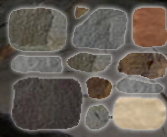




# PropertyNews



## GFG Slasto Supplies cc

Supplier of Quality Slasto & Building Stones

+264 81249 5774   info@gfgslasto.com   www.gfgslasto.com



**JUST  
PROPERTY**

Peace of mind.  
Delivered.

SALES, RENTALS & BODY CORPORATES

061 22 0673





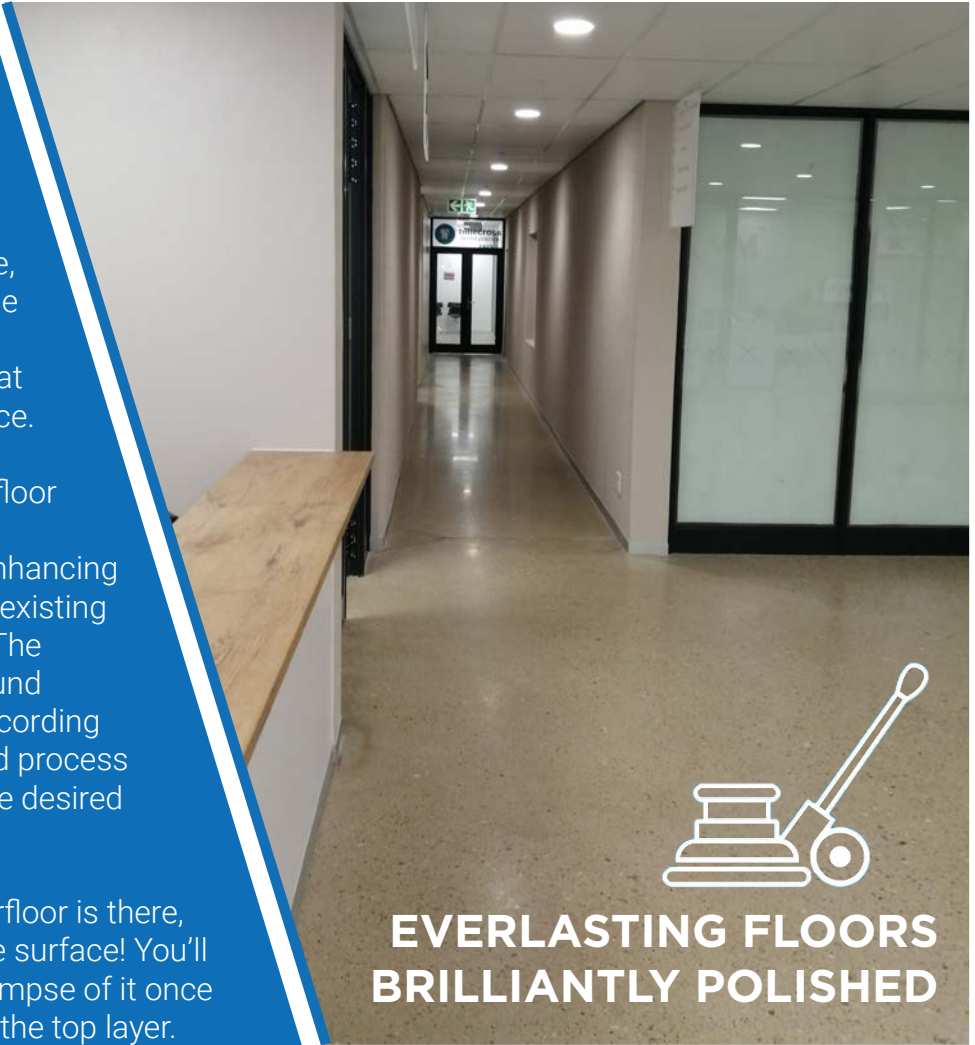
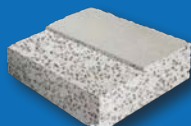
## POLISHED CONCRETE NAMIBIA

[www.hae.com.na](http://www.hae.com.na) | [f](#) HAE Polished Concrete Namibia

When a concrete floor is cast, the strongest material, the stone aggregate, settles below the surface leaving mainly cement at the upper surface.

The HAE Superfloor process entails mechanically enhancing a newly cast or existing concrete floor. The concrete is ground step-by-step according to a well-defined process for achieving the desired characteristics.

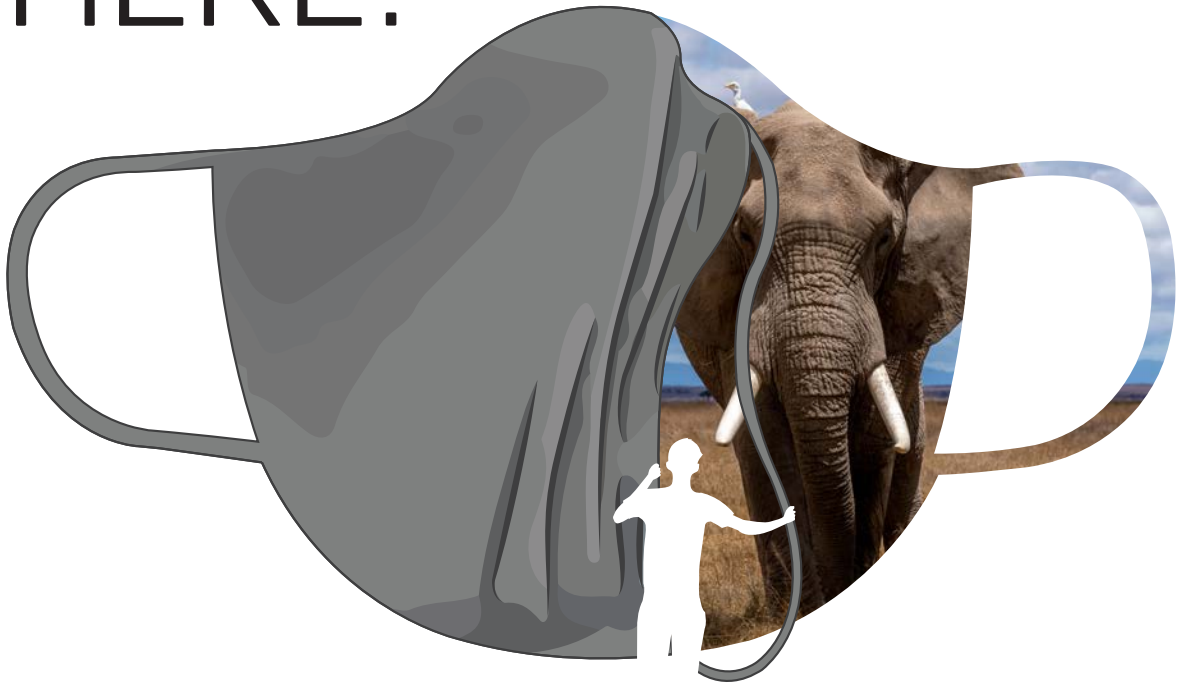
Your HAE Superfloor is there, just beneath the surface! You'll get your first glimpse of it once you grind away the top layer. Continue grinding and polishing to bring out its full luster. The more aggregate exposed, the stronger the floor.



**EVERLASTING FLOORS  
BRILLIANTLY POLISHED**



WE  
ARE  
STILL  
HERE.



wkh

DR WEDER, KAUTA & HOVEKA INC  
LEGAL PRACTITIONERS NOTARIES CONVEYANCERS

[www.wkh-law.com](http://www.wkh-law.com)

Windhoek +264 61 27 55 50 | Swakopmund +264 64 44 31 00  
Grootfontein +264 67 24 87 00 | Ongwediva +264 65 22 06 37

If you are looking to buy, rent or sell real estate then you have found the right place. Visit our website today or contact our team for more info!



**Sales:** 081 122 2637  
mia@propertynews.com.na

**Accounts:** 061 235 006  
samantha@propertynews.com.na

**Production:** 061 235 006  
shaun@propertynews.com.na

## FINDING YOUR NAMIBIAN HOME

We have multiple platforms designed to make your properties visible. Ask us how we can help you!

**Our solutions to the real estate industry include:**

- DESIGN
- PRINT MEDIA
- SOCIAL MEDIA
- DIGITAL MEDIA
- WEBSITE DEVELOPMENT

**NEXT PUBLICATION:**  
Issue 465 | 16 October 2020

**propertynews.com.na**

Reaching 80 000+ people monthly.  
Selling or buying, look no further than Property News.



ADVERTISE | SUBSCRIBE | EXPLORE

### MIDMA Investments

Same Day Delivery of Bricks, Sand & Stones, Plant Hire



**PRICES INCLUDE DELIVERY IN WINDHOEK**



5M <sup>3</sup> SAND .....	N\$995
10M <sup>3</sup> SAND .....	N\$1895
5M <sup>3</sup> STONES .....	N\$1595
10M <sup>3</sup> STONES .....	N\$3095

Super Bricks ..... N\$2.29ea  
Pavers ..... N\$2.60ea

081 481 3366/33 midma@netmac.co.za

## DoorTEC

GARAGE DOORS • ROLLER SHUTTERS • GATE AUTOMATION

We install and guarantee our standard & custom designed doors



Windhoek | 061 258 106/244874 | whk@doortec.com.na  
[www.doortec.com.na](http://www.doortec.com.na)



### Ahpsol CC/2011/2674

Creating Harmony & Prosperity in  
Sectional Titles Schemes

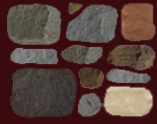
**Providing Superior Body Corporate Management Services, at the lowest costs in Namibia**

**Pay N\$0.00 on Management Fees in your 1st two months!**

**Our core strengths:**

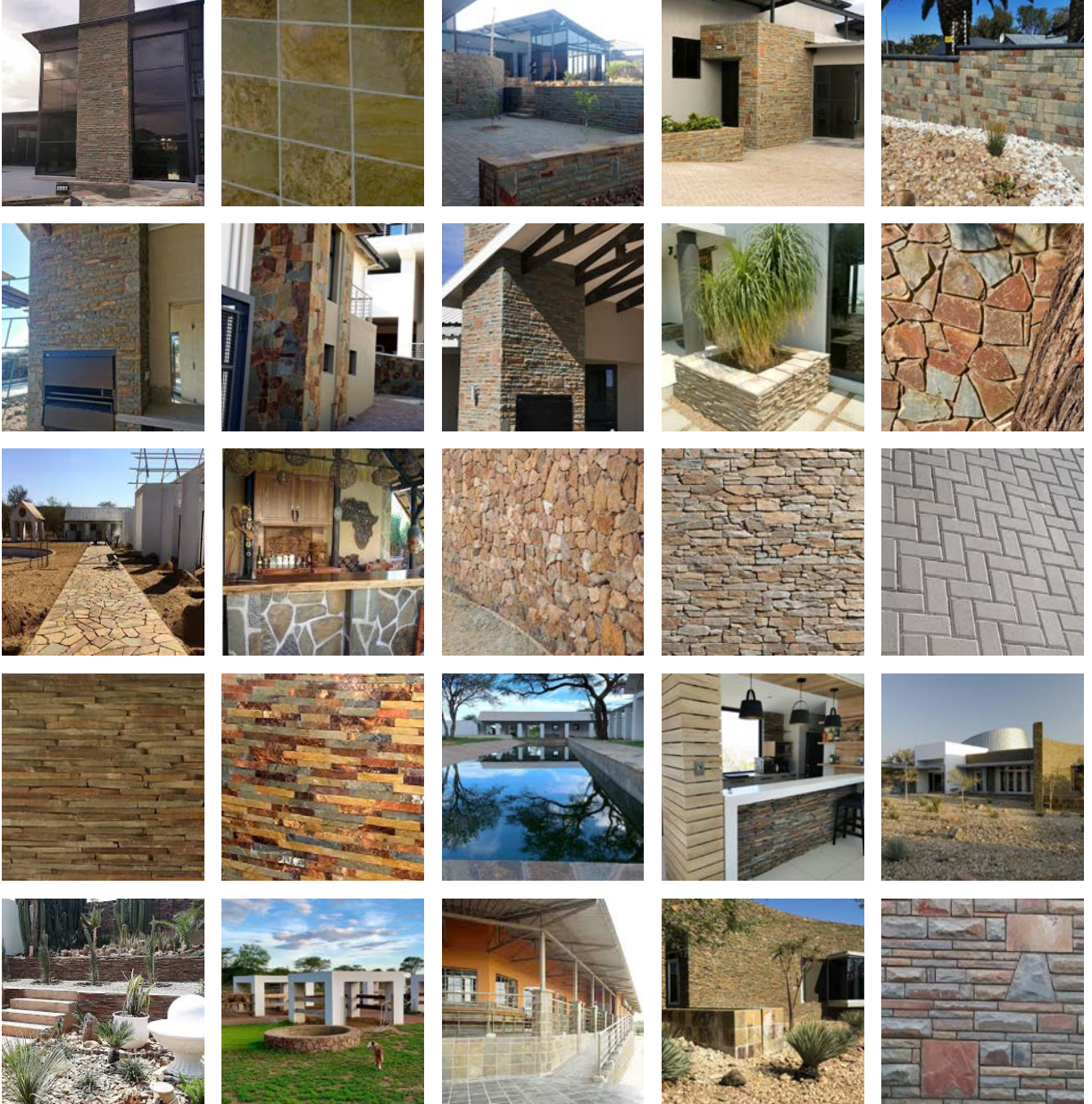
1. Zero tolerance policy on non-payment of levies
2. Timely response to repairs & financial reporting
3. Transparency in all our dealings
4. Attentive to the needs of all BC members at all times

**Contact us now! Cell: 081 755 5622, E-mail: info@ahpsol.net**



# GFG Slasto Supplies cc

Supplier of Quality Slasto & Building Stones



+264 81249 5774   info@gfgslasto.com  
www.gfgslasto.com



## HERBOTH'S BLICK

NS7 200 000



Enjoy mountain views, nature and peace of mind on this almost 5ha of land, in a farm style home, consisting of big open plan kitchen, gas stove, cool room and pantry, separate laundry, scullery, storeroom, lounge with fire place, dining room, separate family room, study, gym, quest loo, 4 en suite bedrooms, dressing room, outside shower, sq, patios all around the house with a BBQ, 3 garages, 3 car ports. ETC.

## EROS

N\$ 1 550 000 CC

## AVIS

N\$ 2 050 000 CC

## AVIS

N\$2 250 000



**MODERN, SPACE AND VIEWS!** A beautiful 2 bedroom, all en suite, unit, with a big open plan kitchen and lounge, leading to a big balcony with a BBQ. AC, shaded car port, very secure complex close to all amenities.



**NO STAIRS!!** 3 bedrooms, 2 bathrooms, open plan kitchen, lounge dining room, patio with BBQ, paved garden and double garage and laundry nook.



**NEW RELEASE AND CUTE!!** A 3 bedroom 2 bathroom freestanding home, open plan kitchen lounge dining area, pool, lapa, single carport.

## EISENHEIM

N\$2 290 000

## EISENHEIM

N\$3 800 000

## WHK WEST

N\$4 500 000 CC



SOLE MANDATE

**NEW RELEASE!** Enjoy lovely sunrises and -sets from your patios! A Spacious 3 bedroom, 2 bathroom home, with a study, kitchen, separate scullery/laundry with granite finishes, double garage, outside BBQ and toilet.



**MODERN AND SPACE!** 286 m<sup>2</sup> under roof, 4 en suite beds, main with dressing room, study, open plan kitchen / lounge/dining room, separate laundry /scullery, store nook, tiles and vinyl flooring, BBQ, heated pool.



**GUESTHOUSE!** Old world charm, offering 10 en suite rooms, reception, dining room, lounge, 2 x kitchens, pool, laundry, 11 secure parkings, walk to City Centre.

## SOUTHERN IND

N\$ 12 650 000 CC

## EROS

N\$ 6 000 PM

## EISENHEIM

N\$ 7 000 PM



More than 1 400m<sup>2</sup> under roof, consisting of offices, show rooms, warehouse, storerooms, restaurant, lapa, shade car ports, AC on a 2 744m<sup>2</sup> erf. And more. Also to let as separate units, @ N\$70 -80/m<sup>2</sup>, excluding VAT, W&E.



**CLOSE TO SHOPS!** A very spacious one bedroom flat, with an open plan lounge/dining room and kitchen, enclosed balcony, bedroom, bathroom and single garage. Available 1 October



**LOVELY VIEWS AND CLASE TO THE MALL!** 2 beds, 1 bath, open plan kitchen and living room, granite finishes, patio with BBQ, single garage and drying yard. Available 1 October., ALSO FOR SALE @ NS1 250 000, neg.

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  
 Carl van der Merwe 081 383 0389

**RMP**  
 RIGHTMOVE PROPERTIES  
 WINDHOEK  
 www.facebook.com/RightmoveProperties  
 www.rightmoveproperties.com.na

**EXCLUSIVE MANDATE**



**SUPERIOR QUALITY HOME FOR A WHOLESOME LIFESTYLE!**

Boasting exquisite mountain views and a feeling of space, peace and tranquility! Maximized living spaces complimented by stunning interior design and abundant natural light.

State-of-the-art amenities. Seamless connection between indoor and outdoors. Top-notch finishes! THE BEST OF THE BEST! All a family can wish for! Marion 081 245 2390

**AUASBLICK - N\$10 700 000**



**OLYMPIA - N\$5 400 000 CC**



4 Bedrooms, ALL EN-SUITE, 3 Garages plus Parking; IN- & OUTSIDE ENTERTAINM. AREAS, servant's room; ONE LEVEL. 1 Bedr Flat, own entrance, 2 garages. Lourette 081 124 5868

**KLEINE KUPPE - N\$1 495 000 CC**



MODERN 2 Bedr, 2 Bathr T/HOUSE. Spacious o/plan kitchen & living room opening up to tiled patio, BBQ; Tandem dbl garage, laundry corner, store space. Stylish! Lourette 081 124 5868

**PIONIERSPARK - N\$2 175 000 CC**



SPACIOUS 3 Bedroom DUPLEX T/HOUSE. 2 FULL Bathrooms. Guest Loo. O/P Kitchen, Living & Dining Area. Cosy Private Patio with BBQ Area; Garden, Jacuzzi. Dbl Garages. Levies: N\$3234. Lourette 081 124 5868

**ELISENHEIM - N\$960 000**



2 Bedrooms, 1 Bathroom, Open plan Kitchen and Living area, Stoep area with a Bbq Small garden, Monthly Levies N\$1 785 One parking, Pet friendly. Anita 081 124 6666

**ELISENHEIM - N\$1 615 000**



Lovely 2 Bed house, 1 Full Bath. Lovely Modern Kitchen, with a breakfast counter. Study area. The Indoor Bbq, Lovely private garden with Shade area to entertain. Erf 450 sqm. Anita 081 124 6666

**KLEINE KUPPE - N\$1 990 000 CC**



3 beds, 2 baths (one is on suite), open plan kitchen/livingroom, scullery, Entertainment area with a fire place. Carport parking for 4 cars + additional parking. Electric fence and Alarm system. Stefanie 081 380 9900

**PIONIERSPARK - N\$2 480 000**



Erf size nearly 500m2, With huge garage 80m2 and house size 168m2, has 3 bedr, 2 baths, Cooler-room, water cooler, solar geyser, House is approx. 6 years old, built out of facebricks. Tatjana 081 564 4373

**KLEIN WINDHOEK - N\$2 200 000 CC**



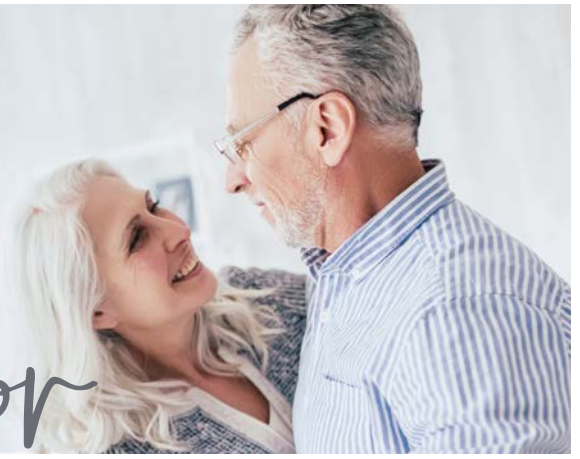
Pet friendly with BC consent!! 3 beds, 2 baths. Entertainment area with built in braai. O/plan kitchen with big scullery. Big lounge, single garage with parking space for visitors. Levies N\$3 300. Tatjana 081 564 4373



Make the RIGHTMOVE and let me SELL your house in Windhoek. Stefanie Dames - 081 380 9900



Manor



## NOW SELLING AT THE MANOR:

2 x 1 Bedroom units from N\$ 1 135 000

4 x 2 Bedroom units from N\$ 1 230 000

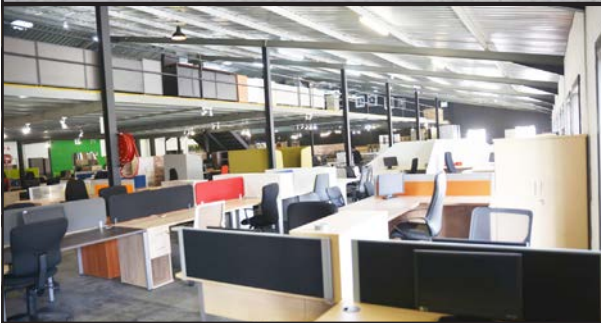
CONTACT US | +264 81 122 0001 | +264 81 260 0674

[www.finkensteinmv.com](http://www.finkensteinmv.com) | [leonbas23@gmail.com](mailto:leonbas23@gmail.com)



## PROSPERITA - N\$15,000,000

EXCLUSIVE  
 MANDATE



- Great location, in culdesac of Ongopororo street with premium exposure combined
- North facing towards western bypass enhancing store visibility
- Efficient levels of accessibility, beneficial for any customer based/dependant type of Business
- Light Industrial Zoning for any business type in Prosperita
- Relatively short or convenient time related linkages to rest of the City
- Property is ideal to use as a showroom and/or display.

### DESCRIPTION:

Total Underroof: 3000sqm (3 Levels)  
 Warehousing: 900sqm  
 Office area: 38sqm  
 Kitchen and Ablution: 19.5sqm  
 Semi-closed storage: 180sqm  
 Semi-closed enhance/display area: 200sqm

### SECURITY FEATURES:

- Alarm system • Burglar bars • Security gates
- 16 CCTV cameras • Boundary Walls • Security guard





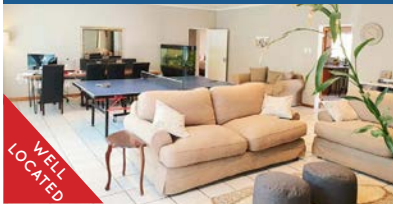
# Joanie's Properties

Let experience work for you  
[www.joaniesproperties.com](http://www.joaniesproperties.com)  
[joaniesproperties@gmail.com](mailto:joaniesproperties@gmail.com)



Willem Joanie  
081 407 4274 081 129 6689

## OLYMPIA - N\$ 2.998 MIL



**WELL LOCATED**  
Cozy duplex duet on offer. Great Northern views. Offering 3 beds, 2 baths, study, o/plan living area, kitchen, scullery, indoor BBQ and entertainment with views, store room, outdoor bathroom, plunge pool, double garage. Well secured lock-up-and-go home. Limited erf space. Ideal for a young family.

## KLEIN WHK - N\$ 6.995 MIL CC



**MINT ESTATE**  
Executive duplex townhouse in Mint Lifestyle Estate. Offering 4 beds en-suite, study, o/plan living area with gas fireplace, guest loo, stunner kitchen, separate scullery, pantry, double garage, laundry, pool, bbq, spacious courtyard. Levy N\$9 900 PM. **TO LET N\$35 000 PM partially furnished. AVAILABLE 1 OCT**

## OLYMPIA - N\$ 4.75 MIL CC



Spacious family home. 3 beds all with a/c, 2 full baths, guest suite with bath, lounge, fireplace, balcony with views, dining, kitchen, scullery/laundry, putting green, HUGE indoor entertainment with BBQ and family recreation area with sauna, heated pool, another guest suite with bath, 2 x double garages.

## KLEIN WHK - N\$ 4.795 MIL



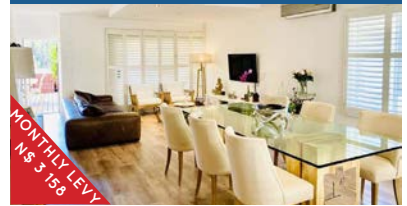
**EXCEPTIONAL VIEWS**  
4 beds, 3 baths, entrance hall, cozy lounge with fireplace, dining, beautiful modern spacious kitchen, covered patio with BBQ overlooking heated swimming pool with a canopy and canvas sides, views to die for, fitted boma, double garage, 2 x store room. Aircons, low maintenance garden. Plus 1 bedroom flatlet.

## PIONIERSPARK - N\$ 3.495 MIL CC



**SOLE MANDATE**  
Cozy home on offer. Modern and Spacious. Offering 3 Beds, 2 Full Baths, Guest loo, O/Plan Living area. Lovely Kitchen with Separate Scullery. Awesome Dining and Indoor Entertainment with BBQ, Swimming Pool, Water Cooler, Double Garage. PLUS Spacious 2 Bed flatlet with Full Bath, Lounge and Kitchen, Carport.

## KLEIN WHK - N\$ 3.095 MIL CC



**MONTHLY LEVY N\$ 5 158**  
Looking for a stylish lock-up-and-go townhouse? This stunner multi-level unit is just the answer! Located in a smaller complex. Offering 5 beds (3 En-Suite), 4 baths, guest loo, entrance hall, open plan kitchen with scullery, dining, lounge, office, tandem garage, deck with jacuzzi, 4 aircons. Alarm and beams.

## Markus Weiss properties

Markus: 081 241 4796  
Vivienne: 081 853 5368  
[markusweiss@iway.na](mailto:markusweiss@iway.na)  
[www.mwproperties.com.na](http://www.mwproperties.com.na)

### KLEIN WINDHOEK



**SOLE MANDATE**

**N\$ 4 500 000**

On one level: Lovely warm family home with 3 bedrooms, 2 bathrooms, lounge, kitchen, dining room, study, thatched lapa, neat garden, covered pool, plus one-bedroom flat and outside room. Garage for 3 cars.

### KLEIN WINDHOEK



**N\$ 3 800 000**

2 houses on one plot: main house with 3 beds, 2 baths, kitchen, lounge, dining room, very neat. Second house has 2 beds, 1 bath, kitchen, lounge. 2 garages, large pool and outbuilding, perfect for home-occupation.

### LUDWIGSDORF



**N\$ 2 160 000 CC**

Cozy Duet, safe, lock-up and go: Offering 4 beds, two baths, guest toilet, large entrance hall, lounge with fire-place, dining room, beautiful kitchen, scullery, lapa with braai, heated pool, solar geyser, double garage.

### KLEIN WINDHOEK



**N\$ 3 500 000 CC**

Pretty double-storey townhouse in sought-after complex with 3 beds, 2 baths, TV room, lounge/dining room, spacious kitchen, guest-toilet, double garage, pool with water-feature plus outside room with bath.

### AVIS



**N\$ 2 050 000 CC**

Very spacious 3-bed townhouse with stunning view, built over 3 levels. Large o/plan lounge/kitchen with balcony and access to garden. 2 baths, guest toilet, double garage, garden with built-in BBQ. Immediately available.

### CENTRAL



**N\$ 730 000**

City Heights: Spacious 2-bedroom apartment, lounge, kitchen, bathroom, large north-facing balcony, undercover parking. Very secure. Close to Aussenplanplatz. Rental agreement until July 2021. 100 k below valuation!

Visit our website for more properties at [www.mwproperties.com.na](http://www.mwproperties.com.na)



# Gretha Dos Santos

gretha@sold.com.na | 081 284 3180

Nobody does property better!

# JUST PROPERTY



SOLE MANDATE

FURNITURE INCL

## KLEIN WINDHOEK

Large, 174sqm, two bed, two bath townhouse. Top finishes. Master bed with balcony. Open plan living and modern kitchen. Patio with BBQ. Single garage. SUPER-SAFE. Very modern!

**N\$ 1.850 mil CC**



PRICE REDUCED!

## KLEIN KUPPE

Massive erf 1342sqm! 4 beds, 3 baths, Guest loo, TV room, lounge & dining, large kitchen & laundry, patio & BBQ, double garage. Good security. Lots of space to further develop!

**N\$ 3.2 mil**



SOLE MANDATE

BARGAIN!

## AVIS

Erf 1654m², house 626m². 3 beds, 2 baths, 2 x living areas, huge study, 2 x BBQ, pool, dbl garage, dbl carport and LOTS of parking, PLUS: BIG 2 bedroom flat! Valuated in 2016 for 8mil...!

**N\$ 3.999 mil PTY NEG!!**



PRICE REDUCED!

## AVIS

Gorgeous cottage-style townhouse with big garden. 3 Beds, 2 Baths, open plan living & kitchen, fire place, air-con, 1x Garage, 1 x Steel Carport, large patio & BBQ. Child & pet friendly.

**N\$ 1.799 mil**



MAKE AN OFFER!

## AVIS

Uber-neat! 3 beds, 3 baths, large living area, designer kitchen & BIG scullery, balcony with BBQ, lovely garden, pool, dbl garage, top security & top finishes!

**N\$ 3.499 mil**



GERMAN PERFECTION!!

## LUDWIGSDORF

529sqm u/roof. 4 Beds, 3 Baths, fitted study, 2 x guest loo, kitchen, scullery, walk-in coolroom, u/floor heating, air-cons, large living areas, entertainment room, pool, jacuzzi, 3 x Garages, garden, AND MORE!

**N\$ 5.995 mil CC**

TOP VIEW!

# doris hentzen properties

Doris Hentzen

+264 81 249 1704

dorishentzenproperties@gmail.com



**EROS - N\$ 12 000 PM**  
partially furnished 2 bed, 2 bath apartment with balcony, BBQ and double garage



**KLEIN WHK - N\$ 18 000 PM**  
neat family house, 3 beds, 2 baths, study, playroom, lapa + BBQ, pool, carports



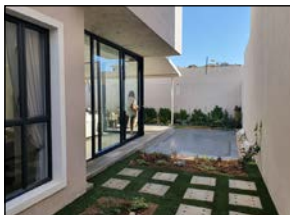
**AVIS - N\$ 1.5 MILL**  
BARGAIN!! 3 bed, 2 bath townhouse, kitchen, lounge, patio and double garage



**AUASBLICK - N\$ 2.48 MIL**  
ultra modern 3 bed, 3 bath townhouse, kitchen, separate scullery, lounge, BBQ, double garage



**LUDWIGSDORF - N\$ 2.8 MILL CC**  
3 bed, 2 bath duet with view, in mint condition, lapa with BBQ, pool, double garage



**KLEINE KUPPE - N\$ 3.995 MILL CC**  
luxury 3-en-suite bed townhouse, pool, BBQ and small garden, double garage



**KLEIN WINDHOEK - N\$ 4.2 MILL CC**  
large, level erf in popular street, house with flat, pool, BBQ, garages and carports



**CBD - N\$ 7.5 MILL**  
Prime property and location, lots of development potential for flats or offices EXCL COST



Izelle du Toit  
+264 81 750 1702  
izelle@eonproperty.com



www.eonrealtors.com

WESTVALE, PIONIERSPARK  
N\$ 1 700 000 CC



LOCATED CLOSE TO WESTLANE

Spacious 3 bed 2 bath Townhouse. O/plan kitchen and living area with scullery. Double garage with automated door. Pet friendly courtyard with built-in braai.

VAL D'RHYN, PIONEERSPARK EXT 1  
N\$ 1 190 000 CC



PRICED TO GO!

Modern 2 bed 2 bath apartment close to Westlane and Windhoek International School. Balcony with built-in braai and river view. Perfect for investment.

HOSEA KUTAKO, WINDHOEK NORTH  
N\$ 930 000



PERFECT FOR INVESTMENT

2 bedroom 1 bathroom apartment. Open-plan living area with built-in braai. Covered parking. Conveniently located close to town. Tenants in place.

EROS PARK  
N\$ 3 490 000 (OFFERS WELCOME)



REGISTERED IN TRUST

3 bed 2 bath Freestanding house with double garage, lapa, swimming pool, storeroom. Living room with Jacuzzi, separate lounge and dining room. Erf size of 1,171m<sup>2</sup>

CITY VIEW, WINDHOEK WEST  
N\$ 730 000



REDUCED PRICE

Spacious bachelor unit with balcony. BIC. Kitchen with lots of cupboards. Shaded basement parking. Perfect for investment. Tenant in place. Monthly levy of N\$1,067

LUDWIGSDORF - TO LET  
N\$ 13 500 PM



AVAILABLE 1 NOVEMBER 2020

Newly Renovated 3 bed 2 bath corner unit with single garage. O/plan kitchen, living and dining room, guest toilet. Pet friendly garden, splash pool and garden tools shed

# RE/MAX DYNAMIQUE



LUDWIGSDORF - N\$ 2.95 MIL



SPACE AD SERENITY  
3bedrooms | 2 Bathrooms | 2 Garages | Pool | Entertainment area  
Webref: RDNQ-1385

OLYMPIA - N\$ 1.45 MIL



NORTH FACING TOWNHOUSE WITH GARDEN  
2 or 3 Bedrooms | 1 Full Bathroom | 1 Garage | 1 Parking | Townhouse 99sqm Levy N\$2210  
Webref: RDNQ-1378

LUDWIGSDORF - N\$ 1.65 MIL



DUPLEX TOWNHOUSE  
3 Bedrooms | 2 Bathroom | 1 Garage | Braai | Lapa  
Webref: RDNQ-1400

ELISENHEIM - N\$ 2.5 MIL



ESTATE LIVING FULL TITLE HOME  
3 Bedrooms | 2 Bathroom | 2 Garage | Patio | Braai  
Erf 450sqm  
Webref: RDNQ-1322

KLEINE KUPPE - N\$ 1.9 MIL



FULL TITLE HOME IN CC REGISTERED  
3 Bedrooms | 2 Bathroom | 2 Carport | TV room  
Webref: RDNQ-0364



AMANDA GELDENHUYS  
081 827 1833  
amandag@remax.net



# Elna Esterhuizen Properties

YOUR REALTY SPECIALISTS



Elna | 081 124 5818  
Marie | 081 129 2482  
@elna@ee-properties.com  
ee-properties.com



## EROS - PRICE ON REQUEST



Renovators Dream!! 3 Bedroom house with separate flat, Swimming pool. Large Erf, close to all amenities, lots of potential. Offers in lower 4mil's welcome. Elna 081 124 5818

## EISENHEIM - N\$ 990 000



Priced to sell!! Neat 70sq flat consist of 2 bedrooms, 1 bathroom, open plan kitchen and living area. Good security. Elna 081 124 5818

## EROSPARK - N\$ 2.95 MIL CC



Selling below valuation! Lovely family home consist of 3 beds, 2 baths, spacious lounge and dining area, kitchen with granite countertops, scullery, patio with built in braai, pool, granny flat and large double garage with double carport, domestic toilet. Elna 081 124 5818

## KLEIN WINDHOEK - N\$ 3.5 MIL CC



For the Investor! Stunning property in a well secured complex with rental agreement in place. 3 bedrooms, 2 bathrooms, guest toilet. Lounge, dining room, kitchen with scullery, family room with view, double garage and lovely garden. Elna 081 124 5818

## KLEIN WINDHOEK - N\$ 920 000



Walking distance from all amenities!! Neat 2 bedroom, 1 bathroom flat with open plan kitchen and spacious lounge. Granite countertops and breakfast nook. Secure basement parking. Elna 081 124 5818

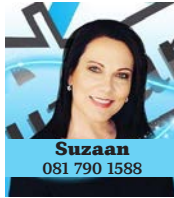
## EISENHEIM - N\$ 2.5 MIL



Beautiful Free Standing home selling below valuation. 3 beds with lots of B/C. Main bed with en-suite bath and walk-in closet. 2nd bath with shower and bath. Open plan Lounge, dining area and kitchen, scullery/laundry. Patio with built-in BBQ, swimming pool. Double garage.



P.O. Box 5106 | Ausspannplatz | Windhoek  
www.suzaanrealestate.co.na | Email: suzaan@suzaanrealestate.co.na



Suzaan  
081 790 1588



Marita  
081 128 6642



Daphne  
081 128 5339

## KLEIN WINDHOEK - N\$ 5.4 MIL



This family home offers 3 beds and 3 baths plus an office. Tv Room and huge family rooms. Modern o/plan kitchen. Downstairs 1 bed apartment ideal for guests. 3 Garages. Pool and patio to enjoy a BBQ. Marita 081 128 6642

## ROCKY CREST - N\$ 1.18 MIL



Westgate Hill Complex. Modern Ground floor apartment offering 3 bedrooms and 2 bathrooms. Open plan kitchen and lounge. Two shaded parkings. Marita 081 128 6642

## KLEIN WINDHOEK - N\$ 18 000 PM



Different design different style. Double story home, 3 beds and 2 baths and guest toilet. Upstairs living area and o/plan kitchen with scullery and pantry. Natural garden. Available 1 November 2020. Suzaan 081 790 1588

## LUDWIGSDROF - N\$ 3.48 MIL



Modern, bright and gorgeous. One level townhouse in a small complex of only 9 units. Must see property. Renovated 2 years ago with high quality finishes. 3 Beds, 2 Baths. TV room, indoor entertainment room with BBQ. Outside underroof patio. Single garage plus extra parking.

## LUDWIGSDORF - N\$ 2.93 MIL



Very neat and spacious duet with lovely views. Open plan kitchen with laundry area. Nice big lounge with fireplace. Indoor entertainment area with BBQ. Guest toilet and study area. Upstairs 3 beds and 2 baths. Main bed with balcony to enjoy views. Double garage plus extra parking. Suzaan 081 790 1588

## WINDHOEK WEST - N\$ 4.5 MIL



Vondelhof Guesthouse. Very neat property selling far below valuation. This property offers 10 Beds and 10 baths. Reception area, 2 x kitchens, office area and dining hall. Outside laundry room. Swimming pool and quiet area for guests to relax. The Guesthouse had a very good occupancy rate until COVID.

**CENTRAL - FOR SALE / TO LET**  
**N\$ 9 750 000 CC - NEGOTIABLE**

SOLE MANDATE



Modern airy offices. Perfect for all professionals.  
Desk space for 31 people , 2 kitchenettes, 5 toilets  
Reception area, open guest lounge  
Meeting/boardroom, Roof top entertainment area

**LONG BEACH**  
**N\$ 2 350 000 - NEGOTIABLE**

EXCLUSIVE MANDATE



Mind blowing Modern Magnificent – close to beach. 3 bedrooms with large open living and entertainment area with jacuzzi. (Furniture optional)

**WINDHOEK WEST - GUESTHOUSE**  
**N\$ 5 200 000 CC - NEGOTIABLE**

SOLE MANDATE



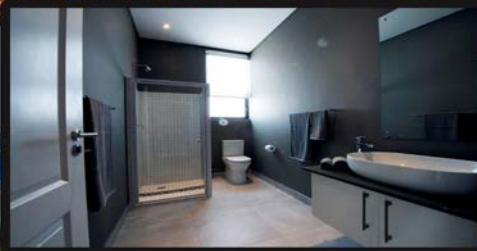
Guesthouse with 12 bedrooms and lots more.....

**KLEIN WINDHOEK - FOR SALE / TO LET**  
**N\$ 1 350 000 CC - NEGOTIABLE**



**URBAN SPACE.**  
24 Hour Security  
Townhouse – next to amenities, very accessible  
3 Bedrooms, 2 bathrooms, 2 parking bays

**Olivia Estate is a family estate, situated close to all amenities, Gymnasium School, Grove Mall and Lady Pohamba private Hospital.**



**Units for rent:**

3 bedrooms on suite, study nook  
Groundfloor: Scullery, open plan kitchen, dining, lounge area, guest toilet  
Outside area: garden, shaded patio with Braai  
Automated Double Garage.

**For viewings please contact the following agents:**

Lientjie Booysen 081 398 3206  
Glenda Bosch 081 124 2358  
Rochelle Mulder 081 859 3213

Office number: 061 302 627/081 316 5707  
Email: reception@afritop-properties.com

### KLEINE KUPPE - N\$ 1.3 MIL



Lovely 2 bedroom apartment in the popular Wild Olive complex. Very well priced, ready to sell! Interior includes a modern bathroom and modern open plan kitchen. Located near the Grove shopping centre. **Uripi 081 122 3797**

### KHOMASDAL - N\$ 2.7 MIL



Vacant land: 1511sqm vacant industrial zoned land available in an excellent location. Valuation available. **Uripi 081 122 3797**

### AUASBLICK - P.O.R



VALUED AT N\$ 3.3 MIL. NEG AND OPEN TO OFFERS

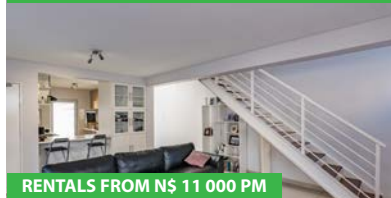
Large vacant 2748m2 erf. Opportunity to build the most beautiful home of your dreams for you and your family, in a safe and upmarket area. Stunning building plans already included in this amazing deal. **Uripi 081 122 3797**

### LUDWIGSDORF - N\$ 2.15 MIL



Lovely 3 bedroomed, 2 bathroom townhouse in Ludwigsdorf. Neat and spacious, open plan kitchen and dining area/living area. Garden, braai area and double garage. **Uripi 081 122 3797**

### KLEINE KUPPE - FROM N\$ 1.87 MIL



RENTALS FROM N\$ 11 000 PM

Modern 2 and 3 bedroomed townhouses available. Brand new. Open plan living room leading out into garden with built in braai. Modern bathrooms. Garage. Guest Loo. Security systems. **Undja 081 676 3156**

### AUAS HILLS - N\$ 1.2 MIL NEG



VALUATION N\$ 1.5 MIL

2 bed, 1 bath (toilet-shower). Open plan kitchen-lounge. Balcony. Built-in oven and hob. BIC. Secure area. Own parking bay. Lift in a complex. Facilities in complex: restaurant, pharmacy, dentist. **Tami 081 202 6062**

### KLEINE KUPPE - N\$ 3.45 MIL



3 beds, 2 baths, aircons in all beds. Kitchen is 5 star with modern finishes and gas hob. Scullery, double volume dining area. Modern electrical finishes with usb ports. BOMA braai, entertainment lounge. **Tami 081 202 6062**

### ELISENHEIM - N\$ 1.1 NEG



Flat for Sale. Bedrooms x 2 with BIC. 1 Bathroom. Lounge. Open plan Kitchen with BIC & Stove. Located in the well-established and sought-after Elisenheim estate. **Joan 081 445 9386**

### SWAKOPMUND - N\$ 1.35 MIL



NEAR OCEAN VIEW

A holiday, double storey house. GROUND FLOOR:- Open plan kitchen, lounge area, dining area, double garage, and porch. TOP FLOOR CONSISTS OF:- 3 bedrooms, 2 bedrooms are self-contained. Balcony. **Joan 081 445 9386**

### KLEIN WINDHOEK - N\$ 2 MIL



FOR RENT - N\$ 12 000 PM

Selling below valuation. Lovely duplex unit. 3 bedrooms with balconies. 2 bathrooms. TV/ Study area. Kitchen. Open plan dining area and lounge. Dbl garage. Paved courtyard with built-in-braai. **Undja 081 676 3156**

### AVIS - N\$ 1.65 MIL



Lovely townhouse with 3 beds and 2 baths upstairs. Downstairs is a guest loo and a beautiful o/plan kitchen and living room that leads into a BBQ area and built in bar, great for entertainment. **Joan 081 445 9386**

### HOCHLANDPARK - P.O.R



Big family home for sale, 3 beds, 2 baths, lounge and dining room, kitchen with ample cupboard space, covered bar and braai area, outside flatlet, pool and lapa, big yard and plenty of parking space. **Uripi 081 122 3797**

## ELISENHEIM - N\$ 1 988 000



Cosy modern 2 bedroom 2 bathroom home . Beautifully designed kitchen, lounge and double garage with an entertainment area.

## ELISENHEIM - N\$ 2 850 000



Modern 3 bedroom double storey home, 2 bathrooms, kitchen scullery lounge dining entertainment area and double garage. Absolutely worth a visit

## ELISENHEIM - FROM N\$ 1 600 000



Plot en Plan.

Various options available and houses. Dont miss out on this opportunity!

## LUXURY HILL - PRICE ON REQUEST



So much potential , right address. 3 bedrooms 2 bathrooms living area with parquet floors , kitchen and scullery. study. Laundry room. 2 Storage rooms, 1 bedroom flat, and a bachelors flat. Double garage.



**Leonor**  
081 553 9764  
081 286 8728  
sales@truproperties.org



## OSONA VILLAGE - N\$ 615 000



2 Bedroom House. Open plan kitchen, Drive Through + garage door, Sitting room Bathroom. Erf size 300m2 - 400m2

## WALVIS BAY - N\$ 2.5 MIL



Free Standing House. 3 Bedrooms, Double Garage Open Plan Kitchen with Granite Tops Indoor Braai Area. Walking Distance from the Lagoon. Erf 596m2

## EROS - N\$ 3 MIL



Erf size 1560m2, 4 bedrooms, 3 bathrooms Double Garage, 2 living areas, Kitchen + Dining area, Swimming pool, High wall fence Selling Below Evaluation

## KLEIN WINDHOEK - N\$ 2.5 MIL



Beautiful 2 Bedroom Apartment. Fully Furnished. 2 Toilets

## WALVIS BAY - N\$ 800 000



Erf 4485m2. 2 Bedroom With BIC, 1 Bathroom, Lounge, Kitchen with BIC, Built in Stove and Extractor, Garage. Selling Below Evaluation

## KHOMASDAL - N\$ 1.6 MIL



3 Bedrooms, 2 Bathrooms, Kitchen (BIC), Spacious Sitting Room, Single Garage, Car Port, Artificial Lawn, Boundary Wall, Alarm. Flat: 2 Bedroom, Open Plan Kitchen, Bathroom.

Call us today to secure sustainable tenants or sell your property, whether residential or commercial .



Christell Loots  
081 127 8606  
christell@sureworth.africa

Korrigan Business Center, Unit 4  
Parsival Street  
Academia  
Windhoek

Tel: 061 225 544  
Fax: 061 225 502 / 088-656 2167  
Email: christell@sureworth.africa

**LUDWIGSDORF - N\$ 7.5 MIL**



Masterful design and contemporary luxury are uniquely embodied in this 8 Bed, 7 Bath, 3 Toilet, designer kitchen double storey home built on 153.27m<sup>2</sup> with beautiful views. Main dwelling, Servant's quarters, 2 x outbuildings, Double Garage, Carports, Pool, Veranda, Patio, Laundry. Approved plans for flat included.

**HOCHLANDPARK - N\$ 6.4 MIL**



GUESTHOUSE with proven track-record for sale. 10 En-suite Beds & BiC's, Large Dining and Entertainment Area, Kitchen, Guest Toilets, Swimming Pool, Reception, Office and many more. Some rooms rented to students. Plans for 300sqm expansion with City of Windhoek.

**OKAHANDJA - N\$ 995 000**



**EXTENSION 9 NEW DEVELOPMENT; FAMILY HOME.** 3 Bed with BiC's, 1 & 1/2 Bath, O/Plan Living with Kitchen - BiC's & BiS, Single Garage with direct access into the home. Alarm, Boundary Walls and Electric fence. Close to Okahandja Shopping Mall.

**OKAHANDJA DEVELOPMENT PROPERTIES**



PRIME General Residential Serviced (power, water and sewerage) erven. (1) measuring 4,79m<sup>2</sup> with density of 1:250sqm's for N\$1.1 MIL & (2) measuring 8,85m<sup>2</sup> with density of 1:100sqm's Registered with 50 separate CC's or built up to a maximum of 88 sectional title dwelling units on the property for NSIO.2 MIL.

**OKAHANDJA - N\$ 13 450 MIL**



Retail/ Office Building, 18 shops on 3195m<sup>2</sup> erf, zoned general business situated in central business district with access enhancing the visibility and accessibility of the property. All applicable amenities, medical facilities, schools, shops ect available in close proximity, positively impacting tenants and value of property. Tenant occupancy at 70%. Current tenants: gym, doctors consulting rooms, pharmacy, DSTV shop, lawyers & land surveyors, Medical Lab, Letshego, ect. Each Shop: kitchenette, private ablution, service area, tiled flooring, glass windows make for plenty of natural light & advertising space. Own customer parking.



RETAIL/ Office Building, 18 shops on 3195m<sup>2</sup> erf, zoned general business situated in central business district with access enhancing the visibility and accessibility of the property. All applicable amenities, medical facilities, schools, shops ect available in close proximity, positively impacting tenants and value of property. Tenant occupancy at 70%. Current tenants: gym, doctors consulting rooms, pharmacy, DSTV shop, lawyers & land surveyors, Medical Lab, Letshego, ect. Each Shop: kitchenette, private ablution, service area, tiled flooring, glass windows make for plenty of natural light & advertising space. Own customer parking.

**Denise**  
+264 81 124 3191  
denise@marulaprop.com



**CITY LIFE AT IT'S BEST**



**CBD - N\$ 1.95 MIL**

3 bedroom apartment. The apartment also consists of 1 bathroom, an open plan kitchen, lounge and dining area, a balcony with amazing views and a single garage (40 sqm). Apartment size is 116 sqm.

**WHY RENT WHEN YOU CAN AFFORD TO BUY**



**EROS - N\$ 1.275 MIL**

This apartment situated in Eros is perfect for a young individual or couple as a first time buyers property. It consists of 2 bedrooms, 1 bathroom, an open plan kitchen, lounge and dining area. Also with your own carport. Building size: 76sqm.

**SAFETY AND SECURITY YOUR PRIORITY?**



**AVIS - N\$ 2.35 MIL CC**

3 Bedrooms, 2 bathrooms, modern and spacious open plan kitchen, dining- and lounge area with air-conditioning, Covered patio with built-in BBQ walking out on a paved courtyard. Double garage. Unit size: 139sqm

**NEAT UNIT GOES OVER 3 LEVELS**



**KLEIN WINDHOEK - N\$ 2.7 MIL**

1st Floor: Open plan kitchen, dining and lounge area, guest toilet, Balcony with views, outside courtyard with garden. 2nd Floor: Main bed with en-suite bath and balcony, 2 beds, 1 bath, study can be used as 4th bed. All rooms with aircons.

**PRICE DROPPED**



**WINDHOEK GOLF ESTATE - N\$ 2.895 MIL CC**

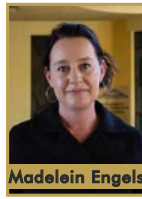
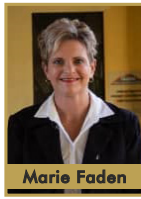
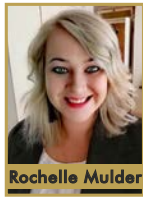
3 Bedrooms, 2 Bathrooms, Swimming Pool Decent garden, Double Garage Monthly Levy: N\$3 050 JOINT MANDATE

**CAN BE USED AS AIR BNB AS WELL!!**



**EROS - N\$ 1.55 MIL CC**

Extremely Save Unit. Entrance, 2 Bedrooms with En-suite bathrooms, Lovely open plan kitchen and Lounge Area, Small Study area, Balcony from Main Bedroom with Lovely views, 1 Shaded Secured Parking. Furniture can be Bought.



**Rochelle -081 859 3213**  
rochelle@larochelleproperties.com

**Marie - 081 128 4281**  
marie@larochelleproperties.com

**Madelein - 081 148 4015**  
madelein@larochelleproperties.com

**KLEINE KUPPE - N\$ 1.97 MIL**



House: 3 Beds, 2 Baths (main bedroom en-suite). O/plan kitchen with a Lounge and dining area. Aircon in Lounge Area. Big stoop with build in braai. Electric Gate. Double Carport and Under-roof parking which can be converted into a garage. 106sqm. Flat: 1 Bed flat with 1 Bath. Open plan kitchen with living room. 39sqm.

**LUDWIGSDORF - N\$ 6.6 MIL CC**



This amazing moder double storey home offers 7 Beds and 7 Baths. Perfect for a big family or embassies. Very spacious open plan kitchen with scullery and pantry. Living Room with high windows and custom fitted curtains. Laundry Room. Indoor Fireplace. Spacious 750sqm erf with a lovely garden, Swimming Pool and Jacuzzi.

**ELISENHEIM - N\$ 1.89 MIL**



This beautiful house is situated in Phase 1 and is a corner erf! It consists of 3 bedrooms and 2 bathrooms. Open plan kitchen and living room. Undercover Stoop with braai area. Spacious erf. Single Garage with extra parking space. Erf Size 442sqm. Dwelling Size 191.882sqm

**KLEINE KUPPE - N\$ 1.98 MIL**



Freestanding 3 Beds with 2 Baths (Main bed upstairs with en-suite) Open plan kitchen with scullery and a living room with pantry/storage. Tandem Carports (approved plans for a Garage). Entertainment area or can be converted to a 4th bed. Fireplace. Spacious yard. Approved plans for a swimming pool.

**PIONIERPSARK EXT 1 - N\$ 4.16 MIL**



4 Beds with 2 full Baths. 2x Living rooms and a TV room. Dining Room. Spacious Kitchen. Main Bed has a dressing room with a balcony. Jacuzzi room for the adults. Lapa with built-in in braai and a pool. A Servants quarter, laundry. Double Garages. 2 Gate entrances and close to amenities. PLUS: 2 Bed flat.

**OLD PIONIERSPARK - N\$ 3.4 MIL CC**



3 Bedrooms with 2 Bathrooms. Open plan kitchen and Dining Room. Living Room. Big Entertainment area with build in braai. Double garages. Spacious Erf. In a quiet street. Self Sustainable Flat: 1 Bedroom with Bathroom and a guest toilet. Open plan kitchen and living room.

**ELISENHEIM - VARIOUS**



Double storey 2 bed townhouse with 2 baths. O/plan kitchen, dining and living area. Double garages. Courtyard with build in braai area. - N\$ 1 400 000  
Double storey 3 bed townhouse with 2 Baths. O/plan kitchen, dining and living area. Double Garages. Courtyard with built-in braai. - N\$ 1 600 000

**PIONIERSPARK - N\$ 1.77 MIL CC**



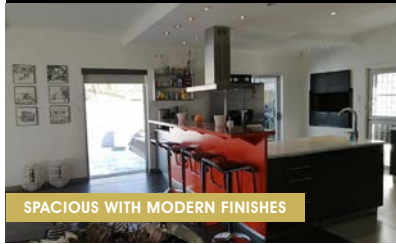
REDUCED PRICE! Spacious 3 Bedroom townhouse with 2 Bathrooms. Open plan kitchen with dining and living area. Spacious Courtyard with build in braai. Single Garage with Carport. Only 15 Units in the complex. Unit is 135sqm. One-level Townhouse.

**EROS - N\$ 5 MIL**



3 Beds (main en-suite), 2 Baths. Open Plan Kitchen, Lounge and Dining Area, indoor Entertainment Room with Built in Braai, Double Garage with storage room. Fully equipped kitchen with built in stove, Scullery, Laundry Room, All Rooms have built in cupboards, Airconditioning Modern Finishes. PLUS: 2 Bed flat.

**ACADEMIA - N\$ 3.6 MIL**



3 Beds, 2 baths, Study. Kitchen has modern finishes with a gas and electric stove. Indoor braai area. Open plan lounge with build in bar with automates shutter. Dining Area. Patio with a heated ganite pool. Outdoor braai area. Self sustaining 1 bed flat with bath, own Braai.

**PIONIERSPARK - N\$ 2.5 MIL**



Neat Freestanding 3 bedroom house all one level. This house has got endless opportunities. Offering 3 bedrooms, 2 bathrooms, kitchen, dining area and lounge. Single garage, carport, servant quarter with bathroom. Entertainment area. Erf size 1047m2.

**KLEINE KUPPE - N\$ 2 MIL CC**



Family home close to Grove shopping centre and Windhoek Gymnasium school. This home offers 3 bedrooms, 2 bathrooms, kitchen with scullery, lounge and ding area, entertainment area and double garages.

**PRIME RETAIL SPACE**



- Ideal space for pop-up shops
- Short-term leases possible
- Rent: Negotiable

**AUAS VALLEY SHOPPING MALL**

**A-GRADE OFFICES**



- Agra Hyper@Lafrenz
- Size: 520m<sup>2</sup> (or smaller portions)
- Rent: Highly negotiable
- Individual offices also available

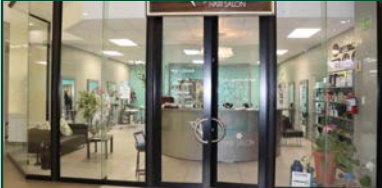
**RETAIL SPACE**



- From N\$6 000 p.m excl. VAT
- Sizes: 10m<sup>2</sup> - 228m<sup>2</sup>
- Medical practice (or similar space available)

**AUAS VALLEY SHOPPING MALL**

**RETAIL SPACE/SALON**



- Size: 108,5 m<sup>2</sup>
- Rent: Negotiable
- Or for sale as going concern

**AUAS VALLEY SHOPPING MALL**

**RETAIL SPACE**



- Size: 32,2 m<sup>2</sup>
- Rent: Negotiable
- Or for sale as going concern

**AUAS VALLEY SHOPPING MALL**

**WAREHOUSE**



- Next to Auas Valley Shopping Mall
- Size: 893m<sup>2</sup>
- Rent: N\$25 000 pm excluding VAT



SUNA | 081 210 7823  
MARIETTE | 081 877 8910  
CELINE | 081 704 1961  
sunakritzinger@gmail.com



**KHOMASDAL - N\$ 1.53 MIL**



House for sale. 3 bedrooms and 2 bathrooms  
Newly renovated house.  
2 bedroom flat.

**LUDWIGSDORF - N\$ 1.65 MIL**



Townhouse for sale. 3 bedrooms and 2 bathrooms  
Spacious open plan kitchen and living area.  
Great investment buy.

**KATUTURA - N\$ 1.8 MIL**



House for sale. **7 bedrooms and 5 bathrooms**  
**Large erf**

**ELISENHEIM - N\$ 2.2 MIL**



House for sale. 3 bedrooms and 2 bathrooms  
Newly built home  
Closets still need to be built in.

**PROSPERITA - N\$ 6.9 MIL**



Warehouse for sale. 902 sqm. Beautiful and  
spacious warehouse with lots of office spaces.  
Shaded parking, Loading bay, Great location.

**VARIOUS RENTALS**

- OLYMPIA:** 3 Bed Townhouse - N\$ 17 000
- PIONIERSPARK:** 2 Bed Townhouse - N\$ 7 500
- LUDWIGSDORF:** 4 Bed Townhouse - N\$ 18 000
- NORTHERN IND:** 260m<sup>2</sup> Warehouse - N\$ 13 900
- OLYMPIA:** 3 Bed Townhouse - N\$ 9 000
- OTJOMUISE:** 2 Bed Apartment - N\$ 5 500
- KLEINE KUPPE:** 2 bed Apartment - N\$ 8 500



# BRB BUILDING

## TO LET - OFFICE SPACE First Floor - 824m<sup>2</sup>

### Property Details:

- Passenger lift
- Male and female WC Disabled toilet facilities
- Reception areas
- 31 Offices (from 8-22m<sup>2</sup>)
- Large boardroom
- Staff lounge
- Kitchen
- Large courtyard (90m<sup>2</sup>)
- Store rooms
- Server room
- Flexible drywalling
- Airconditioning
- Fibre internet connection
- Network throughout floor (each office served with network point)
- Security system
- Secure Parking for 20 cars (Shaded)
- CCTV in the reception areas

### Pricing (Excl VAT):

- Rate: N\$145/m<sup>2</sup> for floor area
- Parking bays: N\$600 pm each

### Included in monthly rental:

- Ground floor reception & gate security
- Water

### Excluded:

- Electricity
- Alarm monitoring and armed response
- Tenant installation
- Office cleaning

## CONTACT

Shaun Durant

☎ 081 285 4921

✉ [shaun@stone.com.na](mailto:shaun@stone.com.na)



## Second Quarter 2020

### KEY HIGHLIGHTS

- House Price Index was down 2.7% from the second quarter of 2019 to the second quarter of 2020
- National weighted average house price is now recorded at N\$ 1 044 956
- Northern region is the only region with positive volume index growth – recorded at 16.5% y/y
- Overall pace of land delivery improved by 23.1% y/y from -22.0% y/y recorded a year ago

### REGIONAL SNAPSHOTS

REGIONAL SNAPSHOTS				
House Prices	Central	N\$1 253 000	▼	-10.8% y/y
	Coastal	N\$1 107 000	▲	8.0% y/y
	Northern	N\$871 000	▲	6.0% y/y
	Southern	N\$717 000	▼	-13.8% y/y
Land Prices / Square Metre	Central	N\$957	▲	14.2% y/y
	Coastal	N\$859	▲	1.3% y/y
	Northern	N\$805	▼	-3.2% y/y
	Southern	N\$523	▼	-0.1% y/y

### 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

Frans Uusiku

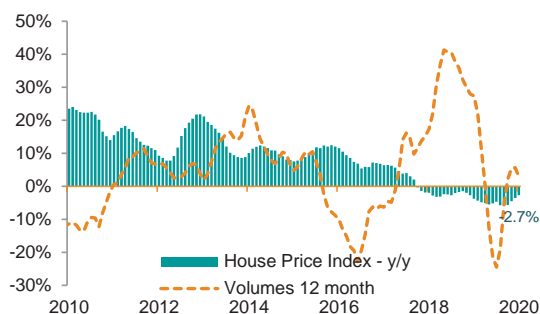
Market Research Manager

Frans.Uusiku@fnbnamibia.com.na

Tel: +264 61 299 8675

Cell: +264 81223 5743

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

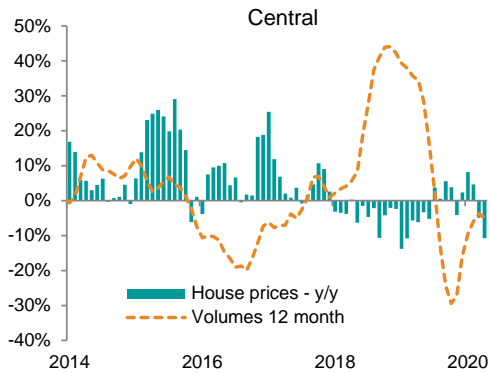


### Second quarter house prices soften

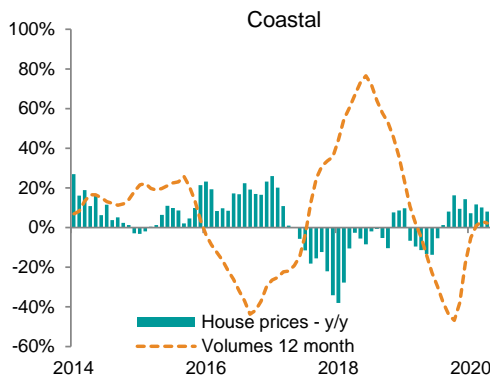
The FNB House Price Index posted a contraction of 2.7% y/y at the end of June 2020, compared to contractions of 5.6% and 3.7% y/y recorded at the end of March 2020 and June 2019 respectively. This brings the national weighted average house price to N\$1 044 956 as at June 2020. House price gains were notable in the Coastal and Northern regions, registering growth of 8.0% and 6.0% y/y respectively. Meanwhile, double digit contractions in house prices of 10.8% and 13.8% y/y were recorded in the central and southern regions due to affordability issues. As a result, the elevated demand for land in the central region led to a 12-month average price growth of 14.2% per square metre at the end of June 2020, compared to a contraction of 13.0% y/y recorded over the same period of 2019. This can be ascribed to high bid prices offered for the purchase of land mainly by private developers (Appendix B).

Although market sentiments may appear to point to further declines in house prices due to expected distressed sales, we nonetheless believe that the downward trend has seemingly reached its pinnacle for two reasons. First, house prices have only registered an annual compounded growth of 6% since 2009, which is lower than the 9% growth observed in mortgages over the same period. Second, there is a 91% positive correlation between house prices and mortgages since 2009. This could imply that house price appreciation realised since the 2008 global financial crisis was associated with a corresponding growth in mortgages. Therefore, from a seller's perspective, trading activity below the prevailing average price levels may prove difficult due to high level of indebtedness.

**Figure 2: Central property prices contracted**



**Figure 3: Coastal property prices improves further**

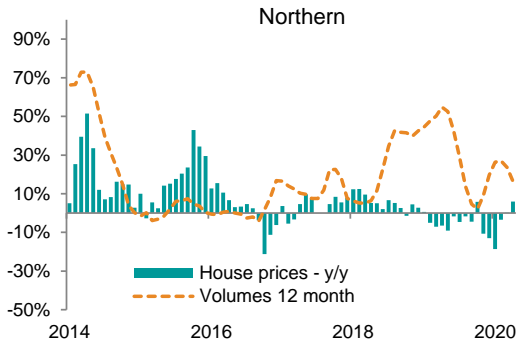


Central residential property prices contracted by 10.8% y/y at the end of June 2020 compared to a contraction of 6.1% y/y recorded over the same period of 2019. On average, a house in the central region is now priced at N\$1 253 000. On a 12-month moving average, a house in Windhoek is now priced at N\$1 188 000, having contracted by 2.8% q/q and grown by 8.4% y/y. Conversely, Okahandja and Gobabis recorded annual contractions in house prices of 3.7% and 11.5% y/y, settling at N\$764 000 and N\$670 000 respectively at the end of June 2020.

Meanwhile, volumes traded in the central region remain low with the volume index growth recorded at -4.9% y/y as at June 2020 from 34.5%y/y registered over the corresponding period of 2019. The medium housing segment continues to be responsible for most of the trading activity in the central region, recording a volume index growth of 14.2% y/y compared to a growth of 7.5%y/y recorded in June 2019. This could be attributed to houses in the higher-end market segment (large to luxury) selling at prices below valuation due to affordability issues. Notably so, the market for the smaller housing segment is seen to be dissipating in the central region especially amongst old establishments as evidenced by a continued contraction in the volume index of 8.0% y/y as at June 2020 compared to average annual growth of 40% y/y seen in the last two years. Suffice to say, the revival of the small housing market in this region would largely be dependent on the extent of land delivery and construction of new residential developments.

House prices in the coastal region have remained buoyant, recording price growth of 8.0% y/y at the end of June 2020 compared to a contraction of 11.7% y/y recorded a year ago. The average house price in the coastal region is now recorded at N\$1 107 000. Walvis Bay and Henties Bay have consistently sustained price growth in this region. In effect, house prices in Walvis Bay and Henties grew by 6.5% and 6.0% y/y to N\$742 000 and N\$776 000 as at June 2020, respectively. On the flipside, selling a house in Swakopmund has proven difficult in recent times due to economic hardship. This is particularly true for the mining and construction sectors which have traditionally been the key engine of the housing market in this region. Consequently, about 90% of houses sold over the last 12 months have been concentrated in the small housing segment – resulting in house price contraction of 10.4% y/y to N\$720 000 as at June 2020.

**Figure 4: Northern transaction volume sustains growth**

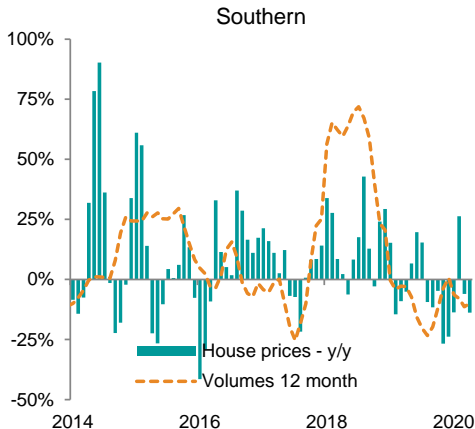


Northern house prices have rebounded from a 28-months long negative growth territory, posting growth of 6.0%/y/y as at June 2020. The average house price in the northern region is now at N\$871 000. The improvement in trading activity was more evident in Katima Mulilo, Rundu, Ondangwa and Oshikuku which spurred growth in house prices of 60.5%, 7.9%, 7.1% and 7.1% y/y respectively.

Demand for housing in the northern region remain highly elevated with the volume index printing annual growth of 16.5% y/y at the end of June 2020. This continues to be the only region that has recorded growth in respect of volumes traded since mid-2019, because of the inherent dominance of the small housing segment. In essence, the housing market recorded an annual growth in volumes traded of 26.2% y/y at the end of June 2020 compared to 18.7% y/y recorded over the same period of 2019. On the contrary, trading activity in the medium, large and luxury housing segments remain scant in the northern region as evidenced by continued contractions in volumes traded of 22.1%, 9.7% and 50.0% y/y respectively.

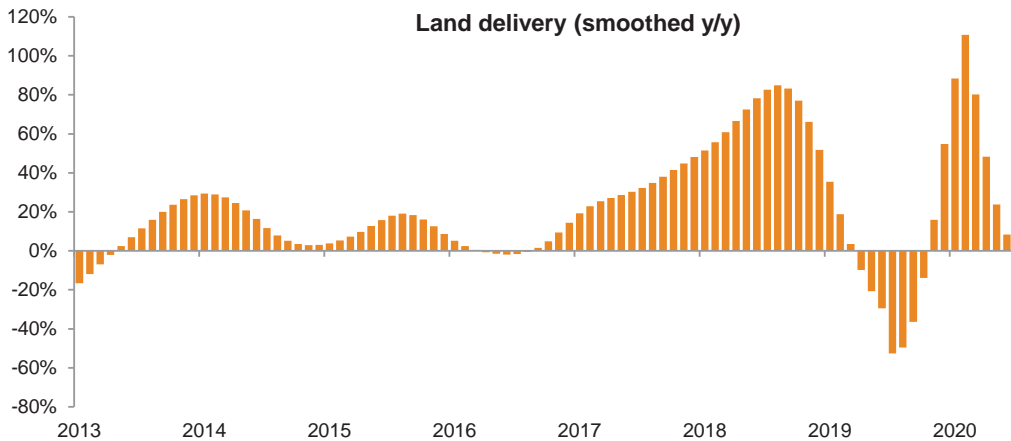
The southern region represents a very small fraction of the housing market, accounting for only 2% of overall transactional volumes since July 2019. House prices in the southern region contracted by 13.8% y/y at the end of June 2020 compared to a contraction of 5.1% y/y recorded a year ago. The average house price in the southern region is now recorded at N\$ 717 000 as at June 2020. Looking ahead, we retain our view that the property market in the southern region is poised for advancement considering the notable acceleration of land delivery and decentralization of training programmes by UNAM and NIMT in the region.

**Figure 5: Southern region remain in negative territory**



## Land Delivery

Accessibility and affordability of residential land remain a recurrent issue and an important policy imperative of the Namibian government. Overall land delivery grew by 23.1% y/y over the second quarter of 2020 compared to a contraction of 22.0% y/y recorded over the same period of 2019. Effectively, the northern and coastal regions accounted for an equal share (35%) of total land delivered over the reviewed period, followed by the southern region (19%) and the central region (11%).



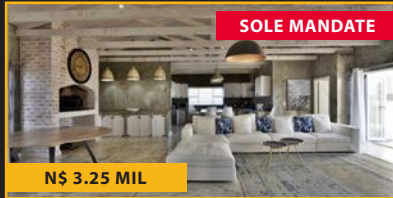
We view the observed variations in the extent of land delivered across the regions as indicative of demand dynamics and affordability of land in the respective regions. The fact that the central region accounted for the smaller share of overall land delivered despite its relative larger population is, therefore, not surprising given that it recorded the highest average land price per square metre of N\$957 as at June 2020 (Appendix B). In a different but related track, the NSA Building Plans Completed Index for June 2020 which track changes in the nominal value of building plans completed reported Windhoek with an index growth of 600% y/y. According to the report, this was attributed to new developments taking place in suburbs of Otjomuise, Khomasdal and most importantly the conversion of Elisenheim farm into a residential area. In addition, Ongwediva recorded an index growth of 146% y/y while Swakopmund and Walvis Bay recorded contractions of 36% and 26% y/y at the end of June 2020 respectively. Whilst the report only covers four jurisdictions, we believe that it serves as an important leading indicator for the outlook of the property market and construction sector at large in the respective areas.

## Conclusion

Broadly so, we believe that the attractiveness of the residential property market as an asset class will be dependent on the extent of economic recovery and subsequent revival of the rental market. In the meantime, we see accessibility and affordability of housing to be highly concentrated within the small housing segment particularly in the northern and southern regions. Looking ahead, immediate pockets of growth are likely to be realized through addition of new developments that respond to evolving levels of household incomes along with fact-tracking the pace of affordable land delivery.

## Live the Dream

### SWAKOPMUND, EXT 9



SOLE MANDATE

N\$ 3.25 MIL

Everything inside the home is included. Beautiful screed and stucco work. Lounge/Dining room (ind BBQ), Kitchen, Scullery, Guest loo, 3 Bedr all with private bathrooms. Large Double Garage, HUGE plot. Website Ref. 1903822

### HENTIES BAY, EXT 6



N\$ 1.35 MIL

Quaint home on large plot. Lots of space for expansion: Living area with indoor BBQ, o/p with kitchen, 3 Bedr (MES), 2 bathrooms. Double Garage. Outside BBQ. Website Ref. 1282487

### HENTIES BAY, EXT 11



SOLE MANDATE

N\$ 2.050 MIL

Large living area with lots of entertainment possibilities. Reception, Lounge (fireplace), Dining Room (Pizza oven), Kitchen (indoor BBQ), Scullery (pantry), 3 Bedr (MES), 2 Bathr, large Double Garage Website ref. 1889788

### SWAKOPMUND, EXT 14



N\$ 3.3 MIL

Contemporary Beauty is for Sale Spacious, stylish: Reception, Guest Loo, 3 Bedr en-suite, TV room, Lounge/Dining room, indoor BBQ, Kitchen, scullery, pantry. Outside toilet, 3 Garages. Website Ref. 1900928

### SWAKOPMUND, EXT 15



SOLE MANDATE

N\$ 4.65 MIL

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

### WALVIS BAY, FAIRWAY ESTATES



N\$ 3.3 MIL

Home Bordering Golf Course. Lots of entertainment space: Lounge/Dining room, indoor BBQ, beautiful kitchen, scullery, 3 Bedr, 3 Bathr, Study, Garages for 6 cars. Website ref: 1258876

### WALVIS BAY, HERMES



N\$ 1.63 MIL

Space for expansion! Reception, Lounge, Dining room (indoor BBQ), Guest loo, 3 Bedr (MES), 2 Bathr, Huge kitchen, Pantry, Garage FOR 6 CARS. Website ref: 1315617

### SWAKOPMUND, KRAMERSDORF



N\$ 6.5 MIL

Lovely dune and town views. 3 Bedr, 3 Bathr, 3 Living areas, gas fireplace, indoor BBQ, Kitchen, Scullery, Large Double Garage, 2 x Storerooms, Private Lift, Rooftop Patio. Website ref: 1904759

### WALVIS BAY, LAGOON



SOLE MANDATE

N\$ 13.9 MIL

9 Bedr Home with LAGOON VIEWS and Guesthouse Potential. Previously operated as guesthouse: 9 Bedr, 8 Bathr, Various living areas, 3 Offices, Garages for 6 cars. Too much to mention here! Website ref: 1894675

### SWAKOPMUND, ROSSMUND



SOLE MANDATE

N\$ 5.9 MIL

THE BEST in design and finishes: Offering 3 Bedr, 3 Bathr, 3 Living areas, 3 Garages, Laundry, Pantry, Scullery, Kitchen, Reception, large Deck Patio. Direct golf course access. Website Ref: 1329609

### SWAKOPMUND, ROSSMUND



SOLE MANDATE

N\$ 3.095 MIL

Beautiful U-shaped Home. Fantastic garden, wind protected patio: Reception, Lounge (fireplace), Kitchen/Dining room, Scullery, Pantry, 3 Bedr (MES), 2 Bathr, Guest Loo, Double Garage Website Ref: 1904089

### HENTIES BAY, SUNBAY



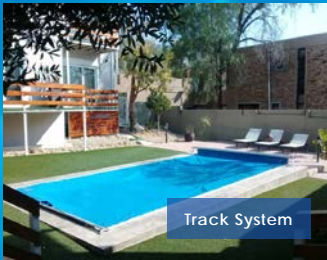
N\$ 4.17 MIL

Large double volume reception, Lounge/Dining room/BBQ Room (indoor BBQ), Nobilia Kitchen o/p with living area, Scullery, TV room, 4 Bedr (2 with pvt bathr), 3 Bathr, Double garage. Website Ref. 1895860

# ENGINEERED PLASTICS & LININGS



Track System



Track System



Hook-in System



Cantilever Umbrella



Track System



Track System

## Pool Owners

Keep it happy...Keep it safe!  
Don't put off important matters for tomorrow.  
Contact us now for a solar safety pool cover.

TEL: 061 219 716  
CELL: 081 124 0060  
[www.poolcovers.cc](http://www.poolcovers.cc)

### Instant savings & going green:

Save up to 80% or more on your annual pool heating, electrical, and chemical costs, just from adding a pool cover! If you Finance your pool cover, the savings from reduced maintenance, solar heating, energy conservation, & elimination of evaporation, in most cases, will exceed your monthly payment!

### Safety, peace of mind:

Pool Covers completely cover the water surface making a perfect safety barrier for both children and pets. Fences can be climbed, alarms still allow time in the water, but a pool cover supports the weight of an adult person (only in new condition, but it's not extended playground for kids), and provides more barrier protection than any other pool-safety device.

### Other benefits:

Hook-In-System and Track systems available.  
Developed & manufactured locally.  
Save water, time & electricity.  
No algae growth and hardly any dirt.  
Even during holidays, your pool stays maintenance free.

### Check out the cantilever umbrella benefits:

- No centre pole
- Rotates 360°
- Powder coated aluminium
- All parts replaceable

**SWAKOPMUND - N\$ 1 950 000**



**Web Ref 1904227**

This brand new house has 3 bedrooms, 2 bathrooms, lovely open plan kitchen, scullery and living room with built in BBQ. This house also has a lovely courtyard out of the swakop wind and a Double Garage. The erf is 700 m2 and the house is 195 m2.

**SWAKOPMUND - N\$ 1 700 000**



**Web Ref 1905450**

This very spacious Townhouse is a security complex within walking distance to the shops. Two bedrooms, two bathrooms, lovely kitchen, living room, built in Bar area, very big veranda with outside BBQ, and an detached office, which can also be used as a bedroom if need be.

**SWAKOPMUND - N\$ 995 000**



**Web Ref 1904221**

This apartment on the first floor has two bedrooms, two bathrooms, kitchen, living room plus entertainment corner with built in BBQ, and a single garage. This property is ideal for a couple starting out and wanting to live near the sea.

**SWAKOPMUND - N\$ 3 400 000**



**Web Ref 1904443**

Luxury 3 bedroom Sea View Apartment situated in very sought after complex with only 10 units. Warm sunny apartment, with beautiful sea views from the living area, main bed and balconies and an exceptional location. Walking distance from the Swakopmund Iron Jetty.

**SWAKOPMUND - N\$ 3 230 000**



**Web Ref 1895893**

This Home has three en-suite bedrooms, fully fitted kitchen, scullery and pantry and a large office at the front of the Property. The large living area has exposed central beams and a framed window feature wall.

**TAMARISKIA - N\$ 1 490 000**



**Web Ref 1897869**

Lovely three bedroom house, one full bathroom, a kitchen and a living room. The house also has a single garage. You also have a one bedroom flat, with a bathroom and a kitchen on the same Property.



CONTACT US FOR A FREE QUOTE

HIGH LEVEL SAFETY

INTERNAL OR EXTERNAL

10 YEAR GUARANTEE

ECO/ENVIRO FRIENDLY

SHORT LEAD TIME

**ALUMINIUM**

**SECURITY SHUTTERS**

## Shade Centre cc

### BEAUTIFULLY SAFE | SECURITY SHUTTERS WITH STYLE

Strong, safe & beautiful shutters that will provide you with peace of mind!  
High level safety, Internal or External Use & 10 Year Guarantee.

Tel: 061 301 845 | Cell: 081 124 9685 | 43 Nickel Str, Prosperita

A young couple is shown in a bright, modern home. The woman, with curly hair, is wearing a light blue denim shirt over a white top and dark pants. The man, with a beard, is wearing a red and white plaid shirt over a white t-shirt and dark pants. They are both smiling and embracing each other. In the background, there are several cardboard boxes, some with pillows, suggesting they have just moved into their new home. The scene is set in a well-lit room with a white door and a window with blinds.

## Introducing Extended-term Home Loans for first-time buyers.

As a truly Namibian bank, driven to create positive change in the communities in which we operate, we are delighted to launch the **360 month Extended-term Home Loan**. Now you have the opportunity to own your home and enjoy flexible repayment terms that suit your lifestyle and financial goals. This is just another way we are journeying together with you.

Apply for this one-of-a-kind offer online today, by visiting [www.bankwindhoek.com.na](http://www.bankwindhoek.com.na).

\*Terms and Conditions apply



**Bank Windhoek**  
a member of Capricorn Group

# WINDOW AND GLASS CLEANING

## WV50 PLUS - SPRAY ELECTRIC WINDOW VAC

- No dripping & no streaks. Use on windows, mirrors, tiles & shower doors.

## T849 BLUE SKIES - WINDOW CLEANER

- Ready to use. Cleans all glass surfaces.



28 Joule Street, Southern  
Industrial Area, Windhoek  
061-370700 - [www.tmpn.com](http://www.tmpn.com)

**CLEANING PRODUCTS & EQUIPMENT**

## WE ARE CONNECTED TO ENTEGRAL

### WE HAVE ACTIVATED OUR INWARD FEED WITH ENTEGRAL.

All Entegral clients can now sync with Property News. All other agents contact us directly.

**CONTACT  
US TODAY**



# TO SUBSCRIBE

GET OUR  
E-MAG VIA  
WHATSAPP



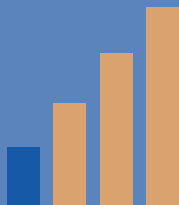
EMAIL US  
[info@propertynews.com.na](mailto:info@propertynews.com.na)

SCAN OUR  
QR CODE

PARTNERSHIP  
IN PROPERTY

INTEGRITY  
AND TRUST

HARMONISING  
WITH PROPERTY  
OWNERS



SWATRUST  
TRUST COMPANY

A SERVICE DIVISION  
DELIVERING  
VALUE TO CLIENTS

ADMINISTERING  
BUILDINGS  
MANAGING  
BODY CORPORATES

A TRUST COMPANY WITH  
SOLID FOUNDATIONS  
UNDERSTANDING OF THEIR NEEDS

FIDUCIARY SERVICES  
SHORT TERM INSURANCE  
TAX AND ACCOUNTING  
REAL ESTATE

Contact G.E. Horsthemke | PO Box 1748 Windhoek  
Cell 081 128 6417 | Tel 061 225 752 | Fax 061 225 830



# Namibia Property Appraisers CC



## Accredited Assessments

Residential properties  
Commercial properties  
Industrial properties  
Agricultural valuations  
Sworn valuations

## Accredited at all major Financial Institutions

### Principal Valuer

Adri Holz

National Diploma: Real Estate  
(Technicon South Africa)  
Sworn Appraiser

### Windhoek Office

+264 81 127 1221  
info@namibiaprop.biz

### Gobabis Office

+264 81 128 8655  
rural@namibiaprop.biz

# THE FUTURE OF SECURITY IS HERE

Macado is in the business of remote off site monitoring adding Fight Back Management®™. It is a remotely deployed, pro-active, interactive measure to ensure a prompt and effective risk mitigation solution.

It is now possible to implement remote off-Site video intrusion verification & monitoring successfully. Because we can see, we can provide a more detailed site situation report to reaction and guarding.

We are proactive and not reactive.

We cannot prevent them from trying, but we can prevent them from succeeding.

**ALWAYS ALERT!**



SecurityViewer



**MACADO**  
SECURITY  
TECHNOLOGIES

Cell: +264 (0) 81 626 4343 | +264 (0) 81 455 7833  
E-Mail: andreas@macado.co.za | Web: www.macado.co.za