullery, o/p living area, patio with BBQ, massive dbl garage, erf of 755sqm with lots of fruit trees.

RE/MAX DYNAMIQUE



PIONIERSPARK - N\$ 2.940 MIL



3 Beds (mes), 1 bath, study, o/p kitchen. BBQ Verandah. Double garage & 3 parking bays.

RDNQ-0560
Suna 081 210 7823



DORADO PARK - N\$ 3.1 MIL



Modern 4 bed (mes + w/i closet), 3 bath home. Luxury kitchen with scullery. 2 bed flatlet.

RDNQ-0705
Suna 081 210 7823



SUIDERHOF - N\$ 2.650 MIL

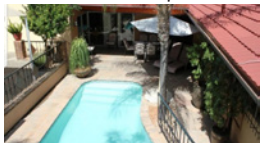


Dbl storey duet! 2 Large e/s beds. Plenty of cupboards & a/c. Kitchen with top finishes. Garden & BBQ.

RDNQ-0676
Suna 081 210 7823



PIONIERSPARK - N\$ 10.5 MIL



Guesthouse 5 min' drive to CBD. 11 en-suite rooms with a/c, pool, BBQ & bar area.

RDNQ-0720
Suna 081 210 7823



WILD OLIVE - N\$ 995 000



1 Bed apartment with a view, close to Grove Mall.

RDNQ-0024
Amanda 081 827 1833
amandag@remax.net



AUASBLICK - N\$ 2.1



1 Bedroom, 1 bath apartment. Auashills Retirement.

RDNQ-0696
Amanda 081 827 1833
amandag@remax.net



WHK WEST - N\$ 14 300 PM



Spacious and affordable office space close to Game in Bismark. Tenant. RDNQ-0714

Nolan 081 893 0395
Nolan.remax@gmail.com



HOCHLANDPARK - N\$ 13 000 PM



Newly renovated family home to let. Offers 3 beds, 2 baths, free standing. RDNQ-0439

Nolan 081 893 0395
Nolan.remax@gmail.com



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EROS HILLS - GUTSCHE STREET - TO LET - N\$ 28 000 PM (NEGOTIABLE)



Beautiful views! 4 Bed house on 3 levels. Middle floor: entrance hall, lounge with fireplace, dining room, kitchen, guest wc. Upper floor: 2 beds, 1 bath, double garage. Lower floor: main bedroom, 1 bed, 1 bath, linen room, huge tv room, laundry, outside wc and shower. Downstairs: office. Huge storage room underneath the house. Pool and garden with lots of trees. Parking for 3 cars. **Available immediately.**

AVIS - NEUDIETENDORF COMPLEX - TO LET - N\$ 14 000 PM (NEGOTIABLE)



3 Bedrooms (main with aircon) townhouse all on 1 level. 2 Bathrooms, big lounge with aircon, dining room, kitchen, outside laundry yard, double garage, double carport, small garden with BBQ. Pool in complex - very child friendly. Good security. Also available for sale! **Available immediately.**

City Living Real Estate

Lydia | 081 407 0017
061 259 801
kazimbu@yahoo.co.uk

KLEIN WINDHOEK - N\$ 3 750 000 NEGOTIABLE



SOLE MANDATE

NEW RELEASE!

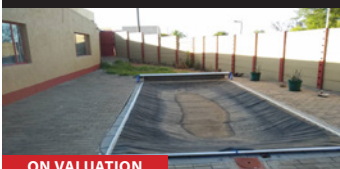
Owner Retiring! Near St. Paul's school. Selling below valuation!
Beautiful, rustic older cottage set on large erf 1450m². Lovely garden, pool, lapa, income producing apartment, store room.
3 Bedrooms, 2 bathrooms. Strip wood flooring in parts. Kitchen dining with fire place and separate lounge. A MUST SEE!

EROS - N\$ 4 MIL CC



Family house with 3 beds, 2 baths, lounge, guest toilet, o/p kitchen lounge, office, 1 bed flat, dbl garage, indoor braai and pool.

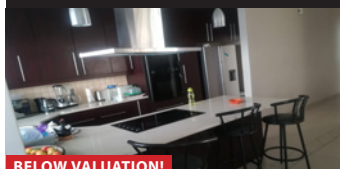
HOCHLANDPARK - N\$ 2.060 MIL



ON VALUATION

Tuben Glen: 4 Beds, 2 baths, kitchen, lounge, TV room, dining room, pool, shaded carport and single garage. Jacuzzi. Solar geyser.

LUDWIGSDORF - N\$ 2.750 MIL CC



BELOW VALUATION!

4 Bedrooms, 3 bathrooms, open plan kitchen, lounge, scullery, outdoor braai and splash pool.

Contact Persons:

Sam Belete: 081 128 0252

Carol Shipoke: 081 278 5622

CJ: 081 834 1149

Office Tel: 061 306 470

www.propvestors.com.na

sam@propvestors.com.na

KLEIN WHK - N\$ 3.7 MIL EXCL



SOLE
MANDATE

Lovely home all on one level, also good for offices, restaurant or a business. On a major road. 4 Bedrooms, 2 living areas, 2 outside flats, double garage, 1,000 square meters of flat even and pool.

OLD HOCHLANDPARK - N\$ 2.85 MIL CC



4 bedroom house on a main road, plus a 1 bedroom flat on a 1000m² even erf, 3 minutes drive to city centre. Can be used as a guest house (already has license), or any other business.

INDEPENDENCE AVE - N\$ 11 MIL



420m² waterhouse/showroom, 520m² of roofed area with 150m² of shop front on an erf of 1568m². Zoned Business Bulk of 2. Also available to let at N\$ 75 000 pm. Available immediately.

WHK WEST - N\$ 2.4 MIL EXCL



SOLE
MANDATE

3 Bedrooms, 1 bathroom, 4 outside flats with good income. 1,250m² erf, approved to build three new 3 bedroom houses on it. Valuation N\$3.6 Million. Bargain price! Excluding Transfer.

S INDUSTRIAL - N\$ 22 MIL CC



BELOW
VALUATION!

2000 m² warehouse/showroom under roof, modern, 10 offices & mezzanine floors. Price including costs. Many more Industrial properties for rent and sale, larger and smaller. Send an email to Sam for more info: sam@propvestors.com.na

WHK WEST - N\$ 1.55 MIL EXCL



3 Bedroom duet, 2 bathrooms, on a 600m² erf. Also perfect for office/ business. 30% cash needed.

KLEINE KUPPE - N\$ 18 500 PM



TO LET

Henning Village: stunning and spacious 3 bedroom modern townhouse. 2.5 bathrooms, double garage, plus granny flat, splash pool and huge yard. Close to Grove Mall. Stunning views! Pet friendly.

OMEYA PLOTS - N\$ 560 000 INCL



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LONGBEACH - N\$ 1.59 MIL CC



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INCLUDED!

3 Bedroom townhouse unit in Lalandi. 2 Bathrooms, garage, parking for 2 more cars. FREE furniture, 200 meters from the beach.



wkh

DR WEDER, KAUTA & HOVEKA INC
LEGAL PRACTITIONERS NOTARIES CONVEYANCERS

Can't pay your bond? Speak to your Bank!

Due to general increase in the cost of living, home owners and property investors are finding it increasingly difficult to keep up with their home loan repayments. To add to the trauma, these owners are also finding it difficult to sell their properties in order to get out of debt. Before you throw in the towel and physically take your front door keys to the bank manager, make an appointment to see him or her in order to discuss whether the bank is willing to re-negotiate the terms of your repayments.

The bank is not in the business of repossessing houses. Neither is the bank in the business of blacklisting its valued clients. Although the banks do not tolerate non-payment of credit agreements and have the resources to take legal action when you default, they are also there to assist you in solving a problem when it comes to your debt. It is a very costly exercise to take legal action against clients.

The bank's procedures in taking legal action against you: Each bank has a different method and different departments, using different terminology, but in general they all use a similar procedure when taking legal action. Generally, if you are in arrears of between 1-6 months on your payments, the bank will contact you and try to get a commitment from you to make the payments. If this commitment is not honoured 3 times in a row, the bank will start legal proceedings.

Approach your bank for help before you default on your payments. You may find that your bank is willing to help you if you are experiencing temporary financial difficulty. There are many factors that will be taken into account when the bank analyses your financial situation which may include your relationship history with the bank, your credit history and current credit exposure.

Important tips for approaching your bank:

- Do not wait too long before acting on the problem. You should contact your bank as soon as the problem arises.
- Keep in mind that the person who is making the decision on whether to help or not, is also human and will probably do everything in his power to try to help you.
- Your frustration, fear, humiliation and emotions may be very high at the time of communicating with your bank. Remember that it is not the bank's fault you cannot afford your debt.

What kind of "plan" can the bank make for you? There are many ways in which the bank could assist you during difficult times. They may extend your loan term to 30 years, which is not favourable for you in the long run as you will have paid a lot more interest at full term but it may give you the break you need. The bank may even be able to give you a "holiday" period, whereby they arrange that you don't have to pay your bond for a certain period, i.e 3 or 6 months.

Be aware that interest will still be calculated on your outstanding home loan amount which could result in higher repayments once the "holiday" is over.

After improving your financial position, it is advisable to restructure your bond, back to the term that it was prior to your financial difficulty and catch up on the shortfall.

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FNB Residential Property Monthly

August 2018

Highlights for the month

- House prices drops 2.8% y/y
 - Luxury -29.4% y/y.
- Volumes accelerated by 27.8%
 - Central 39.8% y/y
 - Northern 34.7% y/y
- Land delivery accelerates by 40.2% y/y
 - Northern 71.2% y/y
 - Coastal 14.0% y/y
 - Central 10.6% y/y
- Further downward pressures expected

Regional Snapshots

Southern:

Average price: N\$752,000 (+7.4% y/y)

Northern:

Average price: N\$833,000 (+3.2% y/y)

Coastal:

Average price: N\$1,128,000 (-10.0% y/y)

Central:

Average price: N\$1,479,000 (-3.7% y/y)

Buyers' market gaining more traction

After enduring some of the highest property price appreciation in the world, the tide has turned, with buyers firmly in the driving seat and dictating terms as increased volumes have provided prospective buyers with much needed options. Resulting in price corrections to 2014 levels in real terms. The latest data shows that the residential property market remained in the red through August, as property prices contracted by 2.9%. This means that property prices have contracted in seven of the first eight months of 2018. The Average property price has now moderated N\$1.177m, from its March 2017 peak of N\$1.246m. Regionally, property prices are falling across the central and coastal regions, with 6.0% and 5.0% price contractions respectively. The price declines remain concentrated in the luxury segment, where prices have plummeted by 29.4% over the past year, which is trickling down into the lower to upper price segments in the form of decelerated price increases.

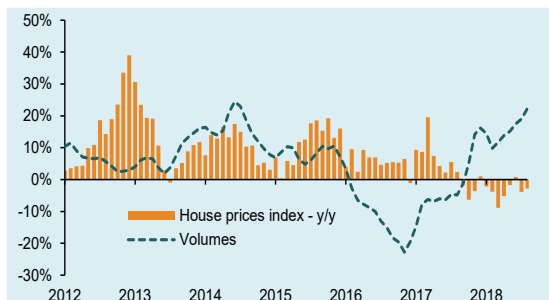
Volumes, on the other hand, have picked up 27.8% year on year, to levels last seen in 2013. This comes off rather robust volume growth in the lower and middle price segments, as local authorities ramp up affordable housing supply in the northern property market, whilst the incidence of distressed sales accelerates in the central market.

Despite the robust volume growth, normalised mortgage advances are down 3.7% due to N\$200m mortgage advance contraction in the luxury segment, on the back of price and volume contraction. Additionally, mortgage advances to the middle and upper price segments are also contracting, due to volume contraction only. Therefore, the mortgage cake is becoming smaller for the increasing number of mortgage financiers, which translates into more competition, which translates into better terms for consumers.

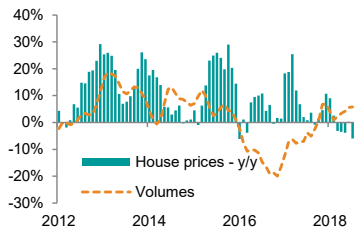


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FNB House Price Index

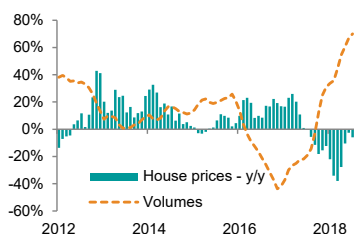


Central



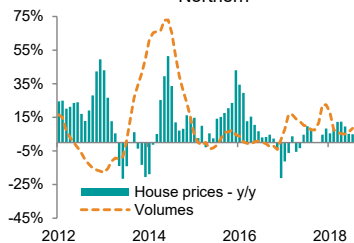
Central property prices contracted by 3.7%, to bring the average price to N\$1.450m, down from the November 2017 peak of N\$1.605m. Slowing property prices in Windhoek continue to drive the trend, with property prices decelerating even further by 2.7% after last month's 1.2% contraction, while both Gobabis and Okahandja continue to post price increases of 12.0% and 10.3% respectively. Although volumes are on the increase, the medium to long term prognosis remains weak based on increasing land delivery numbers, which should result in more options for consumers.

Coastal

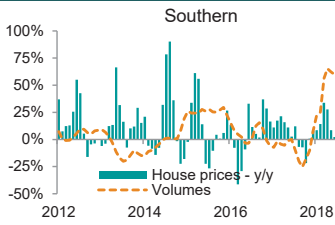


Coastal property prices contracted for the 14th consecutive month, this time by 10.0%, to bring the average house price to N\$1.128m. Price pressures were scattered around the lower, upper and luxury price segments. The price pressures were associated with higher supply volumes, which pushed down property prices in a market, where relative demand was weakened by uncertainties in the uranium, fishing and tourism sectors. With more affordable land in the pipeline, coastal property prices have nowhere to go but down, however, price resistance is not too far away, around the N\$1.051m level.

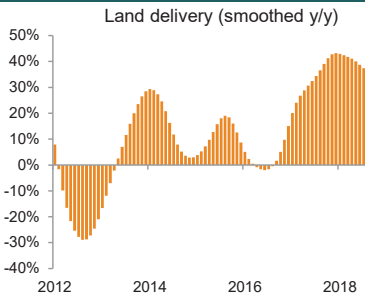
Northern



Northern property prices increased by 3.2%, to bring the average house price to N\$833k, and thus maintaining the steady house price deceleration. With volumes still on the increase, prices are expected to turn negative in the fourth quarter, with the next resistance levels around the N\$750k mark. While property prices in the lower to upper price segments are still in the black, it's the sharp price contractions in the luxury segments that are dragging down the regional average. The price movements within this market continues to widen, ranging from -24.2% in Omaruru to 49.0% in Rundu. At this stage half the towns are in the black and the other half is in the red.



Southern property prices increased by 7.4%, to bring the average house price to N\$752k. The increase was due to price movements in the lower, middle and upper price segments. At these price levels, volumes have remained flat, and therefore renewed downward pressures on property prices can be expected. With land delivery receding, we expect prices to continue contracting towards the next support level, around the N\$550k mark. But since the volumes are already thin, caution must be taken when interpreting these figures.



Land delivery remains promising

Land delivery accelerated even further to 138 stands delivered nationwide. This has brought the cumulative land delivery 957 stands for the first eight months of 2018, and already the second highest land delivery rate on record. Further analysis shows that it's the northern and coastal property markets that continue to push land delivery higher. However, the central property market has recently begun to accelerate land delivery. More land will hopefully translate into better land prices in the medium term. But for now, land prices continued to increase, with the August print 43.1% higher than a year ago. This has pushed the average cost of land to N\$886/m², symptomatic of the pervasive housing shortage.

Conclusion

With economic growth stagnating, consumer confidence waning, rising interest rates, rising home ownership costs and the economy still shedding jobs, the stage is set for lower housing demand, at a time when land delivery and housing supply is on the increase. Therefore, we expect the market to become oversupplied with properties, providing various purchase opportunities for first time property owners. Under these conditions, the few buyers that are available will be in the driving seat, dictating terms, and resulting in further price corrections.

We therefore expect house prices to shed 5.8% of their value in 2018, and to start seeing some price resistance in 2019, as housing becomes increasingly affordable to more buyers. This will reduce the price contraction through 2019 to 1.2%, before turning positive in 2020, at which stage we believe property prices will have corrected and thus maintain inflation related price increases going forward.

APPENDIX: YEARLY AVERAGE HOUSE PRICES

Town	2014	2015	2016	2017	2018	YTD	3Yr	5Yr
Arandis	494 000	456 000	532 000	640 000	947 000	2.9%	107.7%	216.7%
Eenhana	553 000	700 000	798 000	770 000	883 000	-4.5%	26.1%	66.0%
Gobabis	839 000	889 000	1 119 000	908 000	1 999 000	21.2%	124.9%	186.0%
Grootfontein	647 000	736 000	645 000	812 000	767 000	-12.1%	4.2%	37.2%
Helao Nafidi	909 000	1 002 000	425 000	607 000	607 000	0.0%	-39.4%	5.6%
Henties Bay	929 000	1 115 000	1 103 000	1 190 000	1 141 000	13.4%	2.3%	34.1%

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Katima Mulilo	737 000	791 000	893 000	673 000	864 000	112.7%	9.2%	45.2%
Keetmanshoop	610 000	863 000	632 000	686 000	897 000	24.3%	3.9%	78.0%
Luderitz	509 000	584 000	829 000	811 000	869 000	-7.4%	48.8%	64.9%
Mariental	685 000	736 000	913 000	1 336 000	773 000	-30.5%	5.0%	49.2%
Okahandja	820 000	922 000	856 000	937 000	923 000	9.1%	0.1%	47.9%
Okahao	492 000	491 000	611 000	568 000	787 000	27.3%	60.3%	68.9%
Omaruru	954 000	767 000	1 092 000	1 111 000	840 000	-24.4%	9.5%	49.5%
Omuthiya	540 000	612 000	640 000	750 000	1 637 000	31.2%	167.5%	239.6%
Ondangwa	683 000	720 000	836 000	910 000	938 000	-6.0%	30.3%	70.2%
Ongwediva	755 000	1 009 000	944 000	951 000	1 150 000	8.0%	14.0%	96.6%
Oshakati	1 163 000	974 000	679 000	785 000	771 000	4.4%	-20.8%	34.8%
Oshikuku	569 000	580 000	634 000	635 000	719 000	18.6%	24.0%	34.9%
Otavi	611 000	531 000	560 000	647 000	517 000	7.5%	-2.6%	-3.0%
Otjivarongo	825 000	967 000	1 021 000	1 069 000	1 062 000	-8.7%	9.8%	32.3%
Outapi	553 000	579 000	785 000	738 000	1 215 000	34.0%	109.8%	166.4%
Outjo	739 000	925 000	928 000	809 000	540 000	-12.4%	-41.6%	-28.5%
Ruacana	855 000	898 000	968 000	875 000	789 000	-23.9%	-12.1%	11.6%
Rundu	630 000	684 000	780 000	727 000	739 000	49.0%	8.0%	57.9%
Swakopmund	993 000	1 096 000	1 334 000	1 348 000	1 161 000	-6.6%	5.9%	13.9%
Tsumeb	750 000	966 000	1 162 000	1 222 000	1 089 000	-15.9%	12.7%	47.0%
Usakos	427 000	657 000	445 000	617 000	660 000	-2.8%	0.5%	-7.7%
Walvis Bay	1 042 000	992 000	1 156 000	1 079 000	916 000	-11.3%	-7.7%	7.3%
Windhoek	1 209 000	1 440 000	1 514 000	1 614 000	1 556 000	-2.7%	8.1%	35.1%
Namibia	972 000	1 110 000	1 151 000	1 187 000	1 159 000	1.0%	4.4%	29.5%

Methodology

This report is based on bonds registered in the names of natural persons at the Deeds Office and as such excludes all bonds registered in the names of juristic persons such as Close Corporations, Private Companies and Trusts. Rehoboth properties (Rehoboth has its own Deeds Office), farms, properties over 100,000m² and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$100,000 (2007 prices adjusted annually) are also excluded, along with further bonds (second, third, fourth, etc. bonds over the same properties). Exclusions were rigorously tested using existing data, to filter out as much noise as possible. Cash transactions are too, excluded due to a lack of data. Sectional bonds have been excluded into the housing index.

Bond values are used as a proxy for house prices, since there are no consistent records for house prices in Namibia and therefore prices shown should only be used as a general guide to property values. These values are aggregated by way of the mean value as the central measure of tendency to resist the fluctuation between different prices. Average house prices are smoothed using a twelve month moving average, with the national value computed as a weighted average of regional prices. Whilst the information provided has been obtained from a credible source, the values quoted are indicative, and past performance should not be taken as a guarantee of future performance.

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LAGOON AREA - N\$ 4.360 MIL



Picturesque home close to lagoon offering 3 bedrooms, 3 bathrooms, spacious open kitchen living dining, scullery, laundry, ind. BBQ, study, workshop storage, plus garage fits 4 cars.

LONGBEACH - N\$ 4.9 MIL



Space, Style and Views! Triplex home offering 3 bedrooms, 3 bathrooms, entrance hall, lounge, dining, study, TV room, kitchen, scullery, laundry, ind. BBQ, bar, 1 bedroom flat and 3 garages.

CLOSE TO HARBOUR - N\$ 3.6 MIL NEG



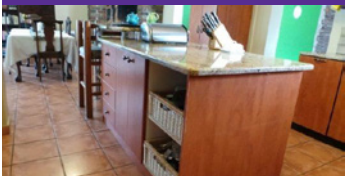
Perfect home for the extended family offering 8 bedrooms, 4 bathrooms, lounge, entertainment room, TV room, kitchen, laundry, ind. BBQ, gym, enclosed swimming pool plus garage that fits 6 cars.

CENTRAL - N\$ 2.6 MIL NEG



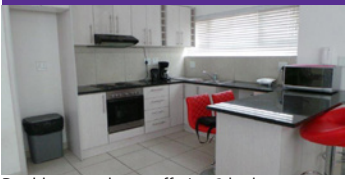
Duel living for the extended family, offering 3 beds, 2 baths, lounge, kitchen, scullery, ind. BBQ, plus 2 two bedroom flats and 3.5 garages.

MEERSIG - N\$ 2.550 MIL



Charming Residence offering 3 bedrooms, 2 bathrooms, lounge, dining, TV room, kitchen, laundry, pool, ind BBQ and workshop, storage plus 3 garages.

FAIRWAYS - N\$ 2.1 MIL



Double storey home offering 3 bedrooms, 3 bathrooms, open plan kitchen, dining living, ind. BBQ, plus laundry in double garage.

MEERSIG - N\$ 1.250 MIL



Close to Lagoon. Perfect Duplex lock up and offer offering 2 bedrooms, 2 bathrooms, spacious open kitchen living plus scullery, ind. BBQ and laundry in double garage.

MEERSIG - N\$ 2.650 MIL



3 Bedrooms, 2 bathrooms, lounge, dining, study, kitchen, scullery, ent area with ind. BBQ, 4 garages plus 2 one bed flats, 1 bachelor flat plus pre fab classrooms! Perfect if you want to start a pre-school or kindergarten.

CENTRAL - N\$ 3.750 MIL



Business Property close to the Harbour. Rental agreement of N\$ 28 000 per month in place.

INDUSTRIAL PLOT FOR SALE



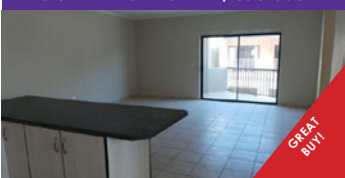
Industrial Plot with boundary walls measuring 12 312m². Selling for N\$ 19 mil negotiable.

CLOSE TO DUNES MALL - N\$ 1.595 MIL



Family home offering 3 bedrooms, 2 bathrooms, kitchen, storeroom, lounge, dining, laundry in garage that fits 4 cars all on a 983m² plot.

DOLPHIN BEACH - N\$ 895 000



Perfect holiday accommodation – Lock up and Go Flat offering 2 bedrooms, 2 bathrooms, spacious open kitchen living plus balcony and single garage.

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N\$2 500 000

WALVIS BAY

253 SQM dwelling on 638 SQM plot, includes entrance hall, 3 bedrooms, 2 bathrooms, lounge, study, kitchen, dining room, scullery, dressing room, guest toilet, 2 garages, indoor pool.

URGENT SALE



N\$1 150 000

GOREANGAB

This erf of 10018 SQM has lots to offer: 3 Bedroom house with 2 Bathrooms, Kitchen/Lounge, Pantry, Scullery, Study, 3 x Garages, Boma, Store Room, Chicken Pen & Dove Cages

Bank Owned



N\$3 200 000

WINDHOEK NORTH

This corner erf consist of 4 Bedroom House with 3 Bathrooms, Lounge, Family Room, Dining Room, Kitchen and a 1 Bedroom Flat, 2 Patios and 4 Carports

Bank Owned



N\$3 500 000

SWAKOPMUND

Modern Double Storey House, on 375 SQM plot has an Entrance, Lounge, Kitchen, Dining Room, 3 Bedrooms, 3 Bathrooms, Bar/Entertainment Area & 2 Garages

Bank Owned

1. Franziska van Neel, Tamariskia, Swakopmund - **N\$2 000 000**
Double Storey House with 6 Bedrooms, 3 Bathrooms, Family Room, Study, Kitchen/Dining Room/Lounge (with Indoor Braai) Scullery, 3 Garages
2. Seagull Haven, Unit 18, Ocean View, Swakopmund - **N\$1 400 000**
Duplex Townhouse with 3 Bedrooms, 2 Bathrooms, Kitchen/Dining Room Lounge (with Indoor Braai), 2 Garages
3. President Str, Tsumeb - **N\$4 195 000**
Erf of 6026 SQM with Shed of 659 SQM, Store 53 SQM, Braai 48 SQM and a 3 Bedroom house of 417 SQM
4. Arandis - **N\$678 500**
3 Bedroom dwelling on Erf of 595 SQM
5. Wilto Apartments, Ametis Street, Vineta, Swakopmund - **N\$700 000**
1 Bedroom with Bathroom, Open plan Kitchen/Lounge and 1 Garage
6. Katima Mulilo - **N\$2 722 400**
Reception, @ Offices, Open Workshop IBR Workshop, 4 Store Rooms, 2 Flats
7. 112 c/o Anemone & Louis Hendricks Avenue, Khomasdal - **N\$2 100 00**
This corner erf of 169 SQM consists of 3 Bedrooms, 2 Bathrooms, Lounge, Dining Room, Garage & Carport, Bachelor Flat, 2 Alarms, Aircons
8. Portion 22, Erf 1583, Oshikango
This erf is 3647 SQM - **N\$8 360 000**
Double Volume Warehouse, Double Storey Showroom, 2 x 2 Bedroom Flats, 2 Outside Rooms Aircons, Washing Bay and lots more

Bank Owned

Erf 536, Block G - N\$750 000
Erf 146, Block G - N\$1 330 000
Erf 803, Block D - N\$1 725 000

REHOBOTH

Bank Owned

Erven 1218 & 1219 of 1792 SQM Warehouse - N\$1 990 000
Erven 120 - 123 of 4800 SQM Warehouse, Shops - N\$8 600 000

OSHIKANGO

Bank Owned

Blacky Tjingaete Hills
Unit 5 - N\$750 000
Unit 2 - N\$790 000

OKAHANDJA

Rental

Warehouse of 1000 SQM
@ N\$50 P/SQM

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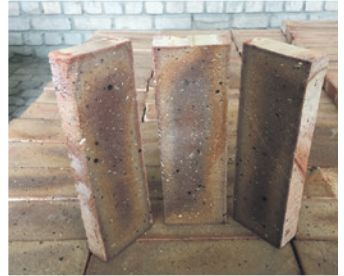
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