



PropertyNews



FINKENSTEIN M A N O R



*See Inside Page 16
For More Details*

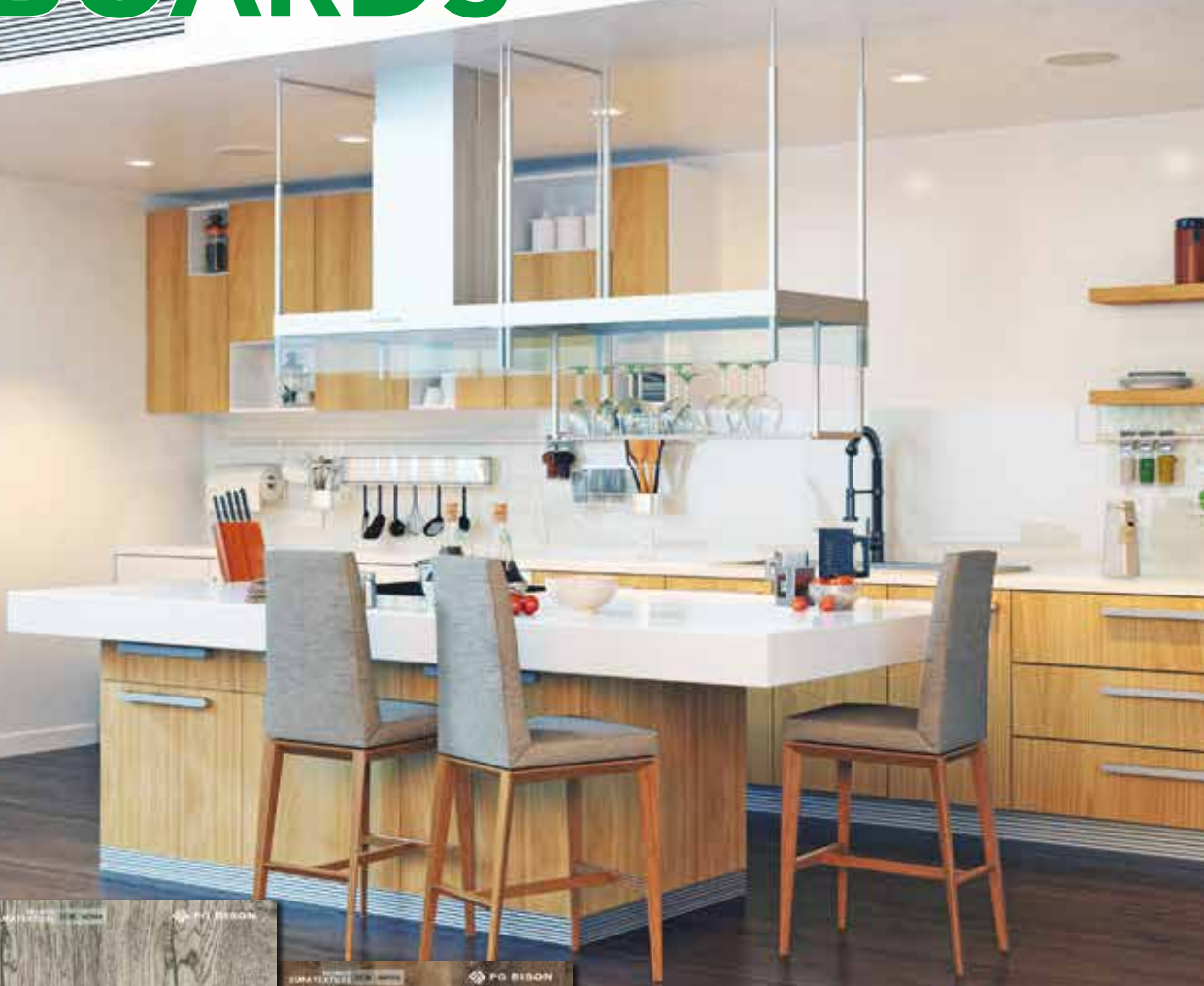


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NEXT PUBLICATION:
Issue 477 | 23 April 2021

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COMMERCIAL

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

Frank | 081 128 4386 | frank@joseph-snyman.com.na



INDEPENDENCE AVENUE

N\$ 221.50 / m²

PRIME RETAIL SPACE TO RENT IN CBD AREA

Retail shops for rent, offering maximum visibility & exposure. Perfect for any type of business.

Size - 158 m² @ N\$ 221.50 / m².
Excluding VAT, Op costs & Utilities.



CBD

N\$ 9 100 000 CC

This building boasts with 2 floors, each registered in its own CC. Situated very centrally to CBD area. Easily accessible.

GROUND FLOOR
To Let @ N\$ 120 / m².
Excl VAT, Including 8 parking bays.

FIRST FLOOR
To Let @ N\$ 120 / m².
Excl VAT, Including 5 parking bays.



ONGWEDIVA EXT 16

PRICE ON REQUEST

Size - 10,880m².
Zoning - Business Bulk - 2
Situated on the main road between Ongwediva & Oshakati. 1 km from the Oshana Mall. Water & Elec available on site. Sewer line to be installed.

Available & included in the sale are the following: Architectural drawings, initial draft engineering designs

PRIME BUSINESS ERF FOR SALE



1990 SOUTH BUILDING

TO LET

N\$ 30 000 PM

Situated in the heart of the city, this is your opportunity to have your business in this high class, upmarket building. 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.



CBD

TO LET

PRICE ON REQUEST

Retail area 234 m²
Restaurant area 369 m²
Office 35 m²
4 x kiosks 23 m² (individual)



CBD

TO LET

PRICE ON REQUEST

476 m² located on 1st floor.

Suitable for retail / offices / recreational purposes.

Rented as white box space.

34 m² located on ground floor.

Suitable for retail / offices.



WINDHOEK WEST

PRICE ONE REQUEST

Office building
Well located within a business district.
Zoning - Offices
Bulk - 0.4
Erf size - 983 m²
Buildings size - 265 m²



INDEPENDENCE AVENUE

PRICE ON REQUEST

Erf size of over 3000 m²

Building of over 2400 m²

Bulk factor of 3.5

Ample basement & external parking spaces

Huge potential for expansion



RESIDENTIAL

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



DORADO PARK

EXCLUSIVE MANDATE

N\$ 985 000

Unit in quiet complex for sale.

- 2 Bedrooms
- 1 Full Bathroom
- Kitchen & Lounge
- Parking
- Small yard
- Tenant in place



PIONTERPARK EXTENSION 1

N\$ 1 360 000

VERY SAFE COMPLEX

- 3 Bedrooms
- 2 Bathrooms
- Kitchen Caesar stone tops
- Lounge
- Single Carport
- Solar Geyser & Gas stove
- Communal Swimming pool & Braai area
- Small Private garden



KATUTURA

N\$ 1 689 000

THREE IN ONE PROPERTY.

- Main House
- 3 Bedrooms,
- 3 Bathrooms, Kitchen with BIC & lounge.

- Flat 1
- 2 Bedrooms,
- 1 Bathroom, Kitchen with BIC & lounge.

- Flat 2
- Bachelors with Bathroom, Kitchen & Lounge.



AWASBLICK

EXCLUSIVE MANDATE

N\$ 3 210 000

This larger than normal townhouse offers space & luxury, Safety & security.

- 3 Bedrooms
- 2 Bathrooms
- Modern Kitchen with separate scullery
- Lounge & Dining Room.
- Guest Bedroom / Store room
- Double garage.

GOBABIS | COUNTRY PROPERTIES FOR SALE

Dianne | 081 128 2837

Sonja | 081 268 3441

Rika | 081 124 0831



SINGLE & DOUBLE STOREY TOWNHOUSES

- 2 Bedrooms, 1 Bathrooms, Garage,
- Beautiful Private Garden in well managed Complex. Close to Shopping Centre and Amenities.

N\$ 950 000



NEWLY RENOVATED DOUBLE STOREY HOUSE

- 4 Bedrooms, 2 bathrooms, Double Garage, Store Room, Manicured Garden, Extensive Ground Space, Huge Swimmingpool and Flat.

N\$ 2 200 000



COMMERCIAL PROPERTY

- Warehouse
- Reception
- Ablution
- Store Room.
- Building 2 459m²

PRICE ON REQUEST



TURNKEY PROPERTY WITH

- 3 Large Bedrooms
- 2 Full Bathrooms
- Spacious Open Plan Living Room
- Double Garage

N\$ 1 800 000



PROSPERITA - N\$ 1 699 000 CC



225 m2 Warehouse and Offices, outside parking.
ALSO TO LET @ NS12 000.
Available immediately.

KLEIN WINDHOEK - N\$ 2 380 000 CC



NEW RELEASE! A 3 bedroom 2 bathroom unit, offering open plan kitchen and dining room, separate lounge, enclosed entertainment area with BBQ, car port, tandem garage and small private garden.

KLEINE KUPPE - NS 2 550 000 CC



JUST MOVE INTO THIS NEAT HOME! A 3 bed 3 bath home, with an open plan kitchen, gas stove and separate scullery, lounge dining room, entertainment area, neat garden. Double garage, car port, AC.

ELISENHEIM - N\$ 2 599 000



Mountain views, secure, modern!
This beautiful home offers 3 beds, 2 full baths, spacious living areas, AC, fireplace, kitchen and pantry, stoep with BBQ, separate one bedroom flat, 2 garages. Car ports.

ELISENHEIM - N\$ 2 575 000



COZY, NEAT AND BEAUTIFUL!
A 3 bedroom, 2 bathroom house, open plan living, fire place, big modern kitchen, entertainment area leading to the pool and garden. Mountain views and garages

KLEIN WINDHOEK - N\$ 3 350 000



WORK FROM HOME!! A spacious family home offering 3 beds, 1 full bath, 3 living areas, laundry, modern kitchen, pool, outside BBQ, as well as 2 en suite rooms, lots of parking.

HERBOTH'S BLICK - N\$ 7 550 000 PTY



Enjoy nature, mountains, wild life and birds on this exceptional property!! Close to 600m2 under roof, consisting of 4 bedrooms, all en suite, lounge, dining room, kitchen, separate laundry and scullery, garages, sq, store rooms, BBQ, sparkling pool, etc.
SAVE ON TRANSFER COSTS!!



51 ON LAZARETT - N\$ 7 500 PM



A modern 2 bedroom 2 bathroom unit, open plan kitchen lounge dining room, balcony and 1 secure parking.
NO PETS - Available immediately.

NORTHERN INDUSTRIAL - N\$ 8 625 PM



A neatly renovated 2 bedroom, 1 bathroom unit, big kitchen with washing court yard, separate lounge, 3 secure shaded parkings. EXCL W&E.
Available immediately.

ELISENHEIM - N\$ 12 000 PM



A 3 bedroom 2 bathroom house, modern kitchen with separate laundry/scullery, open plan living leading to the BBQ area and garden. Single garage and covered car port.
Available 1 May

PIONIERSPARK - N\$ 13 000 - 13 500 PM



VERY SOUGHT AFTER COMPLEX!! 2 Units, consisting of 3 bedrooms, 2 full bathrooms, spacious living areas and kitchen, private gardens, 2 garages and very secure.
NO PETS. Available 1 May 2021

Marion Wolf 081 245 2390
 Anita Dames 081 124 6666
 Dinette Venter 081 124 6732
 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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NEW RELEASE



KLEIN WINDHOEK - N\$5 250 000 CC



KLEIN WINDHOEK - N\$ 4 500 000

BIG FAMILY HOME

Absolutely Gorgeous Family Home. 4 Beds, 3 Baths, Dressing Room, gym/hobby room + huge study (en-suite to master). All White Finishes and partly parquet flooring! 4 Garages, Laundry, Pool; Fish Pond etc. Erf 965 m2. Exclusive! Stylish! Lourette 081 124 5868

Swim All Year Round in this POOL! Lovely & Neat! 3 Bedr, spacious living areas, 2 lapas, 3 Garages. + Flat with own entrance, ideal for Home Office! Erf 1285 m2. Lourette 081 124 5868



SOLE MANDATE



ELISENHEIM - N\$2 380 000



WINDHOEK WEST - N\$3 660 000

FOR BIG FAMILIES

Lovely Freestanding Home. Not Negotiable. 3 Bedrooms, 2 Full Bathrooms, Spacious Living- and Dining area, Open plan Kitchen, Separate Scullery, Linen cupboard, Double Garage, Large Shade net. Erf 450 sqm.

Anita 081 124 6666

House + BIG Flat! Ideal for Big Families & 2 Work from Home. Neat. Cosy Entertainment Area. Erf 932 m2; DBL Garages + Parking. Excellent Location. Lourette 081 124 5868



TRANSFER COST INCL

LUDWIGSDORF - N\$3 950 000



ELISENHEIM - N\$2 575 000

Dble-storey duet house. Very neat. 3 Bedrms, 2 bathrms, study, guest loo, big living areas, big kitchen, stunning entertainment room with bar & BBQ. Stunning views. Marion 081 245 2390

3 Bedrooms, 2 Bathrooms, Living- and Dining area with double volume roof. Gas fireplace, Modern kitchen with a gas stove and electric oven. Laundry area extra in the one garage. And connections in the kitchen for a washing machine and dishwasher. 2x Aircons, Indoor Entertainment with Bbq, tranquil garden. Swimming pool with jets. Double Garage plus Single Garage. Anita 081 124 6666



EROS PARK - N\$3 999 999



KLEINE KUPPE - N\$2 350 000



AVIS - N\$2 645 000 CC

Big 1321m2 child-friendly erf. 4 Bedrms, 2 full bathrms, lounge with bar, kitchen, scullery, pantry, patio, big pool, outside guest room, dble garages, 4 carports, tranquil garden. Marion 081 245 2390

3 Bedrms, 2 bathrms, dressing room, TV-room & hobby corner upstairs. Spacious o/p, lounge/dining room, guest loo, granite kitchen, entertainment room with BBQ, garden. Marion 081 245 2390

Townhouse, 3 Bedrms, 2 bathrms. Huge living areas, stunning kitchen with scullery on ground floor. Direct access into dble garage. Garden with patio & BBQ. Pet-friendly. Marion 081 245 2390



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Willem Fourie
081 407 4274

Rosi Jacobs
081 127 2469

Marie van Zyl
081 129 2482



KLEIN WHK - N\$ 5.4 MIL



SOLE MANDATE
The BEST location in town, 1700sqm prime real estate. Walking distance to St. Pauls and views that will leave you breathless. Solid classic period property offering ample living spaces, 4 beds, 2 baths on a level erf, patio and pool area. North facing home surrounded by Embassies ensuring top notch security. Rezoned with a density of 1:700.

KLEIN WHK - N\$ 4.675 MIL



Exceptional views! Fantastic location. 4 beds, 3 baths, master bedroom with balcony, lounge with fireplace, dining, beautiful modern spacious kitchen, covered patio, BBQ overlooking heated swimming pool, views to die for, fitted boma, double garage, 2 x store room. Aircons, low maintenance garden, solar geyser, Plus 1 bed flatlet.

KLEIN WHK - N\$ 3.095 MIL CC



Looking for a stylish modern lock-up-and-go townhouse? This stunner multi-level unit is just the answer. Located in a smaller complex. Offering 5 beds, 4 baths, guest loo, open plan kitchen with scullery, dining, lounge, office, tandem garage, deck with jaxuzzi, 4 x aircons, 2 x electric security shutters. Alarm and beams. Levy NS3 158 per month.

KLEIN WHK - N\$ 20 000 PM



TO LET
Lovely Duplex Townhouse. Partially furnished, Modern and excellent condition. Offering 3 Beds, 3 Baths, Extra spacious master Bed with Balcony, Open Plan Living Area, Kitchen, Laundry, Double Garage, Covered Patio with BBQ, Aircons, Courtyard with lawn and garden. No doggies, Cats allowed with permission. Excl W&E. Available 1 March 2021

AVIS - N\$ 1.895 MIL CC



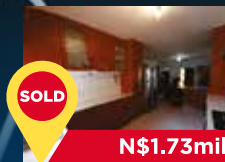
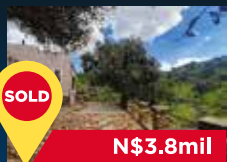
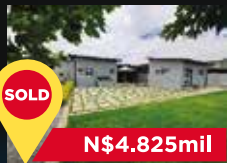
TO LET N\$1100 PM
Modernised duplex unit. Stairs to enter and then all on one level. Gorgeous views. Offering 3 beds, 2 baths, open plan living area with lounge/dining and stunner new kitchen, water cooler for those hot summers. You have a small manageable garden, sparkling plunge pool, double spacious garage. Secured Complex. Pet friendly. Levy NS2 288 pm

KLEINE KUPPE - N\$ 899 500



Cozy townhouse all on one level. Offering 2 spacious bedrooms, 1 bathroom, open plan living area featuring a lounge/dining, kitchen, extra storage cupboard, spacious courtyard area, single shaded carport, single extra parking bay, well secured, Levy 1740.22, well secured. Valuation in place. Ideal for starter up home. Pet friendly.

SOLD OUT!



EXQUISITE!
KLEIN WINDHOEK
N\$4.9mil
4 Beds, 2 baths, 5th bed&bath ultra-modern and separate, HUGE living area, TV room, fabulous kitchen & walk-in cool room, entertainment room, dbl garage, big trees and lots of character! Ceiling to floor windows. 597sqm built area!



PRICE REDUCED
EROS
N\$3.999mil
Immaculate! Erf 1300sqm! 4 beds, 2 baths, modern kitchen, huge fitted study, living area with built in bar, HUGE stoep with BBQ, sparkling pool, dbl garage, 4 x carports, LOTS of parking, staff room, good security.

GRETHA DOS SANTOS | 081 284 3180 | gretha@sold.com.na

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EROS - N\$ 4 680 000

KUISEB STREET



3 Bedrooms | 2 Bathrooms | 2 Garages
• Electric gate • Lovely garden area
• Jacuzzi • Fireplace • Interlocks
Erf 1500 m² | Garden flat

OUTJO - N\$ 5 600 000

FARM



3 Bedrooms | 3 Bathrooms | 2 Garages
• 16 camps • 70 km from Outjo
• 3 boreholes • 3 labourer houses
33915825 Hectares | Water level 9 m

FINKENSTEIN - N\$ 4 925 000

FINKENSTEIN ESTATE



3 Bedrooms | 2 Bathrooms | 4 Garages
• Large open plan house • Study
• Veranda with braai • Bachelor flat
Erf 9500m² | Building 444m²

SWAKOPMUND - N\$ 2 675 000 | With option to rent - N\$ 15 000.00 fully furnished

2 HOUSES BUILT ON ONE ERF, WHICH IS SUB-DIVIDED AND WILL BE SOLD SEPARATELY



3 Bedrooms | 2 Bathrooms | 2 Garages

• Main bathroom with spa bath • Living/dining area with fold-away doors • Large veranda • All rooms have balconies
Garage size 41 m² | Under-roof size 248 m² | Erf size 539 m²

SWAKOPMUND - N\$ 2 140 000 | With option to rent - N\$ 12 000.00 fully furnished

2 HOUSES BUILT ON ONE ERF, WHICH IS SUB-DIVIDED AND WILL BE SOLD SEPARATELY



3 Bedrooms | 2 Bathrooms | 1 Garage | Electric Fence

• 5 min walk to Platz Am Meer Mall • Small lounge • Infrared sauna • Kitchen and dining with living area
Garage size 16 m² | Under-roof size 121 m² | Erf size 401 m²



HOME IS WHERE
THE HEART IS

DORIS HENTZEN PROPERTIES

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



PIONIERSPARK - N\$ 9 000 PM
neat 3 bed, 1 bath townhouse,
kitchen, dining, living area,
garden, garage and carport,
available now



KLEIN WINDHOEK - N\$ 9 000 PM
cozy garden cottage, 1 bed,
1 bath, kitchen, large dining/living
room, wooden floors, owner on
yard



AVIS - N\$ 14 000 PM
modern 2 en-suite bed loft, open
plan kitchen/living, stacking doors
to deck with splash pool, double
garage



OLYMPIA - N\$ 15 000 PM
modern 3 bed, 2 bath, free-
standing house, BBQ with yard,
double garage, carports



ELISENHEIM - N\$ 16 000 PM
brand-new 3 bed, 2 bath house
with view, BBQ terrace, double
garage - 2 year lease, 2 deposits



CENTRAL - N\$ 22 000 PM
exclusive office space, reception,
boardroom, aircons, bathroom,
lots of parking. EXCL VAT



KLEINE KUPPE - N\$ 2.6 MILL CC
neat 3 bed, 3 bath house, open
plan living with kitchen/dining,
indoor BBQ, garden, double
garage, carport



EROS - N\$ 3.2 MILL
golden oldie, 2 beds, 1 bath, BBQ
terrace, stunning view, outside
guestroom, study, sauna, pool,
double garage. EXCL COST



KLEIN WINDHOEK - N\$ 3.75 MILL
location!! Ideal home office,
3 beds, 2 baths, bachelor flat,
pool, BBQ, lots of parking space.
NEW RELEASE - REDUCED!



KLEIN WINDHOEK - N\$ 4.9 MILL
ideal family home, 4 beds,
2 baths, open plan kitchen/
dining/living, bachelor flat,
double garage. **REDUCED**



LUXURY HILL - N\$ 4.8 MILL
3 bed house, new kitchen, living/
dining area wooden floors,
terrace with views, 2 bed flat,
pool, garden. **REDUCED**



FINKENSTEIN - N\$ 6.8 MILL
magnificent 3 en-suite bed house,
modern kitchen, study, pool,
garden, guestroom, 2 garages,
2 carports. **NEW RELEASE**



SOLE MANDATE



EROS PARK - N\$ 3 990 000

CLOSE TO MEDI-CLINIC, THIS HOME OVERLOOKS THE EROS HILLS!

Do you work from home? This home has a 80 sqm office with a 180 degree view of the Eros mountains

- Four Bedrooms • Two Bathrooms • Lounge & Living rooms • Study
- Home office • TV room • Kitchen with Laundry room
- Entertainment area • BBQ • Pool • 3 Garages • Domestic Quarters



SOLE MANDATE



KATUTURA - N\$ 1 180 000

SITUATED IN DAMARA 7, CLOSE TO HAKAHANA SHELL, KATUTURA SHOPRITE, SME INCUBATOR CENTRE. IT IS AN EASY DRIVE FROM TOWN

- Neat modern kitchen • 2 Bedrooms • 2 Bathrooms • Living room
- Garden • BBQ • Security - Electric gate, Electric fence and Alarm
- 1 Covered Parking

- Flatlet: 1 Flatlet - 2 bedroom, 2 bathroom, kitchen
- Rental income of +- N\$4000.00

CEYLON COMPLEX - N\$ 890 000

CITY JUNCTION - N\$ 720 000

DOVEHOUSE - N\$ 895 000



SOLE MANDATE

Close to The Grove mall, Lady Pohamba and Windhoek Gymnasium. This apartment is situated on the second floor, it has a balcony overlooking a riverbed with large trees.

- Kitchen • 2 bedrooms • 1 bathroom
- 1 Living area • 1 Covered Parking
- Levy N\$1,500.00



SOLE MANDATE

Situated in the centre of town, this bachelor apartment is perfect for a young professional. The building has 24 hr security and an onsite caretaker as well as basement parking, so security is well sorted. It has a small balcony where you can enjoy the fresh air and the view

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



SOLE MANDATE

This is a duplex townhouse in a small and well managed complex with only 14 units. It is walking distance to The Grove Mall, Virgin Active and Lady Pohamba.

- Kitchen • 2 bedrooms • 1 bathroom
- 1 Living area • Security • Garden
- 86sqm • Levy N\$2,085

BARLEO PARK - N\$ 1 470 000

KINGLAND PARK - N\$ 3 800 000



SOLE MANDATE

COMPLEX WITH ELECTRIC FENCE, AUTOMATED GATE, WIRELESS INTERCOM VIA CELLPHONE & SECURITY GUARD AFTER HOURS - 169 M2

Reception and Main Office with air condition, blinds, toilet and kitchen. Mezzanine floor for secure storage for high valuables with steel grid partitioning. Additional steel/wood deck for additional storage with double doors for access and hoist lifting point. Bottom floor warehouse area. Courtyard with rack for steel and pipes.



SOLE MANDATE

Large double volume warehouse suitable for installing a mezzanine floor, good finishes. CCTV. Safe and secure complex which is also interlink friendly.

- Building size 371 m2 • 4 Offices • 3 Kitchens • 5 Toilets • 5 Air Conditioners • 5 Parkings
- Access for Interlinks • Alarm & CCTV

SOWETO - N\$ 1.575 MIL



Open plan 2 bedroom home with single garage and Two bachelors flat with aircons.

Webref: RDNQ-1446

DAISY | 081 847 8053



OMEYA - N\$ 2.2 MIL



Unique Freestanding with balcony over looking the golf course. 509Msq Erf 234Msq Home

Webref: RDNQ-1514

NOLAN | 081 893 0395



LUDWIGSDORF - N\$ 3.15 MIL



Lovely spacious 3 bedroom townhouse in a small complex. Located at the end of the block with total privacy and own access gate for extra security. Webref: RDNQ-0188

DAISY | 081 847 8053



HOCHLANDPARK - N\$ 3.25 MIL



Charming 3 bedroom and 2 bathroom house which also has a bachelor flat. Beautiful lapa with braai and swimming pool. Alarm, electric fencing and paved.

Webref: RDNQ-1055. JOE | 081 893 0395



KLEINE KUPPE - N\$ 1.995 MIL



This lock up and go home is low maintenance, move in ready. Includes a double garage and BBQ.

Webref: RDNQ-1467

RUDI | 081 308 8237



OMEYA - N\$ 1.18 MIL



Ground floor unit in Omeya Golf Estate for the golf lovers, membership included in the levies. 2 Bedroom unit with 1 secure parking together with build-in braai patio.

Webref: RDNQ-1505. NOLAN | 081 893 0395



085 223 2536 . Each office Independently owned & operated. www.remax-dynamique.co.na



Suna Kritzinger

081 210 7823

sunakritzinger@gmail.com



Marlette Dreyer

081 877 8910

marlettdreyer1@gmail.com

PIONIERSPARK N\$ 980 000



TOWNHOUSE FOR SALE

- 1 bedroom and 1 bathroom.
- Kitchen and Living area
- Secure Complex

OTJOMUISE N\$ 1 200 000



TOWNHOUSE FOR SALE

- 3 Bedrooms and 2 Bathrooms
- Single Garage
- Secure Complex

ROCKY CREST N\$ 850 000



TOWNHOUSE FOR SALE

- 2 Bedrooms and 1 Bathroom
- Covered Parking
- Secure Complex

KLEINE KUPPE N\$ 1 150 000



APARTMENT FOR SALE

- 1 Bedroom and 1 Bathroom
- Neat Apartment
- Near Shopping Mall

EROS N\$ 2 990 000



HOUSE FOR SALE

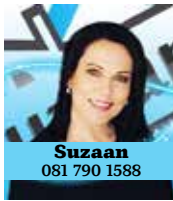
- 3 Bedrooms and 2 Bathrooms
- Spacious Living areas and swimming pool
- indoor braai area and Double garage

KLEINE KUPPE N\$ 3 650 000



HOUSE FOR SALE

- 4 Bedrooms and 4 Bathrooms
- Double garage, 2x living rooms, 2x kitchens
- 6x covered parking and Stunning views



Freestanding home on 350sqm erf. Very neat and ideal for starter family or elderly couple. 3 Spacious bedrooms, 2 Bathrooms, open plan lounge and big kitchen. Patio with BBQ. Single garage and double carport. Suzaan 081 790 1588



Guesthouse selling as running concern. Superb views, you cannot find better. 6 Bedrooms, all en-suite and with own balcony to enjoy the views. Private Cottage. Small reception area. Kitchen. Swimming pool. Secure parking Suzaan 081 790 1588



Very very neat property with a nice private location. The family home offers 4 beds, 2 full baths and guest toilet. 3 Lounges, Big kitchen with breakfast nook and pantry. Laundry. Domestic room. Lapa for the entertainer. Swimming pool. PLUS 1 bed flat with own lounge and kitchen. 3 Garages. Suzaan 081 790 1588



Very neat property on nice big erf. One level home offers 3 Beds, 2 Baths. Lounge with aircon and fireplace. Office area and dining room. Neat kitchen with pantry and scullery. Outside lapa, neat garden and pool covered with a dome. Garage for 3 cars. Plus big one bed apartment with own entrance. Suzaan 081 790 1588



Family home offering 4 Bedrooms and 3 Bathrooms. Family room and Lounge. Cherry wood kitchen and scullery. Double Garage and carport. Marita 081 128 6642



175sqm Warehouse. Office, Kitchenette and Toilet. Address 84 Langer Heinrich Crescent. Marita 081 128 6642



Nic Serfontein - 081 126 6666
 Wilma Serfontein - 081 124 1247
 wilmaserfontein@mweb.com.na
 nwsa@mweb.com.na

KLEINE KUPPE - N\$ 1.48 MIL

BARGAIN

SOLE MANDATE

BARGAIN



Duplex T/H in sought after Guinas 101 complex facing North with a picturesque garden, patio and BBQ. Popular and well-maintained secure complex. Close to the Grove Mall. Modern light and bright. Open plan kitchen with living room and sliding doors onto patio. Guest toilet downstairs. PET FRIENDLY!!



2 Bedrooms upstairs each with its own balcony. Modern bathroom with a shower, toilet and wash basin. Linen cupboard and small space for a work station upstairs. Small drying yard. Garage has extra small storage space and place for a washing machine. Space to park 1 more car in front of garage. Mint condition.



Manor



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PIONIERSPARK
N\$ 4 150 000



Immaculate well maintained home fit for the extended family. Large 1420m² erf size. Main house: 4 beds, 2 baths, open plan lounge, dining and study. Modern open plan kitchen with scullery, 3 garages with ample parking, 2 entertainment areas with swimming pool, sauna and workshop HUGE 1 bedroom self-contained flat with kitchen, dining and bathroom.

Stunning home fit for the entertainer. Maintainable 478m² erf size. Beautiful modern 3 bedrooms, 4 bathrooms, Open plan lounge and kitchen with scullery. Drive through garage with carport HUGE under roof entertainment area (58m²) with build in braai, bar and lounge with a swimming pool.

ELISENHEIM
N\$ 2 450 000



KLEINE KUPPE
N\$ 3 499 000



Modern home with BREATH-TAKING views all around. Impeccable 500m² erf size. Stunning modern double story family home with 3 beds, 2 baths, open plan lounge, kitchen and dining area with a scullery. Double garage with double carport and additional parking space. Self-contained flat with a kitchen, lounge, 1 bed and bath.

Beautiful little mansion that stands out in the area. Maintainable 390m² erf size. Well maintained & secured 3 beds, 2 full baths, modern kitchen and scullery. Dining area with 3 lounges/tv room/hobby rooms Double automated garage and entertainment area with braai. Outside nanny room with bathroom.

CIMBEBASIA
N\$ 2 599 000



SUIDERHOF
N\$ 2 800 000



Spacious family home with huge potential. Loads of space to expand.

Featuring 3 bedrooms, 1 bathroom, open plan lounge with fireplace. Large cozy kitchen and 1 bedroom flat. Swimming pool. Beautiful views. Erf size 1078m².

MAKE YOUR OFFER
5 Hectar Plot

Stunning 500m² property with 5 bedrooms, study, large open plan lounge and kitchen with scullery. Very spacious entertainment area with a pool, bar and braai. 3 garages and domestic quarters.

BRAKWATER
N\$ 3 799 000



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GROUND FLOOR

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Guiding you to your dream property

Lusia Hango

Principal Agent

📞 081 444 2109

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🌐 www.cataleaproperties.com.na



CIMBEBASIA - N\$ 1 990 000



KATUTURA - N\$ 3 500 000



KLEINE KUPPE - N\$ 3 250 000



OLYMPIA - N\$ 3 600 000



KHOMASDAL - N\$ 750 000



RUNDU - N\$ 2 650 000



CIMBEBASIA - N\$ 2 150 000



KLEINE KUPPE - N\$ 5 000 000



CIMBEBASIA - N\$ 1 885 000



KHOMASDAL - N\$ 1 600 000



DORADO PARK - N\$ 1 355 000



AVIS - N\$ 1 550 000



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Lusia Hango

Principal Agent

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KLEINE KUPPE - N\$ 3 999 000



Neat family home on 674 M2 erf, 3 bedrooms, all en-suite full bathrooms and 3 dressing rooms. Lounge open plan kitchen, dining area, scullery, pantry. Small storeroom, Guest toilet, 3 garages, 1 bedroom flat, lounge, kitchen and full bathroom.

KLEIN WINDHOEK - N\$ 4 600 000



4 beds, 1 full bath, 2 en-suite, guest toilet, kitchen, open plan dining room, lounge with fireplace, main bed with a balcony, pool, open braai porch, 1 bed flat with lounge and kitchenette, shower and toilet. Double garage. Erf size 1174M², building 414M²

WINDHOEK WEST - N\$ 58 000 000 CC



The Hotel offers: Reception, Conference facilities, 26 rooms, Restaurant, Beauty spa, VIP lounge, Satellite television, Swimming pool, Pool bar, patio, huge balcony with great view. Secure parking on basement and first floor.

PROSPERITA - N\$ 1 550 000



Palnic Square warehouse. Size 154 m2, 2 bathrooms, Kitchenette, two offices, Levies N\$2455.

AVIS - N\$ 1 690 000 CC



3 bedrooms townhouse, Lounge, kitchen, dining open plan, Gas stove, 2 bathrooms, Guest toilet Enough cupboards, Single garage plus 3 more parking, Alarm and Beams, Levies N\$2300. Rooms will be painted

KLEINE KUPPE - N\$ 4 120 000 CC



4 bedrooms (on first floor), 3 bathrooms, Guest toilet Ground floor, Lounge, kitchen, dining, Scullery, laundry and store room, Indoor BBQ area, swimming pool, Neat garden with irrigation system, Outside toilet, Laundry, Erf size 500 M2.

HOCHLANDPARK - N\$ 3 150 000



Neat 3 bedrooms house near SPAR, Lounge, Tv room Kitchen, Dining room, 2 bathrooms, Guest toilet, Outside Room ensuite bathroom, Swimming pool, Indoor entertainment, Double garage, Double carports, Erf size 1064 M2, Building 460 M2.

ACADEMIA - N\$ 2 500 000



Erf size 563 M2, 3 bedrooms all en-suite bathrooms (main bedroom full bathroom), kitchen with a pantry spacious lounge, double garage (ample parking), alarm, burglar bars.

ROCKY CREST - N\$ 960 000



Spacious complex: Bella Rosa Lamarque Largest corner townhouse in the complex. 2 bedrooms, 1 full bathroom, Lounge kitchen open plan, Single garage, Extra parkings next to the unit. Huge courtyard with bbq area, Levies N\$ 1620.

PIONIERSPARK - N\$ 3 500 000



3 bedrooms, 2 bathroom, guest toilet, lounge, dining, study, kitchen, pantry, house 248 sqm, Erf 1250 sqm, 3 air conditioners, 2 bedrooms flat (100 M2) with 2 bathrooms and guest toilet, open plan kitchen lounge, scullery. Another 2 outside rooms.

WINDHOEK - N\$ 17 400 000 PTY



Nearest offers welcome. Area of land 1 703 M2 Total building area 798 M2, Lots of parking. Consists of 3 blocks. OFFICES BLOCK 1 is 410M2. OFFICES BLOCK 2 is 116 M2. OFFICES BLOCK 3 is 271 M2.

PROSPERITA - N\$ 1 750 000 PTY



Nicely located Showroom/ Warehouse/ Office. Ground floor 123.9 M2, Showroom/Store, Ablution, Kitchenette, Storeroom, Mezzanine floor, Office/showroom 61.1m2, 3 secure parking bays. Security doors, central water cooling system, storage deck.



Wihan Brand (Snr)
081 124 6343



Wihan Brand (Jnr)
081 851 9577



Ruhan Gous
081 845 5189



Jessica Maian
081 776 3060

KLEIN WINDHOEK
N\$ 16 000 PM



Dear potential tenant, welcome to your new home
This is the perfect for a family. This house consist of:
Large living areas, Modern kitchen, 3 spacious bedrooms,
2 bathrooms, 1 garage, Lapa, Large erf.
Wihan Jnr 081 851 9577 | Jessica 081 776 3060

KLEINE KUPPE
N\$ 13 000 PM



We have the Perfect Rental just for YOU.
3 Bedrooms, 2 Bathrooms, Modern Open Plan Kitchen, Single
Garage, Lovely big Yard, Electric Fence.
Available from 1st April 2021
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WESTVALE
N\$ 1 070 000



EXCLUSIVE MANDATE

This price is a giveaway!!!
2 bedrooms, 1 bathroom, Large living area, Modern kitchen,
Courtyard with a braai, Undercover parking.
Wihan Jnr 081 851 9577

FINKENSTEIN VILLAGE
N\$ 2 995 000



EXCLUSIVE MANDATE

Bargain of the year, where will you get the same property for
this price? This house consist of: 3 Bedrooms, 3 Full
bathrooms, Super large living areas, Modern kitchen, Patio
with a braai, Double garage, Peace and tranquillity.
Wihan Jnr 081 851 9577

EISENHEIM
N\$ 1 120 000



EXCLUSIVE MANDATE

Occupied with a good Tenant.
This Unit consist of: 2 Bedrooms, 2 Bathrooms, Modern
Kitchen, Lounge, Balcony with braai, Shaded Parking,
Beautiful view for nature lovers.
Wihan Jnr 081 851 9577 | Ruhan 081 845 5189

HOCHLAND PARK
N\$ 1 125 000



EXCLUSIVE MANDATE

Family Home. This Property consists of the following:
2 Bedrooms, 1.5 Bathrooms, Open Plan Kitchen with Living
Room, Single Garage and a carport.
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Tancy Mweenda

081 457 0543

tmweenda@gmail.com



WALVIS BAY
N\$ 998 750



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Apartments Features:
2 Bedrooms
Open plan kitchen
Toilet and bathroom
Single garage
Out side braai

OKAHANDJA EXT 9
PRICES FROM N\$ 880 000



3 Bedrooms, B.I.C, 2 Bathrooms, Open plan kitchen
with B.I.C and B.I.S, Lounge.
Selling price: N\$ 880 000

3 Bedrooms, B.I.C, 2 Bathrooms, Lounge, Kitchen with
B.I.C and B.I.S, Dining room, Garage, Boudary wall.
Selling price: N\$ 1 370 000

EENHANA
N\$ 1 612 060



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Ohangwena Region

Erf size: 5808m2



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KLEINE KUPPE - N\$ 1.9 MIL



3 Beds, 2 Bath, Study, Braai area,
Single Garage, Erf 500sqm,
Loads of Parking.

AVIS - N\$ 1.35 MIL



Townhouse
3 Beds, 2 Bath,
Double Garage.

ELISENHEIM - N\$ 1.93 MIL



Freestanding house
3 Beds, 2 Baths,
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Fourth Quarter 2020

HIGHLIGHTS

- The national weighted average rent came in at N\$6 747 at the end of December 2020 from N\$6 991 in December 2019.
- The 1-bedroom unit is the only segment that spurred growth in rent prices - recorded at 4.9% y/y to N\$3 670.
- The deposit to rent ratio decreased further to 4.8% at the end of December 2020 from 6.5% in December 2019.
- Annual average rental yields slowed to 7.6% at the end of December 2020 from 7.9% a year ago.

FNB'S RENTAL INDEX SEGMENTS

1-bedroom	N\$3670	▲	4.9% y/y
2-bedroom	N\$6 882	▼	-2.3% y/y
3-bedroom	N\$9 728	▼	-5.0% y/y
More than 3 bedrooms	N\$17 121	▼	-3.4% y/y

Frans Uusiku

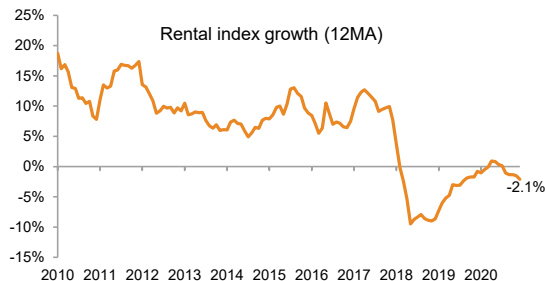
Market Research Manager

Frans.Uusiku@fnbnamibia.com.na

Tel: +264 61 299 8675

Cell: +264 81223 5743

Figure 1: Rental index growth



Rent prices slip further into negative territory

The FNB Residential Rental Index posted an annual contraction of 2.1% at the end of December 2020, from -0.8% recorded in December 2019. This brings the national weighted average rent to N\$6 747 at the end of December 2020, compared to N\$6 991 recorded over the same period in 2019. The rent price for a 1-bedroom unit has averaged N\$3,670 on an annual basis and spurred growth of 4.9%/y/y from -6.5% y/y recorded a year ago. Affordability within the 2-bedroom, 3-bedroom and more-than-3-bedrooms units, on the other hand, continues to be on an uphill path, with annual rent prices recording contractions of 2.3%, 5.0% and 3.4% y/y to N\$6 882, N\$9 728 and N\$17 121, respectively.

We view the prevailing fundamentals in the rental market to be permeated by 3 key themes. Firstly, the deteriorating demand for higher-priced properties means that landlords are seemingly left with little choice but to curb their expectations when setting their asking price. Secondly, many short-term and leisure rental properties moved onto the long-term rental market in 2020, after a sharp decline in tourism activity potentially due to COVID-19 induced travel restrictions. Lastly, we are also starting to see a growing interest amongst tenants choosing to take advantage of lower interest rates to buy houses, whilst some are opting to move in with families, mainly due to job losses and/or reduced income. This exit of tenants from the rental market means an additional oversupply of rental properties to the already overstocked pool, thereby exerting further downward pressure on the rental price. Looking at the regions, Walvis Bay continues to bear the brunt of rental contractions, recorded at -42.2% y/y followed by Oshakati (-30.9 y/y), Ondangwa (26.8% y/y), Rundu (-20.2%), Swakopmund (-16.7% y/y), Okahandja (-5.8% y/y) and Windhoek (-2.1% y/y). Conversely, Tsumeb recorded the highest growth in rent prices of 35.8%/y/y followed by Ongwediva with 15.2% y/y over the review period.

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

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Rental breakdown

Overall rental advertisement volumes contracted by 43% q/q and by 29% y/y to 2878 units in the fourth quarter of 2020. Of interest to note is the persistent increase in the relative share of advertisement volumes for the 2-bedroom segment to 45% in 4Q2020 from 38% in the prior quarter and 34% in the corresponding quarter of 2019 (Figure 3). This trend mirrors the notion that more and more tenants in the middle age group appear to be exiting the rental market due to preference to acquire own property on the one end and due to affordability issues on the other end. This explains the high tenancy turnover and a relative high frequency of rental openings in the 2-bedroom segment. As a result, rent prices across the multi-bedroom segments continues to trend in the negative growth territory (Figure 2)

Figure 2: Rental growth by segment (12MA)

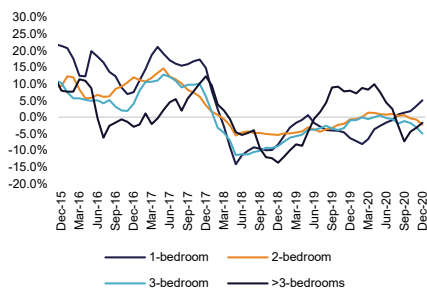
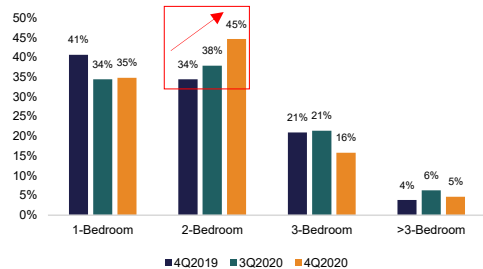


Figure 3: Share of advertisement volumes per segment



Deposit to rent ratio

Overall deposits charged by landlords contracted by 27.0% y/y at the end of December 2020 compared to a contraction of 28.4% y/y recorded during the same period of 2019. This was more evident in the more-than-3-bedroom and 2-bedroom segments which recorded contractions of 52.3% and 31.8% y/y respectively. This could be explained by a continuous decline in the availability of quality tenants, which potentially increases the tenants' negotiating power. Consequently, the deposit to rent ratio decreased further to 4.8% at the end of December 2020 from 6.5% in December 2019.

Figure 4: Deposit to rent ratio

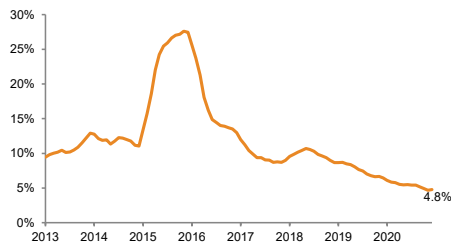
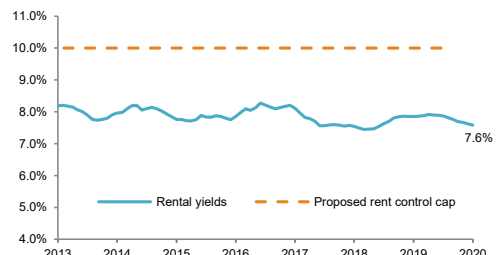


Figure 5: Rental yields



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. The 12-month average rental yields declined by 0.3 percentage points to 7.6% at the end of December 2020 from 7.9% recorded over the corresponding period of 2019. With the average inflation rate for 2020 recorded at 2.2%, the rental yields of 7.6% remains a prudent parameter for the long-term financial stability of the Namibian rental market. Whilst the expected promulgation of the Rent Control Bill by 2021 as outlined in the Harambee Prosperity Plan II is a welcomed development especially when viewed from a long-term perspective, this is nonetheless poised to keep the already depressed rent prices at bay.

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Conclusion

Affordability remains an important consideration for consumer in general, but more specifically amongst tenants. V expect rental growth to remain muted for some time especially across the multi-bedroom segments. The high ren turnover is expected to be a recurrent theme in the wake of weak economic conditions and dominant supplies of ren properties in the market. Furthermore, whilst the expected promulgation of the Rent Control Bill by 2021 as outlined in t Harambee Prosperity Plan II is a welcomed development particularly when viewed from a long-term perspective, this nonetheless poised to keep the already depressed rent prices at bay.

Methodology

The rental index is based on average advertised prices in the residential property market across the country. The advertised prices are restricted to those advertised across print media – specifically the Namibian and Republikien. 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 a on their platforms. Subsequently, the data should be interpreted within these bounds and is therefore subject to 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 weight depending on the number of rooms available in an establishment. One and two-bedroom properties are given high weights within the index versus three-bedroom properties. Furthermore, rental yield figures are calculated based on t average rent advertised and the average bonded property prices in the same area (bond property figures are sourced fr FNBs Housing index data).

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

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

TOWWNS	4Q2019	3Q2020	4Q2020	Q/Q	Y/Y
Arandis	4,500	4,500	-	-	-
Gobabis	6,000	5,650	5,450	-3.5%	-
Henties Bay	5,500	-	-	-	-
Karibib	-	-	-	-	-
Katima Mulilo	5,500	-	-	-	-
Keetmanshoop	4,500	-	-	-	-
Kransneus	-	15,000	15,000	0.0%	-
Okahandja	5,200	5,200	4,900	-5.8%	5.8%
Omuthiya	1,500	-	-	-	-
Ondangwa	4,100	3,100	3,000	-3.2%	-26.8%
Ongwediva	4,950	5,500	5,700	3.6%	15.2%
Oshakati	4,700	3,850	3,250	-15.6%	-30.9%
Oshikango	6,500	-	-	-	-
Oshikuku	-	-	-	-	-
Otjiwarongo	5,100	-	-	-	-
Outapi	-	2,700	2,700	0.0%	-
Rehoboth	3,850	3,750	3,800	1.3%	-1.3%
Rundu	4,200	3,700	3,350	-9.5%	-20.2%
Swakopmund	8,100	7,600	6,750	-11.2%	-16.7%
Tsumeb	4,050	6,000	5,500	-8.3%	35.8%
Usakos	-	-	-	-	-
Walvis Bay	8,300	4,450	4,800	7.9%	-42.2%
Windhoek	7,150	7,050	7,000	-0.7%	-2.1%

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harrold@homepage.com.na



Amanda van Zyl

Swakopmund
081 300 7484

amanda@homepage.com.na



Karen Leemans

Swakopmund
081 220 7042

karen@homepage.com.na



Yvonne Carstens

Walvis Bay
081 148 0717

yvonne@homepage.com.na



Carin McCloud

Henties Bay
085 125 1500

carin@homepage.com.na

LONG BEACH, EXT 2
N\$ 10 000 000



WEB REF: 1265941

OMARURU WILDLIFE ESTATE
N\$ 4 990 000



WEB REF: 1296482

SWAKOPMUND, ROSSMUND
N\$ 4 120 000



WEB REF: 1912961

SWAKOPMUND, ROSSMUND
N\$ 5 050 000



WEB REF: 1916420

USAKOS, PLOT
N\$ 2 300 000



WEB REF: 1913442

SWAKOPMUND, EXTENSION 14
N\$ 3 100 000



WEB REF: 1900928



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Security Shutters

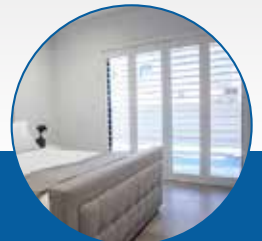
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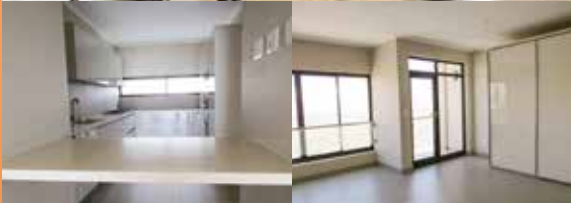
+264 61 301 845



Shade Centre cc

📍 43 Nickel Str, Prosperita
📌 Shade Centre Cc

SWAKOPMUND - N\$ 2 690 000 CC



Web Ref 1936688

This Duplex apartment was constructed to make it possible to add a lift in the apartment if needed. At entrance level you will find the following : Beautiful equiped kitchen with european fittings including soft close doors and drawers, Miele appliances including Coffee Machine, Fridge, Oven and Microwave. Guest toilet, living area with built in BBQ and balcony with sea view. On the first floor you have the following: Store room, Space for a lift if needed, 2 Bedrooms all with their own bathrooms, Sea View from main Bedroom. The apartment also has two secure under cover parking bays in the basement. The unit size is 213 m2 and is situated next to the Platz am Meer Shopping centre.

SWAKOPMUND - N\$ 4 290 000 CC



Web Ref 1936681

At entrance level you will find the following: Beautiful equipped kitchen with european fittings including soft close doors and drawers, Miele appliances including Coffee Machine, Fridge, Oven and Microwave. Guest toilet, Huge living area with built in BBQ and balcony with sea view. On the first floor you have the following: Store room, Space for a lift if needed, Second Living Room, 3 Bedrooms all with their own bathrooms and balconies, Sea View from main Bedroom as well, two secure under cover parking bays in the basement. 34 m2 storage room is also included, unit size is 307 m2 and is situated next to the Platz am Meer Shopping centre .



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
RIVER VALLEY

N\$ 3 930 000

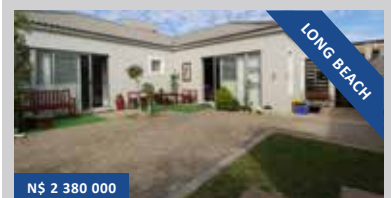
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Incl. * Chicken Farming business *
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SWAKOPMUND
CBD

N\$ 2 330 000

CBD apartment. a Benchmark for City Living
with Space and Livability.
3 Bedrooms, 2 Bathrooms, 1 Garage.
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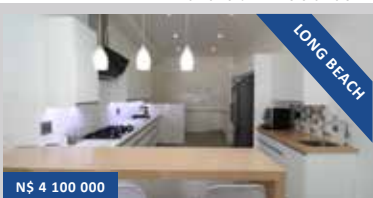


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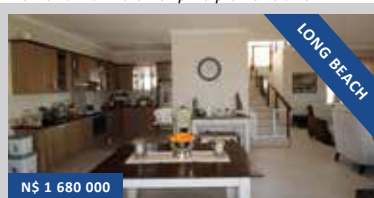
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