



PropertyNews

F

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Buyer, seller, landlord or tenant (or just curious) - Its your real estate challenges we wish to resolve.

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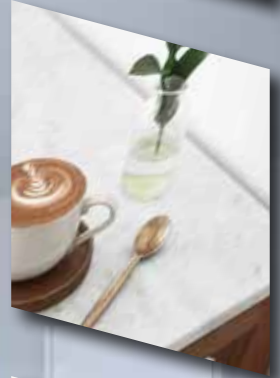


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EROS

N\$ 6 700 000

Main house 300m², lounge, tv lounge, 3 beds, 2 baths, gym with shower toilet, large BBQ porch. Outside flat 117m², two beds with en suite bath next to the swimming pool. Separate office, staff quarters and 5 garages!
Denis 081 124 4581



TO LET

SOUTHERN INDUSTRIAL

SHOWROOM / WAREHOUSE

Southern Industrial, very visible, ground floor 380m², mezzanine floor with offices, toilets, kitchenette etc 115m². Easy access, customer parking available.
Rental N\$ 38 000 vat, elect and water excl.
Denis 081 124 4581



PIONIERSPARK

N\$ 4 100 000

All in one!! Very modern 4 bedroom home, 2 en-suite bathrooms, large open plan living areas, gym, studio, swimming pool, Lapa 5Q, double garages and plenty shaded parking.
Johnny 081 124 8589



KLEINE KUPPE

N\$ 995 000

Priced on valuation! Modern 2 bedroom 1 bathroom unit, open plan lounge and fitted kitchen. Underroof parking.
Johnny 081 124 8589



ELISENHEIM

N\$ 2 700 000

The perfect family home! 3 Beds, 2 Baths, Kitchen with pantry. Dining Room, Lounge AND separate TV Room. Double garage. Outside Toilet & Shower. More than enough space for expansion. Also TO LET N\$16 000 pm
Lourinda 081 252 6296



DORAD PARK

N\$ 870 000

Ismael Court 63 m² SAFE & SECURE UNIT!! 2 Bedroom, 1 Bathroom, Open plan Kitchen with lounge. Ground Floor, Corner Unit. 24Hour Security, Alarm & Electric Fence.
Rika 081 124 0831



EINKENSTEIN

N\$ 3 800 000

9740m², East side border erf with stunning views over the Auas Mountains, part of a magnificent nature Estate. Free roaming animals, Safe controlled Entrance to the Estate. CC Registered, Approved building plans. Rika 081 124 0831



AVIS

N\$ 2 050 000 CC

Very well maintained townhouse offering 3 bedrooms and 2 bathrooms. Except for entrance stairs, the rest are all one level, beautiful low maintenance garden and double garage. Marie 081 128 4281



AVIS

N\$ 1 700 000

Well maintained townhouse in secure complex. Offering 3 bedrooms with main en-suite. Open living dining with kitchen, small courtyard and single garage
Contact Marie 081 128 4281



KLEINE KUPPE N\$ 1 850 000



124 m2 Very neat unit in a secure complex, close to all amenities! 2 beds, 2 baths, study, laundry, separate kitchen, open plan lounge/dining room, outside braai and low maintenance garden, garage and carport.

EISENHEIM N\$ 2 550 000



Entertain your family and friends in this modern and spacious home, offering 3 beds, 2 baths, kitchen with granite finishes, gas stove, pantry, tandem garage, big garden, extra secure parking, and beautiful mountain views.

EISENHEIM N\$ 2 615 000



A Lovely all on one level family home, with 3 beds, 2 baths, kitchen, scullery, open plan lounge/dining room, AC, mountain views, beautiful garden for children to play, patio with BBQ, double garage.

EISENHEIM N\$ 2 650 000



Well maintained family home with 3 beds, 2 baths, open plan lounge dining room and kitchen, study, stoep with BBQ, double garage, and mountain views!!

KLEIN WINDHOEK N\$ 3 850 000



Main house with 3 beds, 2 baths, study, lounge, dining room, modern kitchen, pantry, laundry, a 2 bed flat with own entrance, and a studio that can be changed into a 1 bed flat. Double garage, pool, low maintenance garden.

HYPER MOTOR CITY N\$ 3 900 000 CC



Warehouse in a sought after complex, reception, kitchenette, toilets, big back court yard, parkings.

HERBOTH'S BLICK N\$ 7 800 000 PTY



Nature, mountains, wild life and birds on this exceptional property!! 600m2 under roof, 4 beds, 4 baths, lounge, dining room, kitchen, separate laundry and scullery, garages, store rooms, patios, BBQ, sparkling pool, etc.

AUASBLICK N\$ 7 900 000



Modern, very neat, view, secure! 4 beds, 4 baths, study, kitchen with granite finishes, gas stove, pantry, scullery, separate laundry, lounge, dining room, 2 x under cover BBQ, hobby room with cinema, pool, etc.

CENTRAL N\$ 5 200 PM



CLOSE TO MAERUA MALL. 1 bedroom, bathroom, open plan lounge / kitchen, balcony and 1 secure parking.
Available 1 March. NO PETS

KLEINE KUPPE N\$ 13 000 PM



Corner unit in a secure complex, with a big garden, 3 bedrooms, 2 bathrooms, open plan living/ kitchen, double garage.

Available 1 April.

EISENHEIM N\$ 17 000 PM



Very spacious well maintained family home with 4 bedrooms, 3 bathrooms, loft study/TV room, big kitchen with laundry/scullery, AC, big entertainment area, pool and store room.

Available 1 March

KLEIN WINDHOEK N\$ 20 000 PM



Big spacious family home, with a view, 3 beds, 1 full bath, lounge, dining room, modern kitchen, play room for the kids, pantry, laundry, gym, pool, BBQ area, AND, studio to work from home. Available 1 April

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



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AUASBLICK - N\$7 900 000



STUNNING HOME

Lovely Views! 4 Bedrs, ALL EN-SUITE, Dressing Room, Study, BIG o/plan living, hobby room & cinema, bach flat, laundry, 3 garages, erf size 944 m2, house 577 m2. Lourette 081 124 5868

ACADEMIA EXT 1 - N\$2 795 000



ONE LEVEL

Brand New House close to UNAM; 3 bedrs, beautiful bathrs, space for dining room & tv room plus patio & BBQ; dbl automated garages; plenty parking; great security; Lourette 081 124 5868

EROS - N\$4 000 000



3 entertaining areas, stunning built in kitchen! 3 beds, 2 baths, office with a lot of Bic, swimming pool, jacuzzi, double garage, water cooler, water filtration, and more!! Tatjana 081 564 4373

CBD CLOSE TO MAERUA - N\$1 299 000



URGENT SALE

Lovely 2 Bedr Apartment. 51 Lazzarette Building; beautiful finishes, spacious rooms; laundry corner, balcony, great views; basement parking; SAFE. Selling under Valuation. Lourette 081 124 5868

PIONIERSPARK EXT 1 - N\$1 300 000 CC



EXCLUSIVE MANDATE

Cozy and neat! 2 Bedrs, 1 full bathrm, o/plan lounge/dining and kitchen with scullery, lapa with fitted BBQ next to quaint garden. 1 Garage, 1 parking. Pets allowed! Marion 081 245 2390

KLEIN WINDHOEK - N\$3 690 000



PRESTIGIOUS LOCATION

Older, solid house, with stunning views! 4 Bedrs, 2 baths, living areas with fire place, kitchen with dining area, scullery, pantry, SQ's, veranda, pool, garden, 1 garage. Marion 081 245 2390

AUASBLICK - N\$7 385 000



QUALITY HOME



Superb House with beautiful volumes nestled in its garden. 4 Bedrooms en suite. Double volume Living, Dining room, TV-room, Modern kitchen with scullery, Office with BIC, Linenroom, Indoor entertainment with Bbq and gas grill. Heated Indoor pool, Servants room, Outside toilet, 2x Storeroom, Tool room, Walk in safe, Water cooler, 2x Solar geysers, Black & Grey water system, Lovely garden with fruit trees, Security system, Two entrances, Double garage with storage deck, 2x Double shade nets, Erf 1283 m², Under roof 602 m² Viewings Friday's after 14:00
 Anita 081 124 6666

PIONIERSPARK - N\$2 650 000



EXCLUSIVE MANDATE

Very spacious and neat house on 1125m² erf. 5 Bedrms plus 2-bedr flat. Double garage & huge tandem carport. Kitchen with dining area, large lounge/dining room, office. Marion 081 245 2390

OLYMPIA - N\$2 920 000 CC



3 beds, 2 baths, big veranda. Stairs not steep! Scullery and laundry room, guest toilet thatched entertainment area. Pet and child friendly. Tatjana 081 564 4373



LUDWIGSDORF - N\$4,350,000

GORGEOUS HOME WITH BEAUTIFUL VIEWS.



EXCLUSIVE MANDATE

4 Bedrooms/ 3 Bathrooms/ Double garage

• Beautiful garden with lapa • Guest toilet

• Very spacious lounge/ dining area

Erf size 1248sqm/ Building size 306sqm

EROS - N\$4,680,000

KID FRIENDLY HOME FOR SALE!



EXCLUSIVE MANDATE

3 Bedrooms/ 2 Bathrooms/ double garage

• Indoor Jacuzzi can also be turned into a kids playroom

• Astounding garden and peaceful with mountain views

Erf size 1500sqm. Building size 231sqm

OMEYA GOLF ESTATE- N\$4,500,000

EXQUISITE GOLF VIEWS!!!



EXCLUSIVE MANDATE

4 Bedrooms/ 4 Bathrooms/ Double garage

• Spacious veranda with deck and pool • 2 Carports

• 1 Bedroom flat with living area and open plan kitchen

Erf size 1400sqm Building size 237sqm

FARM FOR SALE!!! N\$6,970,000

POTENTIAL FOR IRRIGATION/ CROP FARMING



EXCLUSIVE MANDATE

16 Camps / 3391,5825 Hectares / 3 Boreholes

• 70 km from Outjo, directions of Otavi

• 3 Bedroom house, 3 separate labourers houses

• 2 Water engines + 1 solar pump • Water level is 9m

ROCKY CREST - N\$1,199,000

NEAT TOWNHOUSE FOR SALE!



EXCLUSIVE MANDATE

2 Bedrooms/ 1 Bathroom/ 1 garage

• Open plan kitchen, living area

• 2 aircons, Spacious courtyard

Levies N\$1,970/ Under roof 135sqm

KHOMASDAL - N\$856,000

CORNER UNIT FOR SALE!



EXCLUSIVE MANDATE

2 Bedrooms/ 2 Bathrooms/ Parking

• Spacious homey kitchen

• 24 units. Clean tidy complex

Levies N\$997.00/ Under roof 85sqm

KHOMASDAL - N\$790,000

COSY TOWNHOUSE FOR SALE!



EXCLUSIVE MANDATE

2 Bedrooms/ 1 Bathroom/ 2 Parking

• Open plan kitchen with living area

• Courtyard with braai

Levies N\$940.00/ Under roof 51sqm



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Willem Joanie
081 407 4274 081 129 6689

KLEINE KUPPE - N\$2.995 MIL



SOLE MANDATE

Stunner home, so cozy with all the bells and whistles! 3 bedrooms, 2 full bathrooms, guest loo, open plan living area with fireplace, kitchen, scullery, pantry, indoor entertainment with bbq, wooden deck with gorgeous views and coal stove, store room, water cooler, solar geyser, pool, double garage.

LUXURY HILL - N\$ 1.995 MIL CC



DO NOT DELAY!

Cozy duplex duet home on offer. Well located. Offering 3 bedrooms, 2 bathrooms, open plan living area, kitchen, pantry, store room, upstairs balcony, single garage, domestic quarters with bathroom, treed environment, small manageable garden, so much potential with this home!

CBD - N\$ 6.995 MIL PTY LTD



SOLE MANDATE

Own your own office space. Entire floor in building, well located. Floor space of 808m² currently with reception area, 28 offices and a boardroom with partitioning. 20 shaded parking bays, well secured. Selling more than 50% under valuation. Absolute GIVEAWAY offer never to be seen again!

KLEIN WHK - N\$ 950 000 CC



Spacious apartment in Urban Space. Ideal for investor also to rent out. Offering 3 bedrooms, 2 bathrooms, linen cupboard, open plan living area, kitchen, basement parking, 24 hour security. Rental potential N\$8500 to N\$9000 per month. Fantastic value with price. Levy N\$2 461. Close to shops and amenities.

PIONIERSPARK - N\$ 2.695 MIL



Such a fantastic home on offer. In excellent condition. Offering 3 bedrooms, 2 bathrooms, open plan living area with fire place and built-in cupboards, dining, kitchen, scullery, pantry, covered patio with bbq, heated pool, double garage. PLUS 1 bedroom flatlet, spacious erf, close to Parkies School.

KLEIN WHK - N\$ 5.2 MIL



Excellent location. Lovely Northern Views. This beauty is offering entrance Hall, 3 bedrooms, 3 bathrooms, study, lounge/dining, TV room, modern kitchen, stunning deck with heated swimming pool PLUS complete 1 bedroom flatlet/office with own entrance, walk-in safe, 3 garages, beautiful treed garden.

PIONIERSPARK - N\$ 3.695 MIL CC



If you looking for a family home, look no further. 4 beds, 3 baths, extra guest suite with en-suite bath, lounge, dining, tv room, hobby room, spacious kitchen, scullery, indoor entertainment with bbq and coal stove, double garage and store room, swimming pool, lapa, spacious erf, aircons. Excellent condition.

OMEYA - N\$ 1.9 MIL CC



Spacious family home on offer. Be part of this exclusive nature estate living lifestyle. Offering 3 beds, 3 baths, double volume living area, kitchen with separate scullery, double garage, covered patio with bbq, well secured, golf course and club house facilities. **TO LET also from 01 April 2020 N\$11 500 pm**

CBD - N\$ 699 000



Located at popular Trift Towers. Unit offers city views and small balcony. Entertainment area and pool in complex. Offering Bachelors flatlet with o/plan living area and bedroom, kitchen, bathroom. 24 hour guard access, unit in excellent condition. Levy N\$1 085 per month. Rental potential N\$5500 per month.



MERENSKY TOWERS

N\$ 900 000.00

1 Bedroom unit in good condition, 1 bathroom with shower & toilet, lounge, modern kitchen and balcony with views. Secure entrance, bondary walls, elevator and basement parking.

OFFERS WELCOME

Contact Samantha 081 665 0077



Gretha Dos Santos

gretha@sold.com.na | 081 284 3180

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JUST PROPERTY



HOME OF THE MONTH
Gretha **N\$ 6.6 mil CC (NEG)**
High set with incredible views. 4 Beds, 3 Baths, fitted study, pajama lounge, spacious lounge & dining area, huge entertainment room with bar & BBQ, designer kitchen, scullery, walk-in cool room, jacuzzi room, pool, lots of storage, garden with big palms, u/floor heating, water cooler, solar geyser, 3 x garages, GERMAN PERFECTION AT ITS BEST!



LUDWIGSDORF
Gretha **N\$ 3,575 mil CC**
700sqm erf, with lovely home. 3 Beds, 2 full baths, guest loo, living areas with stack-away doors, kitchen & scullery, large "stoep", heated pool & BBQ, dbl garage.



LUDWIGSDORF



KLEINE KUPPE
Gretha **N\$ 3.5 mil**
Erf 1342sqm! 4 Beds, 3 Baths, Guest loo, TV room, lounge & dining, enclosed BBQ patio, kitchen with granite tops, scullery, dbl garage, LOTS of space.



HOCHLAND PARK
Gretha **N\$ 3.5 mil (NEG)**
6 Beds, 4 Baths, spacious living areas, dining room, neat kitchen, HUGE lapa & BBQ, pool, staff room, dbl garage & dbl carport, Good Security, neat property! Erf 1090sqm.



WINDHOEK NORTH
Gretha **N\$ 1.995 mil**
Erf 666sqm. Three Beds, lounge, bathroom, lovely kitchen, 3 x air-con, 4 carports, alarm & electrical fence. PLUS: 1 bedroom flat with air-con! Nice garden. HURRY!!



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Email: info@surreworth.africa

CIMBEBASIA - N\$ 10 000 PM



2 Bed, 2 Bath, Lounge, O/Plan Dining Room & Kitchen with blinds (Oven/Stove/Hob), BiC, Single Garage, Tiled Porch, Electric Fence, Burglar Bars, Paved Yard. Deposit: N\$ 10,000.

PIONIERSPARK - N\$ 3.850 MIL



Main House: 3 Bed, 2 Bath, Study, Lounge, Dining Room, Kitchen, Scullery, Pantry, Storeroom, Aircons. Flat: 2 Bed, 2& 1/2 Bath, Washroom, Open Plan Living and Kitchen, Prepaid Electricity.

CENTRAL - N\$ 890 000



Modern flat in secure complex with EXCELLENT LOCALITY. Selling below valuation. Private and secure balcony with outdoor BBQ. 2 Bed, 1 Bath, o/plan living area and kitchen, stove/oven/hob.

LUDWIGSDORF - N\$ 4.5 MIL



3 bed, 2 bath, BiC, double garage, carport, aircons, storeroom, lounge, open plan living & Kitchen. Lapa, with build-in BBQ next to pool
Granny flat with separate entrance.

KRANSNEUS - N\$ 2.7 MIL



11Ha farmland with stunning views. Wooden farmhouse built on a solid foundation bordering on Gocheganas. 2 Bed, 1/2 bath, o/plan living & kitchen, own borehole, solar power, fenced yard.

KLEINE KUPPE - N\$ 1.1 MIL



Duplex Townhouse with 2 Bed with BiC, 1 Bath, Open Plan Living Area & Kitchen with BiC & BIS. Own Courtyard. Carport for two vehicles, Burglar Bars, electric fencing. Monthly Levy: N\$ 1,423 pm



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PIONIERSPARK - N\$ 2.95 MIL



Very neat and easy to maintain home!! This house consist of 3 beds, 3 en-suite baths, study nook, lovely kitchen, scullery, patio with built in braai, double garage and ample parking, good security.

FINKENSTEIN - N\$ 1.995 MIL



Neat lock up & go! 2 Bedrooms, 2 bathrooms, open plan kitchen living / dining area, Double garage, patio with built-in braai

OLYMPIA - N\$ 4.62 MIL



Golden Oldie!! 3 bedrooms, 2 bathrooms, guest toilet, lounge, dining room, spacious kitchen, double garage, store room, plus FLAT, out braai and lovely garden.

KLEIN WINDHOEK - N\$ 7.5 MIL



For the young professionals. The property consist of 2 or 3 beds, 2 en-suite baths, guest toilet, gourmet kitchen, scullery/laundry, entertainment area, man cave/flat, study, 3 garages, pool and lots more...

ELISENHEIM - N\$ 1.295 MIL



For the beginner. Safe & secure 2 bedrooms, 2 bathrooms, lounge, dining area, patio and carport.

OLYMPIA - N\$ 4.9 MIL



Newly renovated home!! Offers Entrance hall, 4 beds, 3 baths, study area, lounge, tv room, dining room, open plan kitchen, guest toilet, entertainment area with built in braai, pool and double garage



City Living Property Café

House | Heart | Home

Lydia Kazimbu 081 407 0017

061 259 801

kazimbu@yahoo.co.uk

KLEINE KUPPE - N\$ 4.490 MIL



Luxury, style and comfort! This fantastic property with modern open plan living offers 3 bedrooms, 2 bathrooms, 2 bedroomed flat, entrance hall into spacious lounge & dining area, scullery, 3 garages, swimming pool, solar power and fruit-tree garden. Erf size 1700m². Call Hayley 081 71701

LUDWIGSDORF - N\$ 3.9 MIL



Charming family home perfect for a growing family, offers 4 bedrooms, 2 bathrooms, kitchen lounge, study, TV lounge, secluded sheltered garden with swimming pool, triple garaging. Erf size 1200m². Call Chris 081 333 5520

EROS PARK - N\$ 3.7 MIL



How soon can you move in? A very attractive buy with a good address close to all amenities such as schools, hospitals, shops and garages. 4 bedrooms, study, 2 bathrooms, staff bathroom, swimming pool and double garage Erf size 1560 m² Call Lydia 081 407 0017

LUDWIGSDORF - N\$ 6.6 MIL



Beautifully designed luxurious home in exclusive Ludwigsdorf Upper. Easy living and relaxed atmosphere, ideal for working from home, entertaining and relaxing with your family. 4 Bathrooms 3 Garages Guest apartment. Erf size 949 m² Call Chris 081 333 5520

HOCHLANDPARK - N\$ 2.625 MIL



3 Bedrooms, 2 Bathrooms, Lounge, Kitchen, 2 Garages and bachelor flat.
Joe 081 348 3063
joevries57@gmail.com



ACADEMIA EXT 1 - N\$ 3 097 000



Brand new house with fine finishes. 3 Bedrooms, 2 Bathrooms (main en suite), open plan kitchen/lounge, Double garage and fireplace.
Joe 081 348 3063
joevries57@gmail.com



CENTRAL - N\$ 2 782 500



Freedom Plaza 1990 Apartments
2 Bedroom Upmarket Apartment
Joe 081 348 3063
joevries57@gmail.com



ONDEKAREMBA - N\$ 1.35 MIL



5 Ha Plots, Escape from the city life and relax in a tranquil setting. Built your dream home with no limitations and specifications. Only 35 plots available. Very low levies, security gate and cameras for security. Nampower and Namwater points installed. Nolan 081 893 0395



BARCELONA - N\$ 1.68 MIL



106m2, Perfect for anyone, this 3 Bedroom Townhouse is secure complex. Single garage with single car port. Own braai with patio and access to communal Swimming pool.
Nolan 081 893 0395
nolan.remax@gmail.com



SOUTHERN IND - N\$ 5.99 MIL



This property consist of a 27 ha plot and 757m² under roof, Spacious and Freestanding 5 bed, 2 bath home with fair quality finishes. Totally off-grid with Borehole water, and 3-Phase power generator.
Nolan 081 893 0395
nolan.remax@gmail.com



EROS - N\$ 3.675 MIL



Charming 3 bedroom and 2 bathroom freestanding house. Double storey 1 bedroom flat which was used as an Air BnB. Beautiful lapa area with built-in-braai and swimming pool. Web ref: RDNQ-1003
Suna 081 210 7823, sunak@remax.net



HOCHLAND PARK - N\$ 3.5 MIL



Charming 3 bedroom and 2 bathroom house which also an outside flat. Very spacious erf with garden. This property really has a beautiful charm to it.
Web ref: RDNQ-1055
Suna 081 210 7823, sunak@remax.net



PROSPERITA - N\$ 1.89 MIL



Warehouse/workshop with an area of 162 sqm. Also has a courtyard. 2 offices on upper floor with extra space. In great business area.
Web ref : RDNQ-0770
Suna 081 210 7823
sunak@remax.net



AUASBLICK - N\$ 4.85 MIL



ELEGANT LIVING
4 Bedr | 2 Bath | Study | Flat |
3 Garages | Pool
Amanda 081 827 1833
amandag@remax.net
Webref: RDNQ-0060



LUXURY HILL - N\$ 5.7 MIL CC



ENCHANTING HOME
3 Bedr | 2 Bath | Study | Flat |
2 Garages | Pool
Amanda 081 827 1833
amandag@remax.net
Webref: RDNQ-1081



LUDWIGSDORF - N\$ 4.35 MIL



BUYER FRIENDLY
4 Bedr | 3 Bath | Study | 4 Garages
| Pool.
Amanda 081 827 1833
amandag@remax.net
Webref: RDNQ-0921





KLEIN WINDHOEK
N\$ 3 350 000



Floor size 248 m2 Land size 450 m2
DUET with 3 beds, 2 baths, kitchen,
lounge/dining, storeroom, guest loo,
backyard, Lapa, built-in BBQ, pool,
dbi garage, 3 Air-cons. REF 1874788

AUASBLICK
N\$ 7 900 000



Floor size 577m2 Land size 944 m2
4 beds, 4 baths, in/outside
entertainment with cinema & bar,
bachelor flat, solar geysers,
3 garages, walk in safe. REF 1874706

PIONIERSPARK
N\$ 2 230 000



3 beds, 2 baths, kitchen, dining/
living/family room, air-cons, outside
BBQ, yard, electric fence, 4 garages.
REF 1872740

OLYMPIA
N\$ 3 600 000



Floor size 390 m2 Land size 1443 m2
4 beds, 2 baths, kitchen, scullery,
3 living areas, air-cons, pool, BBQ
area, 4 garages, storeroom,
bachelor's flat, parking. REF 1862651

LUDWIGSDORF
N\$ 8 650 000



House - 3 beds, 2 baths, 4 living
areas, kitchen, scullery, study, patio,
garages, 4 outside guestrooms
en-suite with parking space, too
much to mention. REF 1292865

STAMPRIET GAME FARM
N\$ 13 500 000 CC



2000ha Game Farm, 490 wildlife
included, water sourced from
2 artesian boreholes, luxury house,
too much to mention.
REF 1874961.

PIONIERSPARK
N\$ 1 370 000



SECOND FLOOR. 2 beds, 2 baths,
living/dining area, balcony, built in
BBQ, 2x basement parking,
NO PETS ALLOWED
REF 1874783

KLEINE KUPPE
N\$ 5 900 000



Floor: 498 m2 Land: 1203 m2.
3beds, 2baths, kitchen/scullery,
indoor/outdoor BBQ, entertainment
area, pool, garden with fruit trees,
3 garages, outside flat. REF 1871920



OPEN DAY
FARM NO 132, STAMPRIET

14 MARCH 2020, 9:00 - 16:30

Food and drinks can be purchased on site
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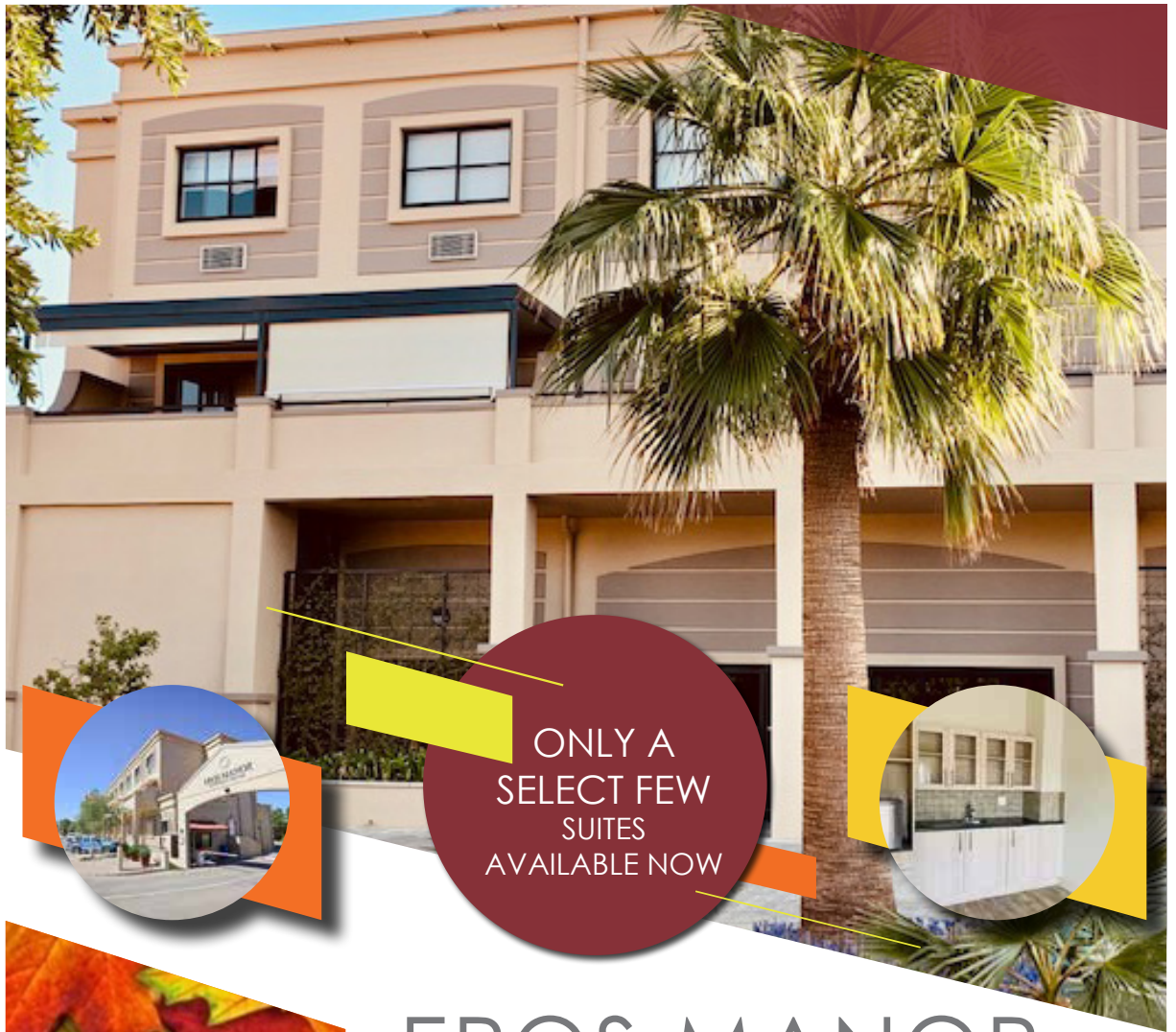
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Contact Mrs Fran Taylor (061) 287 1100 to arrange an appointment to view.

www.erosmanor.com | [facebook/erosmanor](https://facebook.com/erosmanor)





WINDHOEK CBD – N\$ 850,000



Near German School. Flat with 1 bedroom, bathroom, open plan kitchen, balcony and parking.

KLEIN KUPPE – N\$ 1, 100,000



Opposite Groove Mall. Ground floor unit 2 bedrooms, 1 bathroom, lounge, court yard + carport parking.

ELISENHEIM – N\$ 7 000



First floor unit with 2 bathroom, 2 bathrooms, open kitchen, single garage.



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Suite No.4, Paragon Office Suites, Garten Street, WINDHOEK

WINDHOEK NORTH - N\$ 2 600 000



PRICE REDUCED
on this Oldie with Potential:
Consists of 3 bedrooms,
2 bathrooms corner house
standing on erf size of 1093
sqm. It has potential to be
transformed into business space
(office, student accommodation
or home)

AUSSPANPLATZ - N\$ 800 000



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1 Bathroom, 1 toilet. 2 under
shade parking space.

ROCKY CREST - N\$ 1 800 000



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VINETA NORTH, EXTENSION 22, SWAKOPMUND



Flat 1

N\$3 300 000

This property is situated in Equatorial Street, Vineta North, Ext 22 in Swakopmund. Erf 6257 is 578 SQM. Main Dwelling is 270 SQM and consist of Lounge / Dining Room, Kitchen / Scullery, 3 Bedrooms, 2 Bathrooms, Entertainment Area and 2 Garages
Flat 1 is 64 SQM and consist of Lounge / Kitchen, 2 Bedrooms & Bathroom
Flat 2 is 46 SQM and consist of Lounge/ Kitchen, Bedroom & Bathroom



Flat 2



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FINKENSTEIN N\$6 150 000

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OCEAN VIEW N\$1 400 000

These 2 x double storey unit each has 3 Bedrooms, 2 Bathrooms, Entrance, Lounge, Family Room and 2 Garages

Bank Owned



TAMARISKIA N\$2 000 000

This low maintenance double storey house has 5 x Bedrooms with modern Bathrooms, Scullery, Open plan Kitchen/Dining Room/Lounge & Braai 3 x Garages



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FNB Rental Index report

September - 2019

Key to FNB's Rental Index Segments

- 1-bedroom
- 2-bedroom
- 3-bedroom
- more than 3 bedrooms

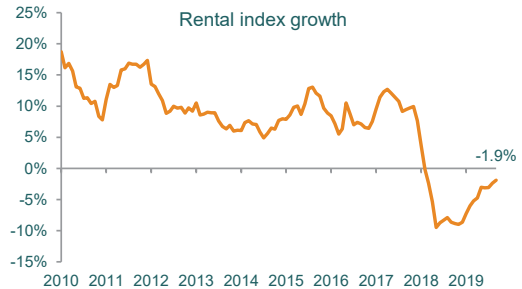
Highlights

- The average national rent price is recorded at N\$7 163.94
- Year-on-year growth in the more than 3-bedroom segment still supporting smaller contractions, growing by 9.4%
- Slight uptick in rental yields – recorded at 7.8%



Ruusa Nandago
Market Research Manager
Ruusa.Nandago@fnbnamibia.com.na
+264 61 299 8340

Rental prices



Growth in rental prices remains in contractionary territory with the FNB Rent Price Index recording a contraction of 1.9% at the end of September 2019, compared to a contraction of 8.6% over the same period last year. The smaller contraction was once again supported by price pressures in the more than 3-bedroom segment whose growth stood at 9.0% y/y compared to a contraction of 9.4% at the end of September 2018. In addition, pressures continue to build in the 1, 2 and 3-bedroom segments which have resulted in smaller year-on-year contractions of 4.0%, 3.2% and 3.4% respectively. The price dynamics in the rental market have brought the national rent price at the end of September to N\$7163.94 per month. The rental market remains overall negative owing to the persistent weak domestic economy.

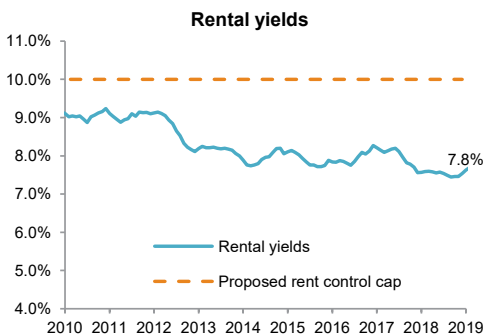
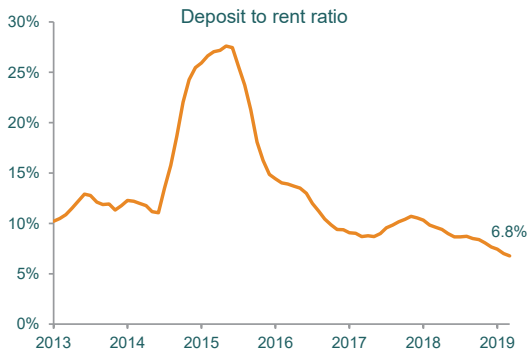
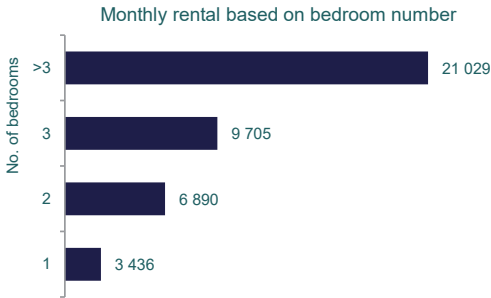
Windhoek recorded the highest rental prices at the end of September with the average rent in this town at N\$6 674.03 per month. This is, however, a 5.0% contraction compared to the same period last year. The lowest rental prices were recorded in Rehoboth at N\$3000 per month. The low rental prices in this town are indicative of a smaller population and weaker economic activity and consequently thinner volumes in rental transactions compared to Windhoek. Prices in Walvis Bay recorded the highest growth in rental prices of 66.7% y/y. Other towns where rental growth was in positive territory include Ongwediva at 9.1% y/y, Okahandja at 3.0% y/y and Ondangwa at 1.5% y/y.

Published by: FNB Namibia **Address:** @Parkside, 130 Independence Avenue, Windhoek

Authored by: Ruusa Nandago Tel: +264 61 299 8340

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Figure 1: Rents based on bedroom number



Rental breakdown

The monthly rental price for a 1-bedroom unit is N\$ 3 436.00, while a 2-bedroom unit rents for N\$6890. 3-bedroom and more than 3-bedroom units now rent for N\$9 705.00 and N\$21 029.00 respectively. Overall, the average rent price per room at the end of September was recorded at N\$3515.79, a 2.7% y/y compared to a contraction of 9.6% recorded in July 2018. When looking at shares of total rental activity, 39.4% of all activity took place in the 1-bedroom segment, followed by the 2-bedroom segment which accounts for 36.7% of all transactions and the 3-bedroom segment whose share was 20.6%. The more than 3-bedroom segment accounted for 3.3% of all rental activity.

Deposit to rent ratio

The growth in deposits charged continues to trend lower with the reading at the end of September recording a contraction of 30.8% y/y compared to 13.8% y/y. This is the lowest reading recorded since 2017 with contractions in deposit growth rates observed across all Rental Index Segments. Furthermore, the deposit-to-rent ratio has continued to trend lower and now stands at 6.8%, the lowest the ratio has been since April 2010. The deterioration in deposit to rent ratio was observed in all segments with the largest observed in the 3-bedroom segment. The persistently declining ratio continues to highlight the bargaining power potential tenants have in the rental market. We maintain our view that Namibia has moved to a renter's market, allowing potential tenants to negotiate lower rental deposit charges or no deposit charges at all.

Rental yields

Rental yields, which are an indication of the return a landlord is likely earn on the rental of a property, have shown a moderate increase from 7.6% recorded at the end of September 2018 to 7.8% recorded at the end of September 2019. This is the highest-level rental yields have been since February 2018 and still below the 10% cap on yields proposed in the Rent Bill. The increase in the rental yield is a consequence of increasing price pressures in the rental space and declining house prices. The Namibian rental market provides much higher yields when compared to other jurisdictions in sub-Saharan Africa including Kenya, South Africa and Zambia where rental yields are 6.7%, 3.9% and 0.14% respectively.

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Conclusion

The erosion in rental prices which started in early 2018 because of the recessionary environment seems to be gradually reversing. Prices in the 1-3-bedroom segments are showing smaller contractions, while prices in the more than 3-bedroom segment are in positive territory. The housing market remains under pressure with very low levels of buying and selling activities resulting in houses staying on the property market for 31 weeks before they are eventually sold. We thus maintain our earlier view that rental affordability has not necessarily improved, but rather that rental property prices will be buoyed by an increasing number of participants opting to move into the rental market in the face of affordability issues in the housing market. This will likely continue to push up prices and lead to smaller year-on-year contractions in growth. We expect rental price growth to remain in contraction for the remainder of the year and to move into positive territory early next year, likely settling in the range of 1-2%.

Methodology

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

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

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

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ASK
IN-STORE

A photograph of white aluminium security shutters installed on a window. The shutters are partially open, revealing the window behind them. The advertisement includes several circular icons: a padlock for 'HIGH LEVEL SAFETY', a book for 'INTERNAL OR EXTERNAL', a checkmark for '10 YEAR GUARANTEE', a recycling symbol for 'ECO-FRIENDLY FINISHES', and a clock for 'SHORT LEAD TIME'. A blue banner in the top right corner says 'CONTACT US FOR A FREE QUOTE'. The text 'ALUMINIUM SECURITY SHUTTERS' is centered over the image.

CONTACT US FOR A FREE QUOTE

HIGH LEVEL SAFETY

INTERNAL OR EXTERNAL

10 YEAR GUARANTEE

ECO-FRIENDLY FINISHES

SHORT LEAD TIME

ALUMINIUM
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OCEAN VIEW - N\$ 4 700 000



Web Ref 044

Registered Bed & Breakfast for sale. 5 Double rooms, 5 Bathrooms, 2 kitchens, O/plan dining/ living area downstairs, 2 x indoor BBQ's, Reception Area, 2 Kitchens, Double garage.

VINETA - N\$ 1 950 000



Web Ref 049

Solar Power systems, 3 Bedroom duplex townhouse, lovely outside entertainment area, modern fitted kitchen with Junker appliances, scullery, guest toilet 2 bathrooms, back yard

KRAMERSDORF - N\$ 2 550 000



Web Ref 199

Big enough erf to add on an outside flat, 3 bedrooms, 3 bathrooms, spacious open plan living area with beautiful wooden trusses, indoor braai, 3 garages, enclosed court yard.

NEW EXTENSION - N\$ 1 890 000



Web Ref 238

Priced reduced drastically. Newly constructed 4 bedroom house, 2 bathrooms, open plan kitchen living area, scullery, wind protected court yard, entertainment, double garage.

SWAKOP RIVER PLOT - N\$ 15 995 000



Web Ref 029

Main House: 5 Bedrooms, 4 Bathrooms, indoor swimming pool with entertainment area, kitchen, 2 living areas study, big veranda with view over the Swakop River, 4 Garages. 5.99ha.

CENTRAL - N\$ 1 265 000



Web Ref 219

Spacious north facing apartment with very big balcony, 2 Bedrooms, 2 Bathrooms, Open plan kitchen with built in stove, pre paid electricity, CC Reg, Tandem Garage



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Coastal Agent



Michelle 081 620 1358
Coastal Agent



Martinette 081 127 5979
Swakopmund Agent



Normandie 081 281 0607
Windhoek Agent



Nicolene 081 698 6331
Windhoek Agent

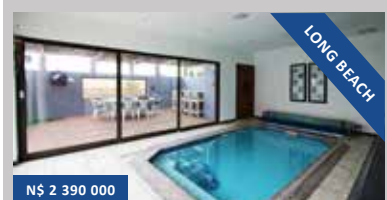


LONG BEACH

N\$ 2 400 000

BRAND NEW HOME WITH STYLISH MODERN FINISHES!!! Fresh look with beautiful appearance. 3 Bedrooms, 2 Bathrooms, 2 Garages.

Web ref 1321850



LONG BEACH

N\$ 2 390 000

Spacious lock-up-and-go family home. 3 Bedrooms, 2 Bathrooms, 2 garages. Big entertainment area with heated indoor swimming pool. CC Registered

Web ref 1310868



LONG BEACH

N\$ 1 580 000

Great Investment or perfect for Holiday accommodation! Stunning views of the sea and dunes as it is situated on the 3rd floor! Registered on Air B&B. Furniture Included. 2 Bedrooms, 2 Bathrooms, 1 Garage

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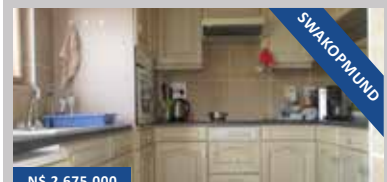


WINDHOEK

N\$ 1 550 000

Sole Mandate. House for sale in Rocky Crest 3bedroom with 3 bathroom, main with walk in closet. Open plan kitchen, private living area, Small garden.

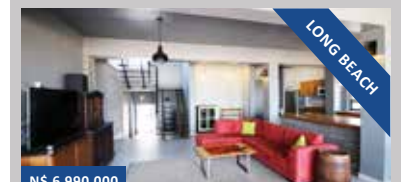
Web Ref 1322471



SWAKOPMUND

N\$ 2 675 000

2 Bedroom Apartment in the central of Swakopmund. Fall in love with this elegant apartment safely tucked away. German quality with cosy closed balcony, 2 beds and 2 baths. Web Ref 1244492



LONG BEACH

N\$ 6 990 000

4 Bed, 4 bath and 4 garages seafront home with 1 Bedroom Flat. Modern and inviting home with beautiful rustic finishes.

Web Ref # 1299137



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N\$ 2.98 MIL

Beautiful Home in Beautiful Garden is for Sale Reception, Guest Loo, Large Living Room (fireplace) O/p with designer Kitchen, Scullery, Sunny BBQ room (indoor BBQ), upstairs 3 Bedr (MES), 2 Bathr, Balcony, Double Garage. Website Ref. 1244218

HENTIES BAY, EXT 6



N\$ 6.7 MIL

Mediterranean Marvel is for sale. Main Home can be configured in main home with 2 flats. Another 2 Bed Flat: All together 6 Bedr, 5 Bathr, 3 Kitchens, Kitchenette, 5 Living areas, 3 Garages, 2 Carports. AWESOME SEA VIEWS. Website Ref. 1322831

SWAKOPMUND, EXT 8



N\$ 5.750 MIL

Eclectic Masterpiece is for Sale. All rooms in this home are HUGE: Fantastic kitchen, Scullery, 2 x double garages, 4 bedrooms en-suite, Lounge, Living room, Games room, Hobby room, Study nook, Laundry, outside toilet. Website ref. 1303510

SWAKOPMUND, EXT 10



N\$ 1.750 MIL

PRIMA DONNA on the street for sale! A BEAUTIFUL design resulting in a layout for EASY LIVING! 3 Bedr, 3 Bath, Open plan kitchen/living area with indoor BBQ, 2 Garages. Erf 484m², house 218m² Website Ref: 929601

SWAKOPMUND, EXT 20



N\$2.6 MIL

Eclectic Style home. Very beautiful finishes right through: Reception, Large Living area (indoor BBQ) o/p with Kitchen, Scullery, 3 Bedr (MES), 2 BEAUTIFUL bathr, Double Garage, Outd Entertainment area with pizza oven. Website Ref. 1313803

SWAKOPMUND, EXT 23



N\$ 2.415 MIL

VERY BEAUTIFUL Home in a quiet area 3 Bedr (MES), 2 Bathr, Beautiful Kitchen, Scullery, Lounge, Dining room, BBQ room, Pergola Patio, Double Garage. Beautiful Garden. Website Ref. 1317398

SWAKOPMUND, EXT 39



N\$ 1.980 MIL

NEW HOME TO BE DEVELOPED. U-shaped layout with wind protected courtyard (outdoor BBQ), Reception, Lounge/Dining room (indoor BBQ) o/p with Kitchen, 3 Bedr (MES), 2 Bathr, Double Garage Website ref: 1318120

WALVIS BAY, FAIRWAY ESTATES



N\$ 2.195 MIL

Upmarket, contemporary 2 Bedr Home is for Sale Lock-up-and-go style: 2 Bedr en-suite (upstairs), Large living area (dining room/lounge) with indoor BBQ, beautiful kitchen, scullery/laundry, guest loo, double garage. Website ref: 1299911

WALVIS BAY, LONG BEACH



N\$ 9.2 MIL

BEACHFRONT MANSION. A SPACIOUS home with EXQUISITE VIEWS. 6 Bedr, 3 Bathr, Kitchen, Scullery, Lounge, Dining Room, Games Room, TV room, 2 Tandem Garage, Balconies and Patio, Beautiful Garden. CC REGISTERED. Website ref: 1317392

WALVIS BAY, MEERSIG



N\$ 1.950 MIL

Brand New Home is for sale. Granite tops, lots of cupboards: 3 Bedr, 2 Bathr, Study, Living Area (indoor BBQ), beautiful kitchen, scullery, double garage, tandem one side. Website ref: 1255554

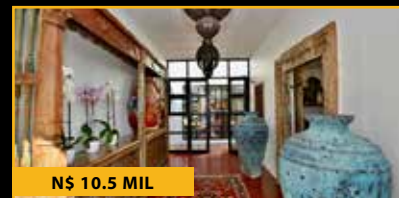
HENTIES BAY, NORTH DUNE



N\$ 3.520 MIL

OH MY WORD: LOOK AT THE VIEW. Fantastic views from this high lying property: 3 Bedr, 3 Bathr, Kitchen o/p with living area (Indoor BBQ), Laundry, TV room, 3 Garages. Web Ref 1218796

WALVIS BAY, MEERSIG



N\$ 10.5 MIL

Beautiful Guesthouse is for sale. Fusion between Moroccan & Middle Eastern Flair. 10 bedrooms en-suite. Large lounge/dining room. Beautiful décor and furniture. Website Ref. 1281649



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LONG BEACH - N\$ 1.98 MIL



SPACIOUS TOWNHOUSE

3 Bedrooms, 2 full bathrooms, open plan lounge, kitchen, scullery/laundry, bar, indoor BBQ, yard and double garage.

LONG BEACH - N\$ 1.550 MIL



APARTMENT WITH SEA VIEWS

3 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, large balcony with outdoor BBQ and tandem garage. CC Registered

LONG BEACH - N\$ 1.490 MIL



BEACHFRONT APARTMENT

2 Bedrooms, 2 Bathrooms, open plan living area, kitchen, large balcony and single garage. Furniture Included

LONG BEACH - N\$ 1.4 MIL



RETIREMENT HOME

2 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, indoor BBQ, court yard, single garage, alarm and all in a security complex.

SWAKOPMUND - N\$ 1.9 MIL



APARTMENT

Walking distance to the Beach, secure complex first floor, lift close to entrance, new built-in cupboards, Spacious living area. 3 Bedrooms, 3 Bathrooms.

SWAKOPMUND - N\$ 2.55 MIL



SPACIOUS AND MODERN

High exposed beam ceilings. Indoor braai. Breakfast nook seats 10. Pergola covered patio relaxation area. 3 Bedrooms, 2 Bathrooms, 2 Garages

SWAKOPMUND - N\$ 1.5 MIL



LOVELY TOWNHOUSE

Modern townhouse newly built, prime area, 3 bedrooms, 2 bathrooms, outside BBQ, open plan kitchen lounge area Double garage

SWAKOPMUND - N\$ 3.8 MIL



VIEW ON THE DUNES!

3 Living areas, Well designed kitchen, Fireplace, Yard provides space to build flatlet. 4 Bedrooms, 3 Bathrooms, Walk-in closet in main bedroom

SWAKOPMUND - N\$ 1.9 MIL



PERFECT FAMILY HOME

Situated near a Private School, 3 Bedrooms, 2 Bathrooms, Indoor BBQ, double garages. Study with built-in cupboards that can be converted into a 4th Bedroom.



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