



# PropertyNews

propertynews.com.na | 14 February 2019 | Issue 424: Investing & Mortgages



*RM*  
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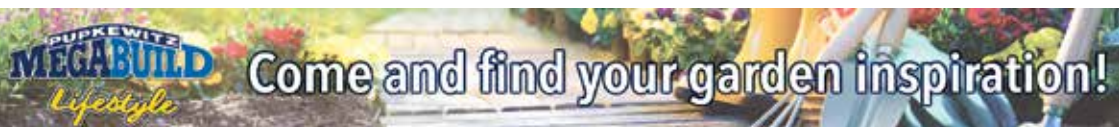
See inside page 6

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**NOTE FROM THE EDITOR**

When it comes to investing, our rational need is to protect and grow our money so that we can use it to fund our retirements, to live a life free of financial stress or to be able to live a more prosperous and luxurious existence. Turn to page 26 for more on rental investment.

Happy Valentine's Day!

*Gerdi*

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**NEXT PUBLICATION:**

Issue 425 | 28 February 2019  
Investing & Mortgages

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**URGENT SALE!**

**HIGHLAND PARK**



**N\$ 3 000 000 OFFERS WELCOME!**

For the bigger family. Spacious 3 beds, 2 baths, o/p kitchen dining area, tv & lounge, pool, veranda with outside braai, cellar, huge 2 bed flat, dbl garage plus extra parking. Marie 081 128 4281

**LUDWIGSDORF**



**N\$ 3 500 000**

Perfect start-up home with 3 beds, 2 baths, kitchen, lounge & breakfast nook. Lapa with b/i braai, pool. Laundry & outside room. Dbl garage & carport. Quiet street & all on 1 level. Lourinda 081 252 6296

**KLEIN WHK**



**N\$ 7 350 000**

Immaculate, neat 3 bedroom home, 2 bathrooms, lounge, sun room, dining with breakfast nook, lapa, pool, 1 bed flat, 3 garages. Excellent security. Johnny 081 124 8589

**PRICE DRASTICALLY REDUCED!**

**OLYMPIA**



**N\$ 4 950 000**

Residence - Zoned for offices. Large erf 1547 m<sup>2</sup>...under roof 375 m<sup>2</sup>. Ideal for professionals....visible and accessible. Potential for further development Denis 081 124 4581

**AUASBLICK**



**N\$ 25 000 PM**

4 bedrooms, 3 bathrooms (2 en-suite), guest toilet, modern kitchen & scullery. Built-in covered BBQ, exec home office partly furnished, solar geyser. 2 dbl garages and storerooms. Denis 081 124 4581

**NEW RELEASE**

**OLYMPIA**



**N\$ 3 750 000 EXCL COST**

All-on-1-level home in mint condition. 2 Spacious e/s beds, big o/p kitchen living area, sep scullery, dbl garage, storeroom, pool, extra garage, all on a big 1815m<sup>2</sup> erf. Marie 081 128 4281

**PIONIERSPARK**



**N\$ 1 670 000**

Extension 1 - secure complex. 3 Bedrooms, 2 bathrooms, kitchen caesar stone tops. Lounge. Single carport. Solar geyser & gas stove. Communal swimming pool & braai area. Small private garden. Lourinda 081 252 6296

**COMMERCIAL**



**VARIOUS COMMERCIAL PROPERTIES FOR SALE & TO LET**

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

**CBD**



**FOR SALE OR TO LET**

For sale N\$10 000 000 or to let N\$ 75 000 pm Price on valuation. Immediately available 1568m<sup>2</sup> retail/warehousing space with offices and parking in Independence ave. Johnny 081 124 8589



**LUDWIGSDORF N\$ 4 875 000 CC**



SOLE MANDATE

VIEWS & 1350m<sup>2</sup> erf! 4 beds, 3 baths with study. Kitchen, dining room, lounge with fireplace & TV room. Big laundry. Inside BBQ & ent area with outside pool. 3 x garages, carport, inside parking & storeroom. Established garden.

**LUDWIGSDORF N\$ 3 995 000 CC**



4 Bed, 2 bath & study freestanding house. Stunning views from the living area that walks out onto balcony. Kitchen with scullery / laundry. Outside garden, pool & thatch entertainment area with BBQ. 1 Bedroom flat & bachelor flat. Double garage.

**EISENHEIM N\$ 3 400 000**



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

**EISENHEIM N\$ 2 600 000**



Stunning & spacious freestanding house! Open plan kitchen / dining area with separate TV room. 3 Bedrooms & 2 bathrooms. Outside stoep with BBQ. Double garage, storeroom & domestic WC.

**EISENHEIM N\$ 2 500 000**



3 Bedroom, 2 bathroom freestanding house. Modern kitchen (separate scullery) open plan kitchen living area. Lovely yard & green area behind the house. Double garage.

**EISENHEIM N\$ 2 550 000**



3 Bedroom, 2 bathroom freestanding house. Open plan kitchen (sep scullery / laundry) / living area. Outside stoep with BBQ & garden area. Single garage & carport.

**CENTRAL N\$ 1 872 000 CC**



Spacious 2 Bed, 2 bath unit with a study & stunning city view. Open plan kitchen / living area. Big hobby room, outside entertainment area with BBQ. 2 x carports & 3 x storerooms.

**EROS - N\$ 1.350 M & N\$ 1.550 M**



TO LET

Two units close to Medical Practices & Retirement Village. Brand new & modern 1 bed, 1 bath unit with big o/p kitchen / living area. Parking bay. **Also to let N\$7500pm. Avail now!**

**EISENHEIM N\$ 1 250 000**



TO LET

2 Bed, 1 bath unit in Attalia Court. O/p kitchen / living area with outside stoep & bbq. Single garage & carport with small courtyard. **Also to let N\$7500 pm. Available immediately.**

**LUDWIGSDORF N\$ 12 500 PM**



TO LET

Spacious unit with big open plan kitchen / TV room / dining room that walks out onto the stoep. 3 Bedrooms, 2 Bathrooms & double garage. Available mid-March.

**LUXURY HILL N\$ 16 000 PM**



TO LET

Only 1 unit out of 4. Spacious TV room with fireplace, balcony with views. Outside BBQ & big inside ent area. Dining room, kitchen, scullery & cool room. 2 Beds, 2 baths & loft/study. Single garage & carport. **Available immediately.**

**EROSPARK N\$ 13 000 PM**



TO LET

Freestanding house close to WAP school & shops. 3 Bedrooms, 2 bathrooms, open plan kitchen / living area. Outside stoep & garden with big fruit trees! Single garage & 2 x carport. **Available 1 March.**

Marion Wolf 081 245 2390  
 Anita Dames 081 124 6666  
 Dinette Venter 081 124 6732  
 Muggie Loftie-Eaton 081 129 4121  
 Lourette Liebenberg 081 124 5868  
 Hillie Petrus 081 128 6783  
 Stefanie Dames 081 380 9900  
 Tatjana Rapp 081 564 4373  
 Angela Ochorus 081 312 0546



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 www.rightmoveproperties.com.na



**ELISENHEIM - N\$ 2 700 000 CC**

This Special Home has been meticulously cared for and illustrates ownership pride. Erf 559m<sup>2</sup> and House 279m<sup>2</sup>. 3 Spacious beds (2 has doors to garden). Main has walk-in closet plus extra cupboards. 2 Full baths. Huge living- and dining area. Study, laundry / storeroom. Aircons. Dbl garage with lock floors & shelves. 2 Water tanks and easy to maintain garden. Alarm & Beams. Corner Erf with guest parking. Anita 081 124 6666

**ELISENHEIM - N\$ 2 260 000**

Build on 450m<sup>2</sup> erf. 3 Beds, 2 baths, alarm, fireplace, garden, open plan lounge, dining, kitchen with pantry, patio garage and additional parking, ent area with braai solar and dish. Anita 081 124 6666



**AUAS HILLS - N\$ 2 080 000 CC**

Rare Offer! Freestanding townhouse in this EXCLUSIVE RETIREMENT HOME. Offers spacious o/p living area, that opens to a patio. Beautiful kitchen, 1 bedroom and 1 en-suite bathroom; Garage. Dinette 081 124 6732

**EROS - N\$ 3 650 000**

BEST PRICED HOUSE IN ITS CLASS NOW 4 Beds, 3 baths, BIG STUDY, o/p living, dining & kitchen, scullery, patio, BBQ, ample parking, storage space, Huge erf 1381 m<sup>2</sup>. KIDS PARADISE!! Lourette 081 124 5868

**KLEIN WHK - N\$ 5 350 000**

7 Bedrooms Inside. Guesthouse zoning!! In total 9 Rooms, lovely entertainment areas with pool; Lots of Parking; TOP LOCATION! Top Dollar Generator. Lourette 081 124 5868



**OLYMPIA - N\$ 2 845 000 CC**

Amazing townhouse with huge garden! 3 Beds, 2 baths, spacious living areas, laundry, beautiful kitchen, garden, pool, lovely ent area with BBQ, dbl garage & parking for 3 cars. Marion 081 245 2390

**HOCHLANDPARK - N\$ 3 490 000**

Spacious and neat 4-bedroom house with 2-bedroom flat, lovely kitchen with pantry and scullery, huge double garage, pool on big erf of 1036m<sup>2</sup>. Marion 081 245 2390

**OLYMPIA - N\$ 2 200 000 CC**

Refurbished duet home! 3 Beds, 1 full bath, spacious o/p lounge/dining & modern kitchen, sep laundry, extra long tandem garage, veranda & garden. Corner erf. Marion 081 245 2390



**AVIS - N\$ 4 750 000 INCL TRANSFER**

Dbl storey townhouse with views! 4 beds (main and guest room is en-suite), 1 sep bathroom, guest toilet, study, TV room, scullery, pantry, huge veranda, ent area and pool. 1578m<sup>2</sup> erf. Lots of parking. Tatjana 081 564 4373

**SOLD!**  
 Avion - N\$ 2 mil CC - **SOLD!**  
 Kleine Kuppe - N\$ 1.675 mil CC - **SOLD!**  
 Olympia family home - **SOLD!**  
 Tatjana 081 564 4373

**ROCKY CREST - N\$ 1 650 000 NEG**

Great Potential! Neat 3 bedrooms, 2 full bathrooms, lounge, kitchen, dining room, double garage, braai, spacious yard of 439m<sup>2</sup>. Hillie 081 128 6783



**AVIS - N\$ 2 570 000 CC**

**ON SHOW**  
23 FEBRUARY  
10AM - 5PM



**EXCLUSIVE  
SOLE  
MANDATE**

**BRANDBURG COMPLEX - BUILT 4 YEARS AGO**

**3 Bedrooms | 3 Bathroom | 2 Garages**

- PRICE REDUCED!
- Study/office space
- Double story pet friendly complex
- Open plan modern kitchen with scullery
- Veranda with braai
- Guest toilet; Levies N\$2961 pm
- Building size 253m<sup>2</sup>
- Rental income N\$15 000 pm

**AVIS - N\$ 2 247 000**

**ON SHOW**  
23 FEBRUARY  
10AM - 5PM



**EXCLUSIVE  
SOLE  
MANDATE**

**KLEIN HAMBURG COMPLEX**

**4 Bedrooms | 3 Bathrooms | 1 Garage | 1 Carport**

- Pet friendly and a garden
- Ideal for entertaining guests
- Spacious living area and open plan kitchen
- Lapa with barbeque and an extra veranda space
- Outside courtyard and storage space
- Levies N\$2300 pm

**AVIS - N\$ 2 033 000**

**ON SHOW**  
23 FEBRUARY  
10AM - 5PM



**EXCLUSIVE  
SOLE  
MANDATE**

**ST MICHAELS - DOUBLE STOREY TOWNHOUSE**

**3 Bedrooms | 2 Bathrooms | 1 Garage**

- Open plan kitchen
- Courtyard with garden
- Braai area; Guest toilet
- Balcony with views
- Levies N\$3100 pm
- Also for rent N\$12,000 pm



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**FINKENSTEIN VILLAGE PRICES AS AT JUNE 2018**

**2 Bedroom Sectional Title | N\$ 1 573 000**  
**3 Bedroom Sectional Title | N\$ 1 870 000**





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Willem Joanie  
081 129 6689 081 407 4274

## KLEIN WHK N\$ 6 295 000 CC



Beautiful modern townhouse in small complex. 4 Beds, 4 baths, o/p living, kitchen & scullery, indoor BBQ, private lounge, study, stacking doors opening to covered patio & garden, double garage, water cooler, well secured.

## KLEIN WHK N\$ 3 495 000 CC



**HUGE PRICE DROP!** Upmarket duplex townhouse in small complex fitted with the best! Offering 3 beds, 2 baths, stunner kitchen and scullery, lounge & dining o/p covered patio with BBQ, wooden deck and pool, double garage, aircons ...

SOLE MANDATE

## KLEIN WHK N\$ 3 300 000 CC



Duplex townhouse in popular complex. Spacious and neat. Offering 3 beds, 2 baths, o/p living with lounge/dining and kitchen, separate scullery, study, covered patio, spacious garden, double garage, well secured .... These don't come around often!

## CBD AREA



N\$ 1.295 M CC

N\$ 1.595 M CC

1. Modern apartment with 2 beds, 1 bath, o/p living area & kitchen, basement parking & communal pool.
2. Beautiful penthouse apartment. 2 Beds, 2 baths, o/p living, kitchen, balcony, parking & lovely views. Give away at this price!

## PIONIERSPARK N\$ 3 890 000 CC



Stunner 3 Bed home with 2 full baths, guest loo, o/p living area with kitchen, scullery, indoor ent with bbq plus 2 bed flatlet with own entrance, full bath, o/p lounge and kitchen. Pool, dbl garage, carport, water cooler, well secured ... must see!

## KHOMASDAL N\$ 1 850 000



Cozy home on offer. Ideal for a family. Offering 3 bedrooms, 2 bathrooms, study, open plan living area with fireplace, spacious kitchen, covered patio with BBQ, water cooler, carports, valuation in place.



Suzaan 081 790 1588  
[suzaan@suzaanrealestate.go.na](mailto:suzaan@suzaanrealestate.go.na)  
[www.suzaanrealestate.go.na](http://www.suzaanrealestate.go.na)



## EROS N\$ 4 480 000 ALL COST INCLUSIVE



Family home on 1842m<sup>2</sup> erf. 4 beds, 2 full baths plus an outside 5th bed with own bath. Kitchen with scullery and pantry. Big laundry room. Lounge and dining area. PLUS modern 2 bed apartment with 1 bath. 3 garages. Lots of extra parking. Undercover patio with BBQ.

Suzaan 081 790 1588

## AVIS N\$ 1 780 000 CC



Entwood Village. townhouse corner unit with big erf. Downstairs open plan lounge and kitchen with guest toilet. Upstairs 3 bedrooms and 2 bathrooms. Single garage and carport. Lapa and BBQ.

Suzaan 081 790 1588

## EROS PARK N\$ 5 400 000



Picture Perfect. Stunning home on 1088m<sup>2</sup> erf. 4 Beds, 3 baths and guest toilet. Lovely flow from the living area into the kitchen and also out to the entertainment area. Top finishes. Outside garden and pool. Double garage and double carport. Option with furniture @ N\$5 800 000.

Suzaan 081 790 1588

## PIONIERSPARK N\$ 4 150 000



The perfect address. 4 Beds, 2 baths and a huge study. The double volume gives a unique feeling to this property. Farmstyle kitchen with huge fireplace, big pantry and scullery. Outside servant quarters. Entertainment area with BBQ. Double garage. Serious pre approved clients are welcome to contact me for viewing.

Suzaan 081 790 1588

## EROS N\$ 3 950 000 CC



4 Bedrooms, 3 bathrooms & very spacious living area. Big kitchen with scullery and pantry. Outside 2 bedroom flat with own lounge, kitchen and bathrooms. Lapa and entertainment area. Double garage. Swimming pool.

Suzaan 081 790 1588

## TO RENT

**CITY JUNCTION**  
2 Bedrooms, 1 Bathroom. Single basement parking. Available 1 March 2019 @ N\$7500 excl water and elect

**EROS**  
Uhland Heights. N\$8000 pm incl water of N\$250. 2 Bedrooms, 1 Bathroom. Balcony with amazing views. Top floor. Available 1 March 2019



**ST MICHAEL PARK** **N\$12,500pm**  
Avis **Incl N\$250 water**

Beautiful and practical family home in 24-hour security complex, offering:

- 2 Bedrooms
- Open plan kitchen-living area
- Main bathroom with separate toilet
- Large private courtyard with covered patio & built-in braai
- Pets allowed with prior permission
- AC & house alarm
- Double garage & visitor's parking

Close to Klein Winhoek shopping area, 5 min to St Paul's Private School, walk to Avis Dam & en-route to Hosea Kutako International Airport.



**PUTEOLI** **N\$18,800pm**  
Avis **Incl N\$400 water**

Modern, pet friendly family home in security complex, offering:

- 4 Spacious bedrooms
- 3 Bathrooms (main and 2x en-suite)
- Generous living area opening onto private courtyard
- Open plan living-kitchen, scullery
- Large covered patio & built-in braai
- Double garage
- AC & house alarm

Close to Klein Winhoek shopping area, 5 min to St Paul's Private School, walk to Avis Dam & en-route to Hosea Kutako International Airport.



**MONTE PIANA** **N\$10,950**  
Windhoek Central **Incl N\$250 water**

Contemporary apartment with excellent views, offering:

- 2 Bedrooms
- 2 Bathrooms
- Open plan kitchen-living design
- High quality finishes throughout
- Large balcony with built-in braai
- AC & house alarm
- Double garage
- Additional storage room

Close to Windhoek's CBD, walk to the Village Office Park, St Georges Private School and Windhoek High School.



**VAL D'RHYN, Pionierspark, Ext 1**  
**1 BED (1 Bath) From N\$7,480pm**  
**2 BED (2 Bath) From N\$9,450pm**  
**Incl N\$200-N\$250 water**

Modern & spacious apartments in popular security complex, offering:

- 1 or 2 Bedrooms
- Practical open plan kitchen-living
- Private courtyard or balcony
- Air conditioning
- Allocated basement parking
- Children's playground on-site
- Ample visitor's parking on-site

Close to Westlane Shopping Center and Windhoek International School, 10 min to University of Namibia

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**KLEINE KUPPE - FOR SALE/TO LET**



Ambrose Village! 2 and 3 bedroom units starting from N\$ 1.870 mil. Rental price from N\$ 10 500 pm. Uripri 081 122 3797

**COUNTRY CLUB - N\$ 27 000 PM**



Fully Furnished dbl storey. 3 beds, 2.5 baths (mes), o/p kitchen lounge & dining. Patio deck with braai. Double garage, Pre paid elec. Safe complex. Tami 081 202 6062

**CBD (WHK NORTH) - N\$ 930 000 INCL TRANSFER**



On registration you stand a chance to win a Polo Vivo! 2 Beds, 1 bath, garden, o/p kitchen & living area. Shaded parking. Gloria 081 398 2349

**WHK WEST OFFICE - N\$ 32 000 PM EXCL VAT**



This prime AB grade offices offers +\_180m<sup>2</sup> with 7 offices, big stylish reception, safe room & boardroom. Plus 4-6 dedicated parking bays for your company. Uripri 081 122 3797

**FREEDOM PLAZA - N\$ 15 000 PM**



The decoration & furniture, create a unique & warm atmosphere & comes with breathtaking views of the city. Pico 081 274 0345

**OTJOMUISE - N\$ 2 300 000**



Three 2 bedroom units with open plan kitchen and lounge, small court yard and veranda. Whole complex selling price. Gloria 081 398 2349

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**KLEINE KUPPE N\$ 1 995 000**



Beautiful, modern and neat duet ideal for 1st time buyers! 3 beds, 2 baths (mes & air-con). Modern kitchen with o/p dining room & lounge (aircon) PLUS a large ent area with braai. Dbl shadenet carport – no garage. Contact Corniel

**LUDWIGSDORF N\$ 3 600 000**



Dbl storey home with 4 beds, all with a view and 2 baths. O/p kitchen with scullery and living room that opens up to patio. Dbl garage & SQ's at back of house. Erf: 760m<sup>2</sup> Under roof: 298m<sup>2</sup>. Contact Corniel

**KLEINE KUPPE N\$ 4 995 000 CC**



Stunning & spacious 4 bed (all en-suite) family home with views! O/p kitchen with scullery and living room areas. Inside & outside BBQ. Pajama lounge, study & w/i safe. Heated pool, dbl garage, top security, solar geyser, extra parking. Contact Corniel

**KLEINE KUPPE N\$ 14 000 PM**



Lovely 3 bedroom home with 2 bathrooms, open plan kitchen and lounge, single garage, undercover braai area and garden. Contact Corniel

**BRAKWATER HOME FOR RENT!**

**MAIN HOUSE**

- Rental: N\$21,000 per month
- Double storey
- Yard area: 2,000m<sup>2</sup>
- Large Living & Dining room
- Braai & ent area outside
- Kitchen with built in braai
- Scullery, Pantry
- Guest toilet
- 4 Bedrooms (3 en-suite)
- Garage & U/cover parking

**OFFICE (OPTIONAL)**

- Rental: N\$7,000 pm (neg)
- 4 Offices (50m<sup>2</sup>)
- Toilet
- Large ent area inside
- Braai area outside

**Contact Samantha**  
samantha@stone.com.na | 081 665 0077



# Elna Esterhuizen Properties

YOUR REALTY SPECIALISTS

Elna | 081 124 5818  
elna@ee-properties.com  
Nr. 5 Schroeder (cnr Stein)  
Klein Windhoek



## OMEYA GOLF & LIFESTYLE ESTATE N\$ 6.3 MIL EXCL TRANSFER



This immaculate well designed home offers upmarket finishes and a gourmet kitchen with laundry/ scullery. Set on a large erf of approximately 4000m<sup>2</sup>, this home further consists of 4 en-suite bedrooms each with their own private patio. A spacious lounge and dining room leads onto a large patio and entertaining area with a magnificent view over part of the golf estate! Plus study, built in braai and 3 garages. Excellent security and lots more.

## EROS PARK N\$ 3.1 MIL CC REG



Lovely family home consisting of 3 bedrooms, 2.5 bathrooms, spacious living areas, beautiful kitchen with granite tops, study area, large patio with built in braai, swimming pool, double garage, carports plus granny flat. Viewing by appointment only.



## Gretha Dos Santos

grethads@afol.com.na | 081 284 3180

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JUSTPROPERTY



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Profit from my experience!  
**CONTACT ME TODAY**



Gretha N\$ 3.995mil CC  
Older property with great view! 4 Beds, 2 baths, BBQ & lapa, dbl garage. 1 bed flat, and 1 bachelors flat. Needs minor TLC. Price negotiable.



Gretha N\$ 2.690 mil CC  
Single level free-standing townhouse. 3 beds, 2 baths, living area with f/place, modern kitchen, double garage, patio with BBQ, pool. Lovely complex! Very secure.



Gretha N\$ 6.950 mil CC  
4 beds, 4 baths, 2 x BBQ rooms, gorgeous central kitchen + scullery, 3 x garages, 4 x carports, heated pool, lovely 1 bedroom flat. Whole house runs on solar!



**LUXURY HILL FOR SALE**

🏠 Erf size 1750sqm  
 🚗 4 | 🚗 3 | 🚗 2 (Garages)  
**POR**



This beautiful home offers 2 fire places to create the perfect ambience, they are installed in the living area and entertainment area. Furthermore, a large garden with lots of space, a swimming pool and lawn area with sprinkler system installed. An outside covered patio with beautiful views. Plus a 1 bedroom flat, with a full bathroom, lounge/dining area, kitchen and separate entrance. Another spacious outside room with shower/toilet, it can be used as a wash room (laundry), storage area or domestic quarters. CC Registered.



**AUASBLICK FOR SALE**

🏠 Erf size 735sqm  
 🚗 4 | 🚗 4 | 🚗 2 (Garages)  
**N\$6 200 000 (Negotiable)**  
 Urgent Sale | Offers welcome



Living is easy in this impressive, generously spacious home. The expansive living room opens up to a patio with a pool and perfect sunset views. The master bedroom, complete with walk-in closet and extra space. Perfect for anyone, this home is ideally positioned to enjoy entertainment and family living. Situated in a popular area and quiet street on top of a hill. CC Registered.



**ANJA BASSON**  
 Realty

081 258 8360 | basson.anja@outlook.com

Selling and leasing real estate in Namibia.



**LEMON TREE**  
 PROPERTY

Margaretha Teixeira  
 081 377 9354  
 teixeiramargaretha@gmail.com  
 www.lemontreeproperty.com



**HOCHLANDPARK - N\$ 2.9 MIL**



Spacious 4 bed (mes) home in quiet area. 2 baths, guest toilet, study, o/p kitchen and dining room, lounge, ent area with braai, large patio, pool, dbl garage. Erf 1095m<sup>2</sup>

**BELOW VALUATION!**

**LUDWIGSDORF - N\$ 3.65 MIL CC**



3 Bed (mes) home with 2 baths, o/p kitchen and lounge, dining area, huge study, guest toilet, ent area, splash pool, dbl garage & garden. Set in pan handle. Erf 950m<sup>2</sup>

**ON SHOW! SAT 23 FEB**

**LUDWIGSDORF - N\$ 3.5 MIL EXCL COSTS**



Neat freestanding 4 bed home, 2 baths, kitchen, lounge with fireplace, dining area. Double garage. Pool. Outside room and toilet. Big yard. Erf 1410m<sup>2</sup>. Offers welcome.

**ON SHOW! SAT 23 FEB**

**HOCHLANDPARK - N\$ 3.4 MIL (NEG)**



Newly renovated with o/p living spaces and views. 3 beds (mes), 2 baths, o/p kitchen & scullery, dining area & lounge. Large veranda with braai. SQS. Single garage & dbl carport. Lots of space to extend. Erf 1400m<sup>2</sup>.

**NEW LISTING!**

**LUDWIGSDORF - N\$ 4.4 MIL EXCL TRANSFER**



Modern 3 bed (all en-suite) home with beautiful views, huge kitchen with scullery and granite tops, lounge opens up with glass doors. Double garage and splash pool.

**BELOW VALUATION!**

**KLEINE KUPPE - N\$ 4.3 MIL CC**



Newly built modern duet with beautiful views offering 4 beds (2 en-suite), main with walk-in closet & balcony, laundry room, o/p living, kitchen & scullery, store room, guest toilet, indoor braai, pool and double garage.



**KLEINE KUPPE - N\$ 3.36 MIL**



Freestanding 3 bedroom house, 3 bathrooms (all en-suite), guest toilet, o/p lounge & kitchen, dbl garage, seperate scullery, pool.

**KLEIN WHK - N\$ 4.8 MIL**



4 beds, 4 e/s baths, o/p kitchen & scullery, guest toilet, study, play room, gym, dbl garage, office, storeroom, ample parking.

**KLEIN WHK - N\$ 6.3 MIL**



4 beds, 4 baths, lockable w/i pantry, living area, with fire place, study, pool, b/i braai, dbl garage & carport. 2 bed flat & garden.

**LUDWIGSDORF - N\$ 4.36 MIL**



3 bedrooms, 3 en-suite bathrooms, guest toilet, o/p lounge & kitchen, store room, scullery, double garage and swimming pool.

**FISHER COURT - N\$ 1.425 MIL**



Newly renovated 2 bedroom flat, 1 bathroom, open plan lounge & kitchen and 2 parking bays.

**ONGWEDIVA EXT 11 - N\$ 4.2 MIL**



Spacious 5 bed (2 e/s) house, 4 baths, kitchen with BIC & pantry, living & tv room, gym, outside toilet, 2 lapas, pool, dbl garage & carport plus landscaped garden.

**RIVERPORT APARTMENTS**



2 bedrooms, 1 bathroom, open plan lounge & kitchen.  
From N\$ 895 000 to N\$ 1.39 mil.

**ROCKY CREST - N\$ 1.68 MIL**



3 bed freestanding house, 2 bathrooms, o/p lounge & kitchen, study, braai area, double garage, very big erf.

**LUDWIGSDORF - N\$ 1.24 MIL**



2 bedroom flat, 2 bathrooms, lounge and open plan kitchen.

**OTJIWARONGO**



2 beds, 1 bath units for sale. Open plan lounge & kitchen, parking bay. 60 & 70 sum. From N\$595,000 - N\$695,000.

**OTAVI PLOTS FOR SALE**



Residential: 470m<sup>2</sup> - 2020m<sup>2</sup>.  
Price: N\$117,500 - N\$505,000.  
Business: 1664 - 22700  
Price: N\$416,000 - N\$6,810,000

**LUDWIGSDORF OFFICE**



Ground floor 49m<sup>2</sup> office space. N\$840,000.  
Also available for rent: N\$6,500 + VAT.



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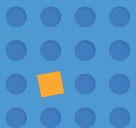


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# FNB Residential Property Monthly

## August 2018

### Highlights for the month

- House prices drops 2.8% y/y
  - Luxury -29.4% y/y.
- Volumes accelerated by 27.8%
  - Central 39.8% y/y
  - Northern 34.7% y/y
- Land delivery accelerates by 40.2% y/y
  - Northern 71.2% y/y
  - Coastal 14.0% y/y
  - Central 10.6% y/y
- Further downward pressures expected

#### Regional Snapshots

##### Southern:

Average price: N\$752,000 (+7.4% y/y)

##### Northern:

Average price: N\$833,000 (+3.2% y/y)

##### Coastal:

Average price: N\$1,128,000 (-10.0% y/y)

##### Central:

Average price: N\$1,479,000 (-3.7% y/y)

### Buyers' market gaining more traction

After enduring some of the highest property price appreciation in the world, the tide has turned, with buyers firmly in the driving seat and dictating terms as increased volumes have provided prospective buyers with much needed options. Resulting in price corrections to 2014 levels in real terms. The latest data shows that the residential property market remained in the red through August, as property prices contracted by 2.9%. This means that property prices have contracted in seven of the first eight months of 2018. The Average property price has now moderated N\$1.177m, from its March 2017 peak of N\$1.246m. Regionally, property prices are falling across the central and coastal regions, with 6.0% and 5.0% price contractions respectively. The price declines remain concentrated in the luxury segment, where prices have plummeted by 29.4% over the past year, which is trickling down into the lower to upper price segments in the form of decelerated price increases.

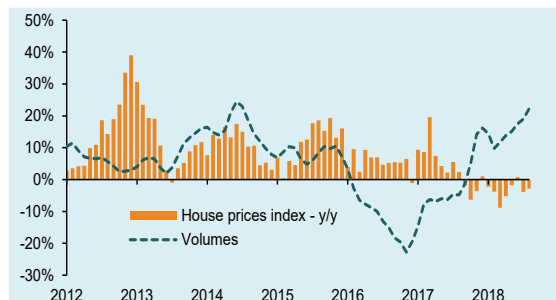
Volumes, on the other hand, have picked up 27.8% year on year, to levels last seen in 2013. This comes off rather robust volume growth in the lower and middle price segments, as local authorities ramp up affordable housing supply in the northern property market, whilst the incidence of distressed sales accelerates in the central market.

Despite the robust volume growth, normalised mortgage advances are down 3.7% due to N\$200m mortgage advance contraction in the luxury segment, on the back of price and volume contraction. Additionally, mortgage advances to the middle and upper price segments are also contracting, due to volume contraction only. Therefore, the mortgage cake is becoming smaller for the increasing number of mortgage financiers, which translates into more competition, which translates into better terms for consumers.

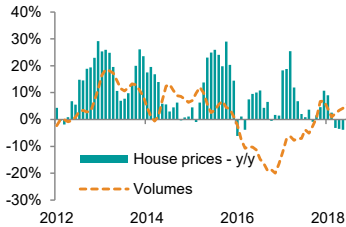


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### FNB House Price Index

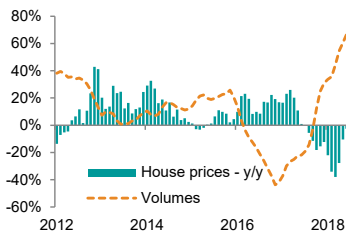


### Central



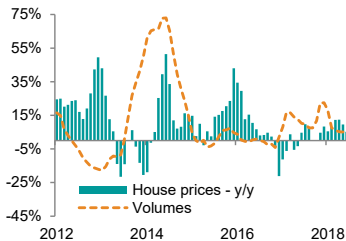
**Central property prices contracted by 3.7%**, to bring the average price to N\$1.450m, down from the November 2017 peak of N\$1.605m. Slowing property prices in Windhoek continue to drive the trend, with property prices decelerating even further by 2.7% after last month's 1.2% contraction, while both Gobabis and Okahandja continue to post price increases of 12.0% and 10.3% respectively. Although volumes are on the increase, the medium to long term prognosis remains weak based on increasing land delivery numbers, which should result in more options for consumers.

### Coastal

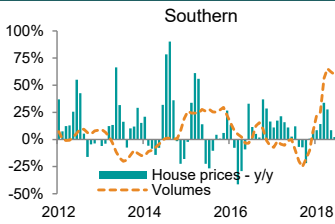


**Coastal property prices contracted for the 14<sup>th</sup> consecutive month**, this time by 10.0%, to bring the average house price to N\$1.128m. Price pressures were scattered around the lower, upper and luxury price segments. The price pressures were associated with higher supply volumes, which pushed down property prices in a market, where relative demand was weakened by uncertainties in the uranium, fishing and tourism sectors. With more affordable land in the pipeline, coastal property prices have nowhere to go but down, however, price resistance is not too far away, around the N\$1.051m level.

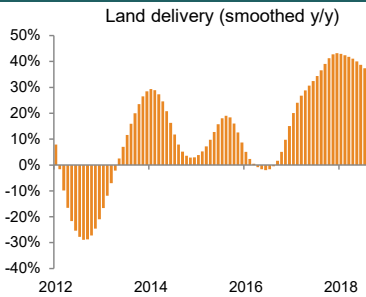
### Northern



**Northern property prices increased by 3.2%**, to bring the average house price to N\$833k, and thus maintaining the steady house price deceleration. With volumes still on the increase, prices are expected to turn negative in the fourth quarter, with the next resistance levels around the N\$750k mark. While property prices in the lower to upper price segments are still in the black, it's the sharp price contractions in the luxury segments that are dragging down the regional average. The price movements within this market continues to widen, ranging from -24.2% in Omaruru to 49.0% in Rundu. At this stage half the towns are in the black and the other half is in the red.



**Southern property prices increased by 7.4%**, to bring the average house price to N\$752k. The increase was due to price movements in the lower, middle and upper price segments. At these price levels, volumes have remained flat, and therefore renewed downward pressures on property prices can be expected. With land delivery receding, we expect prices to continue contracting towards the next support level, around the N\$550k mark. But since the volumes are already thin, caution must be taken when interpreting these figures.



#### Land delivery remains promising

Land delivery accelerated even further to 138 stands delivered nationwide. This has brought the cumulative land delivery 957 stands for the first eight months of 2018, and already the second highest land delivery rate on record. Further analysis shows that it's the northern and coastal property markets that continue to push land delivery higher. However, the central property market has recently begun to accelerate land delivery. More land will hopefully translate into better land prices in the medium term. But for now, land prices continued to increase, with the August print 43.1% higher than a year ago. This has pushed the average cost of land to N\$886/m<sup>2</sup>, symptomatic of the pervasive housing shortage.

## Conclusion

With economic growth stagnating, consumer confidence waning, rising interest rates, rising home ownership costs and the economy still shedding jobs, the stage is set for lower housing demand, at a time when land delivery and housing supply is on the increase. Therefore, we expect the market to become oversupplied with properties, providing various purchase opportunities for first time property owners. Under these conditions, the few buyers that are available will be in the driving seat, dictating terms, and resulting in further price corrections.

We therefore expect house prices to shed 5.8% of their value in 2018, and to start seeing some price resistance in 2019, as housing becomes increasingly affordable to more buyers. This will reduce the price contraction through 2019 to 1.2%, before turning positive in 2020, at which stage we believe property prices will have corrected and thus maintain inflation related price increases going forward.

## APPENDIX: YEARLY AVERAGE HOUSE PRICES

Town	2014	2015	2016	2017	2018	YTD	3Yr	5Yr
Arandis	494 000	456 000	532 000	640 000	947 000	2.9%	107.7%	216.7%
Eenhana	553 000	700 000	798 000	770 000	883 000	-4.5%	26.1%	66.0%
Gobabis	839 000	889 000	1 119 000	908 000	1 999 000	21.2%	124.9%	186.0%
Grootfontein	647 000	736 000	645 000	812 000	767 000	-12.1%	4.2%	37.2%
Helao Nafidi	909 000	1 002 000	425 000	607 000	607 000	0.0%	-39.4%	5.6%
Henties Bay	929 000	1 115 000	1 103 000	1 190 000	1 141 000	13.4%	2.3%	34.1%

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Katima Mulilo	737 000	791 000	893 000	673 000	864 000	112.7%	9.2%	45.2%
Keetmanshoop	610 000	863 000	632 000	686 000	897 000	24.3%	3.9%	78.0%
Luderitz	509 000	584 000	829 000	811 000	869 000	-7.4%	48.8%	64.9%
Mariental	685 000	736 000	913 000	1 336 000	773 000	-30.5%	5.0%	49.2%
Okahandja	820 000	922 000	856 000	937 000	923 000	9.1%	0.1%	47.9%
Okahao	492 000	491 000	611 000	568 000	787 000	27.3%	60.3%	68.9%
Omaruru	954 000	767 000	1 092 000	1 111 000	840 000	-24.4%	9.5%	49.5%
Omuthiya	540 000	612 000	640 000	750 000	1 637 000	31.2%	167.5%	239.6%
Ondangwa	683 000	720 000	836 000	910 000	938 000	-6.0%	30.3%	70.2%
Ongwediva	755 000	1 009 000	944 000	951 000	1 150 000	8.0%	14.0%	96.6%
Oshakati	1 163 000	974 000	679 000	785 000	771 000	4.4%	-20.8%	34.8%
Oshikuku	569 000	580 000	634 000	635 000	719 000	18.6%	24.0%	34.9%
Otavi	611 000	531 000	560 000	647 000	517 000	7.5%	-2.6%	-3.0%
Otjiwarongo	825 000	967 000	1 021 000	1 069 000	1 062 000	-8.7%	9.8%	32.3%
Outapi	553 000	579 000	785 000	738 000	1 215 000	34.0%	109.8%	166.4%
Outjo	739 000	925 000	928 000	809 000	540 000	-12.4%	-41.6%	-28.5%
Ruacana	855 000	898 000	968 000	875 000	789 000	-23.9%	-12.1%	11.6%
Rundu	630 000	684 000	780 000	727 000	739 000	49.0%	8.0%	57.9%
Swakopmund	993 000	1 096 000	1 334 000	1 348 000	1 161 000	-6.6%	5.9%	13.9%
Tsumeb	750 000	966 000	1 162 000	1 222 000	1 089 000	-15.9%	12.7%	47.0%
Usakos	427 000	657 000	445 000	617 000	660 000	-2.8%	0.5%	-7.7%
Walvis Bay	1 042 000	992 000	1 156 000	1 079 000	916 000	-11.3%	-7.7%	7.3%
Windhoek	1 209 000	1 440 000	1 514 000	1 614 000	1 556 000	-2.7%	8.1%	35.1%
<b>Namibia</b>	<b>972 000</b>	<b>1 110 000</b>	<b>1 151 000</b>	<b>1 187 000</b>	<b>1 159 000</b>	<b>1.0%</b>	<b>4.4%</b>	<b>29.5%</b>

## 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 100,000m<sup>2</sup> and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$100,000 (2007 prices adjusted annually) are also excluded, along with further bonds (second, third, fourth, etc. bonds over the same properties). Exclusions were rigorously tested using existing data, to filter out as much noise as possible. Cash transactions are too, excluded due to a lack of data. Sectional bonds have been excluded into the housing index.

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

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### A PART OF HISTORY

N\$ 1 350 000



Web Ref: 158

This apartment is on the first floor of a very famous complex in Swakopmund. 2 bedrooms, 2 bathrooms, open plan kitchen and living room with balcony that overlooks the street. Single garage, an intercom system and is in a CC.

### RETIREMENT VILLAGE OPPORTUNITY

N\$ 1 190 000



Web Ref: 106

The apartment has 2 bedrooms each with its own en-suite bathroom. Open plan kitchen & living area. There are many windows in the apartment which allows lots of natural light. The unit also has a store close to the garage.

### GORGEOUS HOME IN NEW AREA

N\$ 1 750 000



Web Ref: 112

This brand new home has 3 en-suite bedrooms & open plan layout. Spacious living and entertainment area with built-in bar and BBQ. Beautiful kitchen with scullery/laundry. Dining area and guest toilet. Double garage.

### WELL LOCATED AND QUIET

N\$ 2 100 000



Web Ref: 108

3 bedrooms, each with their own bathroom. Neat living room, dining area, entertainment area with indoor BBQ and kitchen with scullery/laundry. Neat courtyard with an outdoor toilet and double garage. Guest toilet.

### ALL GERMAN IMPORTS AND NEAT

N\$ 3 885 000



Web Ref: 088

Stunning 3 bedroom, 2 bathroom townhouse in a gorgeous and peaceful complex. This unit has the best finishes and it is top quality. Please contact our selling agent for more information on this opportunity!

### ERVEN FOR SALE



Web Ref: 257 & 206

257	Size: 952 m <sup>2</sup>	N\$ 795 000.00
206	Size: 640 m <sup>2</sup>	N\$ 750 000.00



## DECIDING BETWEEN RENTAL INVESTMENT MARKETS

For property investors, there are certain markets which promise a higher probability of secure rental returns than others. According to Regional Director and CEO of RE/MAX of Southern Africa, Adrian Goslett, student accommodation, lock-up-and-go sectional titles within central business districts, and holiday markets are just a few of these kinds of options savvy real estate investors have available to them.

"Each of these markets have their own unique drawbacks and corresponding downsides. Ultimately, it is up to the investor to decide upon which of these markets is best suited for his / her risk appetite," Goslett explains.

To help investors decide which market is more appealing to their purchasing criteria, Goslett explains the various pros and cons of each market:

### HOLIDAY MARKETS

"Best suited for those who are flexible regarding the lease term, holiday markets offer great investment potential for those who would like to tap into the foreign market. Properties located in sought-after tourist spots are less affected by the volatility of the Rand and offer the potential for higher returns than any other market. However, as with any investment, the higher the return, the higher the risk. During off-peak seasons, properties in these markets have a much higher potential to stand vacant for periods of time."

### STUDENT MARKETS

"Demand in these areas will always be high, but there is also a high turnover rate in terms of tenants. What's more, it is advisable to hire somebody to manage the property on an investor's behalf to ensure that the property is well-maintained, as the risk for damage and neglect increases when leasing to students."

### BUSINESS DISTRICT MARKETS

"There will always be a market for working professionals who are looking for easy access to the CBD. Investors will need to keep a close eye on the market and the economy to ensure that their rates are fair, as affordability is often the main reason why properties remain vacant in these kinds of suburbs. For comparative advice, a real estate professional can provide insight into any potential new developments which could affect the pricing of rentals in the immediate surrounds."

As a final piece of advice, Goslett encourages investors that property is and always will be one of the surest ways to generate high and stable returns. "While stock markets fluctuate daily, property markets remain relatively stable over time and appreciate in value each year. The question should never be whether you should invest in property, but rather where you should invest in property. And, most often the answer to this question can be found simply by consulting with a reputable real estate professional who can point you in the right direction," Goslett concludes.

By RE/MAX of Southern Africa

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**SOLE MANDATE** **KRAMERSDORF**

**N\$ 1.640 MIL**

2 Bedroom (both e/s) townhouse with lovely modern design kitchen open-plan with dining, lounge with built-in braai, sliding doors leading to back yard. No Levies! Beautiful exposed roof in all rooms! 2 Garages. Web ref 1238602



**LONG BEACH**

**N\$ 2.250 MIL**

Brand New beautiful modern design house with stylish wood and grey finishes! 3 Beds, 2 baths, o/p living with kitchen, dining, lounge which leads onto outside patio with pergola and Braai. 2 Garages. Web ref 1234619



**SOLE MANDATE** **LONG BEACH**

**N\$ 4.590 MIL**

Beautiful well designed family home! Sea view from kitchen, patio, living area and main bedroom! 5 Bedrooms, 4 bathrooms, 3 garages. Web ref 1230249



**SWK EXT 9**

**N\$ 2.590 MIL**

3 Bedroom home with entrance into the living room that leads to a cozy open plan kitchen. Sunny separate lounge or TV room with a view on the beautiful garden. 2 bathrooms, 2 garages  
Web ref 1230213



**SWAKOPMUND**

**N\$ 3.1 MIL NEGOTIABLE**

Modern Family Home. This stylish L-shape residence is perfectly located in Kramersdorf and comes with everything necessary for luxury family living. 3 Bedrooms, 2 Bathrooms, 2 Garages.  
Web ref 1238690



**SWK EXT 14**

**N\$ 2.050 MIL CC**

Plot and plan!  
Open-plan living with kitchen / lounge / dining room. Separate scullery  
3 Bedrooms, 2 Bathrooms, 2 garages  
Building +/- 190m<sup>2</sup>  
Web ref 1236507



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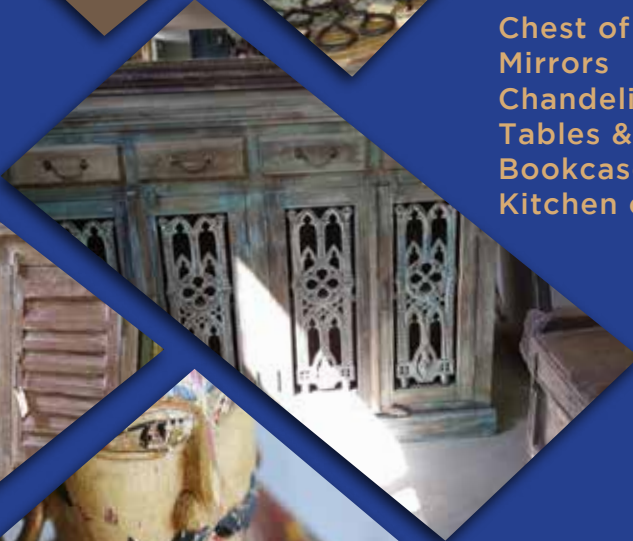
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**EXT 10 HENTIES - N\$ 1.25 MIL**



This cute home offers: 2 Spacious Beds, both with private baths, guest loo, kitchen, work/hobby room, lounge, dining room, dbl garage. Web ref: 1206419

**EXT 11 HENTIES - N\$ 1.68 MIL**



3 Bedrooms, all with private bathrooms, kitchen, scullery (LOTS OF CUPBOARDS), indoor BBQ and double garage. Webref: 1205576

**FAIRWAY ESTATES - N\$ 1.395 MIL**



3 Bedroom unit in Gracemere at a bargain. Neat unit. Granite tops! 3 Beds (mes), 2 baths, lounge, dining room (indoor bbq), kitchen, guest loo, double garage. Web ref: 1129354

**KRAMERSDORF - N\$ 3.33 MIL**



Beautiful brand new home. 3 Beds, all with private baths, guest loo, study nook, kitchen, scullery, dining room (indoor bbq), lounge, 2 Garages. Web ref: 1229685

**LONG BEACH - N\$ 2.2 MIL**



Around the corner from the beach: 3 Bedrooms (mes), 2 bathrooms, Beautiful kitchen, scullery, lounge/dining room, guest loo, 2 garages, Ent patio with bbq. Web ref: 1236177

**LONGBEACH EXT 1 - N\$ 1.97 MIL**



Walking distance from the beach. 3 Beds, all with private bathrooms, kitchen, living area, built-in bbq, 3 garages (space for all your toys). CC registered. Web ref: 1010829

**MILE 4 - N\$ 1.98 MIL**



Beautiful design: 3 beds (mes), 2 baths, study, lounge, dining room, indoor bbq. Beautiful kitchen, scullery, 2 garages with drive through. Web ref: 1210181

**WALVIS BAY - N\$ 995 000**



Neat 3 bedroom townhouse with Granite tops. Main en-suite, 2 baths, kitchen, lounge/dining, indoor bbq, garage, carport. Web ref: 991211

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