

PropertyNews

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JUSTPROPERTY

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NEW

**PUPKEWITZ
MEGABUILD**
BUILDING ON TRUST



Mega Paint
TRUSTED SIMPLICITY

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EDITOR'S NOTE

To DIY or not to DIY...that is the question! Some jobs may be attainable to DIY, but will take you 3x the amount of time it'd take for a pro to complete the same job.

Sometimes the opposite is true, especially if you have some experience. You could save a lot of money AND enjoy the creative process. It all depends on your unique situation.

Read on for more DIY inspiration and ideas.

Gerdi

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NEXT PUBLICATION:
Issue 413 | 17 August 2018
DIY

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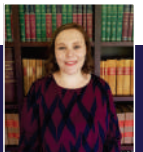
Helene Cronjé is a Namibian Attorney and Conveyancer. She holds degrees BComm (Law) and LLB from the University of Stellenbosch. Her focus is on property related matters. Helene is fully qualified to advise clients on the buying and selling process, conducting searches at the relevant authorities, drafting of sale and lease agreements, liaising with estate agents and mortgage lenders and transferring property.

**We are a full service secretarial service firm assisting clients with the incorporation of close corporations, companies and trusts. We ensure statutory compliance of these entities.
We further have VAT registered shelf companies available.**

Kindly contact Helene should you require an entity or assistance with the transfer of your property.

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Book your unit in this GREAT investment property today!

- 48 x 1 Bedroom units with bathroom, kitchen & lounge.
N\$ 810 000 (Transfer Included)
- 4 x 2 Bedroom Units with 2 bathrooms, kitchen & lounge.
Roof Terrace courtyard.
N\$ 1 450 000

Lourinda 081 252 6296 Marie 081 128 4281
Gerhard 081 124 4682 Johnny 081 124 8589
Denis 081 124 4581



EROSPARK

P.O.R

You CAN have it all! The 'look', the space & Oh, the VIEW! This family home features: Main House of 415 m² with entrance hall, study room, dining room, TV lounge, lounge with fireplace & entertainment room with bar - flowing onto large patio with views. BBQ patio, modern & fully fitted kitchen with gas stove & granite tops. 4 Beds (all en-suite), laundry & store room. 3 Garages with extra storage space, generator room, pool & BBQ area with pizza oven. Flat consisting of bedroom, bathroom, lounge & kitchen. Dbl shade net. Erf of over 3100 m². Lourinda 081 252 6296 or email to lourinda@joseph-snyman.com.na



N\$ 3 380 000

Perfect family home with 'work from home offices'. All on one level. 3 Beds, 2 baths, kitchen, dining room, lounge, entrance area, double garage & entertainment patio. Flat - 1 Huge bedroom, full bathroom, lounge & kitchen. Spacious enough for further extension. Lourinda 081 252 6296



N\$ 2 700 000 CC

Duet - This property offers lots of space. 3 Very Spacious Bedrooms, 2 bathrooms, open plan kitchen / living / dining area, outside braai area, double garage & swimming pool. Marie 081 124 4682



N\$ 2 085 000

The Best & Coziest Complex to live in! Lovely duplex featuring 3 Bedrooms, 2 bathrooms, kitchen, dining room & open plan lounge. Garage, carport & lovely patio enclosed with glass, so you can have the view & the warmth. Lourinda 081 252 6296



N\$ 1 890 000

Selling below valuation. This family house features 3 Bedrooms, 2 bathrooms, fully fitted designer kitchen with gas stove & scullery. Lounge, outside bedroom with bathroom. Lourinda 081 252 6296



N\$ 1 650 000 CC

Langenhoven Crescent
2 Bedrooms, 1 bathroom townhouse with single garage.
The perfect lock up & go unit.
Gerhard 081 124 4682



N\$ 2 300 000 (EXCL COST)

Townhouse for sale under valuation
This modern property offers 3 Bedrooms with 2 bathrooms, beautiful kitchen, open plan living area with garden & double garage. Marie 081 128 4281



N\$ 3 150 000 (Excl Cost)

Plot & Plan for sale - Be the owner of a brand new house, estimated completion Dec 2018. 3 Beds, 2 baths, living / dining, kitchen / scullery & pantry. Entertainment area, BBQ & double garage. Options to choose finishes as stipulated by developer. Marie 081 128 4281



N\$ 990 000 CC

Gladiola Court
2 Bedroom Townhouse
Ideal Starter Home
Gerhard 081 124 4682
gerhard@joseph-snyman.com.na



N\$ 7 500 PM (Excl VAT)

Sun Industrial Park
4 x 150 m² warehouses to let.
Available immediately.
Gerhard 081 124 4682



LUDWIGSDORF N\$ 4 875 000 CC



SOLE MANDATE

VIEWS & 1350 m² erf! 4 Bedrooms, 3 bathrooms & a study. Kitchen, dining room, lounge with fireplace & TV room. Big laundry, inside BBQ & entertainment area with outside pool. 3 Garages, carport, inside parking & storeroom. Established garden.

KLEIN WINDHOEK N\$ 5 150 000 CC



Picture perfect! 4 Bed family home (main with dressing room), 3 baths & study. Kitchen / dining room & lounge with a fireplace. All rooms walk out onto the established garden & a patio with BBQ overlooking the pool / Jacuzzi area. 3 Tandem garages = 5 garage parkings & storeroom.

KLEIN WINDHOEK N\$ 4 056 000



All on one level unit in very secure complex. 3 Bedrooms, 2 bathroom, kitchen, open plan living dining room / lounge & laundry. Double garage & garden. STUNNING views of Windhoek.

EISENHEIM N\$ 2 650 000 NEG



VERY MODERN!

3 Bedrooms, 2 bathroom freestanding house. Open plan kitchen (separate scullery / laundry) / living area that walks out onto the patio with built-in BBQ. Double garage.

EISENHEIM N\$ 2 500 000



Brand new modern freestanding home! 3 En-suite Bedrooms, open plan kitchen / living area. Inside BBQ, double garage & storeroom.

Also to let N\$ 15 000 pm.
Available 1 August 2018.

KLEIN WINDHOEK N\$ 21 000 PM



TO LET

Secure complex in the heart of Windhoek. Semi-furnished, spacious 3 Bedroom, 2 bathroom unit with open plan kitchen (sep scullery) / living area & fireplace. BBQ, splash pool & double garage with laundry. Available September 2018.

EISENHEIM N\$ 16 000 (NEG)



TO LET

Modern & stylish freestanding house with big backyard, BBQ & pool area. 3 Bedrooms & 2 bathrooms fitted with aircons. Open plan kitchen / living area. Double garage. Available 1 August 2018.

PROSPERITA N\$ 16 500 PM



TO LET

Warehouse space 225 m² to let. With office, kitchenette & w/c. Excluding VAT, electricity & water. Available immediately

EISENHEIM N\$ 15 000 PM



TO LET

Freestanding house with stunning views & green area behind! 3 Bedrooms, 2 bathrooms, study or 4th bed, open plan kitchen (sep laundry/scullery) / living area & outside BBQ. Double garage. Available 1 September 2018.

KLEINE KUPPE N\$ 12 500 PM



TO LET

3 Bedroom, 2 bathroom corner unit with large garden. Open plan kitchen / living area. Double garage. Available 1 October.

FINKENSTEIN MANOR N\$ 12 000 PM



TO LET

For the above 50! Perfect, Modern & New! 3 Bedrooms, 2 bathrooms with a kitchen & living area. Inside entertainment area with BBQ. Big backyard with established garden & double garage. Available immediately.

EISENHEIM N\$ 7 000 PM



TO LET

2 Bedrooms, 1 bathroom top floor unit & large balcony with a lovely view, next to the green area. Very secure Estate – The Hills. Open plan kitchen / living room with covered parking. Available immediately

SYLVIE McTEER PROPERTIES

Tel / Fax : 272117

081 124 4043

PASSIONATE ABOUT PEOPLE AND PROPERTY

KLEIN WINDHOEK N\$ 9 950 000



Beautiful family home on level erf, offers 4 Bedrooms, dressing room, 3 bathrooms, guest loo, study, open plan kitchen (scullery), dining room, lounge, TV room, sunroom, flatlet, pool, double garage & double carport. Top security, solar geyser, irrigation, air-conditioners throughout. No transfer duty.
Sylvie 081 124 4043

KLEIN WINDHOEK N\$ 6 900 000 CC



Lock up & go neatly kept home on large terraced erf (1800 m²) with beautiful views offers 2 Beds & study (or 3rd bed), 2 baths, lounge with effective fireplace, dining room, kitchen with scullery & pantry. Lounge opens onto awesome entertainment area with 3 seating areas to overlook the view. Also studio (art), workshop, 2 storerooms, double garage & separate flat with own entrance.
Claudio 081 777 4851

KLEIN WINDHOEK N\$ 6 300 000 CC



SELLING N\$ 1.6 M BELOW VALUATION!! Beautiful family home built on a 1257 m² erf with magnificent views situated in a cul-de-sac offers: 4 large Beds (main with WIC & safe, 3 rooms with 1 large balcony), 3 baths & guest loo. Separate large dining/lounge, modern well-designed kitchen with granite tops, gas hob, scullery & pantry. Servant quarters, infinity pool, storeroom, separate laundry & 2 double garages. No work needed to be done! Claudio 081 777 4851

KLEINE KUPPE N\$ 3 100 000 CC



Spacious corner townhouse in a small complex (cul-de-sac) offers 3 Bedrooms, 2 bathrooms, guest loo, open plan kitchen with gas hob & Caesar stone tops. Lots of BIC, large scullery, TV room leading onto easy maintenance garden with a heated pool, large lapa with a built-in BBQ, bar, loo & double garage. Pet-friendly, 240 m² under roof. Priced @ Valuation.
Claudio 081 7774851

LUDWIGSDORF N\$ 2 100 000 CC



3 Bedroom townhouse in secure complex offers 2 bathrooms, open plan kitchen/dining room/lounge opening onto tiled patio, single garage & carport.
Sylvie 081 124 4043

PIONEERSPARK EXT 1 N\$1 750 000 CC



SELLING BELOW VALUATION - Lock up & go. Well-maintained townhouse on one level offers 3 Bedrooms, 2 bathrooms, large open plan lounge /dining room & kitchen with scullery. Leading to established garden & entertainment area with built-in braai. Single automated garage & carport.
Christine 081 207 5988

KLEINE KUPPE N\$ 1 500 000 CC



Villa Manzi - The perfect lock up & go!! Well-maintained townhouse offers 2 Bedrooms, 1 full bathroom, open plan lounge/kitchen with breakfast bar. Enclosed entertainment area with built-in braai. 24 Hour security.
Christine 081 207 5988

KLEIN WINDHOEK N\$ 50 000 PM



Tastefully furnished modern townhouse in sought after complex offers 5 en-suite Bedrooms, guest loo, open plan well-designed kitchen / TV & dining with glass concertina doors opening up to the entertainment area with built-in BBQ & easy maintenance garden. Scullery with walk-in fridge, triple garage & laundry. Very secure complex, 24h security. Available 1 August. Claudio 081 777 4851

KLEIN WINDHOEK N\$ 30 000 PM



State of the art townhouse with top quality finishes, lovely views in a small & secure complex offers, 3 en-suite beds, well designed modern o/p kitchen, dining, TV with gas fireplace, guest loo, scullery, study, solar heated pool, outdoor ent area with BBQ, large garage big enough for 4 cars, solar geyser, pet-friendly and easy maintenance garden. Claudio 081 777 4851

LUDWIGSDORF N\$ 23 000 PM



Lovely family home on a hill with beautiful views offers 4 Bedrooms, 3 bathrooms, study, open plan kitchen(scullery)/dining room/ lounge, patio, 3 garages & carport.
Sylvie 081 124 4043

KLEIN WINDHOEK N\$ 12 000 PM



Apartment in sought after complex offers 3 Bedrooms, 2 bathrooms, open plan kitchen/ TV room leading onto BBQ area. Single parking bay. Complex offers a swimming pool, tennis court & 24-hour security.
Claudio 081 777 4851

WHK CENTRAL N\$ 9 000 PM



Newly built apartments offer 2 Bedrooms, 2 bathrooms, open plan well designed modern kitchen, lounge leading onto balcony with built-in BBQ & single parking bay. Units with garages available for N\$ 10 000. No pets allowed. Available immediately.
Claudio 081 7774851

Marion Wolf
Anita Dames
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KLEINE KUPPE - N\$ 3 200 000

INCREDIBLE VALUE

5 Bedrooms, 3 bathrooms, spacious open plan living rooms, double garages, double carport, pet & child friendly garden. GREAT VIEWS!
Lourette 081 124 5868



KLEIN WINDHOEK - N\$ 5 150 000 CC

STUNNING! ONE LEVEL!

4 Bedroom Home with 3 bathrooms, study, spacious living rooms, beautiful easy care garden, 4 garages, gr8 security & gr8 location!
Lourette 081 124 5868



OLYMPIA - N\$ 3 350 000 (COST INCL.)

BRAND NEW RELEASE!

Paint + Polish - PROFIT
Offering 4 Bedrooms, 2 bathrooms (1 full bathroom), open plan living, lapa with BBQ, swimming pool & great views!
Lourette 081 124 5868



AVIS - N\$ 2 999 000 CC

Stunning!!!! Modern Townhouse in a Small Complex. Pet friendly. Offering 4 Bedrooms, 2 FULL bathrooms, open plan living room, kitchen, scullery, guest loo, patio, garden, BBQ & artificial lawn for easy maintenance. Storeroom, double garages & extra parking.



EROS/KLEIN WHK - N\$ 19 000 PM

PRICE DROP!

4 Bedroom Home with 3 bathrooms, kitchen, scullery, living, dining & TV room, all leading to cosy outside covered patio with BBQ, established child friendly garden & domestic quarters. Great location & privacy.
Lourette 081 124 5868



OLYMPIA BORDER - N\$ 5 450 000 CC

2 UPMARKET SECTIONAL TITLES AVAILABLE OFF PLAN, choose top notch finishes.
3 en-suite Bedrooms, dressing room, study, spacious living areas, 3 garages, storeroom & many more.
Lourette 081 124 5868

ELISENHEIM

New Development

RIDGE VIEW

Duplex Townhouses

N\$1 490 000 Transfer Excluded



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Garden Space • Pet Friendly
3 Bedrooms • 2 Bathrooms • Guest Toilet
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Village



Quality of life away from the hustle

Finkenstein Village provide it's residents with upmarket, carefree living for discerning young and upcoming citizens in a secure environment. The exclusive village community offers the calm and tranquillity of village-style living in the country, paralleled with the convenience of easy access to first-world amenities and hi-tech facilities.

A choice of accommodation for the younger generation, ranging from various sized erven to well-designed sectional title two- and three-bedroom apartments.

FINKENSTEIN VILLAGE PRICES AS AT JUNE 2018

Erven from 366 m² at N\$ 412 500 to 699 m² at N\$ 742 500
 Houses from N\$ 1.361 mil (Core Unit) to N\$ 2.520 mil (Complete House)
 2 Bedroom Sectional Title..... N\$ 1 573 000
 3 Bedroom Sectional Title..... N\$ 1 870 000





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joaniesproperties@gmail.com



Joanie
081 129 6689



Willem
081 407 4274

KLEIN WINDHOEK N\$ 3 995 000 CC



SOLE MANDATE

Beautiful duplex townhouse in small complex. Offering 3 bedrooms (2 on lower level) fitted with aircons, 2 bathrooms, guest loo, study nook, gorgeous kitchen with scullery, o/p lounge and dining with aircon, covered entertainment with BBQ, pool with wooden deck, curtains and blinds fitted. Spacious double garage. Alarm and Beams.

LUDWIGSDORF N\$5 895 000



SOLE MANDATE

UNBELIEVABLE PRICE REDUCTION!

Family home on spacious erf. 3 Beds (en-suite), lounge, dining, kitchen, study, 2 guest suites with baths, laundry, 1 Bed flatlet with kitchen, lounge & bathroom, garaging for 4 cars, pool, patio with BBQ & views. Water cooler, extra parking & well secured. In mint condition.

KLEIN WINDHOEK N\$5 900 000 CC



Do not miss on this unit! Spacious Unit in popular complex! Gorgeous views of Klein Windhoek, 4 Bedrooms, 3 bathrooms, study, open plan living with fireplace, modern shutters, kitchen with scullery, new deck with pool, extra spacious garage, hobby room & store room... Stunner!

KLEIN WINDHOEK N\$ 4 350 000



Lovely family home, leveled erf 980 m² with space for kids to play. Offering 3 Beds, 2 baths, kitchen & dining & indoor entertainment with BBQ. Lounge with fireplace, lovely outdoor covered patio with BBQ, manageable garden & pool PLUS 1 bed flatlet with own entrance & carports.

PIONIERSPARK N\$ 5 495 000



Absolute Gorgeous Home on offer. Fitted with Travertine tiles & top finishes. 5 Bedrooms, 4 bathrooms, open plan living area, stunner kitchen, scullery, laundry, TV room/gym, study, covered patio with BBQ, stunner pool, Jacuzzi, double garage, single garage & store room.

EROSPARK N\$2 725 000



SOLE MANDATE

NOW REDUCED!!

Cozy family home on offer. Offering 3 Beds, 2 baths, o/p lounge/dining & kitchen, storeroom / pantry & 1 bachelor flatlet/4th bed with own entrance. Double garage plus extra garage for flatlet. Well secured, close to Medi-Clinic. Fantastic value on offer! Valuation in Place.

Suzaan Hennig

REAL ESTATE

BQ, Box 5106 | Ausangreits | Windhoek
www.suzaanrealestate.go.no | Email: suzaan@suzaanrealestate.go.no



Suzaan Hennig
081 790 1588

suzaan@suzaanrealestate.go.no
www.suzaanrealestate.go.no

KLEINE KUPPE N\$ 6 075 000 CC



Top-class finishes, near Whk Gymnasium School. 4 Spacious Beds, 3 baths, TV lounge, study nook, o/p lounge & stunning kitchen. Caesar stone tops, scullery, heated pool, guest toilet, huge ent. room & stunning views. Bachelor flat (own entrance), 6 carports, 3 garages & storeroom, curtains incl. Security system Erf size 600 m². Selling on valuation. **Suzaan 081 790 1588**

LUDWIGSDORF N\$ 4 350 000 CC



Ideal family home on 1323 m² erf. 4 Bedrooms, 2 full bathrooms, lounge & TV Room. Indoor BBQ area & bar, outdoor entertainment lapa & swimming pool. PLUS 1 Bedroom flat currently rented out for N\$ 5000 pm. Double garage. Selling on valuation. **Suzaan 081 790 1588**

KLEIN WINDHOEK N\$ 2 780 000 CC



Lovely double storey townhouse in popular complex in Berg street. 3 Beds, 2 baths, TV room, open plan kitchen & dining area. Fireplace, outside garden with swimming pool & BBQ. Single garage, single carport & laundry area. Selling on valuation. Levies N\$ 2600 pm. **Suzaan 081 790 1588**

KLEINE KUPPE N\$ 4 050 000



This double storey home offers you downstairs open plan lounge and kitchen with big scullery. Guest Toilet. Storeroom. Indoor ent room with BBQ. Upstairs 3 Bedrooms and 2 Bathrooms. Pool and double garage. Selling below valuation. **Suzaan 081 790 1588**

EISENHEIM N\$ 980 000



Eisenheim Lifestyle Village GroundFloor Apartment. 2 Bedrooms, 2 bathrooms & single carport. Selling far below valuation. **Suzaan 081 790 1588**

LUDWIGSDORF N\$ 20 000 PM



TO LET

4 Bedrooms, 2.5 Bathrooms and a study. Open plan modern living area and kitchen with scullery. Outside patio and BBQ, double garage and double carport. Available 1 September 2018. **Suzaan 081 790 1588**



THORN VALLEY | NEW DEVELOPMENT

THORN VALLEY
Freestanding ONE bedroom house selling from
N\$ 372 000
(Excluding land cost)

Land price starting from
N\$ 457 900.00

One bedroom
One bathroom
Living area
Option to add additional rooms

THORN VALLEY
Freestanding TWO bedroom house selling from
N\$ 494 800
(Excluding land cost)

Land price starting from
N\$ 457 900.00

Two bedrooms
One bathroom
Living area
Option to add additional rooms

THORN VALLEY
Freestanding THREE bedroom house selling from
N\$ 628 000
(Excluding land cost)

Land price starting from
N\$ 457 900.00

Three bedrooms
Two bathrooms
Living area
Option to add additional rooms

Affordable 1, 2 or 3 Bedroom freestanding houses on your own piece of land in a beautiful environment. Only 10 km away to the north of the city on B1..

Sigi 081 127 8580 | Poena 081 298 3431 | Valencia 081 287 7828

OLYMPIA N\$ 5 500 000



This family home has loads to offer with 3 Bedrooms, 2 bathrooms, 2 kitchens, separate lounge, dining room, TV room, scullery, study, gym, 2 garages, large entertainment area next to pool & lots of undercover parking. All set on a 1150 m² erf.
Poena 081 298 3431

KLEIN WINDHOEK N\$ 4 995 000 CC



CITY PLAZA
Modern office space of 185 m² with 4 Parking bays. In Sam Nujoma Drive.
Easy accessible.
Also to let - N\$ 25 000 pm. excl. VAT + deposit.
Polla 081 129 9061

KLEINE KUPPE N\$ 4 950 000 CC



Breathtaking view!
This home offers 4 Bedrooms, 3 bathrooms, kitchen, scullery, pantry & laundry. Lounge, dining room & built-in braai/ bar. Guest toilet, entertainment outside/patio, pool & double garage. A must see...
Marietjie 081 268 9069

LUDWIGSDORF N\$ 4 450 000 CC



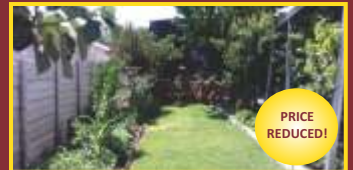
Very neat & spacious family home in mint condition offers 4 Bedrooms, 2 bathrooms, lounge, dining room, entertainment room with bar & BBQ, lapa with BBQ, large pool, double garage & undercover parking. Plus one bedroom flat, laundry & work room. Beautiful well-kept garden. In quiet area. Sigi 081 127 8580

SUIDERHOF N\$ 3 460 000



Put your stamp on this property! Ideal for the young family. A 3 Bedroom home with 2 bathrooms, spacious open plan lounge/dining room/kitchen, patio, BBQ & pool. Plus a 1 Bedroom flat, single garage, 2 carports & a well-kept garden with fruit trees. In quiet area close to schools & other amenities. Sigi 081 127 8580

AVIS N\$ 2 550 000 CC



A rare find! Neat & cosy 3 Bedroom house in quiet area with 2 bathrooms, spacious open plan kitchen/lounge/dining room, patio with BBQ, servants room/laundry, Jacuzzi, single garage & ample undercover parking.
Sigi 081 127 8580

PIONIERSPARK EXT 1 N\$ 1 500 000



In a well maintained & secure complex is a 2 Bedroom unit with 1 bathroom, open plan kitchen/lounge/dining room, single garage, carport & small garden.
Poena 081 298 3431

WINDHOEK WEST N\$ 1 250 000



NEW DEVELOPMENT!
Spacious 2 Bed apartments of 80 m². Only 8 in complex. Open plan kitchen/lounge, bathroom, guest loo, storage, balcony & 2 air conditioners. Walking distance from NUST & all central amenities. Completion: Oct/Nov 2018
Polla 081 129 9061

WINDHOEK NORTH N\$ 930 000



Excellent investment for a young couple or first time buyers! Spotless apartment in Hoses Kutako complex with 2 Bedrooms, 1 bathroom, spacious open plan kitchen/dining room, indoor BBQ & secure undercover parking.
Sigi 081 127 8580



wkh



THE PERSONAL TOUCH WITH A PROFESSIONAL APPROACH



wkh

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Oshana Mall
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www.wkh-law.com



Gretha Dos Santos

grethads@afol.com.na | 081 284 3180

JUSTPROPERTY



OLD HOCHLANDPARK

URGENT SALE!!!
Gretha N\$ 2 950 mil
1036 m² Erf. Near family home. 4 beds, 3 baths, study (or 5th bed), neat kitchen, lounge, dining, laundry, lapa, BBQ, heated pool, double garage, workshop, big trees & great security! FAR BELOW VALUATION.



EROS

Gretha N\$ 3.6 mil
1450 m² Erf. Ultra-neat home. 3 Beds, 2 baths, lounge, TV room, dining, large kitchen, patio with gorgeous mountain view, large pool, 3 garages, 3 carports, fruit trees, good security. Selling below valuation.



SUIDERHOF

SOLE MANDATE
Gretha N\$ 3.850 mil CC
Spectacular 325 m² luxury townhouse with own entrance! Only 3 in complex. 3 Big beds, 2 full baths, balcony, 2 fitted study nooks, guest loo, living area, top-notch kitchen with Caesar stone tops & scullery, "stoep", BBQ, pool & extra-large double garage.



AVIS

FAR BELOW VALUATION
Gretha N\$ 2.375 mil CC
218m², three level townhouse. 3 beds (all with air-con), 2 baths, MASSIVE master bed, TV room with balcony & fire place, neat kitchen with pantry, guest loo, dining room, "stoep", garden & BBQ, dbl garage. Very secure complex!



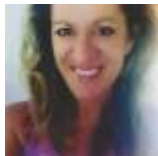
KLEIN WINDHOEK (PINNACLES)

BEST VIEW!
Gretha N\$ 5 980 mil CC
Selling N\$ 1.6 mil BELOW VALUATION! 356 m² unit. 4 Beds, 3 baths, lovely NORTH-FACING living area leading to deck & pool, top class kitchen & scullery, huge TV / play room, garage to fit 4 cars, fitted study & German-style finishes. Super safe!



AVIS

MAKE AN OFFER!
Gretha N\$ 4.980 mil CC
Already N\$ 600 000 below valuation! 4 Bedrooms, 2 bathrooms, open plan living area with fireplace, kitchen with scullery & huge pantry, big study, patio with BBQ, heated pool, 2 garages, 1 carport & low maintenance garden. Top-notch security!



Offering a Service with Trust

081 143 8588

tatjana20120@gmail.com

TATJANA RAPP REAL ESTATE



AVIS - N\$ 1 900 000 CC

OFFERS WELCOME!!
DOUBLE STOREY TOWNHOUSE! Corner unit with a big private yard, approximately 80 m² & pet friendly! Offers 3 big bedrooms (BIC's & main en-suite), o/p kitchen with lounge, a small lapa, 1 garage & another parking area for 2 big cars. Compliance in place! Valuation N\$ 1 900 000.



SWAKOPMUND - N\$ 2 100 000 COSTS EXCL.

FULLY FURNISHED DOUBLE STOREY TOWNHOUSE. Only 6 units in the complex. Offers 3 Beds, 2 baths, guest toilet, o/p kitchen/lounge/dining room, pantry, BBQ, dbl garage, storeroom & well kept garden. Big backyard, patio, pet friendly! Levies N\$ 1500 pm. The furniture is well kept & of high quality. Furniture incl.



OLYMPIA - N\$ 5 380 000 CC

BEAUTIFUL FAMILY HOME
IN A POPULAR & SAFE STREET! 3 Beds, 2 baths, TV/study, huge ent room, beautiful o/p kitchen, scullery, lounge & fireplace. Bachelor flat, PLUS another ent. area next to the pool. Double garage, storage/garage space, big yard, beams, electric fence.



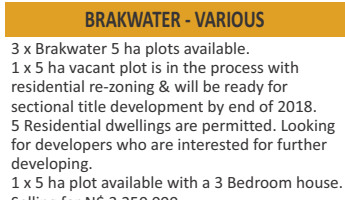
PIONIERSPARK EXT 1 - N\$ 2 000 000 CC

SINGLE STOREY TOWNHOUSE offers 3 beds, 2 baths, double garage, shaded carport, small backyard with Jacuzzi & BBQ area. Water cooler that supplies all rooms with air conditioning. Adjacent to this unit is a wonderful playground/park. Levies: N\$ 2300 pm. Pet friendly.



OLYMPIA - N\$ 4 850 000 OR NEAREST OFFER

SOLE MANDATE
UPMARKET, HUGE HOUSE. Perfect for a big family OR small guesthouse! So much potential! Offers 3 big beautiful beds (all with BIC & en-suite), kitchen, scullery & pantry, Lounge, ent. area, pool & 1 Bed flat. Another bachelor flat (own entrance), SQ's, dbl garage & extra packing space! Valuation in place.



BRAKWATER - VARIOUS

3 x Brakwater 5 ha plots available.
1 x 5 ha vacant plot is in the process with residential re-zoning & will be ready for sectional title development by end of 2018.
5 Residential dwellings are permitted. Looking for developers who are interested for further developing.
1 x 5 ha plot available with a 3 Bedroom house. Selling for N\$ 3 250 000.
All plots are on the left side of the B1 going from Windhoek towards Okahandja.
Call me for more information.

KLEIN WINDHOEK



NEW ON THE MARKET - THE DREAM HOUSE & PLOT FOR THE BIG FAMILY. THE MOST BEAUTIFUL PLOT WITH THE MOST BEAUTIFUL VIEW. 2 Houses on 1 Erf with lots of potential. Erf size: 3894 m².

Main House: 3 Huge Beds, 2 baths, huge lounge with fireplace, dining room, kitchen & huge veranda.

Second House: 3 Beds, 2 baths & open plan lounge/dining room. Garage for 4 cars, pool, BBQ & lots of space.

Selling Price: N\$ 9 500 000 CC

Contact 081 124 7357

KLEIN WINDHOEK



SIMPLEX TOWNHOUSE IN SMALL COMPLEX - GOOD SECURITY!

3 Beds, 2 baths, lounge, open plan dining room/kitchen, scullery, spacious garden with pool & double garage. North-facing.

Selling Price: N\$ 3 000 000 (PRIVATE REG)

Valuation: N\$ 3 100 000

HOUSE RENTED FOR 1 YEAR (CONTRACT IN PLACE)

RENT: N\$ 13 500 pm

Contact 081 124 7357

PROSPERITA



WAREHOUSE

Nickel Street

Offices: 55 & 40 m² = 95 m².

3 Offices, a reception area, a kitchenette, strong room & ablution facilities.

Warehouse: 222 m².

Selling Price: N\$ 3 180 000 Private Reg.

Valuation: N\$ 3 320 000

Rent: N\$ 17 5000 pm (Excluding VAT, water & electricity)

Contact 081 124 7357

PROSPERITA



WAREHOUSE

Copper Street

Offices: 39 m² & 15 m² = 54 m².

Double Warehouse: 348 m²

Store room: 38 m².

Selling Price: N\$ 5 180 000 CC

Valuation: N\$ 5 300 000

Rent: N\$ 15 500 pm (Excluding VAT, water & electricity)

Contact 081 124 7357

WAREHOUSES TO LET

SOUTHERN INDUSTRIAL AREA, WINDHOEK



NAMIBIAN DEALERS UNIT 4

200 m² workshop
with 3 phase power.
Secure complex.
Excellent location.
Only N\$ 14 900 pm
excluding VAT.

Contact Tony at
081 127 1124

NAMIBIAN DEALERS UNIT 2

220 m² warehouse/workshop.
Only N\$ 19 000 pm excl VAT.

Contact Tony at 081 127 1124



Exclusive Lifestyle Modish Design coveted Location
Kleine Kuppe 2 & 3 bedroom, newly built townhouses Starting from N\$ 1 870 000

WINDHOEK CBD



AA grade Office 100 m²
N\$ 180/m². Open plan, single ablution & kitchenette. Available 1 August 2018
Uripi 081 122 3797

KLEINE KUPPE - N\$ 3 600 000



Spacious 4 Beds, 3 baths, o/p kitchen, dining & living area. Outside ent area, built-in braai, splash pool & outside toilet. Dbl garage & storeroom. Desire 081 837 9888
Sonja 081 882 3144

AMBROSE VILLAGE



2 or 3 Bedrooms, 2 bathrooms & outside entertainment. Garage - Single or double 114 m² - 154 m². From N\$ 1 870 000.
Uripi 081 122 3797
Jacob 081 805 5329

PIONEERSPARK - N\$ 2 690 000 ALL INCL.



Not to be missed! Over 1000 m² erf. Spacious F5 3 Bedroom, renovated modern kitchen & loads of potential to expand.
Tami 081 202 6062

ACADEMIA - N\$ 3 850 000



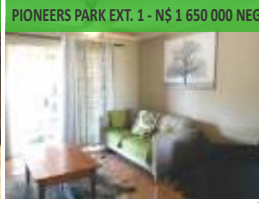
4 Bedrooms (main en-suite), 3 bathrooms, very open & spacious living areas & kitchen. Huge ent braai area, pool, big double garage & well maintained garden.
Regina 081 723 0734

HOCHLANDPARK - N\$ 2 700 000 COST INCL.



3 Bedroom (2 en-suite) house with large kitchen, swimming pool & entertainment area with lapa.
Jules 081 317 9667

PIONEERS PARK EXT. 1 - N\$ 1 650 000 NEG



Eagle Rock. 3 Bedroom townhouse, 2 baths, o/p lounge kitchen, garden with lapa, outside built-in braai & pet friendly. Secure complex with communal swimming pool. Very family friendly.
Tami 081 202 6062

PIONEERS PARK EXT. 1 - N\$ 2 050 000



Westvale complex. 3 Bedroom unit, 2 bathrooms, open plan kitchen, lounge & dining room, courtyard with built-in braai. Jacuzzi & double garage.
Desire 081 837 9888



Windhoek Real Estate

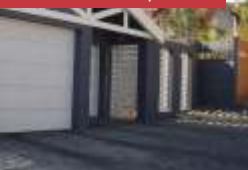
Conny Mierse
081 124 1222
conny@lway.na
www.conny.co.za



MYRRH PROPERTIES
Interested. Invested. Inspired.

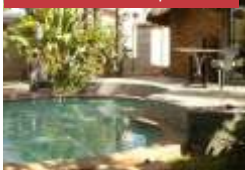
Marisela Davids
081483 8544

LUDWIGSDORF - N\$ 4.4 MIL



Modern luxury townhouse (one of two-duet), all on 1 level, large yard with pool, laundry, white alum window frames and stack-away doors onto patio. 3 Beds, 2 baths, 2 garages & BBQ.

HOCHLANDPARK - N\$ 2.65 MIL



3 Bed, 2 bath family home with granny flat, massive lapa with bar & braai. Dbl garage with extra space. Garden with pool. Walk-in strongroom. Lots of storeroom. Selling below valuation.

EROS - N\$ 2.950 MIL NEG



Centrally located. Packed with Potential! 3 Bedrooms, 2 bathrooms, lounge, kitchen, veranda & carport & erf measuring 1000m².

WHK WEST - N\$ 1.3 MIL INCL COSTS



2 Bedroom apartments, 1 guest toilet 1 bathroom, o/p kitchen & lounge. Aircon in main bedroom and lounge. Carport.

SUIDERHOF - N\$ 3.95 MIL CC



Immaculate 3 bed, 2 bath home with granny flat, centrally situated, lush garden. Lots of extras: solar panels, roofed pool, alum window frames, burglar bars, top security systems.

KLEIN WHK - N\$ 3.75 MIL



Lovely and level ageless 4 bed, 2 bath home set in beautiful garden. 2 fireplaces. Outside ent area under roof with braai and pool. Excellent location, quiet in cul-de-sac.

KLEINE KUPPE - N\$ 11 000 PM



Townhouse To Rent in IMOLA. Beautiful and spacious with 2 beds, 2 baths, o/p kitchen and lounge, outside braai area and tandem garage with laundry area. Available 1 August 2018.

KLEINE KUPPE - N\$ 1.5 MIL



Vacant land for sale measuring 600m². Located close to Windhoek Gymnasium Private school. Residential zoning. Excluding transfer cost.

ST MICHAEL PARK AVIS N\$ 2 375 000 CC REG

**PRIVATE SALE
CONTACT SIMONE
081 363 3421**

**N\$ 300 000
BELOW
VALUATION!**



3 BEDROOM TOWNHOUSE FOR SALE

Valuation: N\$ 2 675 000
Triple Storey house with HUGE master bedroom & balcony
Safe (24 hour security) and family-friendly
204 m² under roof, including automated double garage
Large living room with built-in fireplace (Camino)
Kitchen with lots of BIC and a pantry
2 Bathrooms plus guest toilet
Air conditioners in all bedrooms and living room
Garden with lawn and built-in braai plus alarm
Very well-organised body corporate
Pets allowed with pre-approval
Lots of parking in front of the unit



City Living Real Estate

Lydia Kazimbu
061 259801 | 081 407 0017
kazimbu@yahoo.co.uk



CBD - FROM N\$ 850 000

BELOW VALUATION

Hosea Kutako apartments. 2 Bedrooms, 1 bathroom, o/p kitchen lounge with an built-in braai. Various units available starting at N\$ 850 000.
Lydia 081 407 0017



CBD - N\$ 950 000

City Junction. 1 Bedroom, 1 bedroom, open plan kitchen lounge and secured parking.
Lydia 081 407 0017



KLEIN WINDHOEK - N\$ 2 000 000

PRICE REDUCED!

Spacious 3 bedroom townhouse, 2 bathrooms, kitchen, lounge and garage.
Lydia 081 407 0017



CBD - FROM N\$ 2 950 000

Freedom Plaza 1990. 2 Bedrooms, 2 bathrooms, guest toilet, open plan kitchen lounge and secured parking. Various available!
Lydia 081 407 0017 081 717 0177



HOCHLAND PARK - N\$ 3 200 000

BELOW VALUATION

4 Bedrooms, 3 bedrooms, kitchen, lounge, dining room, entertainment area, office, double garage, outside room with its own bathroom, pool and lots of outdoor space.
Lydia 081 407 0017



PROSPERITA - P.O.R.

Industrial warehouse on an erf of 10 100 m². Consists of office, retail and warehouse space. With double volume. Building is 7000 m².
Lydia 081 407 0017



Get your Bank Windhoek Visa Credit Card today.

You can enjoy:

- Up to 55 days interest free;
- Attractive interest rates on positive balances;
- Instant transfers between your Visa Credit Card and other Bank Windhoek accounts;
- Free travel insurance;
- Visa rewards on Visa Platinum Credit Cards; and
- Sending money using EasyWallet, from your Visa Credit Card account.



*Terms and Conditions Apply



KLEINE KUPPE N\$ 4 950 000 CC



Brand new modern 4 bedroom house with 3 bathrooms. Ultra-modern kitchen, lounge and dining area. Entertainment area with braai and swimming pool. Double garage.

HENNING VILLAGE N\$ 4 415 000



Modern 3 bed, 2 bath townhouse. Stunning kitchen, dining area and lounge. Entertainment area with braai and pool. Garden. Double garage and covered parking. Pet friendly. Secure complex.

AVIS N\$ 1 900 000



3 Bedroom duplex townhouse with 2 bathrooms. Lounge and open kitchen. Braai and entertainment area. Spacious court yard with covered parking in secure complex. Pet friendly.

LUDWIGSDORF P.O.R.



Brand new 4 Bed upmarket townhouse, each with en-suite. Lounge with fireplace, ultra-modern kitchen and dining area. Each unit with own gym. Braai and ente area with pool. Double garage in secure complex.

KLEIN WINDHOEK N\$ 10 500 PM



3 Bedroom ground floor apartment with 2 bathrooms. Lounge and open plan kitchen. Court yard with braai. Basement parking in complex.

OTJOMUISE EXT 4 N\$ 1 410 000



Udo Terrace. Beautiful 3 Bedroom townhouse, with 2 bathrooms. Lounge, open plan kitchen, courtyard with braai & single garage in secure complex. Below valuation.



Celeste Mouton
 +264 81 127 1283

celeste@prosperrealty.com.na



EROS N\$ 4 100 000 CC



PRICE REDUCED!
 Bargain of the year! Family home on 1776 m² erf, open plan kitchen/dining area, 4 bedrooms (mes), 2 bathrooms, double garage plus extra shaded parking. Heated pool with an indoor & outdoor entertainment area with magnificent views!

WHK WEST N\$ 4 100 000



PRICE REDUCED!
 Business opportunity on a corner erf. Ideal for offices, guest house, student living or extended family. Main house has 3 beds, 2 baths & study. Sep from house is 4 e/s rooms & own entrance plus 5th room which can be used as breakfast hall or office. Extra 1 bed flat, Solar geysers, lapa and tandem garage. Lots of parking.

AVIS N\$ 2 120 000 CC



PRICE REDUCED!
 Modern duplex town house. Well priced! 3 bedrooms, 2 bathrooms, garden & patio with braai. Kitchen with o/p lounge/dining area. Electric fence, sprinkler system, alarms, burglar bars & beams. Garage and shaded parking.

P.PARK EXT 1 N\$ 1 480 000 CC



Bargain, bargain!! Safe, well managed complex. 2 Bedrooms, 2 bathrooms with braai on a balcony. Open plan kitchen and lounge. 2 Parking bays.

SWK MILE 4 N\$ 1 800 000



ALSO AVAILABLE TO LET
 Well priced, ready to move in house. Also available to let at N\$ 10 000 pm excl W&E. 3 Bedrooms (mes with BIC), 2 bathrooms, guest toilet and fire place. Double garage and braai area. Open plan kitchen with lots of cupboards, lounge and huge loft area.

AUASBLUCK N\$ 13 000 000



PRICE REDUCED!
 House with views! Also to Let N\$ 50 000 pm neg. 7 En-suite bedrooms, full flatlet on ground floor, double garage, walk-in safe and store room. Several huge living rooms, indoor pool, sauna and steam room with a huge kitchen.

HOCHLANDPARK N\$ 1 450 000



Neat & spacious townhouse with spacious backyard. 3 Bedrooms, 2 bathrooms (1 en-suite), kitchen and o/p living area. Garage, good security & body corporate. Complex repainted.

WINDHOEK WEST N\$ 4 000 000



Perfect location. Price inclusive of all costs. Corner erf 1000m² at a busy street. 135m² dwelling and a 40m² outside building. With a little love and care it will make the perfect location for your new offices.



How to finish What you've started

Most DIY projects begin with a burst of enthusiasm which then dwindles as the complexity of the task comes into focus. They also usually start on a rare free weekend, only for you to realise that your next 10 weekends are jam-packed with other commitments, leaving your DIY tasks unhappily unfinished.

We've all been there. Which is why we've compiled the below tips to help you finish the next time you start.

Plan ahead

Look at what has been holding you back. If it's a lack of time, then make a schedule and create the time you need. If it's money, start budgeting specifically for that project. If it's a lack of skill or understanding, look for answers online or in a book.

Break the project down

Maybe you're simply overwhelmed by everything that needs to be done. In this case, you'll find that slow progress is better than no progress, so break the task down into manageable chunks.

Ask for help

Don't be afraid to approach your friends, family or neighbours if you need help. You can then offer to help them with their own unfinished projects. Not only is this a win-win situation, it also makes you accountable 'cos now other people know what you're up to. The words: "So, I see the extension is still not finished" can be a powerful motivator!

Cut your losses

Sometimes, despite all your best intentions, there are certain projects which you know you'll never finish. Maybe it's that barely-begun shoe rack you've realised you don't have the carpentry skills to complete. Or a paint colour which seemed like a good idea at the time but now... doesn't. Sell the parts, return the paint and move on with your life. You'll feel so much better.

Call in the pros

If you've taken a project as far as you can and it's just not progressing, call in an expert and get it done for good. This is not called giving up, it's called getting it done.

Have a laugh

Sometimes getting started is the hardest part, especially if the chore is a boring one. Scraping paint off walls is one such example. The best way to combat boredom is to pump up the music and make a party of it. You'll find the time just flies by.

Reward yourself

Give yourself something to look forward to when the job is done. Whether it's a pizza or a glass of champagne, celebrating your achievements makes the hard work worth it.

Don't fear failure

There are many reasons for putting off DIY projects, such as a lack of motivation, resources, know-how and time, but the biggest barrier of all is a fear of failure. The above tips will help you overcome these self-defeating thoughts and inspire belief in your ability. You'll end up surprising yourself and your loved ones, and develop the confidence to DIY like a pro.



FNB Residential Property Monthly | March 2018

Highlights for the month

- House prices fell by 8.8% in March to average N\$ 1 136 030
- Volumes accelerated to 11.7% over the year
- House prices fell for the ninth straight month in the coastal market
- In contrast, Otjapi, Luderitz and Otjiwarongo record robust price inflation off low base

Regional Snapshots

Southern:
Average price: N\$ 815 000 (+33.8% y/y)

Northern:
Average price: N\$ 916 000 (+12.3% y/y)

Coastal:
Average price: N\$ 951 000 (-38.0% y/y)

Central:
Average price: N\$ 1 451 000 (-3.1% y/y)

House prices fall again in March

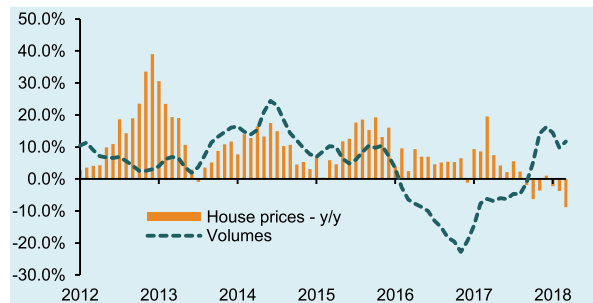
House prices contracted for a third straight month in March by 8.8% y/y, the sixth contraction in the last seven months. The decline meant the price of the average home was cut by N\$ 109 941 from what it was this time last year to N\$ 1 136,030. When desegregated, property prices in the middle price segment stagnated, while property prices in the upper price segment contracted by 3.0% y/y. Conversely, property prices in the lower price segment increased modestly by 3.4% y/y. Additionally, year to date data shows property prices across 14 towns, including the capital Windhoek, contracted. Volumes however increased 11.7%, driven primarily by the new affordable housing supply and improved land delivery. Volumes in the lower price segment have consequently risen by 17.9%, while land delivery has increased by 58,0%, bringing partial relief to those in the housing backlog. Both the middle and upper price segment recorded volume increases as well, albeit minimal. However, transactions in the luxury housing segment have dried up, with only one transaction registered in the past four months.

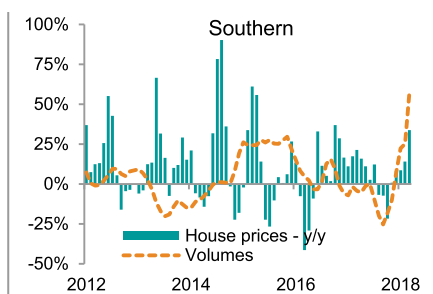
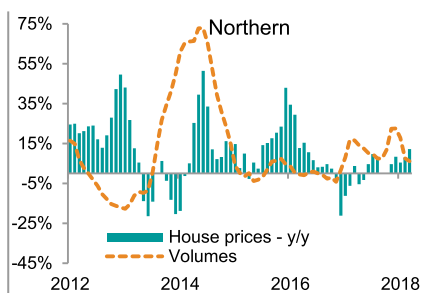
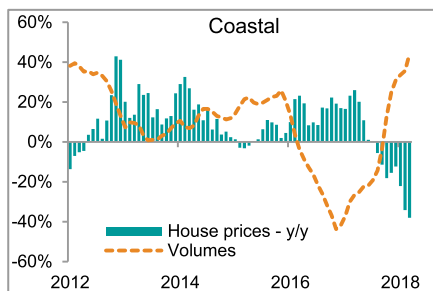
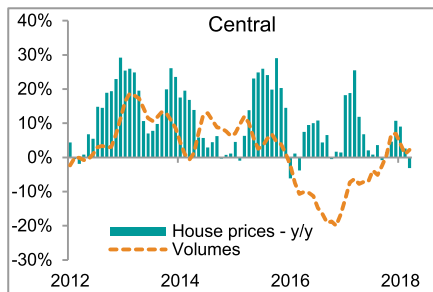
Given the likelihood of more affordable housing stock entering the market and the delayed reaction to the economic downturn, we expect property prices to retreat even further and remain under pressure for longer - allowing the market to correct after decades of exuberant house price inflation. Sellers seem to remain denial on pricing shifts, as 91% of homes sold in the period, sold for below asking price, which points to overly optimistic prices in an ultra-cautious buyers' market.



Josephat Nambashu - Analyst
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FNB House Price Index





Central: As anticipated, central property prices contracted by 3.1%, following price weaknesses in the upper segments where property prices fell by 4.1% y/y. In the capital, property prices fell for the second time in twelve months, albeit by a modest 0.6% y/y, whilst Okahandja prices contracted by as much as 13.7% y/y. Volumes increased by 2.2%, driven primarily by increased affordable housing supply in Windhoek and Okahandja.

Coastal: The coastal property prices fell for the ninth month in a row - this time by 38.0% y/y – as changes in the housing mix comes into play. Here, sales are increasingly concentrated in the lower segments (84% of total volumes), bringing the overall average price down. Consistent with this development, property prices fell by 33.4% y/y in Swakopmund and by 40.3% y/y in Walvis Bay. Given the strong mass housing and aggressive land delivery at the coast, price weakness has begun to trickle down to the middle and lower property prices segments, where 13.8% y/y and 14.8% y/y contractions were recorded respectively. Additionally, volumes shot up by 44.2% through March, with most of the supply coming through the middle and lower price segments. Demand in the upper and luxury segments has stagnated under the current economic backdrop. FNB's Estate Agent Survey reported properties spending about 24 weeks on the market at the coast whilst the agents' affordability perception index ticked up, in that income levels are "far" behind house price levels.

Northern: In contrast, the northern property price inflation is picking up after months of negative price growth. Property prices in this region increased by 12.3% y/y, their highest in almost two years. This was driven primarily by properties in the lower to middle price segments, which have begun to record positive growth, while the upper price segment remains in decline. Meanwhile, house prices are still falling in Katima Mulilo (-21.4% y/y) and Rundu (-3.7% y/y) on the back of increased supply in these markets. Mortgage extended to the northern region increased by more than 36% in the last twelve months to N\$1.49 billion, retaining its second largest mortgage market status.

Southern: The southern market is persistently volatile, and as such should be interpreted with caution. In March property prices rose by 33.8% y/y, after decreasing by more than 21% just five months ago. Volumes were up by as much as 65% through March, but with a small base, the volatility remains high.


APPENDIX: YEARLY AVERAGE HOUSE PRICES

Town	2013	2014	2015	2016	2017	2018	YTDr	3Yr	5Yr
Arandis	299 000	494 000	456 000	532 000	640 000	947 000	48.0%	107.7%	216.7%
Eenhana	532 000	553 000	700 000	798 000	770 000	883 000	14.7%	26.1%	66.0%
Gobabis	699 000	839 000	889 000	1 119 000	908 000	1 999 000	120.2%	124.9%	186.0%
Grootfontein	559 000	647 000	736 000	645 000	812 000	767 000	-5.5%	4.2%	37.2%
Helao Nafidi	575 000	909 000	1 002 000	425 000	607 000	607 000	0.0%	-39.4%	5.6%
Henties Bay	851 000	929 000	1 115 000	1 103 000	1 190 000	1 141 000	-4.1%	2.3%	34.1%
Katima Mulilo	595 000	737 000	791 000	893 000	673 000	864 000	28.4%	9.2%	45.2%
Keetmanshoop	504 000	610 000	863 000	632 000	686 000	897 000	30.8%	3.9%	78.0%
Luderitz	527 000	509 000	584 000	829 000	811 000	869 000	7.2%	48.8%	64.9%
Mariental	518 000	685 000	736 000	913 000	1 336 000	773 000	-42.1%	5.0%	49.2%
Okahandja	624 000	820 000	922 000	856 000	937 000	923 000	-1.5%	0.1%	47.9%
Okahao	466 000	492 000	491 000	611 000	568 000	787 000	38.6%	60.3%	68.9%
Omaruru	562 000	954 000	767 000	1 092 000	1 111 000	840 000	-24.4%	9.5%	49.5%
Omuthiya	482 000	540 000	612 000	640 000	750 000	1 637 000	118.3%	167.5%	239.6%
Ondangwa	551 000	683 000	720 000	836 000	910 000	938 000	3.1%	30.3%	70.2%
Ongwediva	585 000	755 000	1 009 000	944 000	951 000	1 150 000	20.9%	14.0%	96.6%
Oshakati	572 000	1 163 000	974 000	679 000	785 000	771 000	-1.8%	-20.8%	34.8%
Oshikuku	533 000	569 000	580 000	634 000	635 000	719 000	13.2%	24.0%	34.9%
Otavi	533 000	611 000	531 000	560 000	647 000	517 000	-20.1%	-2.6%	-3.0%
Otjiwarongo	803 000	825 000	967 000	1 021 000	1 069 000	1 062 000	-0.7%	9.8%	32.3%
Outapi	456 000	553 000	579 000	785 000	738 000	1 215 000	64.6%	109.8%	166.4%
Outjo	755 000	739 000	925 000	928 000	809 000	540 000	-33.3%	-41.6%	-28.5%
Ruacana	707 000	855 000	898 000	968 000	875 000	789 000	-9.8%	-12.1%	11.6%
Rundu	468 000	630 000	684 000	780 000	727 000	739 000	1.7%	8.0%	57.9%
Swakopmund	1 019 000	993 000	1 096 000	1 334 000	1 348 000	1 161 000	-13.9%	5.9%	13.9%
Tsumeb	741 000	750 000	966 000	1 162 000	1 222 000	1 089 000	-10.9%	12.7%	47.0%
Usakos	715 000	427 000	657 000	445 000	617 000	660 000	7.0%	0.5%	-7.7%
Walvis Bay	854 000	1 042 000	992 000	1 156 000	1 079 000	916 000	-15.1%	-7.7%	7.3%
Windhoek	1 152 000	1 209 000	1 440 000	1 514 000	1 614 000	1 556 000	-3.6%	8.1%	35.1%
Namibia	895 000	972 000	1 110 000	1 151 000	1 187 000	1 159 000	-2.4%	4.4%	29.5%

Methodology

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

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



Conclusion

House price growth has diminished and the recent developments suggest that we are set to face price correction as affordable property supply increases at a time where subdued economic activity persists and labour uncertainty is high. These factors have curtailed housing demand, and with mortgage advances growing at a paltry 8.1%, property prices can only contract. Furthermore, with more serviced land entering the market, the price pressures will only intensify. It is for these reasons; we have revised our house price expectations to reflect a market correction after decades of robust house price appreciation. Although our econometric models do suggest a modest recovery in 2018, the housing market will take a bit longer to recover. Nothing economically looks very strong, just mildly better than where we come from, and as such, house prices are expected to contract even further through 2018. Current forecast points towards price contractions of 5.8% for 2018 as a whole, easing to 1.2% in 2019.

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Authored by: Josephat Nambashu Tel: +264 61 299 8496

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N\$ 100.00 p/m²

TO LET WALVIS BAY

Modern open plan Offices with parking space. Situated centrally nearby good Business area close to the port. Size's ranging from 64m² - 106m².

Talitha
081 337 3669



N\$ 1 990 000.00

BEST INVESTMENT - WALVIS BAY

Spacious house with open plan kitchen / dining area, guest toilet, big entertainment area, outside BBQ, big garden, laundry & tandem garage.

Claudia
081 169 6227

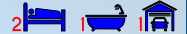


N\$ 870 000.00

CENTRAL WALVIS BAY

SOLE & EXCLUSIVE MANDATE
Brand New Development coming soon !
24x 2 Bed, 1 bath units with balcony & garage.

Sumari
081 627 3181

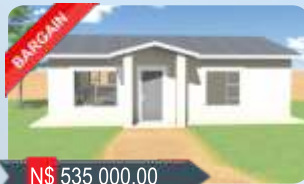


Price on Request

VARIOUS MALL SPACE TO LET!

Mall space available in Gobabis, Rundu, Outapi, Ohangwena, Nkurenkuru, Omuthiya, Engela & Walvis Bay. We have the solution to your rental problem!

Yolanda
081 158 3463

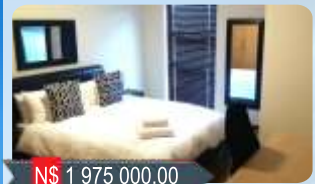


N\$ 535 000.00

ORANJEMUND EXT 5

Newly Built, stunning 2 Bed, 1 bath House with kitchen/lounge area & carport on own ERF! Erf sizes range from 575 to 875m². Selling from only N\$ 535 000.00

Sumari
081 627 3181



N\$ 1 975 000.00

LUXURIOUS UNIT WALVIS BAY

Modern & Spacious double storey Unit, in safe & secure complex. 183m² - Townhouse with kitchen / lounge / living area. Guest Toilet, Indoor BBQ & courtyard.

Claudia
081 169 6227

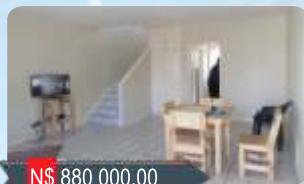


from
N\$ 228 000-00

FOX VILLAGE KUISEBMOND

Newly built bachelor's / 1 bed apartments with open plan kitchen/lounge area & parking bay. Situated close to Multi-purpose Centre. Also available for rent! ONLY 3 LEFT!

Claudia
081 169 6227



N\$ 880 000.00

WALVIS BAY - LAST ONE LEFT!

Double Storey townhouse with open plan kitchen / lounge / living area. Opportunity not to be missed! CC REGISTERED!

Claudia
081 169 6227

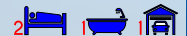


from
N\$ 680 000.00

SHAMBO VILLAGE OKAHANDJA

Exciting new Development, 200m from shopping mall, 2 x 2 Bedroom Duplex Units. 20 x Units Available. You snooze you loose!

Hannelie
081 223 3224



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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FOR RENT

SOEE MANDATE



from
N\$ 8 500-00 p/m

PELICAN MALL WALVIS BAY

Newly Built 3 Storey mall ideally located in the CBD! Ground floor shops. First & second floor Offices. Extra garages & roof parking.

Yolanda

081 158 3463



SOEE MANDATE

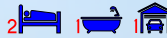
N\$ 995 000.00

NEWTON COURT WALVIS BAY

Modern & Upmarket apartment with spacious open plan kitchen / lounge area and a single garage. Quiet Area in safe & secure complex.

Claudia

081 169 6227



PRICE REDUCED

SOEE MANDATE

N\$ 1 600 000.00

GREAT LOCATION - WALVIS BAY

Fully Furnished, Beautiful & Spacious house with open plan kitchen / lounge / living area. Indoor BBQ, courtyard & double garage.

Claudia

081 169 6227



from
N\$ 259 600.00

VACANT ERVEN OSHAKATI

EXT 16, New Luxury Suburb, Zoned Single Residential. 829m² to 2041m² Selling from ONLY N\$ 259 600 to N\$ 689 000 each!

Claudia

081 169 6227



PRICE REDUCED

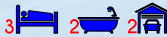
N\$ 2 150 000.00

PERFECT LOCATED WALVIS BAY

Newly built house, open plan kitchen with granite tops, big sitting room, patio, foyer, Built-in-cupboards in all rooms. Modern, Stylish & walking distance from lagoon.

Claudia

081 169 6227



FOR RENT



from
N\$ 3 500-00 p/m

DARRA COURT KUISEBMOND

Newly built shops & offices to rent in Darra Court centrally located in Kuisebmond. Awesome location with lots of feet!

You snooze you loose!

Yolanda

081 158 3463



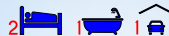
from
N\$ 915 795.00

MORNINGSIDE ONGWEDIVA

Luxurious, Modern & spacious 2 Bed, 1 Bath Apartments with open plan kitchen/lounge. Parking bay, secure complex with courtyard & security. Fully Furnished option.

Veronique

081 169 6213



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Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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N\$ 9 000 000.00

STUNNING SWAKOPMUND

Luxurious double storey house with awesome open plan kitchen, living, study, underfloor heating, garden & 4 garages. CC Registered, so much more!!

Gogga

081 169 6215



N\$ 2 800 000.00

CENTRAL WALVIS BAY

4 Bed, 5 bath house, large lounge to dining area, Big kitchen with scullery, laundry, Indoor BBQ, TV room, outside entertainment area & 3 garages. Plus Bachelor flat & 2 bed flat.

Sumari

081 627 3181



N\$ 4 500 000.00

FURNISHED ONGEWDIVA EXT11

Beautiful 3 bed, 3 bath House open plan kitchen cocktail lounge, swimming, pool, laundry outside BBQ, laundry, boundary walls, electric fence, 2 carports & double garage.

Claudia

081 169 6227



N\$ 1 380 000.00

SELF-CATERING MONDESA

B&B Investment, with open plan kitchen / living area, store room, walled, alarm & double garage.

Gogga

081 169 6215



N\$ 1 300 000.00

DUNE COURT - WALVIS BAY

3 Bedroom, 1 full bathroom, 1 shower Unit, with en-suite bathroom, dressing room, open plan kitchen/lounge area, BIC & alarm, paved courtyard, Indoor BBQ & double Garage.

Claudia

081 169 6227



N\$ 1 680 000.00

SWAKOPMUND

3 Bedroom & 2 Bedroom Apartment, with open plan kitchen / lounge living area, indoor BBQ and Bay parking. Secure lock-up and Go.

Gogga

081 169 6215



N\$ 2 560 000-00

EXT 21 ONDANGWA

Perfectly located for SME park, Truck Porter Warehouses! 6437m² - Sevcid Vacant Erf. Zoned: Industrial CC - REGISTERED!

Sumari

081 627 3181



N\$ 980 000-00

FAIRWAYS WALVIS BAY

2 Bedroom, 2 bathroom Unit, situated in a Stunning complex, with Open plan Kitchen/ lounge area & 1 garage. Selling below far valuation.

Joey

081 278 0518



N\$ 2 230 000-00

WALVIS BAY CBD

Close to Namport & far below Valuation! House on Business erf 1036m², perfect for Business, hotels, retail or service station, casino, warehouses & night clubs.

Joey

081 278 0518



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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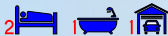
from
N\$ 506 000 000.00

EKUKU EXT 4&5 OSHIKATI

2 Bedroom & 3 Bedroom house, with open plan, Selling from N\$ 506 000-00. PLOT & PLAN, Only 9 Available ! Bond & Transfer fees included!

Claudia

081 169 6227



ZEBRA PARK OKAHANDJA

2 Bedroom | 1 Bathroom | Kitchen with built-in stove | Solar Geyser | Built-in Cupboards | Own Carport | Own Backyard

N\$ 535 000.00

SOLE MANDATE

Claudia
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GOBABIS - FOR SALE

BRAND NEW HOUSING DEVELOPMENT

2 Bed starting from N\$ 660 000.00

3 Bed starting from N\$ 840 000.00

Bond & transfer costs included!

7 types of houses to choose from

Each house on own erf

Modern finishes in a beautiful neighborhood

Angelika 081 562 2186

Sumari 081 627 3181



from
N\$ 660 000.00



from
N\$ 407 000.00

DEVELOPMENT OUTAPI EXT11

2 Bed 1 Bath sectional title apartments selling from only N\$ 407 000.00 each! Free-standing 2 & 3 Bed houses each with own plot selling from only N\$ 525 000.00 each!

Veronique

081 169 6213



from
N\$ 630 000.00

WALVIS BAY KUISEBMOND

Newly built Free-standing 2 & 3 Bed houses each on own erf!! Walking Distance from beach, BIC in Main Bed & kitchen. 7 House plans to choose from with House sizes 50m² to 110m², Plot sizes from 300m² to 525m².

Claudia
081 169 6227

Emily
081 293 0335

Florian
081 460 0045

Angelika
081 562 2186

Sumari
081 627 3181



FOR RENT

Price on Request

OLUZIZI PLAZA - OUTAPI

30 - 40m² Shops available for rent at the Oluzizi Plaza (Woermann & Brock). Please call to view this well located shops. Call now!

Yolanda
081 158 3463



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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N\$ 2 850 000.00

MEERSIG WALVIS BAY

4 Bedroom & 2 Full bathroom, with huge open plan kitchen / lounge area, Security cameras, 2x double garage & much more!
Plus: 1 Bed with own entrance.

Joey

081 278 0518



N\$ 17 200 000.00

AUSSPANPLATZ WINDHOEK

Located next to Angolan Embassy, Ideal for Guest House, Self Catering or can be sub/dev & sold Individually. Zoned Bus: Bulk 3.5
11x Single Units, 5 x Double, Shops & Rest.

Sumari

081 627 3181



N\$ 100 000.00

ARANDIS

450m² - N\$ 100 000.00 each or 2 bedroom house with own plot from only N\$ 410 000.00

Rosalin

081 412 4246



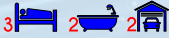
N\$ 1 450 000.00

CENTRAL SWAKOPMUND

Spacious 3 Bedroom, 2 Bathroom Apartment, with open plan kitchen/living, sunroom. Tandem garage. Neg!

Gogga

081 169 6215



N\$ 6 800.00

TO LET SWAKOPMUND

1 Bed, 1 bath Flat, basement parking - N\$ 6800
4 Bed, 3 bath house, double garage - N\$15300
Workshops & Warehouses from - N\$ 10 000.

Lucille

081 169 6216



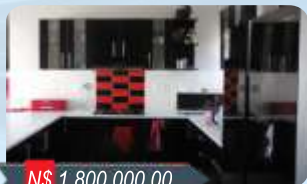
N\$ 1 300 000.00

LONG BEACH

Neat 3 Bedroom & 2 Bedroom Apartment, with open plan kitchen / lounge, double garage. CC Registered. Walking distance to the beach.

Gogga

081 169 6215



N\$ 1 800 000.00

BRAND NEW TAMARISKIA

3 Bedroom, 2 bathroom with modern kitchen, lounge dining room, guest toilet, outside BBQ & 3 garages.
REF: RL1474189

Rosalin

081 412 4246



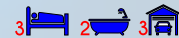
N\$ 1 450 000.00

PRICE TO GO - TAMARISKIA

3 Bedroom, 2 bathroom with kitchen, lounge/dining room & 3 garages.
Plus: 2 bedroom flat.
RL1474155

Rosalin

081 412 4246



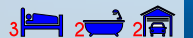
N\$ 2 300 000.00

MEERSIG EXT1 WALVIS BAY

Newly Built 3 bedroom, 2 bathroom house, kitchen with BIS, scullery, laundry area & Indoor BBQ, lounge with fireplace & double garage. Plus: 2 Bed flat, own Garage.

Sumari

081 627 3181



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land

QUIET CENTRAL APARTMENT

N\$ 1 280 000



Web Ref: 307

This apartment has an open plan living area & kitchen. There are 2 Bedrooms with 1 bathroom & a guest toilet. 1 Bedroom has a neat balcony. This unit also has a single garage. The unit size is 114 m².

SPACIOUS AND NEW

N\$ 1 860 000



Web Ref: 334

This house is brand new & features: 3 Bedrooms with 2 bathrooms. The kitchen, living room & dining room are open plan & it has an indoor BBQ. The kitchen has a scullery to the side & the house has a double garage.

NEAT HOME WITH FLATS

N\$ 3 200 000



Web Ref: 016

The main house has 3 Bedrooms, 2 bathrooms & a guest toilet. There is a kitchen, scullery, living room & dining area. The house also has an office & an impressive lapa area that can be an entertainment area. There is a laundry & a double garage. The main house has a beautiful yard with an outdoor BBQ. The property has a bachelor flat & a single bedroom flat.

PRACTICAL AND SPACIOUS

N\$ 2 650 000



Web Ref: 335

This house is largely open plan & has 3 Bedrooms & 2 bathrooms. The kitchen is not open plan but connects with the living room / dining area & TV room. There is a guest toilet & 4 garages of which one garage has a pit in. The erf has a size of ± 1150 m² & the house is close to a school. The property has pre-paid electricity.

SPACE FOR EXPANSION

N\$ 1 790 000



Web Ref: 337

This house is a true golden oldie. The erf is an amazing ± 1450 m²! The house has 3 Bedrooms & 2 bathrooms. There is a kitchen, a scullery & an open plan living /dining area. The house has courtyard, a single garage & a laundry area. There is also a guest toilet & an outside toilet. The property has pre-paid electricity.

SPACIOUS LIVING!

N\$ 2 100 000



Web Ref: 336

This house has recently been renovated & is in a nice quiet area. The house has 3 Bedrooms & 2 bathrooms. The living / dining areas are open plan & the kitchen & scullery are linked to each other. The size of the erf is ± 1150 m². There is a double garage on the property & an outside entertainment area.

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SWAKOPMUND
N\$ 2 700 000 Web Ref 1068634
BRAND NEW UPMARKET apartment in centre of town, close to the beach! O/p modern design kitchen / living area, 2 beds, 1 bath & 2 garages.



SWAKOPMUND
N\$ 3 848 000 Web Ref 1084380
FAMILY HOUSE with beautiful garden, cc registered! 3 Bedrooms, 3 bathrooms, patio with built-in braai and pool plus 2 garages.



LONGBEACH
N\$ 2 400 000 Web Ref 1084380
MODERN design family home with quality finishes. Walking distance to the beach! 3 Bedrooms, 2 bathrooms, patio, 2 Garages



BLACKROCK SWAKOPMUND
N\$ 1 650 000 Web Ref 1133333
NEW DEVELOPMENT! Stylish finishes for the modern buyer. 3 Different designs to choose from. Walking distance to beach! 3 Beds, 2 baths & 2 garages



DOLPHIN BEACH
N\$ 2 100 000 Web Ref 1071508
SEA VIEW - NEW DEVELOPMENT! Townhouse with o/p kitchen / dining / lounge, 3 beds, 2 baths & 2 garages



SWAKOPMUND
N\$ 1 365 000 Web Ref 1057333
Apartment on first floor, close to the beach with large South facing balcony. O/p kitchen / lounge, 2 beds, 2 baths & single garage.



SWAKOPMUND
N\$ 10 500 000 Web Ref 1152300
LUXURY LIVING! Walking distance to the beach. Massive o/p living area. 4 Bedrooms, 4 bathrooms, 4 garages and 2 flats.



SWAKOPMUND
N\$ 4 700 000 Web Ref 1100990
LOVELY SPACIOUS HOME, very neat and well maintained! 4 Bedrooms, 3 bathrooms, study, 5 garages. CC registered!



NEW PEAK
properties & rentals

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michelle@properties-namibia.com
www.properties-namibia.com

LONGBEACH, WALVIS BAY N\$ 3.2 M



3 Bedroom, 2 Bathroom Triplex Home. Just a Stone's throw away from the beach. Open plan kitchen with separate scullery, dining area & lounge leading out to balcony. 4 Garages. CC Registered. Web Ref: 1133640

LONGBEACH, WALVIS BAY N\$ 2.5 M



Immaculate home offers 3 Bedrooms, 2 Bathrooms with 2 Garages. Free-flowing & sizeable kitchen, lounge & dining area. Comfortable entertainment area with indoor BBQ. Web Ref: 1147681

LONGBEACH, WALVIS BAY N\$ 1.45 M



Well maintained Triplex Townhouse situated close to the beach. 3 Bedrooms, 2 Bathrooms & 2 Garages. CC Registered. Web Ref: 1139497

OCEAN VIEW, SWAKOPMUND N\$ 1.91 M



3 Bedroom, 2 Bathroom, 2 Garages family home for sale. BUILDING IN PROGRESS! House is built in a U-Shape. Double storey expansion possible. Web Ref: 1144760

VOGELSTRAND, SWAKOPMUND N\$ 1.65 M



Black Rock. Upmarket Development. Situated close to the beach, Platz am Meer Mall & Schools. Development offers 16 Three Bedroom Units. Single & Double Storey. 3 Different Layout options to choose from. Web Ref: 1139587

DOLPHIN BEACH, WALVIS BAY



Atlantic Dunes Development. 2 Bedroom, 2 Bathroom Units with a sea view. Spacious open plan kitchen, dining & lounge area with built-in BBQ leading out to balcony. 3 Bedroom Townhouses also available. From N\$1.65 to N\$1.78 mil – Transfer fees included. Web Ref: 1057828

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Association of Estate Agents Namibia

Ed has spoken to over 100 audiences each year since 1990. He has been a featured speaker at the last twenty eight consecutive NAR Conventions, at ten CRS Sell-a-brations and has spoken on the topics of negotiating, business and strategic planning, customer service, and leadership throughout the United States, the United Kingdom, Europe, Canada, New Zealand, Africa, South America, Singapore, Scandinavia, and Malaysia.



ED HATCH

For further information contact Amanda 081 827 1833

Windhoek - 17 August 2018 (Limited Seats Available)

- Price N\$450 for AEAN Members.

- Price N\$850 for Non-AEAN Members and the Public.

Place: AM Weinberg (13 Jan Jonker Road, Windhoek)

See Map: <https://goo.gl/maps/RYUCEXvDJhF2>

Time: 08h00 till 16h00.

Coffee, Tea and Snacks Provided.

RSVP before or on 14 August 2018 latest.

RSVP Online: <https://bizz.link/RSVP-Ed-Hatch>



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9 Months

8.35%

12 Months

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exceptional rate of return.*

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