



PropertyNews

RMP
RIGHTMOVE PROPERTIES
WINDHOEK

★
WISHING YOU A

★ *Merry Christmas*

★ FILLED WITH JOY, LAUGHTER AND LOVE



**MANNED SECURITY
SECURE SOLUTIONS
CASH SOLUTIONS**

EMERGENCY NUMBERS

WINDHOEK: 93111

WALVIS BAY: 92200

SWAKOPMUND: 064 415 300

HENTIES BAY: 064 500 407



Securing Your World

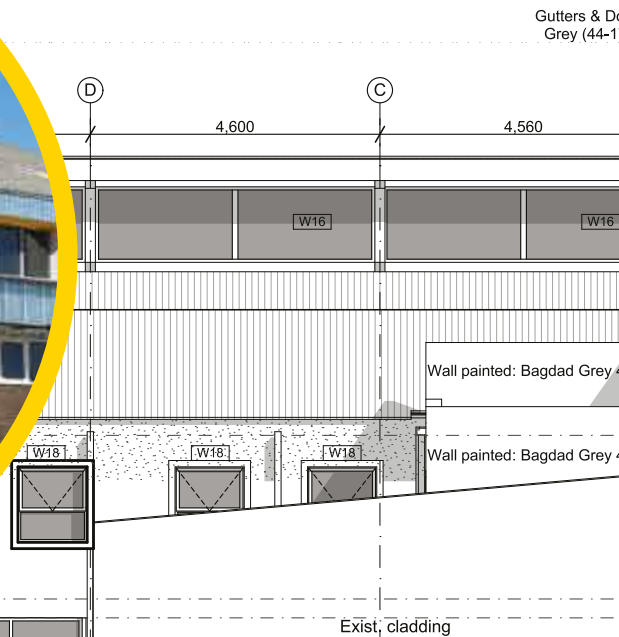
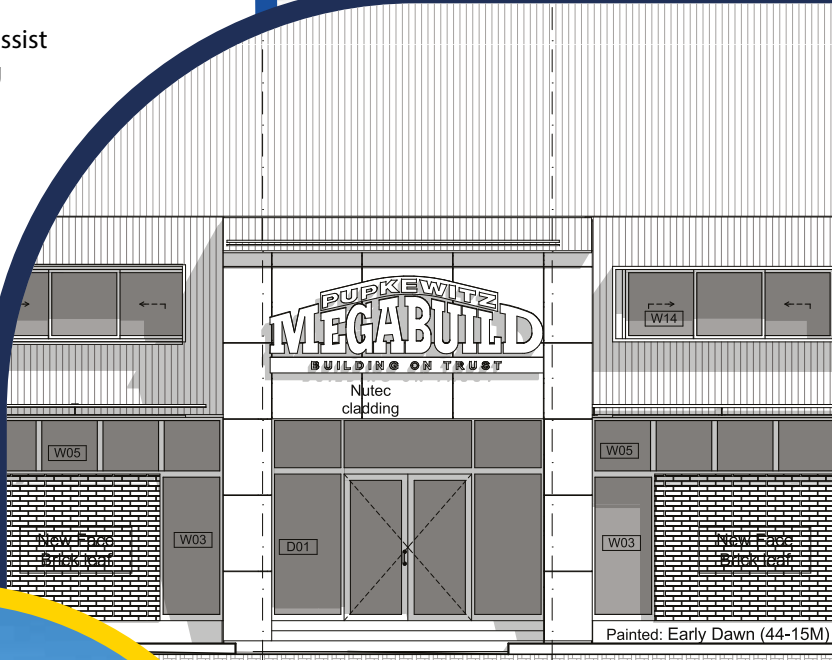
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wkh

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Best Wishes!



Message from the Team...

Hurray! It is that time of the year to take things slow. Slow down, breathe in nature's sweet fragrance; enjoy the chirping of the birds and the serene moments with family and friends. May the magical feeling of Christmas surround you all year around.



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Issue 470 | 15 January 2021

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Sahara Plant Hire

Semi-Purified water delivery in Windhoek
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The Plascon logo is a red square with the word "Plascon" in white, sans-serif font. The letters "P" and "C" have white, curved cutouts on their left and right sides, respectively.

Plascon

WELCOME
TO OUR NEW
WORLD

A decorative graphic consisting of a grid of white squares on a dark red background. The grid is partially obscured by a dark, leafy branch on the right side.

www.plascon.com



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61 Independence Avenue, Windhoek



Seasons
Greetings
J&S wishes
you peace, joy
and all the best
for **2021!**

Thank you
for your
continued
support
during
2020!!



Our agents will be available during
the festive season.

Contact any of the following agents:

<i>Lourinda</i>	081 252 6296
<i>Johnny</i>	081 124 8589
<i>Rika</i>	081 124 0831
<i>Sonja</i>	081 268 3441
<i>Dianne</i>	081 128 2837



TO LET

BRB BUILDING
CENTRAL



N\$ 145 /m² NEG

UPMARKET OFFICE SPACE – 824 m² with 20 secure parking bays. 1st floor - 31 offices, reception areas, boardroom, ablution facilities, kitchen, courtyard store rooms, A/C in each office, lift, CCTV. Tenant fitout can be done to specification.

TO LET

CBD



N\$ 35 000 PM EXCL VAT

Offering great exposure & visibility to any business. This unique corner unit offers 74,8 m² of retail space, as well as an exclusive use area on the freedom plaza. Suitable for a F & B outlet. Excl VAT & Utilities.

TO LET

CBD



VARIOUS

PRIME RETAIL SPACE to rent, offering maximum visibility & exposure.
68 m² @ N\$ 222 / m²
158 m² @ N\$ 222 / m²
Excluding VAT & Op Costs & Utilities

PRICE ON REQUEST

CENTRAL



Valued @ N\$ 15,8 million. 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. Also to rent @ N\$ 100 / m².



N\$ 9 700 000 / N\$ 120 p/m²

This building boasts with 2 floors, each registered in its own CC. Easily accessible. Ground Floor – To Let @ N\$ 120 / m². Excl VAT, Incl 8 parking bays. First Floor – To Let @ N\$ 120 / m². Excl VAT, Incl 5 parking bays.

ONGWEDIWA
EXT 16



Size - 10,880m². Zoning - Business. Bulk - 21 km from the Oshana Mall. Water & Electricity available on site. Sewerage pump station about 300 m from site, sewer line to be installed.

Lourinda Liebenberg: 081 252 6296 | lourinda@joseph-snyman.com.na

CENTRAL



N\$ 820 000

Near to the CBD & all amenities. Large open plan unit with kitchen & bathroom. Bedroom can be enclosed. Private balcony. Sonja 081 268 3441

TO LET

PROSPERITA



N\$ 4 500 000 CC / N\$ 35 000 PM

370 sqm warehouse/ offices. Currently equipped as a Biltong factory. Johnny 081 124 8589

SOUTHERN
INDUSTRIAL



N\$ 3 000 000

Warehouse for Sale - 271m². Consist of Office Building with Reception Area 70 sqm, Warehouse 141 sqm, Mezzanine 60sqm. Kitchenette and Toilets on premises. Parking and Safe Complex. Rika 081 124 0831



51 ON LAZARETT - N\$ 1 399 000 CC



SECURE AND LOVELY CITY VIEWS!
 2 bedrooms, 2 bathrooms, open plan kitchen and lounge, granite finishes.
 1 Secure basement parking. Size of the unit is 83m2.
SELLING BELOW VALUATION.

AUASBLICK - N\$ 7 300 000 CC



ENDLESS VIEWS! This spacious family home offers 5 bedrooms, all en suite, 3 living areas, modern kitchen, cool room, separate scullery, study, double garage, heated pool, boma, outside en suite bedroom.

ELISENHEIM - N\$ 2 650 000



NEW RELEASE! Mountain views, secure, modern! This beautiful home offers 3 bedrooms, 2 full bathrooms, spacious living areas, AC, fireplace, kitchen and pantry, stoep with BBQ, separate one bedroom flat, 2 garages. Car ports. **Also to rent @ N\$15 000. Available 1 February 2021**

LUDWIGSDORF - N\$ 16 000 PM



MODERN AND SECURE! No stairs! Spacious 3 bedroom 2 bathroom unit, open plan living area and kitchen, granite finishes, laundry/scullery, under roof BBQ and very neat garden. **NO PETS. Available 1 February 2021**

Dear Clients, friends and family,

Thank you so much for your support during the year, much appreciated.

I would like to wish you and your family a happy and festive holiday and all the best for the New Year.

My office will be closed from the 10th of December 2020 till 11th of January 2021.

Best Wishes,
Hilda





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One of the real joys this holiday season is the opportunity to say thank you and wish you the very best for the new year.
A World of Good Wishes From all of us at

B·V·L

PROPERTY SOLUTIONS
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SWAKOPMUND - N\$2 996 000

EXCLUSIVE MANDATE



EXCLUSIVE MANDATE



ON SHOW 19 DECEMBER 2020 FROM 10H00 - 14H00

- 3 Bedrooms | 2 Bathrooms | 2 Garages
- Upstairs - Bedrooms, Main ensuite with spa bath, All rooms have balconies, TV Room
- Downstairs - Large kitchen, Living/Dining Area, Walking distance from the ocean.

ON SHOW 19 DECEMBER 2020 FROM 10H00 - 14H00

- 3 Bedrooms | 2 Bathrooms | 1 Garage
- Small Relaxer Area - Infrared Sauna
- Kitchen and Dining with living area

EROS - N\$4 173 000

EXCLUSIVE MANDATE



- 3 Bedrooms | 2 Bathrooms | 2 Garages
- Granny Flat • Jacuzzi Room • Loft Study
- Veranda with BBQ overlooking the garden
- Spacious underroof Entertainment area

EROS - N\$1 926 000

EXCLUSIVE MANDATE



- 3 Bedrooms | 2 Bathroom | 2 Garages
- Olaf Palme • Pet Friendly • Space for 5 cars
- Develop a lovely garden of your taste
- Building 113m2 | Garage 41m2

CIMBEBASIA - N\$1 699 000

EXCLUSIVE MANDATE



- 3 Bedrooms | 2 Bathroom | 1 Garage
- Parking space for 3 cars in yard
- Lounge area with A/C
- Erf 300m2 | Building 140m2

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



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SUIDERHOF - N\$990 000

URGENT SALE
 Offers 2 bedrooms, 1 full bathroom
 A fully fitted kitchen and quite big
 lounge, 1 designated shaded carport
 Pet and child friendly yard.
 Levies N\$1 800. Tatjana 081 564 4373



EROS - N\$9 500 PM

TO LET
 Double storey upmarket flat to let with
 small yard, stunning view towards the
 North. Not pet friendly. Offers
 2 bedrooms with 1 bathroom. 1 garage
 W&E Excl. Tatjana 081 564 4373



PROSPERITA - N\$ 23 500 PM

360 m2 Warehouse With Offices.
 EXCL VAT.
 Also for sale @ N\$ 3 580 000 CC reg.
 Carl 081 383 0389



LAFREZ - N\$60 000 PM

Warehouse To Let: Building = 1360m2,
 Warehouse = 1050 m2,
 Yard Space = 800 m2
 INTERLINK accessible
 Carl 081 383 0389



WANAHEDA - N\$1 700 000

Transfer costs included, Bond fees
 excluded. 3 Bedrooms, Kitchen, 2 Baths,
 2 Bedroom Flat, Double Garage,
 Storeroom. Entertainment with Toilet
 and Shower. Hillie 081 128 6783



KLEINE KUPPE - N\$995 000

GREAT INVESTMENT
 2 Bedroom GROUND FLOOR APARTMENT
 1 Bath, o/plan living room & kitchen,
 leading to patio with BBQ; courtyard.
 Shade Carport + visitors parking. Safe.
 Great Location. Lourette 081 124 5868



AUAS HILLS RETIREMENT - N\$3 000 000

STUNNING
 3 Bedr, 2 Bathr House, extras incl. vinyl
 flooring, canopies, aircons. BIG o/p
 kitchen, dining, lounge, U/R PATIO,
 garden, BBQ, storeroom, dbl gar, dbl
 s/nets. Lourette 081 124 5868



EROS - N\$4 345 000

TO LET N\$25 000 PM
 FAMILY HOME WITH VIEWS. 3 Big Bedrs,
 2 Bathr, dressing room, spacious living,
 stoep, GUEST SUITE!, 3 garages, plenty
 extras; child- and pet friendly garden;
 pool. Great Deal! Lourette 081 124 5868



ELISENHEIM - N\$960 000

BARGAIN
 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



A Perfect Lifestyle Property To Treasure. Charming, Comfortable and Safe
 Freestanding House. 3 Bedrooms, 2 Bathrooms, Large Open plan Living- and
 Dining area, Stunning Kitchen with a gas stove and pantry, 2 x Aircons, Veranda
 with a Bbq, Garden with trees and artificial grass, 2 x Single Garages, Extra
 storage space, 450 sqm Erf. Anita 081 124 6666



ELISENHEIM - N\$2 490 000



ELISENHEIM - N\$2 580 000

437m2 erf
 Beautiful modern house offering 4 beds
 with 3 baths. Open plan kitchen with a
 scullery, Aircons, Dining area and living
 area, Tv-room, Outside entertainment.
 Anita 081 124 6666

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
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 Stefanie Dames 081 380 9900
 Tatjana Rapp 081 564 4373
 Carl van der Merwe 081 383 0389



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ELISENHEIM - N\$2 050 000

REDUCED
 3 Bedrooms, 2 Bathrooms, Huge Open plan Living- and Dining area, Open Kitchen, Veranda with a Bbq, Larger erf 470 sqm, Fireplace, No Garages, Pet friendly. Anita 081 124 6666



KLEIN WINDHOEK - N\$4 100 000

GOLDEN OLDIE
 Nestled in a very popular cul-de-sac with a view. Erf 2733m2. 5 Bed, 2 bath, study, lounge, dining, TV room, kitchen, laundry, domestic quarters. Pool, double garages & parking. Dinette 081 124 6732



LUXURY HILL - N\$ 12 800 000 CC

LUXURIOUS & STYLISH
 Modern 5 bed, 4 bath, living, lounge, dining & kitchen, scullery, laundry, walk-in freezer, L shape patio with view over mountains, BBQ & pool. Double garages & more. Dinette 081 124 6732



OLYMPIA - N\$1 500 000

EXCLUSIVE SOLE MANDATE
 Duplex townhouse in popular complex. 3 Beds, 2 baths, o/p lounge/dining, kitchen, pantry cupboard, 1 garage, parking, garden, patio with BBQ. Levies N\$2 340 pm. Marion 081 245 2390



Modern and rustic farm-style home. Wooden ceiling beams, natural brick walls, copper, wooden & brass finishes as well as vintage flooring. 4 Beds, 3 baths, open plan living areas with double-volume ceilings, beautiful kitchen with scullery, linen room, hobby loft area, roofed veranda with built-in BBQ, double garage, store rooms and servant's quarters. Erf: 9126 sqm. Marion 081 245 2390



FINKENSTEIN - N\$5 400 000



KLEINE KUPPE - N\$1 825 000

MAKE AN OFFER
 Immaculate, spacious 3-bed duplex townhouse. 2 bathrms, study, o/p living-dining-kitchen, guest loo, patio with BBQ, garden, double garage. Beautiful! Marion 081 245 2390



WINDHOEK WEST - N\$2 590 000

HUGE POTENTIAL
 House with farmstyle character in office-zoning area. 2-Bed house with 1-bedr flat, big office, entertainment area, storage facilities, carports. Erf: 1105 sqm. Marion 081 245 2390



CENTRAL - N\$1 800 000

A-GRADE OFFICES
 Modern office unit comprising of boardroom, 2 offices, reception, toilet, kitchenette, 2 under-cover parking bays plus secured customer parking. Marion 081 245 2390



AVIS - N\$2 150 000 CC

TO RENT N\$13 000 PM
 Upmarket stylish Townhouse in Ferndale Complex. O/plan lounge & kitchen; 3 Beds, 2 lovely Bathrs, PET FRIENDLY GARDEN, POOL. Dbl garages. VIEWS! Lourette 081 124 5868



KLEINE KUPPE - N\$4 100 000 NEG

URGENT SALE MAKE AN OFFER
 Modern Stylish House. All whites & greys! 3 Bedrs, ALL full EN-SUITE; guest loo, spacious o/p living; scullery, PATIO, BBQ. FLAT, own entrance, 3 garages; Erf 674 m2. Lourette 081 124 5868



EROS - N\$2 900 000

GREAT DEAL
 One Level 4 Bedr, 2 Bathr House, 5th hobby room, STUDY, storeroom, big kitchen, pantry. RENOVATOR'S DREAM. 3 carports; erf 907 m2. OFFERS WELCOME Lourette 081 124 5868

Merry Christmas

Tel/Fax: 061-307 825 • Joanie 081 129 6689 • Willem 081 4074274
joaniesproperties@gmail.com • www.joaniesproperties.com

Wishing all our loyal customers and industry partners a Merry Christmas with loved ones and a Prosperous New Year.
Willem and Joanie.

KLEIN WINDHOEK - N\$ 5.7 MIL CC



SOLE MANDATE

Modern, spacious and luxurious duplex townhouse on offer. Offering 4 beds, all en-suite baths, awesome open plan living area with kitchen, lounge, dining, separate scullery, indoor BBQ, guest loo on ground level, study, pajama lounge, double garage, covered patio, outdoor BBQ, pool, spacious garden, water cooler.

AUASBLICK - N\$ 7.3 MIL CC



Luxury family home. Top finishes and fantastic views. You will fall in love. 4 beds, 4 baths, study, awesome o/plan living area, designer kitchen, scullery, TV room. Extra spacious indoor entertainment with pizza oven, gas BBQ, kitchen, pool, 3 garages, aircons.

KLEINE KUPPE - N\$ 999 995



Cozy townhouse located close to all amenities and Grove mall. 2 bedrooms, 1 bathroom, open plan living area with kitchen, spacious courtyard area, single shaded carport. Unit size 66 sqm. Well secured. Bargain price for this unit. Lots of potential with this unit. Selling below recent valuation.

Markus Weiss
properties



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

www.mwproperties.com.na

WE WISH YOU
MERRY CHRISTMAS AND A
HAPPY NEW YEAR
THANK YOU TO ALL OUR CLIENTS FOR YOUR
CONTINUED SUPPORT



Visit our website for more properties at www.mwproperties.com.na

CONTACT US TODAY!

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Our offices will be closed from **10 Desember 2020 – 6 January 2021**. Thank you for your support during **2020** and should there be a **new house** on your wish list for **2021**, make sure to give one of us a call.

HAVE A BLESSED CHRISTMAS AND A NEW YEAR FULL OF JOY!



doris hentzen properties



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



KLEIN WHK - N\$ 12 000 PM
3 neat offices with aircons, including reception, kitchenette, WC and parking space



CENTRAL - N\$ 14 000 PM
Spotless, triple storey 3 bed, 2 bath townhouse with study, garden, storage and double garage



WHK WEST - N\$ 23 000 PM
prime property, 3 airconditioned offices, reception, boardroom, storage, lots of parking



KLEIN WHK - N\$ 26 000 PM
spacious 3 bed, 2 bath house, modern kitchen, pool, lapa with BBQ, lovely garden



CIMBEBASIA - N\$ 965 000
Bargain - large en-suite bedroom flat with balcony, awning and BBQ, covered parking. EXCL COST



AVIS - N\$ 1.98 MILL CC
spacious, triple storey townhouse with view, garden and BBQ, large garage in secure complex



AVIS - N\$ 3.1 MILL CC
modern 3 bed, 2 bath townhouse with balcony, lovely living kitchen, garden, guest WC, double garage



LUDWIGSDORF - N\$ 4.12 MILL CC
spacious 3 bed, 2 bath townhouse river view, BBQ patio, large, double garage



MERRY CHRISTMAS TO YOU AND MAY YOU EXPERIENCE LOVE, PEACE AND HARMONY..... WITHIN AND WITHOUT



CHRISTMAS SPECIAL 2020!!!

CENTRAL WINDHOEK - N\$ 635 000



OPPORTUNITY OF A LIFETIME!!!

Veronica Court: Close to Std Bnk Ausspannplatz. RARE FIND!!!
1 Bedroom flat with kitchen/living area, bathroom with a shower toilet and wash basin. Parking for 1 car.

OTJOMUISE - N\$ 650 000



DRASTICLY DROPPED!!!!

Great investment opportunity!! 2 Bedroom flat on 1st floor with open plan kitchen/living room. Recently renovated and more kitchen cupboards and linen/broom cupboard added. Rooms have built in cupboards. Extra small store room.

CENTRAL WINDHOEK- N\$ 850 000



TRIFT TOWERS

Trift Towers: In the central business area of Windhoek. Up market 1 bedroom flat on the northern side of the building with a balcony. Open plan kitchen/living area. Separate bedroom with a separate bathroom consisting of a shower, toilet and wash basin. Parking for 1 car in basement.

SUIDERHOF - N\$ 950 000



PET FRIENDLY!!!

Older type of complex with lots of space outside for kids to play. Duplex (double storey). Separate kitchen with lots of cupboards. Separate living area, small garden outside. Upstairs are two beds with 1 bath. Main bed has a balcony. More parking in complex.

ELISENHEIM - N\$ 1 000 000



THE OPPORTUNITY THAT YOU WERE WAITING FOR!!!

O/plan kitchen with granite tops and lots of cupboards. Double volume open plan kitchen/living room with high A-frame ceiling structure that allows light in. Has a balcony. 1 Bath. 2 beds. An extra plus minus 20m2 stoep/entertainment area under roof. **TRANSFER FEES INCLUDED**

ROCKY CREST - N\$ 1.050 MIL



Semi attached townhouse all on one level and separate yard. Thatched lapa at the back and space for five cars, lock-up garage that can be converted into a flatlet. Two beds in the house with a full bath and a corner unit bath. Open plan kitchen with living room.



Amanda von Solms
081 128 8247
amandavonsolms@gmail.com



OKAHANDJA

2 Beds, Main bedroom with en-suite Guest bath, Guest toilet, Big open living space area, TV Lounge, Kitchen Pantry, Scullery, Laundry, Braai room Entertainment area, 2 garages, Lots of extra space. Flat: 1 Bed, Kitchen Bath, Small lounge. Extra room Erf Size: 2 612m².

N\$ 2 500 000



SUIDERHOF

3 Bed, 3 bath, open living area, modern kitchen with pantry and scullery. Study room with CCTV camera installed. Entertainment area with build in braai, Swimming pool Water cooler, 3 garages, Outside toilette. Extra: Flat with 3 beds, Bath, Pantry, Kitchen, Balcony.

N\$ 5 300 000



KLEINE KUPPE

WEAVERS NEST
2 Bedrooms, 1 Bathroom, Large living area, Kitchen, Balcony with views. Carport. Water and Electricity excluded.

AVAILABLE THE 1ST OF JANUARY

N\$ 8 000 PM NEG



AVIS

LE MONT
Le Mont, 2 bedroom, 2 bathroom, kitchen, open plan living area, entertainment area with build in braai, tandem garage.

AVAILABLE THE 1ST OF JANUARY

N\$ 11 300 PM NEG





*We wish you all a Merry Christmas and Happy New Year.
Be safe during the holiday season.
Please note our offices will be closed as of the
11 December and will be open the 5 January 2021.*



Corniel Nel

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FNB AWARDS 2020



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 Thank you for FNB, my loyal clients and our
 Heavenly Father for making this possible!

**AVIS - ST MICHAEL'S PARK
 N\$ 1.65 MIL CC**



Very neat and spacious 2 bed unit with a full bath, open plan kitchen with scullery and lounge area that opens up to a patio with built-in braai and courtyard. Fully airconditioned. Double garage. Unit in the middle of the complex and all on 1 level.

**AVIS - MONTE VISTA
 N\$ 1.65 MIL**



Extremely neat 3 bedroom unit with 2 bathrooms, open plan lounge and kitchen. Huge double garage of 52m2. Small, well-maintained garden. Pet friendly.

**OLYMPIA - WASSERBOCK
 N\$ 2.5 MIL CC**



Gorgeous and super spacious 3 bedroom (all en-suite), guest toilet plus study. Huge open plan lounge and kitchen with scullery. Outdoor entertainment area with garden. Double garage.

**ELISENHEIM
 N\$ 2.55 MIL**



583m2 Erf

Stunning 3 bed home, modern kitchen, scullery, o/plan lounge and entertainment room with a huge built-in braai, garden area. Spacious en-suite main bed with aircon plus 2 more beds, sharing a full bath. Double garage plus a double carport.

**FINKENSTEIN VILLAGE
 N\$ 2.25 MIL**



Stunning home on a corner erf of 450m2, consists out of 2 spacious beds and 1 full bath, large open plan lounge, kitchen and scullery that opens up to an undercover, closeable patio with braai. Garden big enough for kids and pets. Double garage.

**PIONIERSPARK EXT 1
 N\$ 2.35 MIL**



Spacious 3 bedrooms home (main with en-suite bathroom and walk-in closet) and another full bathroom PLUS a study. Large open plan kitchen and lounge area. Servant's quarters and a double garage. 510m2 erf.

**KLEINE KUPPE
 N\$ 14 500 PM**



TO LET

Beautiful unit in a complex of only 3 units. Consisting out of 3 spacious bedrooms and 2 bathrooms, lounge, large kitchen with scullery, indoor braai area and double garage. Small garden.
 MIN 2 YEAR CONTRACT

**May you all experience a blessed festive season. Looking forward doing business with existing and new clients in 2021!
 Our office will be closed between 16 Dec and 6 Jan**

BRAND NEW PENTHOUSE APARTMENT




Consists of a generous entertainment area, 3 en-suite bedrooms and built-in outdoor braai. Plus fiber fast wifi, airconditioners, a solar geyser, a Calore pellet fireplace as well as the use of the communal indoor pool, sauna & gym.

EROS MANOR

RETIREMENT LIFESTYLE VILLAGE



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For only

N\$4,800,000

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FINKENSTEIN N\$ 6 050 000



- FINKENSTEIN**
- 3 bedrooms all on suite
 - large entertainment
 - large open plan kitchen/dining/living room
 - 4 x large double garage
 - solar power
 - Scullery & Pantry
 - Patio that looks out onto the Garden

EROS N\$ 4 400 000 NEGOTIABLE



- EROS**
- 4 bedrooms
 - 2 bathrooms
 - large open plan kitchen/dining
 - Outside Entertainment
 - Jacuzzi
 - 2 x double garage
 - 1 bedroom flat
 - Heated swimming pool
 - 2 blocks from WAP

AVIS IN CC N\$ 1 950 000



- AVIS AZARA**
- 3 bedrooms
 - 2 bathrooms
 - large open plan kitchen/dining/living
 - double garage
 - Guest toilet
 - Private Garden
 - CC Registered

KUNENE COURT N\$ 1 550 000



- EROS KUNENE COURT**
- 1 bedroom
 - 1 bathroom
 - north facing balcony
 - open plan kitchen/dining/living
 - covered car port
 - pre-paid electricity
 - secure & safe complex

YELLOW SQUARE
PROPERTIES

I AM LOOKING FOR PROPERTIES
FOR SALE OR TO RENT
LET ME BE YOUR AGENT



Adri Engelbrecht
081 402 1226
adriengel10@gmail.com



TO ALL MY CLIENTS
 I APPRECIATE DOING BUSINESS WITH YOU.
 THANK YOU FOR THE LOYAL SUPPORT THROUGHOUT 2020.
 WISHING YOU A BLESSED FESTIVE SEASON AND A FLOURISH AND PROSPEROUS 2021

HENNING VILLAGE N\$ 22 000 PM

BEST SECURITY IN TOWN

Very neat & spacious, 3 bedrooms, 2 bathrooms, huge living space, big braai stoep, pool, flatlet underneath garage, security shutters throughout.

KLEINE KUPPE N\$ 1 600 000

MODERN UNIT

101 GUINAS COURT. 2 bedrooms, bathroom, open living area with dry yard, balconies, patio with BBQ and nice size garden and single garage.

CIMBEBASIA N\$ 2 310 000

HOMEY

Land size 300 m². Good Offer 3 bedrooms, 2 bathrooms, kitchen, air-coned, lounge & dining area, BBQ area, double garage

KLEIN WINDHOEK N\$ 3 300 000

MOST LOVELY SETTING

Floor Size 286 m², Land Size 899 m². 4 beds, 3 baths, 5 livings, patio with braai, courtyard, double garages, entertainment area with pool



Manor



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 rina@africaonline.com.na
 www.yellowprop.com



AVIS N\$ 1.825 MIL



- 3 Bedroom | 2 Bathrooms | 4 Parkings
- Corner unit, all on one level
- Kitchen with open plan living
- BBQ on veranda with spacious garden
- Separate study

1 HA PLOT SOUTH OF WINDHOEK N\$ 2.4 MIL



- 4 Bedroom | 2 Bathrooms | 1 Garage
- With own borehole and solar panels
- Kitchen with scullery and open plan living
- Pool with entertainment area
- No municipal bills

LUDWIGSDORF N\$ 2.55 MIL



- 3 Bedrooms | 2 Bathrooms | 2 Garages
- Kitchen with open plan living
- Pool with entertainment area
- Solar panels, good security
- With views on the mountain

KLEIN WINDHOEK N\$ 3.65 MIL



- 3 Bedrooms | 2.5 Bathrooms | 2 Garages
- In a small, well maintained complex
- Separate study/guestroom
- Dining room, living room, TV room
- Pool with entertainment area

LUDWIGSDORF N\$ 3.6 MIL



- 4 Bedrooms | 2 Bathrooms | 3 Garages
- Corner house, private and secure
- Dining room, living room, TV room
- Study and playroom
- Pool with entertainment area

KLEIN WINDHOEK N\$ 2.8 MIL CC



- 4 Bedrooms | 3 Bathrooms | 2 Garages
- Only four units in the complex
- BBQ on veranda, spacious erf
- Communal pool
- Living room with fire place



#PROPERTY

SHOWROOM FOR SALE - N\$ 44 700 000



SHOWROOM/OFFICES: Motorcycle showroom, kitchen, 4 separate wc's, large show room, reception area, open office, 5 offices, 4 storerooms, coffee bar/lounge, delivery bay disabled wc, mezzanine floor (3 offices, 2 kitchenettes, 4 wc's, boardroom, store & open office area).

WORKSHOP: 2 Offices, back office work area, 3 wc's, 3 showers, 2 storerooms, large workshop area (11 hydraulic lifts).

SPARES STORAGE AREA: 2 closed stores, 2 offices, reception, sales/service hatch.

OTHER STRUCTURES: Bike workshop, wash bay, shaded parking, staff wc's and basin, locker room, storeroom.

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Email address: info@aucornamibia.com
www.aucornamibia.com





*May the closeness of friends, the comfort of home, and the unity of our nation, renew your spirits this festive season.
Merry Christmas to your family.*

KLEIN WHK - N\$ 8 200 000



ERF 4773m2

Enjoy long summer days on your patio or lounging in the pool, this is a where you can grow your family and build many wonderful memories!

Kitchen, 3 bedrooms, Pool, 2 bathrooms, Garden, 2 Living areas, Covered Parking, 2 Garages, Staff Accommodation, 1 Flatlet.

AVIS - N\$ 1 575 000 CC



KLEIN HAMBURG

Close to Farm Windhoek where you can run, cycle or walk the dog. 3 bedrooms, 2 bathrooms, lounge and dining area with separate kitchen. Guest toilet. Single garage

KLEINE KUPPE - N\$ 2 200 000 CC



SOLE MANDATE

This funky double storey home has loads of character, with not much to do, you can simply move in and unpack!

Erf 376 sq.m, 3 bedrooms, 2 bathrooms, Scullery, Kitchen, Garden, Living area, Double Carport, Double garage, Lapa, CCTV cameras, Solar Geyser.

MILLION DOLLAR CLUB

For a monthly repayment of N\$ 7,500.00 calculated at 8.25% over 30 years YOU CAN OWN ONE OF THESE PROPERTIES that you are probably currently renting. Give me a call and I will be able to give an indication of whether you will be able to qualify for a bond of this amount. Take advantage of this buyers market and the low interest rates to get your foot in the property market NOW...

BALLOT MEWS - N\$ 990 000



SOLE MANDATE

WALKING DISTANCE TO MAERUA MALL

- Spacious apartment
- 2 Bedrooms
- 1 Bathroom
- Open plan kitchen and lounge area
- Balcony
- 1 x Covered Parking

CEYLON COMPLEX - N\$ 980 000



SOLE MANDATE

WALKING DISTANCE TO THE GROVE MALL

- Cosy 2 bedroom unit on the 1st floor
- Kitchen
 - 2 Bedrooms
 - 1 Bathroom
 - 1 Living area
 - 1 Covered parking

CITY JUNCTION - N\$ 720 000



SOLE MANDATE

CITY CENTRE

- 31 sq.m
- Bachelor apartment
- One bathroom
- Balcony
- One basement parking
- 24 Hour Security
- On site caretaker

DOVEHOUSE - N\$ 990 000



SOLE MANDATE

The unit is well maintained in a small and well managed complex with only 14 units. The property is a double storey structure with two bedrooms and one bathroom. Each unit comes with a courtyard and BBQ area with ample parking.

- Kitchen
- 2 Bedrooms
- 1 Living area
- 1 Bathroom
- Security
- Garden

WEAVER'S NEST - N\$ 990 000



SOLE MANDATE

SPACIOUS FIRST FLOOR APARTMENT CLOSE TO THE GROVE MALL

- 86 sq.m
- 2 Bedrooms and 1 Bathroom
- Open plan lounge and dining area
- Balcony with built in BBQ
- Small paved yard
- North facing
- One covered parking

OTJOMUISE - N\$ 729 000



SOLE MANDATE

LOOKING FOR A BARGAIN???

Omarunga Court. Close to Otjomuise Police Station

- Kitchen
- 2 Bedrooms
- 1 Bathroom
- 1 Living area
- Open Carport



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AUASBLICK - N\$ 4.75 MIL



SELLING BELOW VALUATION

ERF 972m², Beautiful and modern home: 4 beds all BIC, 2 baths, Kitchen, Scullery, Lounge, Dining area, braai area, Heated pool, Office area, laundry area, Domestic bath, Triple garage, 1 bed flat. **Joan 081 445 9386**

AUAS HILLS - N\$ 1.2 MIL



SELLING BELOW VALUATION

2 bed, 1 bath, Open plan kitchen-lounge, balcony, built-in oven and hob, BIC, secure area. Parking bay. Lift in a complex. Facilities in complex: restaurant, pharmacy, dentist and laundromat. **Tami 081 202 6062**

HOCHLANDPARK - N\$ 2.35 MIL



3 Bed, main ensuite, Main and one of the bed with A.C, Full Bath, Renovated kitchen with granite tops, Dining Room, Very Spacious Lounge with Indoor Braai, Tv Room, Guest Toilet, Single Garage. **Uripi 081 122 3797**

LUDWIGSDORF - N\$ 3.95 MIL



ALSO TO RENT N\$ 18 500 PM

Gorgeous home with dbl garage, dbl carport & ample extra parking. 3 beds, all en suite. Huge kitchen with built-in-braai area, dining area. TV room, lounge leading into atrium with pool. **Uripi 081 122 3797 / Undja 081 676 3156**

AVIS - N\$ 2.399 MIL CC



PRICED BELOW VALUATION

2 spacious beds and 2 baths. Well-designed open plan kitchen, lounge, entertainment area with jacuzzi, double garage and a storeroom with separate scullery (with fitted cupboards). Open plan living area. **Uripi 081 122 3797**

LUDWIGSDORF - N\$ 23 000 PM



AMBASSADORIAL HOME

Top floor with 3 beds and 3 baths with a study. Middle floor – private lounge with a balcony, o/plan kitchen, tv room, storeroom and pantry. Ground floor has a self-contained 2 bed flat with full kitchen and Pool. **Uripi 081 122 3797**

WHK CENTRAL - N\$ 120 P/M²



NEWLY RENOVATED OFFICES

3 Options available: 110sqm space or 158sqm space or entire building of 268sqm at N\$120 per sqm. Offers reception areas, offices, boardrooms, bathrooms, kitchenette and ample parking. **Uripi 081 122 3797**

SOUTHERN IND - N\$ 850 000



Flat for sale in Riverport. 2 bedrooms, 1 bathroom with open plan living area with balcony. Modern finishes with quick access to restaurants. 1 parking bay. **Uripi 081 122 3797 / Undja 081 676 3156**

AVIS - N\$ 1.95 MIL



Upstairs there are 3 well-sized beds and 2 baths. The paved garden makes for easy maintenance. In addition to many wonderful features, property also offers a double garage and air conditioning. **Uripi 081 122 3797**

WHK NORTH - N\$ 2.8 MIL



3 bedroom house with 4 flats on property. 1088 square metre property. Excellent Investment property with rental income. **Nambili 081 285 2949**

ELISENHEIM - N\$ 1.1 MIL 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 / Zanna 081 241 6669**

PIONIERSPARK - N\$ 1.35 MIL



The unit consists of open plan kitchen, lounge, 2 bedrooms, 2 bathrooms, BBQ area Double parking in the basement. Secure area and remote controlled gate. **Joan 081 445 9386**



Come, relax and enjoy your retirement.

Surrounded by the beauty of the countryside.

Omeya has endless options in our Retirement Portfolio.
Each one catering to your unique needs.

*Auf Omeya gibt es etliche Optionen in unserem Seniorenangebot damit
Sie genau das Richtige für Ihre individuellen Bedürfnisse finden.*

The Greens Care Centre

is the nucleus of the Omeya Retirement Development. It consists of 38 hotel-like Assisted Living units and 8 Frail Care rooms. The Centre also offers a medical consulting room, fitness studio, library, activities room, heated indoor pool, sauna, restaurant and club house. It is surrounded by beautiful gardens and even has a bowls green.

Die Greens Seniorenresidenz besteht aus luxuriösen Wohnungen und einer professionellen Pflegeeinheit. Die Residenz bietet verschiedene Annehmlichkeiten zur Erholung und Komfort.

Greens Care Center – Rental options from N\$ 16 500, Life Right from N\$ 680 000

The Riverside Retirement Village

caters for senior residents that can still live independently but want the peace of mind that they are safe and cared for. It is located next to the Care Centre and consists of 26 one-bedroom homes arranged as a charming small village. Our residents value an independent lifestyle, gardening, golf, bowls and much more!

Das Riverside Senioren Dorf bietet die perfekte Balance zwischen dem selbständigen Leben und der Sicherheit medizinischer Grundbetreuung und häuslicher Pflege.

Riverside Life Right from N\$ 990 000, Full title from N\$ 1190 000



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SHAMBO VIEW, OKAHANDJA
N\$ 500 000



OFFERS WELCOME

2 bedroom 1 apartment with open-plan living room and kitchen on the first floor in a secure complex. Balcony. Newly renovated. Located in Okahandja.

EROS PARK
N\$ 3 490 000 OFFERS WELCOME



REGISTERED IN A TRUST

3 bed 2 bath Freestanding house with double garage, lapa, pool and outside storeroom. Living room with Jacuzzi, separate lounge and dining room. Erf size of 1,171m².

TURA VILLAGE, OKAHANDJA
N\$ 699 000



INCLUDING TRANSFER COSTS

Very modern 2 bed, 1 bath Townhouses in secure complex. Spacious duplex with o/plan kitchen and living area, single garage, courtyard with built-in braai. Be the First Owner!

HOSEA KUTAKO, WINDHOEK NORTH
N\$ 870 000



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

CITY VIEWS, WINDHOEK WEST
N\$ 730 000



REDUCED PRICE!

Spacious bachelor unit with balcony. B.I.C. Kitchen with lots of cupboards. Shaded basement parking. Very central. Perfect for investment. Tenant in place. Levy of N\$1,067

WESTVALE, PIONIERSPARK EXT 1
N\$ 1 700 000 CC



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



ELNA ESTERHUIZEN
081 124 5818



Elna Esterhuizen Properties
YOUR REALTY SPECIALISTS



MARIE VAN ZYL
081 129 2482

*To all our esteemed clients, colleagues and friends
Thank you for your support during 2020!
We wish you a Merry Christmas and a Blessed 2021
May your holidays be filled with love and good cheer!!*





RENTALS

CLOSE TO AMENITIES



AUASBLICK - N\$ 25 000 PM

4 Beds (Spacious main bedroom), 3 Baths (2 x en-suite), Open plan and modern kitchen, Scullery, HUGE living area leading to covered patio with built-in BBQ, Separate extra guest toilet, Executive home office with BIC, TOP level open patio with views, Solar geyser, Alarm system and electric fencing, 2 x double garages with extra separate storage space.

UPMARKET APARTMENT



CENTRAL - N\$ 11 000 PM

2 Bedrooms, 2 bathroom (1 x en-suite), GORGEOUS open plan kitchen, Open plan spacious lounge leading to large balcony/stoep with built-in BBQ, Own lock up garage, Covered parking in front of garage. Perfect for young couple looking to start the city life you dream about!
AVAILABLE 01 FEBRUARY 2021.

OLIVIA ESTATE



KLEINE KUPPE - N\$ 17 500 PM

Unit Size: 193.8m², Lovely Modern 3 Bedroom Units 2 Bathrooms, Open Plan Kitchen & Lounge area Scullery, Outside Covered Stoep with Braai and a Pool, Double Garage, Lifestyle Living in a Family Estate near Windhoek Gymnasium School, Grove Mall, Lady Pohamba Hospital & Virgin Active! With a 2600m² Communal Playground/Entertainment Area with a Braai, Covered Stoep, Kitchen & Toilets

OPPOSITE FERREIRAS



MAXWELL PARK

Price: N\$ 57.50 per m2 depending on length of tenure.

Unit size: 521 m2 Including mezzanine, 2 Offices with aircon, Kitchenette, 4 Toilets & Shower.

Available Immediately!

Not suitable for Auto Workshops or Panel Beaters.

ISHMAEL COURT



DORADO PARK - N\$ 7 000 PM

Perfectly located apartment with 2 bedrooms, 1 bathroom, open plan living area and kitchen plus separate laundry space + cabinet. Allocated parking within complex. Safe & secure with 24 hrs security. Excl water & electricity.
AVAILABLE IMMEDIATELY.

BACHELOR APARTMENT



CLOSE TO WERNHILL - N\$ 5 000 PM

1 Open plan room with kitchenette and separate bathroom. (The room serves as bedroom, lounge and kitchenette combined).

Close to Wernhill Shopping Mall and NUST.
AVAILABLE IMMEDIATELY

If I could tell Santa what to give you,
It would be happiness and peace
Not just this Christmas,
but for the entire year

Merry Christmas
and
Happy New Year





**Equity
Real Estate**



Lilia Galitskaia
085 127 3480
equityrealestate@hotmail.com



LUDWIGSDORF - N\$ 9 500 PM



TO LET

3 bedrooms, 2 1/2 bathrooms, open plan kitchen to lounge, main bedroom with balcony, has single garage and garden (small breeds of pets are welcome). Complex is well maintained and has communal swimming pool with braai area.

ACADEMIA - N\$ 3 MIL



FOR SALE

Property on huge erf with big potential, but need TLC: 3 bedrooms, 3 bathrooms, study, large dining area, big pool, separated entertainment area, large workshop (ideal for someone to operate from home your business).

WHK WEST/CBD - N\$ 7 000 PM



TO RENT

Very spacious 2 bedrooms, 1 bathroom, lounge, situated close to centre of town. Great Security. Parking available. Monthly rent includes water.

ROCKY CREST - N\$ 6 200 PM



TO LET

2 bedrooms, 1 bathroom, open kitchen to lounge, has spacious court yard and secured parking. Situated in very close proximity to all utilities.

CBD - N\$ 8 000 PM



TO LET

Very modern and neat 2 bedroom apartment with balcony in the center of town with good security and communal pool and gym, also has secured basement parking.

**SERIOUS CASH BUYER
LOOKING FOR
FREESTANDING HOUSES IN
EASTERN SIDE OF TOWN FOR
N\$ 4 MIL.**

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FRIENDLY
ACCOMMODATION WITH
GARDEN FROM
1 JANUARY 2021 FOR UP TO
N\$10,000 PM**

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HOUSE PROPERTIES**

*Merry
Christmas*

Lydia Kazimbu
081 407 0017
fabhousecc@gmail.com



LUDWIGSDORF - N\$ 5 500 000 CC



7 bedroom house, all bedrooms en-suite, guest toilet, spacious and modern kitchen, living room, dining area entertainment area with a braai, swimming pool, jacuzzi, garden, alarm, laundry.

KHOMASDAL - N\$ 1 550 000



Neat family home offering 3 bedrooms, 2 bathroom, Kitchen, Dinner, Lounge, Outside room with bathroom Single Garage, Double carport, Braai.
Erf Size 381m2.

KLEIN WINDHOEK - N\$ 33 077.84 PM



Office space offering 210m2, 36m2 front entrance patio area, 46m2 roofed patio, communal gardens, 6 parking bays, 2 roofed shade-net parking bays and off-street parking bays. Available 1st January 2021

FARM WANTED



Dear Farm owner. We Urgently looking for a farm along the B1 road between Okahandja and Otjiwarongo. Budget not limited. Waiting to hear from you.

*WE OWE OUR SUCCESS TO CLIENTS LIKE YOU! THANKS TO ALL
OUR NEW AND OLD CLIENTS FOR YOUR UNFAILING SUPPORT,
TRUST YOU FIND IN US DURING 2020*

WISHING YOU ALL MERRY CHRISTMAS AND HAPPY NEW YEAR!

WE WILL BE BACK ON THE 12TH JANUARY 2021!



DNC
Property
SHOP

At this joyous time of the year our thoughts turn to our clients with sincere gratitude for your loyal support during this world wide pandemic. Our team greatly appreciate your loyalty.

We wish you a happy holiday season and prosperous year in 2021.

*Dina Shilongo 081 122 6572
Ndakafa Angula 081 380 9151
Caroline Da Rocha 081 128 5607*

*Colleen Mukuyu 081 432 9513
Zandre Nel 081 234 5841
Nicole Van Wyk 081 718 4082
Ndeshi Ndwayele 085 140 4558*

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



For more information and listings contact Coenie Potgieter at
061 290 9260 / 081 146 5642 or coeniep@agra.com.na
or visit our website at www.agra.com.na

New Listings Available!

TO LET: Retail space & Warehouses | Various sizes available | Rent: Negotiable
Pop up shops on short term leases available.



season's greetings



TO ALL OUR LOYAL CLIENTS THANK YOU FOR YOUR CONTINUES SUPPORT AND BUSINESS DURING 2020. WE APPRECIATE YOU!

MAY YOU ALL HAVE A BLESSED CHRISTMAS AND HAPPY NEW YEAR!



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AVIS - N\$ 2 950 000



North Facing, 3 stories with balcony & beautiful views. 3 Beds with 2 ½ baths, Study, kitchen with scullery, Dinning and an open lounge. Very secure, Large private Garden and Double Garage. Only 3 Units sharing a gate.

ONGWEDIVA - N\$ 699 000



ALL COST INCLUSIVE. Way way below valuation These 2 bedrooms all with air corns, 1 Bathroom, Open Plan Kitchen and Lounge. Outside courtyard with Braai area.

OKAHANDJA - N\$ 699 000



ALL COST INCLUSIVE. Way way below valuation These Double story 2 bedrooms all with air corns, 1 Bathroom, Open Plan Kitchen and Lounge. Outside courtyard with Braai area.



Thank you to all our clients for all the support throughout 2020. Next year will be BIGGER & BETTER!
Here is to a season filled with warmth, comfort and good cheers.
Should the new year bring you a change of address, please contact us so that we can assist you in getting that new address.

Happy Holidays



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Odette van der Westhuizen
081 214 8056
odette@myhome.na

Happy Holidays

MY HOME
REAL ESTATE
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OKAHANDJA

This home offers a open-plan gourmet kitchen with a dining area. Spacious lounge area with a fire place. 3 Bedrooms with modern built in cupboards. The main bedroom has a dressing room. 2 Bathrooms (1 is en-suite) and a guest toilet. Laundry, storeroom, Double garage.

N\$ 2 850 000



OKAHANDJA

An AMAZING opportunity Awaits!! Be the PROUD OWNER of a well-established 20 Bedroom Guesthouse in Namibia, Africal All furniture included in the selling price! Current set monthly rental income of N\$136 000 for the next 2 years!
Erf Size: 2603m²

N\$ 9 800 000



OKAHANDJA

Make it your weekend getaway or stay here permanently on this piece of Namibian Paradise. Main Accommodation Includes 1 bedroom, farmhouse kitchen, beautiful outside shower, splash pool and more. Also includes a bush camp. Animals & loose tools also available for N\$810 000.

N\$ 3 995 000



OKAHANDJA

Erf Size: 1274m², House Size: 242m², Swimming pool, 3 Bedrooms, 2 Full Bathrooms, Laundry/ Scullery, Dining area, Kitchen with a pantry, Water cooler, Solar Geyser, Inside braai and entertainment area / Office area, Outside Braai and patio area, Double carport and Single Garage, 1 Bedroom Flatlet.

N\$ 2 090 000



OKAHANDJA

This exquisite house has 5 bedrooms and 3 bathrooms. Beautiful kitchen with more than enough cupboard space as well as a living room with a cozy fire place. Entertainment area and a sparkling pool. There is a huge lapa with a braai area and it has 5 garages!! Plus a 2 bedroom flat with 1 bathroom.

N\$ 2 300 000



OKAHANDJA

94Ha Vacant Plot only 30kms West of Okahandja. Here is the chance of owning your own private piece of land in the Namibian bush! There is a river running through the plot and there are beautiful established trees! 1 x Borehole, Solar power must be installed. Enjoy the tranquility only nature can offer!

N\$ 2 850 000



Thank you to all my clients for all the support this year!!
We at My Home Real Estate wish you a blessed Christmas and Prosperous 2021!

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CENTURION



Third Quarter 2020

HIGHLIGHTS

- The national weighted average rent came in at N\$7 091 at the end of September 2020 from N\$7 164 in September 2019.
- The 1-bedroom and 2-bedroom segments registered growth in rent prices of 1.0% and 0.5% y/y respectively.
- The deposit to rent ratio deteriorated to 5.2% - last seen in December 2008.
- Average rental yields remain stable at 7.8% despite a challenging economic environment.

FNB'S RENTAL INDEX SEGMENTS

1-bedroom	N\$3 600	▲	1.0% y/y
2-bedroom	N\$7 006	▲	0.5% y/y
3-bedroom	N\$9 937	▼	-1.5% y/y
More than 3 bedrooms	N\$16 657	▼	-8.2% y/y

Frans Uusiku

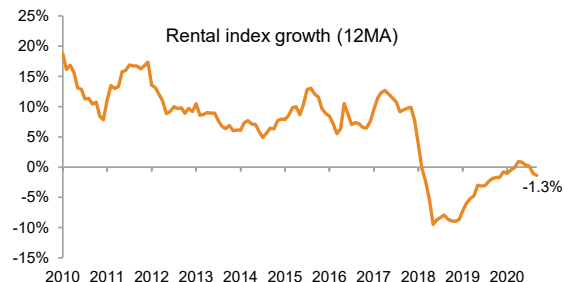
Market Research Manager

Frans.Uusiku@fnbnamibia.com.na

Tel: +264 61 299 8675

Cell: +264 81223 5743

Figure 1: Rental index growth



Rent prices slip back into negative territory

The FNB Residential Rental Index shows that the 12-month moving average growth in rent prices took a dip of -1.3% at the end of September 2020. This brings the national weighted average rent to N\$7 091 at the end of September 2020 compared to N\$7 164 recorded over the same period in 2019. The sudden return of the rental index growth into negative territory affirms the pass-through effects of COVID-19 pandemic on the rental market. This is unsurprising given the notable job losses and reduced income for the most part of the workforce as the country implemented COVID-19 containment measures during this period. The Government reported that 8 000 employees were dismissed during the first two quarters of 2020 compared to 950 employees dismissed over the same period of 2019. The demand dynamics remain highly skewed towards the lower end of the market as affordability becomes increasingly challenging. In effect, the annual average rent price for a 1-bedroom and 2-bedroom unit grew by 1.0% and 0.5% y/y, respectively to N\$3 600 and N\$7 006 as at September 2020. Conversely, the 3-bedroom and more-than-3 bedrooms units recorded annual contractions in rent price of 1.5% and 8.2% y/y respectively to N\$9 937 and N\$16 657 at the end of September 2020. Generally, tenants tend to move in with family or share with friends in tough economic times, and this reduces the overall demand for rental units. This results in landlords offering reduced rents, not only to retain quality tenants but also to achieve the desirable level of occupancy to remain afloat. We see the emergence of this theme playing out in the Namibian rental market particularly in the high-end segment.

Looking at the regions, growth in rent prices has remained bleak in towns where COVID-19 induced retrenchments have been reported – mainly due to the relative dominance of industrial and hospitality related sectors. More specifically, Walvis Bay continues to bear the brunt of a deeper contraction in rent prices of 43.9% y/y, followed by Ondangwa (-30.3% y/y), Rundu (-20.5% y/y), Oshakati (-17.0% y/y), and Windhoek (-2.0% y/y). The only towns that have spurred growth in rent prices are Ongwediva and Okahandja with 5.2% and 4.3% y/y, respectively (Appendix A).

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Authored by: Frans Uusiku Tel: +264 61 299 8675

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Rental breakdown

Rental advertisement volumes have almost doubled on the quarterly basis, increasing by 80% q/q to 5 058 units in the third quarter of 2020. This could partly be attributed to cancellations of rental contracts due to affordability issues and the advent of the narrative that owning a property instead of renting is increasingly seen to be gaining traction as house prices tumble. Consequently, the 1-bedroom and 2-bedroom were the most sought after in the market. In fact, these are the only segments that have sustained growth in rent prices during the period under review, and arguably the only segments where tenants appear to have limited bargaining power and scope to negotiate for reduced rents.

Figure 2: Rental growth by segment (12MA)

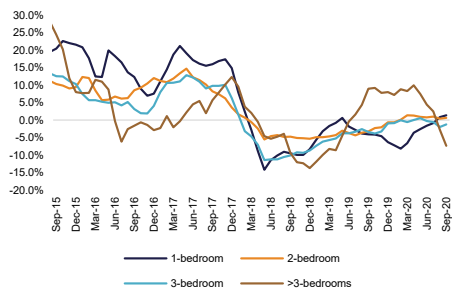
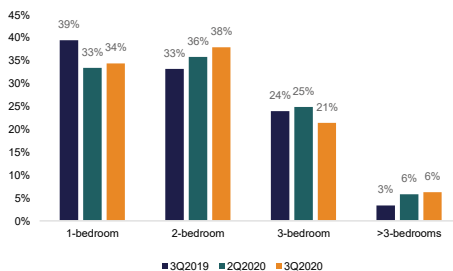


Figure 3: Share of advertisement volumes per segment



Deposit to rent ratio

Overall deposits charged by landlords contracted by 23.8% y/y at the end of September 2020 compared to a contraction of 30.8% y/y recorded during the same period of 2019. This was more pronounced in the 2-bedroom and more-than-3-bedrooms segments which contracted by 45.5% and 32.4% y/y respectively, compared to contractions of 28.8% and 29.5% y/y realized a year ago. This highlights an oversupply in rental properties on the back of weak tenancy demand and the growing relevance of a multi-family renting culture. As a result, the deposit to rent ratio worsened to record lows of 5.2% - further pointing to a deteriorating state of the Namibian economy.

Figure 4: Deposit to rent ratio

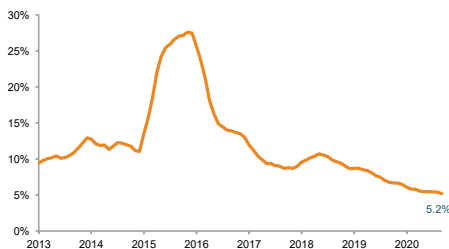
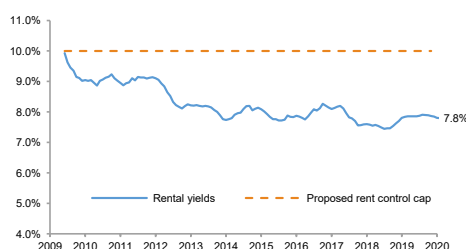


Figure 5: Rental yields



Rental yields

Rental yields refer to what the landlord expect as return on an investment property before maintenance fees, tax and other costs are deducted. Despite a challenging economic environment, rental yields have fared out well in the recent past, settling at 7.8% at the end of September 2020. This remains well above the prevailing inflation rate - by 5.4 percentage points more. We expect rental yields to remain stable in the short to medium term particularly in the 1-bedroom and 2-bedroom segments on account of unabated housing backlog compounded by a high level of income inequality.

Disclaimer: The information in this publication is derived from sources which are regarded as accurate and reliable, is of a general nature only, does not constitute advice and may not be applicable to all circumstances. Detailed advice should be obtained in individual cases. No responsibility for any error, omission or loss sustained by any person acting or refraining from acting because of this publication is accepted by FNB Namibia Limited and / or the authors of the material.

Conclusion

Looking ahead, the shortage of quality tenants is likely to remain an issue as the economy continues to grapple with the protracted economic recession. This signifies the dawn of a renter's market - one that would compel landlords to offer competitive rates, especially in the upper market areas. That is to say, offering a discount of between 15% - 20% of the advertised rent. Meanwhile, we retain our view that the dynamics around the adoption of remote working and multi-family renting cultures are likely to be one of the key defining features of demand and supply forces in the rental market as the global community anticipates the resurgence of the second wave of COVID-19 pandemic.

Methodology

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

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

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

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APPENDIX A: AVERAGE RENT (N\$) (12MA)

TOWWNS	3Q2019	2Q2020	3Q2020	Q/Q	Y/Y
Arandis	-	4 500	4 500	0.0%	-
Gobabis	-	6 000	6 600	10.0%	-
Henties Bay	5 500	5 500	-	-100.0%	-
Karibib	-	-	-	-	-
Katima Mulilo	5 250	5 500	-	-	-
Keetmanshoop	4 500	-	-	-	-
Kransneus	-	15 000	15 000	0.0%	-
Okahandja	4 950	5 400	5 200	-3.7%	5.1%
Omuthiya	1 500	-	-	-	-
Ondangwa	4 450	3 450	3 100	-10.1%	-30.3%
Ongwediva	5 200	5 000	5 500	10.0%	5.8%
Oshakati	4 650	4 000	3 850	-3.8%	-17.2%
Oshikango	6 500	-	-	-	-
Oshikuku	-	-	-	-	-
Otjiwarongo	5 100	-	-	-	-
Outapi	-	2 700	2 700	0.0%	-
Rehoboth	3 800	3 800	3 750	-1.3%	-1.3%
Rundu	4 650	3 800	3 700	-2.6%	-20.4%
Swakopmund	7 600	7 800	7 600	-2.6%	0.0%
Tsumeb	2 850	6 000	6 000	0.0%	110.5%
Usakos	5 250	-	-	-	-
Walvis Bay	8 000	5 350	4 450	-16.8%	-44.4%
Windhoek	7 150	7 000	7 050	0.7%	-1.4%

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HENTIES BAY, EXT 6



SOLE MANDATE

N\$ 2.625 MIL

Home: 3 Bedr, 2 Bathr, Large kitchen, Laundry, BBQ & Bar room, Lounge/Dining room, Large outdoor entertainment area (BBQ and Dover Stove), Double garage, store room. Flat: Double garage, 1 bed en-suite, kitchen/living area. Website Ref. 1302324

HENTIES BAY, EXT 6



SOLE MANDATE

N\$ 6.7 MIL

Main Home can be configured in main home with 2 flats. Another 2 Bedroom Flat: All together 6 Bedr, 5 Bathr, 3 Kitchens, Kitchenette, 5 Living areas, 3 Garages, 2 Carports. AWESOME SEA VIEWS. Website ref. 1322831

SWAKOPMUND, EXT 19

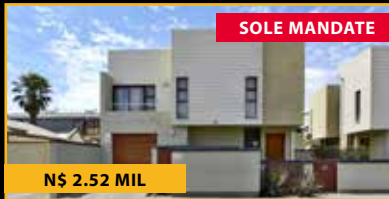


SOLE MANDATE

N\$ 3.1 MIL

Upmarket finishes: Reception, Guest Loo, Lounge, Dining room (Gas BBQ), BBQ Room, Kitchen/Scullery, 3 Bedr (MES), 2 Bathr, 2 x Double Garages, 1 x Carport. Website Ref. 1892092

SWAKOPMUND, KRAMERSDORF



SOLE MANDATE

N\$ 2.52 MIL

Very upmarket and luxurious: Reception, Large living area (fireplace) o/p with Kitchen. Upstairs 3 Bedr (MES), 2 Bathr. Guest Loo, Balconies. Tandem garage. Potential to close in garden area. Website ref: 1310628

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

WALVIS BAY, LAGOON



SOLE MANDATE

N\$ 2.94 MIL

3 Bedr (MES), 2 Bath, Guest Loo, 4 living areas, study, kitchen, scullery, double garage, pool, sauna. Flat: Own entrance, garage, living area/bedroom, kitchen, bathroom. Website ref: 1914407

LONG BEACH, EXT 2



SOLE MANDATE

N\$ 4.5 MIL

Upmarket living, with perpetual sunsets: Kitchen/Scullery O/P lounge/dining room (indoor BBQ), Guest Loo, Double Garage, TV room, 3 Bedr (MES), 2 Bathr. AWESOME SEA VIEWS. Website ref: 1895861

LONG BEACH, EXT 1



SOLE MANDATE

N\$ 9.2 MIL

A SPACIOUS home with EXQUISITE VIEWS offering: 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

SWAKOPMUND, EXT 15



SOLE MANDATE

N\$ 3.79 MIL

3 Bedr home and 2 Bedr flat. Flat is totally separate: Home Living area (indoor BBQ) O/p with Kitchen, Scullery, Large Garage, 3 Bedr (MES), 2 Bathr. Flat: 2 Bedr en-suite, Living area (indoor BBQ) o/p with Kitchen, Scullery, 2 Garages. Website Ref: 1293468

LONG BEACH, EXT 2



SOLE MANDATE

N\$ 1.4 MIL

Ground Floor Unit WITH SEA VIEWS in Praia Longa. 2 Bedr, 2 Bathr, Living room (indoor BBQ) O/p with kitchen. Patio. Tandem garage. Website Ref: 1313800

SWAKOPMUND, ROSSMUND



SOLE MANDATE

N\$ 5.9 MIL

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SWAKOPMUND - N\$ 4 990 000



Web Ref 1894743

Spacious living area with big sliding doors leading to a huge balcony, 3 Beds, Full Guest bath, Stunning views from the living and master bed areas, Walk in closet, Kitchen granite tops finished off with the best appliances, Study nook, Trellisdoor shutters, Guest toilet.

SWAKOPMUND - N\$ 3 400 000



Web Ref 1904443

Warm sunny open plan living/dining area, Solid Wood flooring throughout, Designers Kitchen with ceaser stone tops and AEG appliances, 3 Bedrooms, 2 Bathrooms, Washing Machine & Tumble Dryer connection in apartment Air conditioning, Fitted Blinds.

SWAKOPMUND - N\$ 4 900 000



Web Ref 957220

This amazing place has the best sea views practically from every room in the apartment. The apartment is situated on the second floor of the complex. It features 3 beds, 2 baths, kitchen, living area, guest toilet, laundry room, single garage.

We wish you a Merry Christmas. Your partnership is much appreciated. We enjoy working with you and wish you the very best during the holiday season and beyond.

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Arina 081 239 4984
Coastal Agent



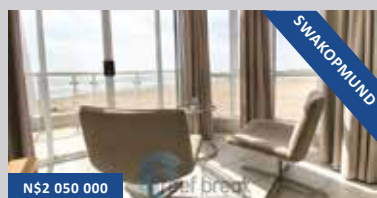
Michelle 081 620 1358
Coastal Agent



Natascha 081 279 1198
Swakopmund Agent



Normandie 081 281 0607
Windhoek Agent



SWAKOPMUND

N\$2 050 000

Beachside Apartment. This Apartment is situated in a well-established complex, with direct access to the BEACH.

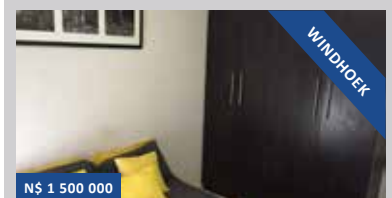
2 Bedrooms, 2 Bathrooms, 1 Garage.
Web Ref 1913025



SWAKOPMUND

N\$ 4 600 000

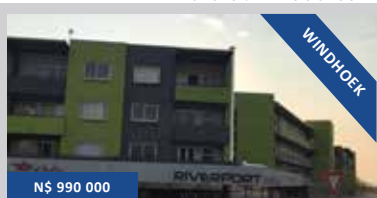
Huge Family Home. a Feel good FAMILY HOME situated in a private street. You will find this Home very spacious with an efficient layout consisting of: 3 Bedrooms, 2 Bathrooms, 3 Garages. Web Ref 1916104



WINDHOEK

N\$ 1 500 000

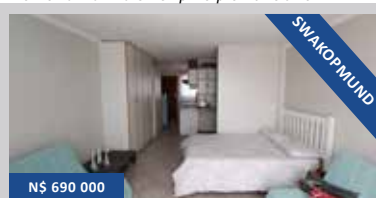
Imola Complex
Triple storey, 2 bedroom, Tandem garage, veranda & BBQ.



WINDHOEK

N\$ 990 000

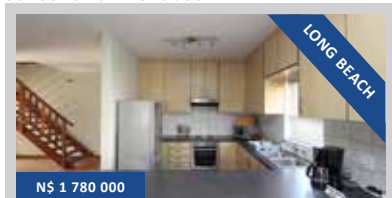
Riverport Apartments
2 bedroom, corner unit, balcony, basement parking.



SWAKOPMUND

N\$ 690 000

Cosy bachelor flat with sea view!
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LONG BEACH

N\$ 1 780 000

Ideal lock-up-and-go holiday home.
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Web Ref 1914876



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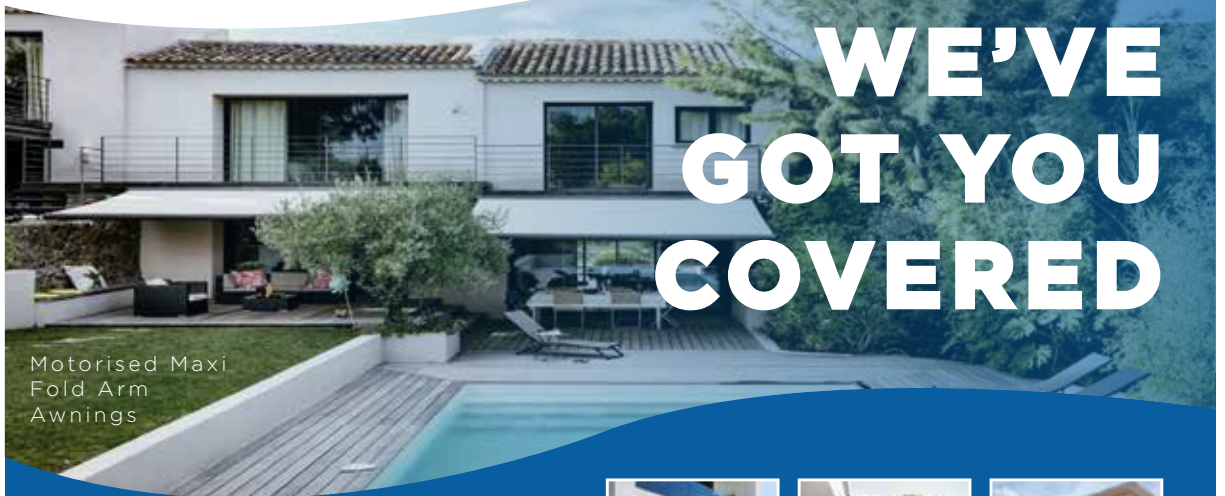
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WEB REF # 1916453



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WEB REF # 1873130



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SWAKOPMUND - N\$ 1.7 MIL



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SWAKOPMUND - N\$ 1.41 MIL



KRAMERSDORF

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2 Bathrooms; 2 Garages.
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LANGSTRAND - N\$ 2.94 MIL



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LANGSTRAND - N\$ 1.59 MIL



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LANGSTRAND - VARIOUS



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SWAKOPMUND - N\$ 6.2 MIL



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SWAKOPMUND - N\$ 10.95 MIL



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SWAKOPMUND - N\$ 1.975 MIL



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HAGE HEIGHTS - N\$ 3.52 MIL



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NORTHERN SUBURBS - N\$ 1.6 MIL



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VINETA - N\$ 1.85 MIL



Loving Home

This house just feels like holiday. Big rooms, lounge with parquet floor. Outbuilding can be converted to flat.



CENTRAL - N\$ 5.25 MIL



Exquisite Home

Luxury townhouse in small complex. The sea views are spectacular, and the outdoor living is on a sunny, wind-sheltered patio.



VINETA - N\$ 3.2 MIL



Sea view on steroids

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NORTHERN SUBURBS - N\$ 1.76 MIL



This just feels right

Beautiful, cottage style home in superb condition. A place to retire or grow your young family.



VINETA - N\$ 4.4 MIL



Sea View

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DESERT FARM - N\$ 7.5 MIL



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