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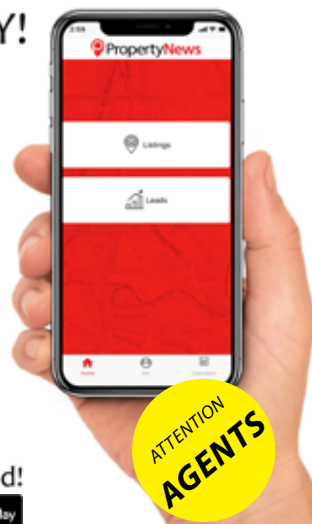
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NEW AGENT

Joseph & Snyman welcomes Rika Al Demeida to our dynamic team!
For all your property needs call Rika 081 124 0831 or rika@joseph-snyman.com.na



KATATURA

N\$ 2 995 000

Investment Deluxe!!! 3 separate 100m² warehouses each with office in 1 complex. Rental income of N\$ 30 000. Priced well below valuation!
Johnny 081 124 8589



AVIS

N\$ 1 750 000

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



HIDAS CENTRE

DIFFERENT UNITS AVAILABLE

Unit 13 – 113 m² - N\$ 1 600 000, Unit 26 – 203m² N\$ 2 750 000, Unit 27 – 203m² - N\$ 2 750 000
Unit 28 – 135m² - N\$ 1 830 000. Units are equipped with a alarm system, air-con. and space for offices, storeroom, reception area and kitchen. Sonja 081 268 3441



LAZARETT

N\$ 3 000 000

Unit 2 – 128m²
Unit consist out of a large open office plan, kitchen, two toilets, one smaller office created with dry-walls and three basement parking bays.
Sonja 081 268 3441



CITY JUNCTION

VARIOUS

Apartment 6TH FLOOR – 61m² N\$ 1 680 000
Apartment 12th FLOOR - 50m² N\$ 1 560 000
2 Bedrooms fitted with BIC's, kitchen, lounge, bathroom, balcony and a basement parking bay. All in good condition.
Sonja 081 268 3441



VARIOUS

FOR SALE & TO LET
For more information contact Frank 061 278 100 / 081 128 4386 frank@joseph-snyman.com.na



EXCLUSIVE OFFER

CENTRAL

N\$ 9 800 000

Valued @ N\$ 15.8 million, Selling @ N\$ 9.8 million.
Office building consisting of various offices to a total of 840 m². Situated on a 1343 m² erf. Reception, Boardroom, 23 offices, 4 open plan office, kitchen. Ablution facilities & 30 parking bays.
Call Lourinda 081 252 6296



ELISENHEIM N\$ 1 155 000



REDUCED

2 bedroom 1 bathroom unit with open plan living kitchen area. Outside braai and small garden. No stairs. Also to rent N\$6 500, available immediately.

PIONIERSPARK N\$ 2 695 000



Older freestanding house with 3 bedrooms, 2 bathrooms, Kitchen with a TV & dining room. Steep with a BBQ, established garden, lovely fruit trees. Single garage and 4 carports. 2 x separate flats with own entrance.

ELISENHEIM N\$ 2 700 000



VIEWS VIEWS!! Just move into this well maintained, modern 3 bed , 2 bath, freestanding home with o/p kitchen and pantry, living area, outside patio & BBQ, neat garden and 2 garages.

KLEINE KUPPE N\$ 2 835 000 CC



HENNING VILLAGE

Secure, modern and beautiful views! 3 bedrooms, 2 bathrooms, open plan living/ dining room, study nook, beautiful kitchen with separate scullery, outside BBQ and entertainment area, pool and double garage.

ELISENHEIM N\$ 2 990 000



Spacious, modern family home! Lovely open plan kitchen (sep scullery/laundry) / living area that walks out onto the big stoep with a BBQ & mountain views. Established garden area. 3 Beds, 2 baths & a study. Double garage.

OLYMPIA N\$ 3 280 000



NEW RELEASE

As neat as a pin. Spacious family home on a big erf, offering 3 bedrooms, 2 bathrooms, study, open plan kitchen dining and lounge. Separate laundry scullery. Sparkling pool, stoep with BBQ, 2 garages and sq or office. Very secure.

LUDWIGSDORF N\$ 4 700 000 CC



Big family home on 1350 m2 erf. 4 bedrooms, 3 bathrooms, study, lounge, open plan kitchen, dining family room, 3 garages, laundry, big inside entertainment area and pool.

LUDWIGSDORF N\$ 4 990 000 CC



LOVELY VIEWS, all on one level 4 bedroom family home, offering 2 bathrooms, study, lounge, dining room, kitchen with separate scullery, pool, Jacuzzi and double garage.

ELISENHEIM N\$ 6 800 PM



TO LET

Big balcony, looking over a green area and mountain views! 2 bedrooms, 1 bathroom, kitchen with granite tops, save and secure parking. Available 1 February.

ELISENHEIM N\$ 7 500 - 7 800 PM



TO LET

Modern 2 bedroom 1 bathroom units with BBQ on the balconies, 2 under cover carports. Available immediately.

PROSPERITA N\$ 14 000 PM



TO LET

WAREHOUSE TO LET: Warehouse of 225 m2 and offices of 48 m2, Excl VAT, water and electricity. Available immediately

KLEIN WINDHOEK N\$ 20 000 PM



TO LET

WORK FROM HOME! Big spacious family home in a quiet street, offering 3 bedrooms, 1 bathroom, modern kitchen, laundry, dining room /lounge, kid's playroom, studio, gym, braai area and pool. Available 1 April

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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 www.rightmoveproperties.com.na



ELISENHEIM - N\$2 615 000

Perfect Home designed for Space. With lots of light. A Home that offers spacious interiors for family fun and friends. 3 Bedrooms, 2 Bathrooms, Kitchen with Scullery, Spacious Dining and Living area, Large Veranda with Bbq, Outside Toilet Jungle gym for kids, Artificial grass, Remote control gate, 4 x Aircons, Blinds Double Garage. Anita 081 124 6666



ELISENHEIM - N\$3 515 000

Elisenheim at its Best! For more details on this stunning 5 Bedroom, 5 Bathroom property. Only pre-approved and serious clients will be allowed on viewings. Anita 081 124 6666



ELISENHEIM - N\$1 160 000

Top floor unit. 2 Beds. 1 Bath with a shower. Open plan kitchen and living area. Private balcony with Bbq. Single Garage. Small courtyard. Monthly levies N\$1750. Anita 081 124 6666



PIONIERSPARK EXT 1

FREESTANDING One Level 4 Beds, 3 Baths, scullery + laundry, dining, tv, lounge, indoor BBQ room, dbl garages, carperts, splash pool, bauma. Lourette 081 124 5868



KLEIN WINDHOEK

One Level House in small complex; 4 Beds, 3 Baths. Huge o/plan living & entertainment area, BBQ room, guest loo, scullery, store, outside loo; dbl garages. Lourette 081 124 5868



KLEINE KUPPE - N\$2 450 000

Spacious and light townhouse with 3 beds, 2 baths & study area upstairs. Big o/p lounge/dining, guest loo, kitchen, drying yard, patio with garden, double garage. Marion 081 245 2390.



SUIDERHOF - N\$2 790 000

2 Houses on one erf to accommodate 2 families! Spacious 4-bed, 2 bath house and extremely spacious 2-bed flat as big as a house. Double garage, ample parking. Marion 081 245 2390



KLEINE KUPPE - N\$1 850 000

No Levies! Yard fit for small pets; 3 Bed Duet House, 2 Baths, o/p living, lovely kitchen, 2nd indoor entertainment area, u/roof BBQ area, tandem garage. 1 LEVEL. Lourette 081 124 5868



OLYMPIA - N\$4 050 000 CC

Amazing family home! As neat as a pin. 5 Bedrms, 3 bathrms, several living areas, big kitchen, entertainment, pool, 10-hole putt-putt course, dble garage, lots more. Marion 081 245 2390



MAERUA MALL - N\$1 280 000 CC



First floor, no lift. Size 69 m². Levies N\$1,700. Has one toilet with basin And small kitchenette. Burglar bars on the main entrance. Security guards always there. Tatjana 081 564 4373



FARM FOR SALE - N\$6,970,000



EXCLUSIVE MANDATE



16 Camps / 3391,5825 Hectares / 3 Boreholes

• 70 km from Outjo, directions of Otavi

- 2 Water engines + 1 solar pump • Water level is 9m • Potential for irrigation/ Crop farming
- 3 Bedroom house, living & dining area, 2 bathrooms, guest toilet + veranda • 3 separate labourers houses,

PROSPERITY- N\$ 5,850,000

WAREHOUSE FOR SALE IN PRIME LOCATION



EXCLUSIVE MANDATE

- Open kitchenette • 1/ WC, 1/ Basin (Ablution)
 - Mezzanine open deck storage space
 - Secured covered loading bay for goods and deliveries
- Under roof area 1158m²

ARANDIS- N\$2,889,000

GREAT OPPORTUNITY FOR A START UP BUSINESS



EXCLUSIVE MANDATE

- 7 Bedrooms / 7 Bathrooms
 - Conference room, Entertainment area • 5 Office Spaces
 - Bar space, storeroom and tea room • Kitchen & Lounge
- Erf size 750sqm

KAPPSFARM - N\$2,900,000

LUXURY LIVING WITH ASTOUNDING VIEWS!!!!

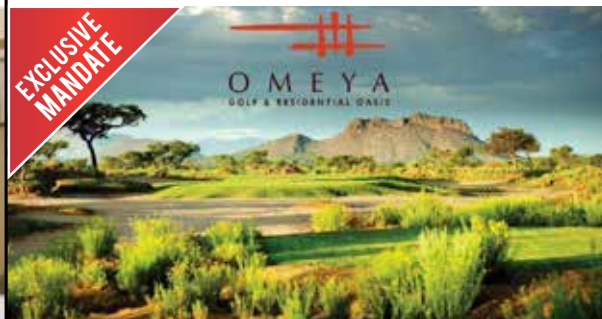


EXCLUSIVE MANDATE

- 3 Bedrooms/ 3 Bathrooms/ 2 Garages
 - Open plan kitchen with scullery • Workshop space
 - Spacious Beds and baths • Nature Views
- Erf size 1932m² Building size 363m²

OMEYA GOLF ESTATE- N\$856,000

VACANT LAND FOR SALE!!!



EXCLUSIVE MANDATE

- Erf size 832m²
- Golf membership



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PIONIERSPARK - N\$3.695 MIL CC



4 beds, 3 baths, kitchen with scullery, dining, hobby room, tv room, lounge, indoor entertainment with bbq and coal stove, pool, lapa, extra guest suite/hobby room with bathroom, double garage, spacious erf, neat and well looked after property, well secured.

PIONIERSPARK - N\$ 2.850 MIL



3 beds, 2 baths, lots of built-in cupboards, kitchen, scullery, pantry, lounge with fire place, dining, covered patio with bbq, double garage, heated pool PLUS modern flatlet with bedroom/living room, kitchen and bathroom, close to Parkies school.

HOCHLANDPARK - N\$ 1.475 MIL



Offering 3 bedrooms, 2 bathrooms, open plan living, kitchen, dining, covered entertainment with BBQ, garage, carports, domestic quarters, aircons well secured. Located close to shops and amenities, Ideal for a young family.

KLEIN WINDHOEK - N\$ 6.9 MIL



Offering 3 beds, 2 baths, fitted study, beautiful open plan double volume living area and fire place, dining, designer kitchen with appliances, scullery, TV room, extra study, covered patio, pool, man cave/can be converted to flatlet, store room, garaging for 4 cars.

OLYMPIA - N\$ 2.9 MIL CC



Double volume throughout. 3 bedrooms, 2 bathrooms, open plan living area with fire place, kitchen and separate scullery, covered patio with bbq, double garage and store room, spacious garden area, extra parking, well secured. Ideal lock-up-and-go unit!

PIONIERSPARK - N\$ 2.350 MIL



Duet home on offer. 3 beds, 3 baths, o/plan living area with fire place, kitchen. Indoor entertainment with bbq and coal stove, Jacuzzi, pool table. Covered patio and pool, water cooler, double garage, erf area of 673m². Absolute value going for a good price.

PRIVATE SALE PRIME LOCATION IN CUL DE SAC

ARCHITECTURAL MASTERPIECE



Area: Ludwigsdorf
Building Size: 390m²
Stand Size: ±1057m²
Three levels

**Selling: N\$8 490 000
below valuation**

Furniture, appl, fixtures incl.
Compliance certificate avail.
Magnificent views over Klein
Windhoek; superior custom-
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For further enquiries & **appt
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thomasweylandt@gmail.com

or Simone Strzelecki,
simone.whk@weylandt.com.na



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LUDWIGSDORF
Gretha N\$ 4.7 mil CC
Luxurious single level, corner townhouse. 3 Beds, 3 Baths, fitted study, designer kitchen & scullery, extra large living areas, patio & BBQ, pool, THREE garages.



OLYMPIA
Gretha N\$ 3.280 mil
Corner erf of 1200sqm. 4 Beds, 2 baths, neat kitchen, spacious living areas, staff room, dbl garage & lots of parking, patio with BBQ, sparkling pool, great security.



AVIS
Gretha N\$ 1.999 mil
Only 16 units in complex. 3 Beds, 2 Baths, Separate TV room, o/plan lounge, dining and kitchen, patio with amazing view, single garage & steel carport



HOCHLAND PARK
Gretha N\$ 3.975 mil
Erf 1090sqm. 5 Beds, 4 Baths, study, large lounge and TV room, separate dining room, neat kitchen, huge lapa & BBQ, lovely pool, staff room, dbl garage & dbl carport.



OLD PIONIERSPARK
Gretha N\$ 2.995 mil
1182sqm erf. 3 bed, 2 bath house. Living area with f/place and a/c. Kitchen with scullery. BBQ and pool. Dbl garage and LOTS of parking. PLUS: Modern bachelors flat!



KLEIN WINDHOEK
Gretha N\$ 6.250 mil CC
520sqm. 4 beds, 3 baths, fitted study, living areas, neat kitchen & scullery, patio & BBQ, pool, pajama lounge with kitchen, wine cellar and wine tasting room.



Elna Esterhuizen Properties

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BRAKWATER PLOT - N\$ 17 MIL



TO LET OR FOR SALE. 39,5157 Ha in size!
GREAT POTENTIAL Single and double storey structures with amenities such as offices, halls, bathrooms, storerooms, various kitchens and a managers dwelling.
TO LET - N\$ 45 000 PM

KLEINE KUPPE - N\$ 1.995 MIL CC



PRICE DRASTICALLY REDUCED!!!
2 Bedrooms, 2 full bathrooms, lots of bic, open plan lounge and dining area, 2 garages, built in braai, Lapa, lovely garden, good security.

EROS - N\$ 2.990 MIL CC



Family home on a large erf. Walking distance from Shops & hospital. 3bedr, 2bathr, study, lounge, dining room, kitchen with scullery, large patio with built in braai, double garage, carport, pool PLUS granny flat.

DORADO PARK - N\$ 2.850 MIL



Family home consists of 4 beds, 3 en-suite baths, lounge, dining room, separate Tv room, stylish kitchen, scullery. Double garage, CCTV camera system, all room's Aircond PLUS 2 bdr, 1 bathroom flat.

KLEIN WINDHOEK - N\$ 6.7 MIL CC



3 bedrooms, 3 en-suite bathrooms, guest toilet, lounge, dining area & kitchen/scullery with a lovely view, fire place, bra ai and splash pool. Over sized double garage. 24hr security, alarm.

KLEIN WINDHOEK - P.O.R



5 Beds, 5 Baths, Open Plan dining room/lounge with fireplace, TV room, Family Room, Scullery, Storeroom, Double Garage. Plus: 3 flats as well as a doctors consulting room with reception, waiting area, two offices, lobby and Toilet

KLEINE KUPPE - N\$ 870 000



For the yuppie first time buyer.
1 bedr | 1 Bathr | lounge & dining room parking
Web Ref: RDNQ-0024
Amanda 081 827 1833
amandag@remax.net



ELISENHEIM - N\$ 2.65 MIL



Nature's lover.
3 beds | 2 bath | 2 garages | patio braai | pool
webref: RDNQ-1131
Amanda 081 827 1833
amandag@remax.net



KLEINE KUPPE - N\$ 2.150 MIL



For the first time Home Buyer.
3 beds | 2 Baths | 2 Carports | Lapa | Braai
Webref: RDNQ-0364
Amanda 081 827 1833
amandag@remax.net



ONDEKAREMBA - N\$ 1.35 MIL



Vacantland 5ha
Build your dream home way form the city rush
Webref: RDNQ-1143
Amanda 081 827 1833
amandag@remax.net



AVIS - N\$ 1.88 MIL



One level Townhouse
2beds | 1 Bath | 2 garage | Patio & Braai garden
Webref: RDNQ-0354
Amanda 081 827 1833
amandag@remax.net



SOUTHERN IND - N\$ 5.99 MIL



Business premises
5 Offices | Warehouse | Servants quarters | parking
Webref: RDNQ-1134
Amanda 081 827 1833
amandag@remax.net



LUDWIGSDORF - N\$ 5.3 MIL



7 bedroom and 5 bathroom house. Double storey house. Has a swimming pool and garden area. Lots of potential.
Web ref: RDNQ-0983
Suna 081 210 7823
sunak@remax.net



SUIDERHOF - N\$ 1.365 MIL



This property offers you 2 beds and 1 bath. Has a spacious courtyard. Kitchen and living area are separated.
Web ref: RDNQ-1080
Suna 081 210 7823
sunak@remax.net



KHOMASDAL - N\$ 1.050 MIL



Sole mandate. This house offers 3 beds and 2 baths. Kitchen leading out to living area. Spacious stoep. Has a spacious erf with enough parking.
Web ref : RDNQ-1095
Suna 081 210 7823. sunak@remax.net



LUDWIGSDORF - N\$ 1.920 MIL



3 bedroom and 2 bathroom Townhouse. Open plan kitchen and living area. 1 Garage and 1 covered parking. Has a small garden/courtyard with lapa and braai area.
Web ref: RDNQ-0900
Suna 081 210 7823
sunak@remax.net



PIONIERSPARK - N\$ 2.9 MIL



This Gem offers you 3 bedrooms, 2 bathrooms and a guest toilet. Also has a 1 bed flatlet. Has a double garage and more shaded parking, as well as open parking spaces. Pool and indoor entertainment with BBQ.
Web ref: RDNQ-0943. Suna 081 210 7823
sunak@remax.net



KLEINE KUPPE - N\$ 1.7 MIL



Featuring 2 bedrooms, with 1 bathroom. very modern kitchen with open plan living area. Sliding doors to courtyard, with beautiful green garden . BBQ for entertainment.
Web ref: RDNQ-1091
Suna 081 210 7823
sunak@remac.net



Corniel
 081 472 0243
 corniel@cornielnel.com



Adele
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 adele@cornielnel.com



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KLEINE KUPPE
N\$ 1.450 MIL CC



Stunning 2 bed duplex unit with 1 full bath. Spacious open plan kitchen and lounge. Outside braai and spacious garden. Single garage. Fitted with alarm and burglar bars. Corniel

FINKENSTEIN VILLAGE
N\$ 1.630 MIL



SOLE MANDATE
 CORNER unit. 3 beds and 2 baths upstairs. O/plan lounge and kitchen downstairs, undercover patio with braai. Tandem garage. Secure and pet friendly! Levies only N\$ 1 250pm. Corniel

PIONIERSPARK EXT 1
N\$ 2.450 MIL



SOLE MANDATE
 Home consists out of 3 bedrooms and 2 full bathroom. Large open plan living room and kitchen with scullery. Lots of cupboards throughout and fitted with watercooler. Magda

KLEINE KUPPE
N\$ 2.775 MIL



3 bed, 2 bath home on 600m² erf. O/p kitchen & scullery, lounge and tv room. Indoor ent with braai. Garden and pool. Dbl garage & dbl carport. Flat with sep entrance. Corniel

AVIS
N\$ 1.695 MIL NEGOTIABLE



Duet home in a quite cul-de-sac with 2 bedrooms and 1 full bathroom, open plan kitchen and lounge, outdoor braai, single garage and double carport. Lots of space for further expansion. Adele

KLEINE KUPPE
N\$ 995 000 CC



Beautiful and super neat 2 bedroom duplex unit with 1 full bathroom. Open plan lounge and modern kitchen. Courtyard. Corner unit with undercover parking. Corniel

ELISENHEIM
N\$ 1.190 MIL



Beautiful and spacious duplex unit with o/plan kitchen and lounge that walks out to a patio. 1 full bathroom with separate toilet and 2 bedrooms upstairs. Extended single garage. Corniel

KLEINE KUPPE
N\$ 1.6 MIL



PRICE REDUCED
 The unit consists out of 3 spacious beds and 2 baths upstairs. O/plan lounge, dining and kitchen areas downstairs that opens to a garden and lapa area. Single garage and 2 parking spaces. Corniel



City Living Property Café

House | Heart | Home

Lydia Kazimbu 081 407 0017

061 259 801

@ kazimbu@yahoo.co.uk

LUDWIGSDORF - N\$ 3.2 MIL



OFFERS WELCOME
 3 bedrooms, 2 bathrooms and a guest toilet. Big family room, dining, lounge, double garage and lots of parking spaces, splash pool and a Jacuzzi. Call Lydia 081 407 0017

HOCHLANDPARK - N\$ 2.75 MIL



OFFERS WELCOME
 3 Bedrooms, 2 bathrooms, guest toilet, o/plan kitchen lounge, dinner, swimming pool, Double Garage, entertainment Area, 2 bedrooms flats with own entrance. Hayley 081 717 0177

ACADEMIA - N\$ 2.4 MIL



3 Bedrooms, 2 bathrooms, open plan kitchen lounge, swimming pool, entertainment area, carport and 2 outside rooms. Erf Size 980m² Call Lydia 081 407 0017

KLEIN WINDHOEK - N\$ 4.2 MIL



4 bedrooms, 2 bathrooms, kitchen, dinner, lounge, swimming pool, outside room and double garage. Call Hayley 081 717 0177

PIONIERSPARK - N\$ 2.95 MIL



3 Bedrooms, 2 bathrooms, kitchen, dinner, lounge, double garage, entertainment area and full 1bedroom flat with its own private entrance. Selling below valuation. Call Lydia 081 407 0017

AVIS - N\$ 1.650 MIL



Live as new 3 bedrooms, 2 bathrooms, open plan kitchen lounge, guest toilet, single garage and a private court yard. Call Hayley 0817170177



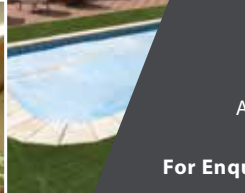
Namagri Properties presents a 6,7Ha Plot, 18km East of Windhoek, on Auction **Monday 9 March @19:00** at the property: Kapps Stables, Portion D of 12 of Farm Kappsfarm 65 Windhoek. Follow signs from Road Block. Registered in the owners' personal name and zoned as Business. Three houses are on the property. Double volume warehouse, workers houses, 27 Stables and a Stable Store, ablation facilities, Club House with two Arenas. Three-phase Nampower. Two boreholes; one 2.5 cu/hr.

Possible uses: Currently Houses with horse stables. Can be subdivided into smaller plots. Ideal to convert to a Tourist accommodation establishment; Car Hire depot close to the International Airport; Heavy Vehicle depot for a Transport / Buss company. Family - buy this in a group to escape to a private close-to-nature lifestyle with the most beautiful views.

**Open days: 14 February and 15 February
from 10:00-12:00 on both days.**

Auctioneers note: Visit www.namagri.com for a virtual tour. Download Auction conditions and the valuation.

For Enquiries Please Contact: Alex McDonald +264 81 128 6821




#PROPERTY

Neil: 081 128 2671
Juanita: 081 166 5219
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Christo: 081 266 2826
Madalene: 081 795 2466
www.aucornamibia.com

Bank Owned



OCEAN VIEW N\$2 230 000

This cosy house situated on 578 SQM erf offers Entrance, Lounge / Dining Room, Kitchen, Scullery, 3 Bedrooms, 2 Full Bathrooms, Guest Toilet, Closed courtyard and 2 x Garages

Bank Owned



FINKENSTEIN N\$6 150 000

This dwelling consists of Entrance, Lounge, Family Room, Dining room, Kitchen, Pantry, Study, 4 Bedrooms, 3 Bathrooms, Laundry, Storeroom, 3 Garages and Swimming pool

Bank Owned



ELISENHEIM N\$1 181 000

Vacant erf of 716 SQM.
Zoned - Residential



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INDUSTRIAL:

Warehouses
Workshops

Contact one of our agents today for any of these properties we have available and submit your offer today

Bank Owned



MEERSIG N\$2 200 000

This huge family home consists of Entrance, Lounge, Play Room, Dining room, Kitchen, Scullery, Study, 4 Bedrooms, 3 Bathrooms, Guest Toilet, 2 Garages, Indoor Swimming pool with Build-in Braai

Bank Owned



DOLPHIN BEACH N\$1 045 000

This apartment offers a Lounge, Kitchen, 2 Bedrooms, 1 Bathroom and a Garage

Bank Owned



LONG BEACH N\$1 685 000

This apartment offers a Lounge, Kitchen, 3 Bedrooms, 2 Bathrooms and a Garage



KLEIN WINDHOEK
N\$ 3 350 000



Floor size 248 m2 Land size 450 m2
DUET with 3 beds, 2 baths, kitchen,
lounge/dining, storeroom, guest loo,
backyard, Lapa, built-in BBQ, pool,
dbi garage, 3 Air-cons. REF 1874788

AUASBLICK
N\$ 7 900 000



Floor size 577m2 Land size 944 m2
4 beds, 4 baths, in/outside
entertainment with cinema & bar,
bachelor flat, solar geysers,
3 garages, walk in safe. REF 1874706

PIONIERSPARK
N\$ 2 230 000



3 beds, 2 baths, kitchen, dining/
living/family room, air-cons, outside
BBQ, yard, electric fence, 4 garages.
REF 1872740

OLYMPIA
N\$ 3 600 000



Floor size 390 m2 Land size 1443 m2
4 beds, 2 baths, kitchen, scullery,
3 living areas, air-cons, pool, BBQ
area, 4 garages, storeroom,
bachelor's flat, parking. REF 1862651

LUDWIGSDORF
N\$ 8 650 000



House - 3 beds, 2 baths, 4 living
areas, kitchen, scullery, study, patio,
garages, 4 outside guestrooms
en-suite with parking space, too
much to mention. REF 1292865

STAMPRIET GAME FARM
N\$ 13 500 000 CC



2000ha Game Farm, 490 wildlife
included, water sourced from
2 artesian boreholes, luxury house,
too much to mention.
REF 1874961.

PIONIERSPARK
N\$ 1 370 000



SECOND FLOOR. 2 beds, 2 baths,
living/dining area, balcony, built in
BBQ, 2x basement parking,
NO PETS ALLOWED
REF 1874783

KLEINE KUPPE
N\$ 5 900 000



Floor: 498 m2 Land: 1203 m2.
3beds, 2baths, kitchen/scullery,
indoor/outdoor BBQ, entertainment
area, pool, garden with fruit trees,
3 garages, outside flat. REF 1871920



Glenda
19 Robert Mugabe Ave
Windhoek, Namibia 9000
Cell: +264 81 124 2358
glenda@boscharchitects-1.com

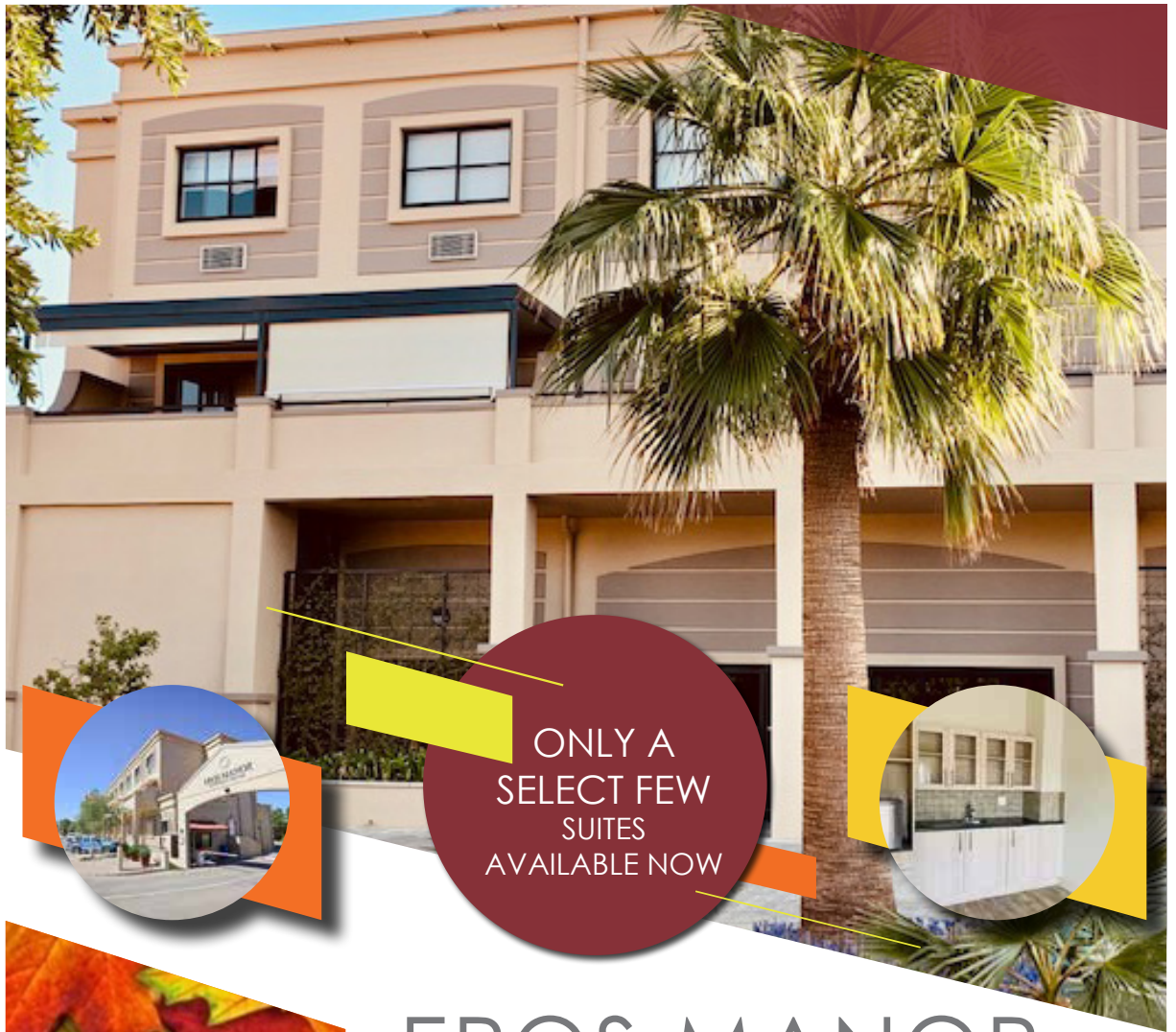


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OWN THIS BRAND NEW PROPERTY ON A 630M² ERF WITH 270 M² UNDERROOF
 3 Bedrooms with BIC. Main with walk-in closet and en-suite bathroom. 1 Guest bathroom. Kitchen with BIC, gas and electric stove, pantry & scullery. Entertainment area with built-in BBQ. Spacious lounge. Extra security features. Pool provisions made. Lots of extra features!
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3 2.5 2 24/7

- Olivia Estate has 3 bedroom homes with 2.5 bathrooms
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- The covered stoep has a built in braai and a splash pool, great for family fun.
- The kitchen has easy access to the scullery. A guest WC is located downstairs.
- The home also has a double automated garage.
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FNB Residential Property Report

September 2019

Key Highlights

- House Price Index records historic low of -5.1%
- Central prices enter positive territory – recorded at 3.8%
- Northern volumes reverse upward trend – slower growth of 28.8% y/y recorded
- National average property price at N\$ 1 120 805

Regional snapshots

Central:	N\$1 466 000	(3.8%)
Coastal:	N\$1 041 000	(-5.4%)
Northern:	N\$825 000	(-4.6%)
Southern:	N\$925 000	(15.3%)

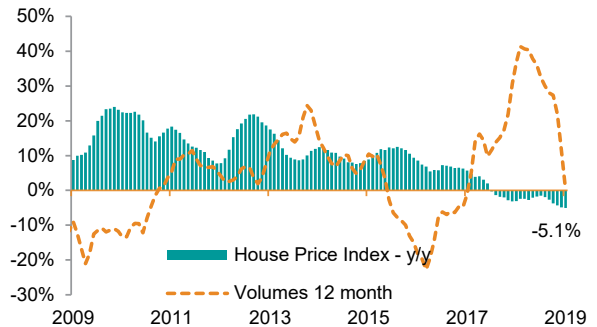
FNB Housing Segments

Small	: N\$0.5mn to N\$1.5mn
Medium	: N\$1.5mn to N\$3.4mn
Large	: N\$3.4mn to N\$6.5mn
Luxury	: N\$6.5mn and higher



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Figure 1: FNB House Price Index (Prices and Volumes)



Third quarter property prices show deeper contraction

Against a backdrop of a distressed economy, the FNB House Price Index plunged further into negative territory at the end of September 2019, reaching a historic low of -5.1% y/y compared to -2.0% recorded over the same period last year. The deeper contraction in the third quarter reflects elevated demand side risks emanating from subdued household income and confidence. While positive price growth was recorded in the Central and Southern regions, further gains were capped by contractions observed in the Coastal and Northern regions. The average price for a house at the end of September was N\$1 120 805.

The volume index recorded growth of 0.2% y/y at the end of September 2019. The small segment recorded growth of 10.3% y/y but this was almost entirely offset by contractions in the medium, large and luxury segments of 27.2% y/y, 38.9% y/y and 58.3% y/y respectively. Furthermore, the small segment made up 83% of all housing transactions, followed by the medium segment which made up 15%, the large segment which made up 2% and the luxury segment which made up 0.4% of all transactions. This confirms our earlier view that demand has shifted to and will remain concentrated in the small segment.

Figure 2: Central property prices enter positive territory after a 17-month contraction

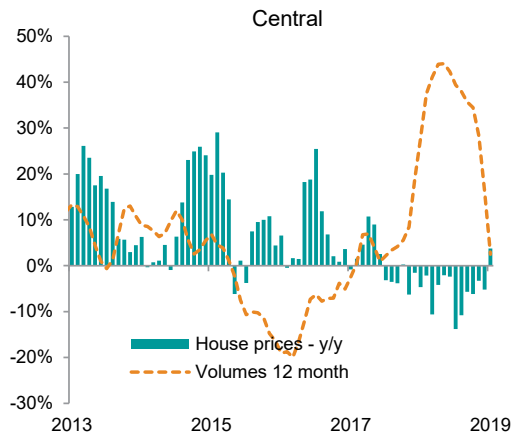
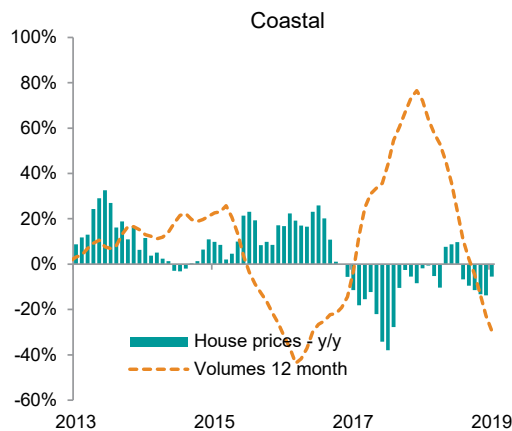


Figure 3: Coastal property prices weakest performer



In the Central part of the country, property prices showed positive growth for the first time since February 2018. The price growth at the end of September was recorded at 3.8% y/y compared to a contraction of 4.7% recorded over the same period last year. A house in the Central region is now priced at N\$1 466 000. Across major municipalities the average price of a town at the end of September was N\$637K in Gobabis, N\$745K in Okahandja, and N\$ 1.2 million in Windhoek.

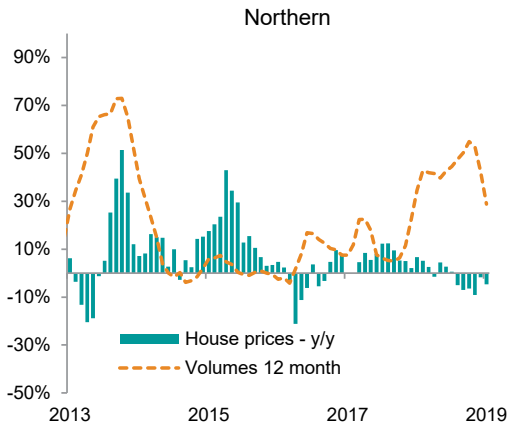
The Central Volume Index was recorded at 2.5% y/y at the end of September 2019. While the medium, large and luxury segments showed transaction volume contractions of 17.8% y/y, 40.8% y/y and 38.2% y/y respectively, overall positive volume growth was sustained by the small segment which grew by 20.8% y/y in line with positive growth in the small segment observed at the national level.

The Coastal region once again recorded the poorest price growth with prices in this region contracting by 5.4% y/y compared to a contraction of 1.9% y/y over the same period last year. The average house price in the Coastal region is now N\$1 041 000. Swakopmund had the highest average house price at N\$ 889K followed by Walvis Bay at N\$ 832K and Henties Bay at N\$ 572K.

In addition to poor price growth, demand in the Coast is waning with the Coastal Volume Index at the lowest it has been since 2017 - recorded at -29.6% y/y. This poor growth is on the back of contractions in the small, medium and large segment of 21.5% y/y, 55.4% y/y and 9.0% y/y respectively. Furthermore, the Coastal region recorded no transactions in the luxury segment during the period under review.

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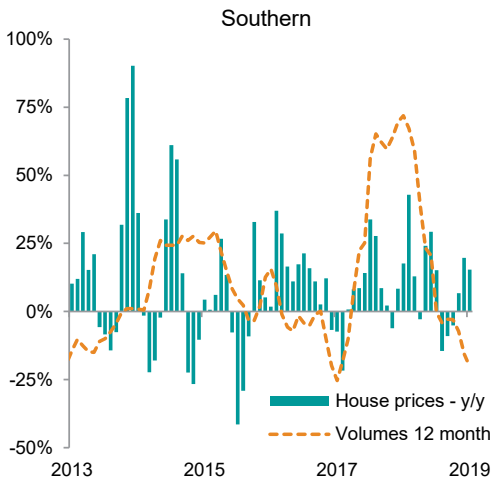
Figure 4: Northern transaction volume growth reverses upward trend



After entering negative territory in April this year, Northern prices have continued to remain weak with a contraction of 4.6% recorded at the end of September 2019 compared to the growth of 6.7% y/y recorded over the same period last year. The average house price in the Northern regions is now at N\$825K. When disaggregating by town, the average price for a house in Ongwediva now stands at N\$853K, while a house in Ondangwa is priced at N\$1.03 million and a house in Oshakati is priced at N\$589K.

The Northern Volume Index which has been showing robust growth over the course of the year seems to have reversed its upward trend, with slower growth of 28.8% y/y recorded at the end of September. This was driven by slower growth in the small segment which is now at 30.9% y/y and contractions in the medium and luxury segments of 14.5% y/y and 34.4% y/y respectively. The large segment was the only segment in which higher positive growth of 50.8% y/y was observed.

Figure 5: Southern prices and volumes contract

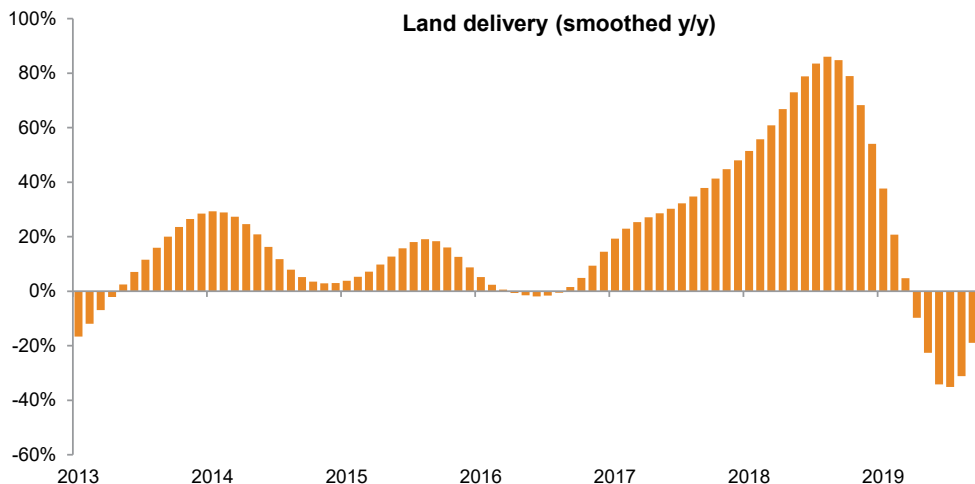


Prices in the Southern region grew by 15.3% y/y at the end of September 2019. The average house price in the Southern region is now N\$925 000.

The Southern Volume Index now stands at -20.3%, driven by a contraction in the small segment of 16.1% and no transactions in the large and luxury segments. While growth in the medium segment of 10% was observed, this was not enough to counteract the overall contraction. The Southern region remains characterised by thin trading volumes with this region accounting for only 3% of total transactions over the period under review. The price and volume dynamics should therefore be interpreted within this context.

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Land Delivery



The pace of land delivery remains a perennial problem across all four regions despite an increase in the budget allocated to Ministry of Urban and Rural Development for the servicing of land and provision of water, electricity and sanitation services. At the national level, delivery remains in contraction, recording -19.0% y/y at the end of September 2019. Although demand side factors rather than supply side factors are currently dictating movements in house prices, land delivery is an important element in solving the pervasive housing delivery deficit experienced in Namibia.

Conclusion

Demand side factors have been dominating the property market over the course of the year, with anaemic demand keeping property market activity subdued. Property price growth and transaction volume growth have come under immense pressure in a macroeconomic environment characterised by weak consumer spending and consumer uncertainty. In addition to poor price growth, sellers have had to drop their asking prices by 22% before securing a sale and a single property remains on the market for an average of 8 months before it is sold. These dynamics have kept growth in house prices at bay.

A shift in activity towards the small segment has been the dominant theme for the year— further evidence of mounting pressures on household incomes. Although we expect activity to remain robust in the small segment, weak activity in the medium, large and luxury segments are likely to keep a lid on property price and volume growth. We maintain our view that the recent repo rate cut and any future rate cuts will not yield a recovery in the property market as a rebound in the housing market will require a significant shift in macroeconomic fundamentals. Looking forward, we expect downside demand risks to continue to dominate due to the erosion of household spending power. As such, property prices will remain in the red, particularly in the medium to upper end of the market.

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Appendix: ANNUAL AVERAGE HOUSE PRICES

Town	2013	2014	2015	2016	2017	2018	2019	YTD %Δ	3Yr %Δ	5Yr %Δ
Arandis	299 000	494 000	456 000	532 000	640 000	664 223	832 343	25.3%	56.5%	68.5%
Eenhana	532 000	553 000	700 000	798 000	770 000	884 080	773 653	-12.5%	-3.1%	39.9%
Gobabis	699 000	839 000	889 000	1 119 000	908 000	1 041 947	808 666	-22.4%	-27.7%	-3.6%
Grootfontein	559 000	647 000	736 000	645 000	812 000	679 531	787 356	15.9%	22.1%	21.7%
Helao Nafidi	575 000	909 000	1 002 000	425 000	607 000	607 000		-100.0%	-100.0%	-100.0%
Henties Bay	851 000	929 000	1 115 000	1 103 000	1 190 000	1 242 714	980 292	-21.1%	-11.1%	5.5%
Katima Mulilo	595 000	737 000	791 000	893 000	673 000	1 076 965	865 771	-19.6%	-3.0%	17.5%
Keetmanshoop	504 000	610 000	863 000	632 000	686 000	819 361	806 402	-1.6%	27.6%	32.2%
Luderitz	527 000	509 000	584 000	829 000	811 000	711 800	946 095	32.9%	14.1%	85.9%
Mariental	518 000	685 000	736 000	913 000	1 336 000	1 041 857	1 930 000	85.2%	111.4%	181.8%
Okahandja	624 000	820 000	922 000	856 000	937 000	976 097	868 460	-11.0%	1.5%	5.9%
Okahao	466 000	492 000	491 000	611 000	568 000	739 952	800 591	8.2%	31.0%	62.7%
Omaruru	562 000	954 000	767 000	1 092 000	1 111 000	737 470	630 153	-14.6%	-42.3%	-33.9%
Omuthiya	482 000	540 000	612 000	640 000	750 000	1 138 340	880 779	-22.6%	37.6%	63.1%
Ondangwa	551 000	683 000	720 000	836 000	910 000	894 783	950 397	6.2%	13.7%	39.2%
Ongwediva	585 000	755 000	1 009 000	944 000	951 000	1 033 958	1 079 779	4.4%	14.4%	43.0%
Oshakati	572 000	1 163 000	974 000	679 000	785 000	791 197	816 476	3.2%	20.2%	-29.8%
Oshikuku	533 000	569 000	580 000	634 000	635 000	750 415	719 419	-4.1%	13.5%	26.4%
Otavi	533 000	611 000	531 000	560 000	647 000	701 872	716 894	2.1%	28.0%	17.3%
Otjiwarongo	803 000	825 000	967 000	1 021 000	1 069 000	936 829	859 742	-8.2%	-15.8%	4.2%
Outapi	456 000	553 000	579 000	785 000	738 000	983 147	773 331	-21.3%	-1.5%	39.8%
Oujjo	755 000	739 000	925 000	928 000	809 000	918 706	972 000	5.8%	4.7%	31.5%
Ruacana	707 000	855 000	898 000	968 000	875 000	788 945	1 207 635	53.1%	24.8%	41.2%
Rundu	468 000	630 000	684 000	780 000	727 000	905 202	717 667	-20.7%	-8.0%	13.9%
Swakopmund	1 019 000	993 000	1 096 000	1 334 000	1 348 000	1 224 611	1 106 657	-9.6%	-17.0%	11.4%
Tsumeb	741 000	750 000	966 000	1 162 000	1 222 000	957 641	1 151 613	20.3%	-0.9%	53.5%
Usakos	715 000	427 000	657 000	445 000	617 000	660 000	2 800 000	324.2%	529.2%	555.7%
Walvis Bay	854 000	1 042 000	992 000	1 156 000	1 079 000	954 716	966 393	1.2%	-16.4%	-7.3%
Windhoek	1 152 000	1 209 000	1 440 000	1 514 000	1 614 000	1 542 364	1 611 492	4.5%	6.4%	33.3%
Namibia**	895 000	972 000	1 110 000	1 151 000	1 187 000	1 199 179	1 102 908	-8.0%	-4.2%	13.5%

****Namibia number in above table does not indicate the whole country but rather the average prices across the towns indicated within the table.**

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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Web Ref 044

Registered Bed & Breakfast for sale. 5 Double rooms, 5 Bathrooms, 2 kitchens, O/plan dining/living area downstairs, 2 x indoor BBQ's, Reception Area, 2 Kitchens, Double garage.

VINETA - N\$ 1 950 000



Web Ref 049

Solar Power systems, 3 Bedroom duplex townhouse, lovely outside entertainment area, modern fitted kitchen with Junker appliances, scullery, guest toilet 2 bathrooms, back yard

KRAMERSDORF - N\$ 2 550 000



Web Ref 199

Big enough erf to add on an outside flat, 3 bedrooms, 3 bathrooms, spacious open plan living area with beautiful wooden trusses, indoor braai, 3 garages, enclosed court yard.

NEW EXTENSION - N\$ 1 890 000



Web Ref 238

Priced reduced drastically. Newly constructed 4 bedroom house, 2 bathrooms, open plan kitchen living area, scullery, wind protected court yard, entertainment, double garage.

SWAKOP RIVER PLOT - N\$ 15 995 000



Web Ref 029

Main House: 5 Bedrooms, 4 Bathrooms, indoor swimming pool with entertainment area, kitchen, 2 living areas study, big veranda with view over the Swakop River, 4 Garages. 5.99ha.

CENTRAL - N\$ 1 265 000



Web Ref 219

Spacious north facing apartment with very big balcony, 2 Bedrooms, 2 Bathrooms, Open plan kitchen with built in stove, pre paid electricity, CC Reg, Tandem Garage



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Location, Location, Location!!! The most sought after location in Swakopmund: the Southern part of VERY POPULAR Strand Street. Close to town, UNRESTRICTED SEA VIEWS, upmarket, luxurious living: Only a few can have the privilege of a home like this.

SEA VIEWS: All living areas, the guest and the Main Bedroom

Top notch finishes throughout:

- Upmarket plumbing/sanitary accessories
- Luxurious light fittings
- Heated Towel rails
- Granite and Cesar Stone tops
- Solid wood flooring in places
- Lift between ground and upstairs floor
- Integrated/centralized vacuum system
- Air conditioning
- Integrated kitchen appliances
- Integrated extraction system in kitchen
- Induction hob
- Water filtration system
- Underfloor heating
- Veka German Imported window and door systems
- Garden pathway and tops of garden walls are of granite
- Irrigation system

Price: N\$ 15 750 000

Web Reference number: 1280494

Live the Dream

SWAKOPMUND, CENTRAL



N\$ 2.73 MIL

BEAUTIFUL Apartment. Ground floor unit, direct access to beautiful gardens and seaside boardwalk. 2 Bedr, 1 Bathr, Kitchen, Guest Loo, Dining Room, Lounge, Bar/Entertainment area, Sun Room area. Double Garage. Website Ref. 1317408

HENTIES BAY, EXT 2



N\$ 5.5 MIL

HUGE BEACHFRONT Home. AWESOME views!!! 7 Bedr, 6 Bathr, 2 Guest Loos, Beautiful kitchen o/p with dining room/lounge. ENORMOUS Entertainment room (Indoor BBQ). Garage for 3 cars. Too much to mention. Website Ref. 1281928

SWAKOPMUND, EXT 8



N\$ 1.050 MIL

NEGOTIABLE. Unit in Popular WILTO APARTMENTS is for Sale. Large exclusive use courtyard garden. 2 Bedr, 1 Bathr, Kitchen o/p with lounge/dining room. Single garage. Website ref. 1304985

SWAKOPMUND, EXT 9



N\$ 950 000

Duplex Townhouse close to Oceanview Spar Attractive unit in a neat complex: 2 Bedr (MES), 2 Bathr, Guest Loo, Kitchen o/p with Lounge/Dining room. Indoor BBQ. Large exclusive use garden area. Single Garage. Website Ref: 1317517

HENTIES BAY, EXT 11



N\$2.590 MIL

Enormous Home is for Sale. HUGE living areas, and spacious bedrooms: 4 Bedr en-suite, Guest Loo, Kitchen, Lounge/Dining Room/TV Room/Bar (Indoor BBQ with Cool Stove), Double Tandem Garage, Deck Patio. Website Ref. 982663

SWAKOPMUND, EXT 23



N\$ 2.415 MIL

VERY BEAUTIFUL Home in a quiet area 3 Bedr (MES), 2 Bathr, Beautiful Kitchen, Scullery, Lounge, Dining room, BBQ room, Pergola Patio, Double Garage. Beautiful Garden. Website Ref. 1317398

WALVIS BAY, FAIRWAY



N\$ 1.895 MIL

Starter Contemporary Home is for sale. Small yard: LOCK-UP-AND-GO Style. 3 Bedr (MES), 2 Bathr, Guest loo, Large Living area (Indoor BBQ), Beautiful Kitchen, Double Garage with drive through. Website ref: 1287597

LONG BEACH, EXT 1



N\$ 9.2 MIL

Sole Mandate. Beachfront Mansion is for Sale which offers: 6 Bedr, 3 Bathr, Kitchen, Scullery, Lounge, Dining Room, Games Room, TV room, Double Tandem Garage, Balconies and Patio. Beautiful Garden. CC REGISTERED. Website ref: 1317392

WALVIS BAY, MEERSIG



N\$ 2.5 MIL

Corner Home with 2 Bedr Flat. Home: 3 Bedr (MES), 2 Bathr, Kitchen, Lounge/Dining Room, BBQ Room/Bar, Double Garage, Store Room. Flat: Own Entrance and Yard, Garage, 2 Bedr, Bathr, Kitchen/Living Room. Website ref: 1280209

WALVIS BAY, MEERSIG



N\$ 1.950 MIL

Brand New Home is for sale. Granite tops, lots of cupboards: 3 Bedr, 2 Bathr, Study, Living Area (Indoor BBQ), beautiful kitchen, scullery, double garage, tandem one side. Website ref: 1255554

OMARURU WILDLIFE ESTATE



N\$ 3.795 MIL (NEG)

BEAUTIFUL Plot in this sought-after estate AT A DISCOUNTED PRICE. 15 Hectare plot with huge home, lapa and pool. 4 Bedr, 3 Bathr, Kitchen, Scullery, Lounge/Dining room. Veranda, Double Garage. Bachelor Flat. Web Ref 1090149

HENTIES BAY, SUN BAY



N\$ 1.790 MIL

ONLY THE BEST in this home: Reception, Study, 2 Guest Loos, Laundry, TV room, Large Dining/Lounge, Indoor BBQ, Nabila Kitchen, Scullery, 4 Bedr en-suite, Staff room en-suite, Double Garage, Patio and Balconies. Awsome views. Website Ref. 1316692



Arina 081 239 4984
Coastal Agent



Michelle 081 620 1358
Coastal Agent



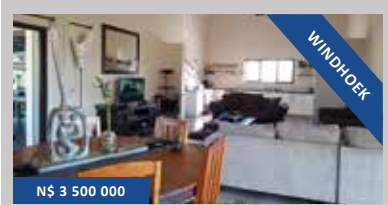
Martinette 081 127 5979
Swakopmund Agent



Normandie 081 281 0607
Windhoek Agent



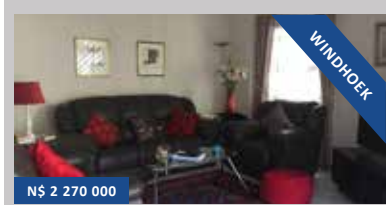
Nicolene 081 698 6331
Windhoek Agent



WINDHOEK

N\$ 3 500 000

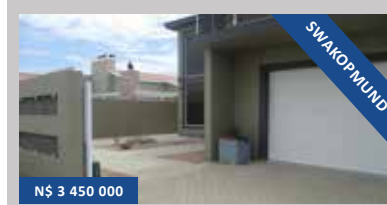
Escape the City , Out of Nature Estate.
Beautiful 3 Bedroom house with
2 Bathrooms. Big Veranda with Open Boma.
3 Garages and extra storage.
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N\$ 2 270 000

Three bedroom townhouse for sale in the
Popular Klein Hamburg.
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SWAKOPMUND

N\$ 3 450 000

Opulent, charming and meticulously
detailed. 5 Bedrooms, 5 Bathrooms and
3 garages. A rare find in the market. Selling
far below valuation. Web Ref # 1314713

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SWAKOPMUND

N\$ 1 680 000

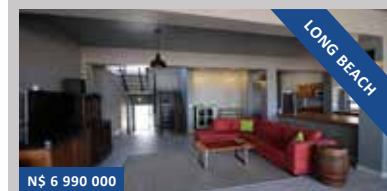
Stylish & welcoming family home with
3 Bedrooms & 2 Bathrooms.
Spacious yard.
Web Ref # 1286877



SWAKOPMUND

N\$ 2 350 000

Newly built 3 bedroom house with
2 bathrooms and 3 garages.
A best buy boasting with ample space and
quality features located in a popular area.
Web Ref # 1314791



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N\$ 6 990 000

4 Bed, 4 bath and 4 garages seafront home
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Web Ref # 1299137



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SWAKOPMUND - N\$ 3.7 MIL



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SWAKOPMUND - N\$ 3.990 MIL



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Overwhelming view over the Namib dunes. Cozy entertainment and living area, kitchen with original wooden BIC. 3 Bedr, 2 Bathr, Indoor BBQ, Outdoor BBQ, Laundry, Storeroom, Double garage and a lot more!

SWAKOPMUND - N\$ 1.7 MIL



PRICED TO SELL!!!

High volume ceilings and spacious lounge Separated o/plan kitchen / dining room 3 Beds, 2 Baths and Double garage. Opportunity to build on top of the garage. DON'T MISS OUT ON THIS ONE!!!

SWAKOPMUND - N\$ 2.050 MIL



SPACIOUS FAMILY HOUSE.

NEAR PRO-ED SCHOOL. IN WELL ESTABLISHED AREA. 3 Beds, 3 Baths, In and Outdoor BBQ, Kitchen with scullery/laundry, Pantry and Double Garage ALARM SYSTEM and BEAMS 257sqm

LONG BEACH - N\$ 1.9 MIL



CORNER DUPLEX

CC REGISTERED. 3 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, bar with indoor BBQ, spacious courtyard and beautiful garden.

DOLPHIN BEACH - N\$ 1.95 MIL



MODERN STYLISH LOCK UP AND GO

CC REGISTERED. 3 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, indoor BBQ, guest washroom, wooden deck and double garage.

LONG BEACH - N\$ 2.080 MIL



DUNE VIEW

3 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, indoor BBQ, spacious yard and 4 garages. Furniture included

LONG BEACH - N\$ 1.38 MIL



RETIREMENT HOME

All on one level, 2 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, indoor BBQ, court yard and single garage.

LONG BEACH - N\$ 1.33 MIL



APARTMENT

CC REGISTERED. 3 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, balcony with outdoor BBQ and large tandem garage. Furniture included



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