



# PropertyNews



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LUDWIGSDORF



**PRICE ON REQUEST**

**Valco Village Estate**

**Joint Exclusive Mandate**

Located in the popular area of Ludwigsdorf, this is an opportunity not to be missed! Boasting with 37 Full title houses, 2 Vacant erven, a Clubhouse, Tennis Court & a great atmosphere.

Lourinda 081 252 6296  
Rika 081 124 0831  
Craig 081 205 1516  
Johnny 081 124 8589  
Sonja 081 268 3441  
Dianne 081 128 2837



EROS



**N\$ 2 995 000**

This property is a perfect fit for the renovator. It **BOASTS** with loads of **POTENTIAL**. The current condition of the house make provision to move in & renovate later.

3 Bedrooms, 2 Bathrooms, Guest W/C, Huge Kitchen, Lounge, Dining Room, Study / Office, Swimming Pool, Large patio with BI Braai, Double carport, Huge erf of 1125 m<sup>2</sup>.

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



EXCLUSIVE MANDATE

EROSPARK



**PRICE ON REQUEST**

Large erf with 3 units.

**UNIT 1** – Reception area with small Kitchenette, consultation room & procedure room, Bathrooms.

**UNIT 2** – Reception area with Kitchenette, consultation room & procedure room, Bathrooms.

**UNIT 3** – Reception area, Bathrooms, Kitchen, consultation room with procedure room, Store room. Lovely garden area.

Garage & ample parking.  
Zoning – Medical practice.  
Ample parking for patients. Located very near to Medi-Clinic private hospital.

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



PERFECT FOR MEDICAL

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**N\$ 1 400 000**

Double story warehouse with mezzanine, Reception Area, Office, Kitchenette and Toilet on premises. Security controlled entrance.

Craig - 081 205 1516  
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**LOCATED IN THE POPULAR AREA OF LUDWIGSDORF**

**SHOW HOUSE**



**ON SHOW, SATURDAY 7 AUGUST 09:00 UNTIL 15:00**

**V**  
**VALCO**  
**VILLAGE**

**This is an opportunity not to be missed!**  
**JOINT EXCLUSIVE MANDATE**

**Boasting with 37 Full title houses, 2 Vacant erven,  
a Clubhouse, Tennis Court  
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Sonja 081 268 3441 | Dianne 081 128 2837  
Nikki 081 165 9676 | Office 061 278 100



**SUIDERHOF - N\$ 940 000**



**SPACIOUS AND PRIVATE.** This older renovated unit with 2 bedrooms, 1 bathroom, open plan kitchen and lounge, balcony and covered car port.

**KLEINE KUPPE - N\$ 1 650 000 CC**



**VIEWS!** A 3 bedroom unit offering 2 bathrooms, guest, kitchen, lounge dining room, covered patio, private garden, single garage.

**WHK CENTRAL - N\$ 1 695 000 CC**



Just move into this very neat and modern unit, offering 2 bedrooms, 2 bathrooms, open plan living and big kitchen, big enclosed balcony with a BBQ, big garage and under roof parking.

**AVIS - N\$ 1 850 000**



**SECURE AND VIEWS!** A very neat unit of 157m<sup>2</sup>, 3 beds, 2 baths, lounge dining room, kitchen, garden and under roof BBQ area, all on one level, big double garage downstairs. AC, beams and an alarm, adds more value to the property.

**KLEIN WINDHOEK - N\$ 1 990 000 CC**



**ENDLESS CITY VIEWS!** A modern 2 bedroom 2 bathroom unit with an open plan kitchen and lounge, walking out on a balcony and BBQ. Big double garage.

**EISENHEIM - N\$ 2 210 000**



**VALUE FOR MONEY!** Neat property on a big erf of 561 m<sup>2</sup>, 3 beds, 2 baths, open plan lounge and dining room with fire place, kitchen with lots of b.i.c., pantry, single garage, covered patio with BBQ, neat and established garden.

**EISENHEIM - N\$ 2 450 000**



**SOMETHING DIFFERENT!!** A lovely 3 bed 3 bath family home, open plan kitchen, lounge dining room, separate scullery/laundry, big entertainment area, leading to a pool and an outside bathroom. Single drive thru garage.

**EROS PARK - N\$ 3 800 000 CC**



**MAGNIFICENT SECURE HOME!** Neat gardened family dwelling, offering 3 beds, 2 baths, study, TV room, open plan kitchen with pantry, lounge dining room, leading to a sparkling pool and entertainment area, 2 Garages, etc.

**WHK WEST - N\$ 4 368 000**



**Old charm family home** with 3 bedrooms, 2 bathrooms, 2 separate one bedroom flats on one big erf. Lots of parking, shade netting and a pool. Close to Poly Technic. Higher density approved and paid for.

**PROSPERITA - N\$ 5 420 000**



**DUET WAREHOUSE.** 587m<sup>2</sup> inclusive of offices, lots of parking and 3 phase electricity. Erf 947 m<sup>2</sup>. Can also be let at N\$20 000 VAT incl for each unit.

**FINKENSTEIN - N\$ 6 300 000**



**ESTATE LIVING AT IT'S BEST!** 531m<sup>2</sup> under roof, on a 9100m<sup>2</sup> erf. This beautiful home offers 3 beds, 3 baths, study, entertainments areas, modern kitchen, scullery and laundry, 1 bed flat, pool, low maintenance garden, garages.

**EISENHEIM - N\$ 15 500 PM**



**TO LET**  
**VIEWS!!** A spacious 3 bedroom 2 bathroom family home with a study, open plan kitchen / lounge dining room, leading to the stoep with outside BBQ and garden and double garage.  
**Available 1 October 2021**

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## EROS N\$ 3 850 000



### EXTRAVAGANT VIEWS

3 Bedrooms | 2 Bathrooms | Double garage

Entertainers' dream with large 1 bed flat. Swimming pool, inside BBQ and double carport. Erf size: ± 1000 m<sup>2</sup> | Total under roof: ± 500 m<sup>2</sup>

## OMEYA GOLF ESTATE N\$ 3 691 500



### NATURE'S SCENERY AT ITS BEST

4 Bedrooms | 3 Bathrooms | Double garage

Very spacious o/p lounge with dining area. Two separate entertainment areas (both with BBQ's). Beautiful kitchen with walk in-fridge and scullery. Lovely golf views and guest toilet. Erf size: 999 m<sup>2</sup> | Under roof 291 m<sup>2</sup>



## ELISENHEIM N\$ 3 100 000



### PLOT AND PLAN

4 Bedrooms | 4 Bathrooms | Double garage

All bedrooms have balconies. 2 living areas with kitchen/dining and scullery. Swimming pool (optional, not incl. in price). Erf size: 563m<sup>2</sup>

## KLEINE KUPPE N\$ 3 250 000



### GREAT LOCATION, FAMILY HOME

3 Bedrooms | 2 Bathrooms | Double garage

Spacious kitchen and ample yard space in cul-de-sac. Lovely entertainment area with BBQ. Under roof 205m<sup>2</sup> | Erf size 666m<sup>2</sup>

## FINKENSTEIN PLOTS



1. Eland Street erf 26 - 8 935m<sup>2</sup> - N\$ 2 600 000
2. Koedoe Street - 9 577m<sup>2</sup> - N\$ 2 700 000
3. Koedoe Street - 10 086m<sup>2</sup> - N\$ 2 800 000

## WALVIS BAY - MEERSIG N\$ 1 850 000



### PERFECT FAMILY HOME

3 Bedrooms | 2 Bathrooms | Double garage

Open-plan kitchen and living area with beautiful entertainment area. Airon in main bedroom. Modern finishes, low maintenance garden with spacious front and back yard. Under roof 163m<sup>2</sup> | Erf size: 358m<sup>2</sup>

## AUASBLICK N\$ 1 700 000



### PLOT FOR SALE

2 383m<sup>2</sup> | no restrictions | beautiful view



Tatjana



Carl



Marion



Lourette



Hillie



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FROM AUGUST TO SEPTEMBER

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BIG OUT BUILDING

**OLYMPIA - PRICE ON REQUEST**



**SOLE MANDATE.**  
 Spacious O/P Living Areas, KITCHEN. 4 Beds, 4 Baths.  
 BIG OUTBUILDING. 3 Garages, Parking, Storeroom, EXTRAS. Garden.  
 Erf:1 178 m2. Lourette 081 124 5868



A-MAZING VIEWS!

**KLEIN WINDHOEK - N\$5 400 000 CC**

Large Plot of 2249 m2, house 454 m2.  
 4 Beds, o/p living areas; Lapa, Pool,  
 storerooms, DBL Gar + Parking. Wine  
 Cellar. EXCELLENT LOCATION!  
 Lourette 081 124 5868



GORGEOUS GARDEN

**ACADEMIA - N\$2 995 000**

**SPLENDID! ONE LEVEL, 3 Beds,**  
 2 Baths, o/p living areas. Indoor BBQ  
 room, Lapa, outside BBQ. S/POOL.  
 1 Bedr Flat. NEGOTIABLE  
 Lourette 081 124 5868



EXCLUSIVE S/OFF MANDATE

**ELISENHEIM - N\$1 870 000**

3 Bedrooms, 2 Bathrooms, Spacious  
 Open plan, Lounge / Dining, Kitchen,  
 Veranda with a Bbq, Single Garage,  
 Mezzanine floor on top of the Garage.  
 Erf 450 sqm. Anita 081 124 6666



SOLE MANDATE

**ELISENHEIM - N\$2 235 000**

3 Bedrooms, 2 Bathrooms, Open plan  
 Kitchen, Dining and Lounge, Steop  
 58sqm, Aircons, Alarm, Blinds, Paving  
 and Artificial Grass, Boundry Walls,  
 Single garage. Anita 081 124 6666



SOLE MANDATE

**ELISENHEIM - N\$2 350 000**

3 Bedrooms, 2 Bathrooms, Large Open  
 plan with a Living- and Dining area,  
 Lovely kitchen, Front Patio, Veranda  
 with a Bbq, Swimming pool, Single  
 Garage. Anita 081 124 6666



STUNNING VIEWS

Lovely family home with 3 bedrooms, 1 full bathroom, study, lovely open-plan  
 lounge/dining with fire place, beautiful fully fitted kitchen & guest loo. Big outside  
 hobby room. Huge veranda, big BBQ area next to pool. Very spacious 1-bedroom  
 flat. Outside shower/toilet. Big store room. Double garage & carports.  
 Marion 081 245 2390



**EROS PARK - N\$3 375 000 CC**



LEAVES N\$1 205

**ELISENHEIM - N\$5 400 000**

2 Bedrooms, 2 Bathrooms, Open plan  
 Living area Kitchen, Covered stoep and  
 small garden, One shade net parking  
 plus guest parkings. Child & Pet friendly.  
 Anita 081 124 6666



AMAZING VIEWS!

Huge family home with the benefit of 3 guestrooms as income generators.  
 In total 6 bedrms, 5 bathrms, huge living areas, big kitchen with laundry/scullery/  
 pantry, office, dble garage, pool, aircons, solar geyser, well secured.  
 Amazing property!  
 Marion 081 245 2390



**SUIDERHOF - N\$5 800 000 CC**



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081 407 4274

Rosi Jacobs  
081 127 2469

Marie van Zyl  
081 129 2482



## KLEIN WINDHOEK - N\$ 2.499 MIL



**COST INCLUDED**

Cozy duplex duet home on offer. NO levies to pay! Offering 3 beds, 2 baths, open plan living area with fireplace, kitchen with lots of built-in cupboards, store room, guest loo, double spacious garag. Lapa with BBQ, erf still spacious to put a plunge pool, well secured with alarm, located in cul-de-sac. Erf size 451 sqm, under roof area 180 sqm.

## KLEIN WHK - N\$ 4.3 MIL



Very neat family home in excellent condition and well maintained. 3 beds, 2 baths, linen cupboard, lounge with fire place, underfloor heating, blinds as well as A/C. Dining, fitted study, modernised kitchen, scullery, pantry, thatched patio, newly refurbished swimming pool. Garage for 3 cars. 2 Solar geysers. PLUS 1 bed flatlet with own entrance.

## KLEIN WINDHOEK - N\$ 6.995 MIL CC



Guesthouse as running concern on offer. Nestled on top of the mountain with exquisite views of Klein Windhoek. 7 beds (2 of them family rooms) all with en-suite baths, managers room, reception, kitchen, beautiful wooden deck with stunning views, pool, enough parking. All rooms with balconies/sitting areas. Well maintained.

## OLYMPIA - N\$ 12 995 PM



**SOLE MANDATE**

**TO LET**

One level townhouse in popular complex. Double volume throughout. Offering 3 spacious bedrooms, 2 bathrooms (main en-suite), open plan living area, lounge, indoor bbq, kitchen, scullery, double garage, spacious garden. 3x aircons. Well secured with alarm and beams. Pet friendly subject to pre-approval. Available 1 September 2021

## KLEIN WHK - N\$ 2.698 MIL CC



Fantastic opportunity to own this townhouse. NO stairs, all on one level. Beautiful North Eastern Views. Well located. 3 beds, 2 baths, open plan living area with lounge/dining and kitchen. Passage with linen cupboard. Covered veranda. Double Garage. Well secured. Smaller and well managed complex. NO pets allowed. Garden with irrigation.

## FINKENSTEIN - N\$ 6.195 MIL CC



**SOLE MANDATE**

Stunner executive home on offer. Offering 5 Beds with 5 En-suite Baths, Open plan double volume living area with Lounge/Dining/TV Room with fire place, Kitchen, Scullery/Laundry, Pantry. Patio with BBQ, Pool, Wine Cellar, Double Garage and Carport. Garden with irrigation, Water tanks, Solar geyser and Electricity feeding into grid, Alarm.



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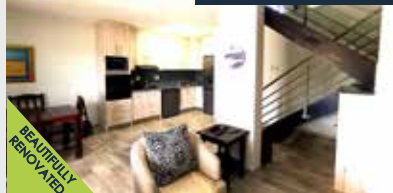
## PIONIERSPARK EXT 1 - N\$2 350 000



**EXCLUSIVE MANDATE**

Duet home! 4 Beds, 3 baths, spacious living areas, kitchen with scullery, loft area for office, dble garage, Ample parking, huge entertainment lapa with BBQ, pool. Marion 081 245 2390

## EROS - N\$1 950 000



**BEAUTIFULLY RENOVATED**

3 Beds, 2 baths & study. Very spacious open-plan living/dining room and elegant kitchen, laundry, guest loo, beautiful garden with covered patio. Levies N\$3 000pm. Marion 081 245 2390

## HOCHLANPARK - N\$2 830 000



Cosy family home. Erf size 1036 m<sup>2</sup> 5 bedrooms, 2.5 bathrooms Swimming pool, Lapa, ample parking space for at least 7 cars. Tatjana 081 564 4373

## OUTSIDE WINDHOEK - N\$6 580 000



3 bedr, 3 bathr, office, 1 guestroom Open plan kitchen with lounge and entertainment area, Swimming pool and Double garage, good located prop. Tatjana 081 564 4373

## KLEINE KUPPE - N\$1 100 000



VACANT PLOT 690 m<sup>2</sup>. Build you dream home!! Amazing Location. Amazing Views! Lourette 081 124 5868

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**KLEIN WINDHOEK - N\$ 12 000 PM**  
renovated 3 bed, 1 bath house, kitchen, dining, living, covered terrace, large garden, garage



**EROS - N\$ 20 000 PM**  
4 bed, 2 bath house, open kitchen, dining, living with fireplace, pool, lapa with BBQ, garden, double garage



**LUDWIGSDORF - N\$ 22 000 PM**  
luxurious, double storey 3 bed, 2 bath townhouse, garden, storage and double garage in secure complex



**KLEIN WINDHOEK - N\$ 25 000 PM**  
double storey, 3 bed, 2 bath house, modern kitchen, entertainment area, BBQ, bar, pool, 2 garages



**LUDWIGSDORF - N\$ 2.8 MILL CC**  
lock up and go, 3 bed, 2 bath house, kitchen, dining and living area with fireplace, indigenous rock garden, pool, guestroom



**EROS - N\$ 3 MILL**  
GOLDEN OLDIE. 3 bed house, living area with fireplace, wooden floors, 2 bed flat, pool, garage. EXCL COST



**EROS - N\$ 3.2 MILL**  
well maintained 3 bed, 2 bath house, covered terrace with view, study, pool and double garage. EXCL COST



**KLEIN WINDHOEK - N\$ 3.2 MILL**  
ideal home office, double storey, lapa and BBQ, pool, bachelor flat, large yard. EXCL COST REDUCED BY 1 MILL

## GUEST FARM - N\$ 65 MIL



This beautiful farm just east of the Etosha National Park which is well established is looking for a new owner. It comes complete with a total of 22 guest rooms and 10 campsites. Webref: RDNQ-1528. **RUDI | 081 308 8237**



## REGENSTEIN - N\$ 13 MIL



Prestige 3 on-suite bed Home with 2 spare rooms and communal bathroom has 3 Living areas with underfloor heating and underground soundproof studio. Webref: RDNQ-1520. **NOLAN | 081 893 0395**



## WHK CENTRAL - N\$ 23.1 MIL



Be the owner of this beautiful establishment, offering 15 flats, 10 shaded parking, 5 open parking and conveniently close to shops, schools and transport Webref: RDNQ-1575. **RUDI | 081 308 8237**



## KHOMASDAL - N\$ 1.785 MIL



Main bed with bic (full en-suite), 2 beds without bic, 1 Bath, 1 Guest toilet, Study room, TV room, Kitchen, dining area, Lapa with buildin braai and pool, CCTV ,Two bed flat, Single garage, Webref: RDNQ-1575. **DAISY | 081 847 8053**



## WHK NORTH - N\$ 3.75 MIL



Ideal for medical practitioners because of its location within walking distance to Rhino Park private hospital, Central hospital and Namibia Institute of Pathology head office. Webref: RDNQ-1536. **JOE | 081 348 3063**



## KATUTURA - N\$ 1.575 MIL



Freestanding house offers: 3 beds (main en-suite), 2 baths, Kitchen, Lounge, 2 x 1 bedroom flats, Erf of 570sqm and it's Negotiable. Bring your offer, let your agent get it accepted. Webref: RDNQ-1577. **DAISY | 081 847 8053**



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**Suna Kritzinger**

081 210 7823  
sunakritzinger@gmail.com



**Marlette Dreyer**

081 877 8910  
marlettedreyer1@gmail.com

### PIONIERSPARK N\$ 3 640 000



#### HOUSE FOR SALE

- 4 Bedrooms and 2 Bathrooms.
- Kitchen with pantry, swimming pool.
- Entertainment area, 3 garages.

### PIONIERSPARK N\$ 3 100 000



#### HOUSE FOR SALE

- 3 Bedrooms all en-suite.
- Modern kitchen.
- Double garage, swimming pool.

### ROCKY CREST N\$ 1 575 000



#### HOUSE FOR SALE

- 3 Bedrooms and 2 Bathrooms.
- Single garage.
- Erf Size 405 sqm.

### ROCKY CREST N\$ 995 000



#### TOWNHOUSE FOR SALE

- 2 Bedrooms
- 1 Bathroom
- Single Garage

### OMEYA GOLF ESTATE N\$ 3 570 000



#### HOUSE FOR SALE

- 4 Bedrooms all en-suite.
- Modern built, Heated Swimming Pool.
- Boma, walking on to Golf Course.

### KLEIN WINDHOEK N\$ 5 500 000



#### HOUSE FOR SALE

- 4 Bedrooms and 2 Bathrooms.
- Beautiful garden.
- Jacuzzi and Lapa.

**ROCKY CREST - N\$ 1.035 MIL**



**ROCKY HILLS COMPLEX**

Large garage is on the ground level with an outlet and plug for a washing machine and a sink. Large open plan kitchen with living room and sliding doors onto a balcony with a storage cupboard. Two bedrooms with built-in cupboards and a bathroom with a shower, toilet and wash basin.

**CIMBEBASIA - N\$ 1.060 MIL**



**FAR BELOW VALUATION**

Auas Breeze Complex. This is the bargain of the year! The unit consists of an open plan lounge-kitchen, two bedrooms, a guest toilet and a bathroom with a shower, toilet and wash basin. Sliding door opens onto a yard with a BBQ. It also has a single garage. Quality fittings and finishes.

**CBD - N\$ 1 265 000**



**FREEDOM PLAZA**

Invest in a lifestyle! Upmarket 1 bedroom apartment in the heart of the city on the 3rd floor. Top finishes. Open plan kitchen/living area with sliding doors onto a balcony. En-suite bathroom with a shower, toilet and wash basin. Top security. Faces North with stunning view over the city. Including 1 parking in basement.

**ELISENHEIM - N\$ 1.25 MIL**



**JERICHO HEIGHTS**

Unit is on the 1st floor. The garage of 39sqm is on the ground floor. The unit consist of an open plan lounge-kitchen, two bedrooms, a full en-suite bathroom and an en-suite shower-toilet and is 88sqm. Also has a balcony with a BBQ. Quality fittings and finishes.

**KLEINE KUPPE - N\$ 1.350 MIL**



**CYPRUS COURT**

Next to Pupkewitz Lifestyle Centre. Very popular complex. Duplex townhouse of 100 m2 with 2 spacious bedrooms upstairs with a full bathroom and separate toilet. Mahogany colour cupboards and white ceramic tiles. Small TV/work station with balcony. Open plan kitchen with spacious living room. Burglar bars. Carport for 1 car.

**AVIS - N\$ 1.835 MIL CC**



**LE MONT COMPLEX**

Triple storey townhouse with 2 bedrooms, 2 bathrooms, open plan kitchen with living area, sliding doors onto a patio with a BBQ. 190 sqm. The kitchen is fully fitted with granite tops and the bedrooms have built-in cupboards. Tandem garage on ground level. Light and bright. Top class finishes. Levies: NS2,653 PM



Nadia van Zyl  
 081 288 2926  
 nadia@nvzestates.com



**ELISENHEIM  
 N\$ 2 099 000**



Newly build cozy, modern and well-maintained family home fit for a family with children and pets. Loads of space for expansion on a 450m2 erf. Featuring 3 bedrooms, 2 bathrooms, open plan kitchen and lounge and dining area. Outside under roof entertainment area and braai. Single garage with ample parking. Registered in private name.

Stunning, modern and spacious family home that's fit for the entertainer. Well maintained property that will tick all your boxes on a 450m2 erf. Featuring 3 bedrooms, 4 bathrooms, Open plan lounge & kitchen. Separate scullery. HUGE entertainment area with a swimming pool. Single garage with under roof parking. Registered in private name.

**ELISENHEIM  
 N\$ 2 449 000**



**EROS  
 N\$ 3 349 000 CC**



Fit for office use within the business district of Eros. Spacious erf size of 1078m2 that's perfect for future expansion. Reception area with a board room, 3 separate enclosed offices and 2 x open plan offices. Kitchenette with bathroom facilities. Outside building can be used as a flat or 2 store rooms with a bath. Fit with aircons.

Spacious duet with loads of potential that is fir for the extended family. Backside of the erf you'll find the main house all on one level featuring 3 bedrooms, 2 bathrooms, open plan lounge and kitchen. Outside entertainment area with braai and under roof parking. spacious flat with 2 VERY spacious bedrooms, 1 bathroom, open plan lounge.

**PIONIERSPARK EXT 1  
 N\$ 3 199 000**



**SUIDERHOF  
 N\$ 2 799 000**



Spacious property makes provision to receive additional income with its different flats on its 957m2 erf. Large family home situated in the prime and popular area of Suiderhof. Perfect office from home. 3 beds, 2 baths, kitchen, open plan lounge with dining and study. 2 x outside flats and additional office. Single garage with 3 carports.

Cozy newly painted flat situated in a quiet apartment block, close to shops and other amenities within the area. Featuring 2 bedrooms, 1-bathroom, open plan kitchen and lounge with a balcony and enclosed parking.

**ROCKY CREST  
 N\$ 999 000**



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SECTIONAL TITLE UNITS



# FINKENSTEIN VILLAGE

## PROPERTY FEATURES

- 2 & 3 BEDROOM TOWNHOUSES
- ENJOY NATURE AT ITS BEST
- ONLY 12KM FROM WINDHOEK
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- GATED & FENCED VILLAGE
- ELECTRIC GARAGE DOORS

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**BALLOT APARTMENTS**  
N\$ 1.35 mil

3 Bedrooms, 2 Bathrooms, Open plan kitchen, Sitting room, Ground floor, Burglar bars, Automatic sprinklers, Garden, Alarm, Shaded parking, Built in Stove, Levies N\$2 329.01  
Evaluation N\$ 1.5 mil.



**OSONA VILLAGE**  
N\$ 760 000

Freestanding Home  
2 Bedrooms  
2 Bathrooms  
Open plan kitchen and living room  
BIC and BIS



**KHOMASDAL**  
N\$ 1.8 mil

3 Bedroom House, 2 bathrooms, Kitchen, Sitting room, Dining Room, Air conditioners in (Main Room and Sitting Room), Garage (4 cars), Alarm System, Whole house interlocked, Price includes 2 Backyard Bachelor flats (Income total of 7000)



**LUDWIGSDORG**  
N\$ 25 000 PM

6 Bedrooms, 2 Sitting rooms, Big kitchen, 3 Bathrooms, 3 x Garages, Parking space for 8 cars, Swimming Pool, 2 Braai areas, Alarm, Electric Fence, Motor gate, Lapa, Entertainment area, Gym Room. Includes Backyard Flat with Toiler



**WINDHOEK WEST**

Offices Available | 64 Jennerstreet  
Unit G.1 - N\$3 500 PM  
Unit G.3 - N\$5 000 PM  
Unit T.2 - N\$4 250 PM

Offices Available | 17 Hahnemann  
Unit B - N\$6 000 PM



**GOBABIS**  
N\$ 1.5 mil

4 Bedrooms, 2 Bathrooms, 3 Toilets.  
PLUS a 1 Bedroom flat with a shower and toilet.  
Double Garage.  
Evaluation N\$ 1.6 mil  
1 530m2 ERF.



**EROS MANOR**  
RETIREMENT LIFESTYLE VILLAGE

Self contained home for independent living senior citizens. Primary Health Care Clinic, Frail Care, Assisted living.



**PROPERTY FEATURES**

- ▶ 2 BEDROOM
- ▶ SINGLE GARAGE
- ▶ 1 BATHROOM
- ▶ LOVELY GARDEN
- ▶ KITCHEN
- ▶ 115 m2
- ▶ LIVING AREA
- ▶ CC REGISTERED

**OFFERED AT**  
**N\$ 2 750 000**  
**NEGOTIABLE**

 Bianca Paschke | +264 61 287 1100





**FROM**  
**N\$689 500**  
(Approx. N\$6,000 p/m)

## CHERISH

2 Bed 1 Bath FULL TITLE House | Erf 330m<sup>2</sup>  
Spacious open-plan design | Solar geyser |  
Ideal for future extension | Second bathroom  
option available  
OPTIONAL Carport | Single Garage



**FROM**  
**N\$862 500**  
(Approx. N\$7,500 p/m)

## ASPIRE

3 Bed 2 Bath FULL TITLE House | Erf 330 -  
380m<sup>2</sup> | Modern open-plan design with stylish  
kitchen island | Solar geyser  
OPTIONAL Carport | Single Garage  
ASK ABOUT OUR *Premium Range*



**FROM**  
**N\$1 019 000**  
(Approx. N\$8,650 p/m)

## ELEGANT

4 Bed 2 Bath FULL TITLE House | Erf 380 -  
466m<sup>2</sup> | Spacious design with modern kitchen  
| Solar geyser | Ceramic hob | Single garage  
OPTIONAL Carport | Double Garage  
ASK ABOUT OUR *Premium Range*



**LEMON TREE  
PROPERTIES**

**Margaretha Teixeira**

081 377 9354

teixeiramargaretha@gmail.com



### SUIDERHOF - N\$ 2.8 MIL



PRICED  
REDUCED

Spacious house with  
2 self contained flats  
+ servants' quarter.  
The property offers  
3 beds, spacious lounge,  
study/office, kitchen with  
scullery, dining room, one  
bathroom. Single garage.  
Garden. 2x carports  
**PLUS**  
2x self contained flats  
Servants quarters  
Outside office  
Entertainment area with  
built in braai  
Erf size= 956SQM

### KLEIN WINDHOEK - N\$ 2.550 MIL CC



NEGOTIABLE

Well maintained  
townhouse in a complex  
of only 4 units.  
Very neat 3 bedroom  
duplex townhouse with  
spacious Lounge with  
fire place. Open plan  
kitchen. Guest toilet,  
Store room, Double  
garage. bedrooms  
Lapa with braai. Private  
garden. No levies. Pay  
your own municipal rates.  
Erf size= 450sqm

### AVIS - N\$ 1.795 MIL



KLEIN  
HARBURG  
COMPLEX

Only 10 units in complex.  
Pet friendly  
This one level townhouse  
offers 3 bedrooms, main  
bedroom with ensuite,  
2 bathrooms, (2 bedrooms  
with air conditioning),  
dining room, living room,  
kitchen + laundry, lapa  
with BBQ, double  
automated garage  
+ 2 shadenets.

Levies= N\$1'930 PM  
Rental income=  
N\$12'000 PM

### HOCHLANDPARK - N\$ 3.5 MIL



MAKE AN  
OFFER

Modern 6 bedroom house.  
This property offers  
2 bedrooms downstairs  
with 2 bathrooms,  
kitchen, laundry,  
storeroom, lounge and  
dining area. 4 spacious  
bedrooms upstairs,  
2 bathrooms,  
study/office, lounge  
that opens to balcony.  
Double garage.



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## First Quarter 2021

### HIGHLIGHTS

- The national weighted average rent came in at N\$6 686 at the end of March 2021 from N\$7 465 in March 2020.
- The More-than-3 bedrooms unit is the only segment that showed growth in rent prices - recorded at 0.3% y/y to N\$17 169.
- The deposit to rent ratio decreased further to 4.6% at the end of March 2021 from 5.8% in March 2020.
- Annual average rental yields slowed to 7.1% at the end of March 2021 from 7.9% a year ago.

FNB'S RENTAL INDEX SEGMENTS (12MA)			
1-bedroom	N\$3641	▼	-0.8% y/y
2-bedroom	N\$6 687	▼	-2.8% y/y
3-bedroom	N\$9 636	▼	-1.0% y/y
More than 3 bedrooms	N\$17 169	▲	0.3% y/y

Frans Uusiku

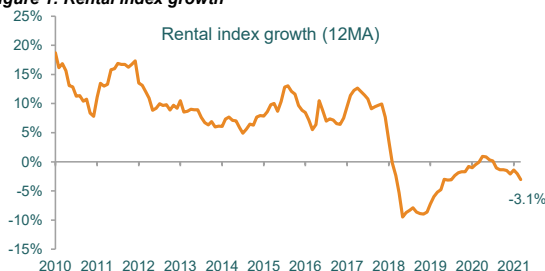
Market Research Manager

Frans.Uusiku@fnbnamibia.com.na

Tel: +264 61 299 8675

Cell: +264 81223 5743

Figure 1: Rental index growth



### Rent prices stumble into negative territory

The FNB Residential Rental Index posted an annual contraction of 3.1% at the end of March 2021, from 0.0% a year earlier. This brings the national weighted average rent to N\$6 686 from N\$7 465 recorded in March 2020. The 1-bedroom, 2-bedroom and 3-bedroom segments saw annual rental contractions of 0.8%, 2.8% and 1.0%, reaching N\$3,641, N\$6 687 and N\$9 636, respectively. The only segment that showed annual growth in rent prices is the more-than-3-bedrooms unit which registered growth of 0.3% to N\$17 169. These patterns highlight the widespread affordability issues amongst tenants and increased demand for multi-family renting units to support affordability in these economically challenging times.

Indeed, the incoming economic data for the first quarter of 2021 mirrors the deteriorating state of the rental market, with GDP growth recorded at -6.5% from -2.5% in the corresponding quarter of 2020. Suffice to say, a derailed economic recovery, which appears to have been prolonged by the third wave of COVID-19, and low vaccination rate is poised keep the rental market in a "coma" on the back of muted demand. This would have far-reaching implications for the stability of the financial sector, with potential unfavorable consequences such as depressed property sales. While we do not believe we have effectively reached that state yet, some signs are emerging. For instance, the real estate and profession activities is amongst the five sectors that carried through the economy in the first quarter of 2021, realizing growth of 4.6%/y. This is further supported by a considerable growth in home sales seen over the reviewed period. Looking at the regions, Walvis Bay continue to top the list in terms of annual rental contractions with -44.4%, followed by Oshakati (-33.9%), Swakopmund (-28.4%), Ondangwa (-20.7%), Okahandja (-14.4%), Gobabis (-14.2%) and Windhoek (-3.5%). Conversely, rent in Tsumeb, Rundu and Ongwediva grew by 35.8%, 31.0% and 20.2% y/y, respectively. These robust growth figures point to a high vacancy rate in the middle market segment across these jurisdictions as affordability issues linger.

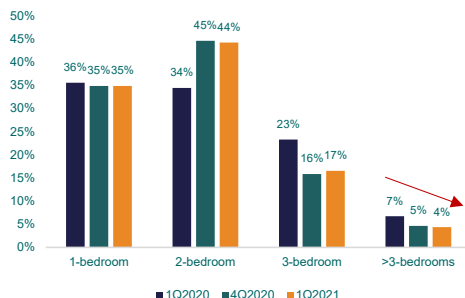
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The total amount of rental activity recorded for the first quarter of 2021 contracted by 3% q/q and by 55% y/y to 2795. While there is no definite trend observed across the 1 to 3-bedroom segments, a persistent decrease in the relative share of rental listings within the more-than 3-bedrooms segment is notable from 7% in 1Q2020 to 4% in 1Q2021. This highlights a relatively low turnover rate within this segment and increased demand for multi-family rental units to support affordability.

**Figure 2: Rental growth by segment (12MA)**



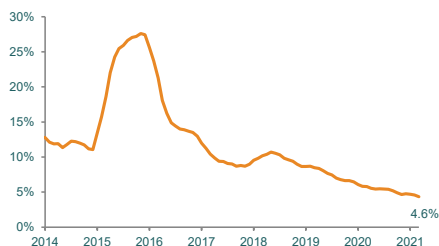
**Figure 3: Share of rental listing per segment**



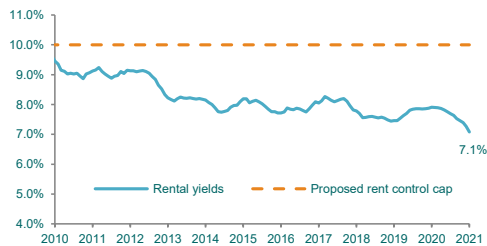
### Deposit to rent ratio

Overall deposits charged by landlords contracted by 23.0% y/y at the end of March 2021 compared to a contraction of 32.1% y/y recorded during the same period of 2020. The relatively mild contraction in rental deposit on the year-on-year basis highlights the low base effect from the first quarter of 2020 when the economy went into the first phase of COVID-19 lockdown. Overall, a significant reduction in deposit payable of 60% is notable within the more-than-3-bedrooms segment compared to a reduction of 30% realized a year earlier. This state of affairs is reflected in a continued deceleration of the deposit to rent ratio, reaching 4.6% at the end of March 2021 from 5.8% in March 2020. Looking ahead, competition for high quality tenants is a theme that we believe will continue to shape the outlook of the rental property market for as long as the economy remain in a recessionary state.

**Figure 4: Deposit to rent ratio**



**Figure 5: Rental yields**



### Rental yields

The yields on residential investment property have declined considerably as rental growth fails to keep up with rising housing prices, especially in the medium to low housing market. At the end of March 2021, the return on an investment property was measured at 7.1%, reflecting a 0.8 percentage point decline from the preceding period. Although we still view the current rental yields as indicative of a stable residential property market, the attractiveness of the residential property as an asset class would continue to depend on how soon the economy would return on its sustainable growth path.

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## Conclusion

The rental market is an increasingly important pillar for the Namibia property market. However, given the ailing economy and sluggish demand, rent prices are likely to remain muted for the long haul. Meanwhile, the emergence of multifamily and vacation rental markets is seen to be gaining prominence particularly in the coastal and central towns.

## 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 Republikken. 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. 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 FNBs Housing index data).*

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

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

TOWNS	1Q2020	4Q2020	1Q2021	Q/Q	Y/Y
Arandis	4,500	-	-	-	-
Gobabis	6,000	5,450	5,150	-5.5%	-14.2%
Henties Bay	5,500	-	-	-	-
Karibib	-	-	-	-	-
Katima Mulilo	5,500	-	-	-	-
Keetmanshoop	4,500	-	-	-	-
Kransneus	-	15,000	-	-	-
Okahandja	5,200	4,900	4,450	-9.2%	14.4%
Omuthiya	1,500	-	-	-	-
Ondangwa	4,100	3,000	3,250	8.3%	-20.7%
Ongwediva	4,950	5,700	5,950	4.4%	20.2%
Oshakati	4,700	3,250	3,150	-3.1%	-33.0%
Oshikango	6,500	-	-	-	-
Oshikuku	-	-	-	-	-
Otjiwarongo	5,100	-	-	-	-
Outapi	-	2,700	3,600	33.3%	-
Rehoboth	3,850	3,800	3,850	1.3%	0.0%
Rundu	4,200	3,350	5,500	64.2%	31.0%
Swakopmund	8,100	6,750	5,800	-14.1%	-28.4%
Tsumeb	4,050	5,500	5,500	0.0%	35.8%
Usakos	-	-	-	-	-
Walvis Bay	8,300	4,800	4,650	-3.1%	-44.0%
Windhoek	7,150	7,000	6,900	-1.4%	-3.5%

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**VINETA | N\$ 2 350 000 CC**



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3 bedrooms, two bathrooms, open plan kitchen, living room and Dining room area, alarm system, burglar bars, Tandem Garage, outside toilet and cc registered. **WEB REF 1965685.**

**EXTENSION 39 | N\$ 1 700 000**



**NEW THREE BEDROOM HOUSE**  
3 bedrooms, 2 Bathrooms, kitchen with scullery, open Plan living room /dining room area, inside BBQ, Double Garage and alarm system. Good value for your money. **WEB REF 1946523.**

**KRAMERSDORF | N\$ 1 600 000**



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3 Bedrooms, 2 x Bathrooms, Open plan kitchen, living and Dining room area, built in BBQ, front and back yard, outside toilet, Tandem Garage. Very good area. **WEB REF 1936953.**

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4 bedrooms, 3 bathrooms, kitchen with scullery, living room, dining room area, Double Garage. Built in Bar with indoor BBQ, outside BBQ and seating for guests, quiet area. **WEB REF 1893122.**

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**Web Ref 1964086.**



**N\$ 2 140 000**

**3 Bedroom House with large open-plan living area, kitchen and indoor braai.**  
Extra office space and 2 Bedroom backyard flat.  
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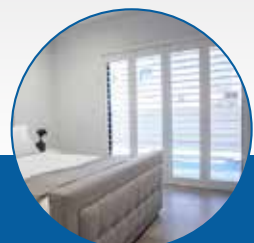
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