



take one for free

PropertyNews

ISSUE 608 • 2 OCTOBER 2026

And I said,
oooooh...

When storage looks this good,
you leave the lights on.

ATMOSPHERE

www.atmosphere.com.na

Your name on the door starts here.

Your homeownership journey starts with a free pre-assessment.
You don't need to be a Letshego customer to apply.
Let's work together to make your dream home a reality.

Dream it. Decide it. Own your home.



Home loan financing from
N\$ 50 000 upward.



Monthly repayment
built **around your**
finances.



Interest rate linked to
home base rate.



Visit your nearest branch or call **061 2023500** or email
na.homeloanapplications@letshego.com to speak to a consultant today.

Home Loan Approved?

Make Sure You've Budgeted for Homeownership Too

GETTING THE KEYS MAY FEEL LIKE THE FINISH LINE. IN REALITY, IT IS WHERE A DIFFERENT KIND OF FINANCIAL PLANNING BEGINS.

So, your home loan has been approved.

The excitement is real. You have worked through the application, looked at the interest rate, calculated the monthly instalment and made sure the numbers fit comfortably within your budget.

It feels like the hard part is done.

But before you collect the keys, there is another important question worth asking:

HAVE YOU BUDGETED FOR EVERYTHING ELSE THAT COMES WITH OWNING A HOME?

Because the true cost of homeownership does not begin and end with your bond repayment.

Every month, there are other expenses that become part of owning and maintaining a property. Municipal rates and taxes, water and electricity, insurance premiums and life cover can all form part of that monthly reality.

None of these expenses are unusual. The problem is that, in the excitement of buying a home, they can easily be overlooked. That is often where first-time homeowners get caught off guard. It is not necessarily because they cannot afford their home loan. It is because they planned for the bond rather than the full cost of owning the home.

A repayment that looked perfectly manageable on paper can begin to feel very different once the municipal account arrives, insurance premiums are deducted and monthly utility costs are added to the equation.

MUNICIPAL RATES AND TAXES

Once a property is registered in your name, you become responsible for the municipal charges associated with it.

This account is separate from your home loan and is paid directly to the municipality.

Rates and taxes are generally linked to the municipal valuation of the property, which means the amount you pay will depend partly on the value of your home. Your municipal account may also include services such as refuse removal and waste management.

For new homeowners, the first account can sometimes arrive only after they have already settled into the property.

That makes it important to budget for the expense before the first bill lands in your inbox.

WATER AND ELECTRICITY

Your home loan repayment may be predictable. Your utility bill is not. Water and electricity costs change according to how much you use, the size of the property and the number of people living there.

A garden, swimming pool, larger geyser, additional rooms, outdoor lighting and even seasonal changes can all influence monthly consumption.

This can be particularly noticeable when moving from a smaller rental property into a larger family home.

The extra space may be exactly what you wanted. It simply comes with a different monthly cost profile.

LIFE COVER AND FIRE INSURANCE

Then there is protecting both the home and the people who depend on it. Fire insurance helps protect the physical structure of your property.

Should the home be damaged by fire or certain other insured events, the cover can help with the cost of repairing or rebuilding it.

Life cover looks at the responsibility from another angle.

Should something happen to you, it can provide financial protection for the people you leave behind and help settle the outstanding balance on your home loan. This can prevent your family from having to carry an additional financial burden during an already difficult time.

These forms of protection are therefore closely linked to the responsibility that comes with taking on a home loan.

THE REAL QUESTION IS: WHAT DOES THE HOME COST YOU EVERY MONTH?

When considering whether a home is affordable, it helps to look beyond one number.

Your bond repayment may be the largest monthly expense associated with the property, but it is not the only one.

A more realistic homeownership budget should consider the combined cost of: the bond repayment, municipal charges, utilities, insurance and the other ongoing expenses that come with maintaining the home.

The good news is that most of these costs are foreseeable.

Planning for them before signing a home loan agreement gives you a far clearer picture of what you can comfortably afford and helps reduce the risk of financial surprises later.

After all, buying a home should create a greater sense of stability, not become a source of financial pressure.

SOME BREATHING ROOM FROM LETSHEGO BANK

For new homeowners, every saving in those first few years can make a difference.

As an added benefit, Letshego Bank provides complimentary fire insurance cover for the first three years of your home loan, helping customers reduce one of the initial costs associated with protecting their property.

It is one less expense to worry about while you settle into the responsibilities, and rewards, of owning a home.

Because getting the home loan approved is an important milestone. Making sure you can comfortably enjoy the home that comes with it is just as important.



www.letshego.com.na



Visit your nearest branch or call 061 2023500 or email na.homeloanapplications@letshego.com to speak to a consultant today.





PropertyNews

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We cover all sectors from rental and for sale stock to new developments, business, industrial, vacant land, agricultural land, and all property related products and services.

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Dr. Weder Krüger Haikali



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Keep reaching higher,
keep moving forward,
and never be afraid to
make a splash, because
even in the hardest
moments, there is
beauty in becoming
everything you were
meant to be.

Marion Wolf 081 245 2390
 Anita Dames 081 124 6666
 Lourette Liebenberg 081 124 5868
 Stefanie Hamilton 081 380 9900
 Marie Faden 081 128 4281
 Alison Balt 081 127 1584
 Leandra Grobler 081 256 0290
 Marlene Uri-Khos 081 331 0005
 Sven Pascheka 081 311 7369
 Hillie Streck 081 128 6783
 Lanri Zaayman 081 264 5488



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ELISENHEIM | N\$ 3 600 000



EXCLUSIVE SOLE
MANDATE

Four-bedroom home with modern open-plan living, private study, large garden, entertainment patio with BBQ, swimming pool, solar, water tanks, triple garage and strong security features.

Anita 081 124 6666
 anita.rightmove@gmail.com

KLEIN WINDHOEK | N\$ 3 230 000



Single-level offices. Great location! Reception, offices, boardroom, kitchenette, toilets & dedicated parking. Ample off-street parking. Central cooling & security system. Unit size: 145m²

Marlon 081 245 2390
 marlon.rightmove@gmail.com

KLEIN WINDHOEK | N\$ 5 300 000



VIEW ME!!

4 Bedroom House with Amazing Views, Top Location, plenty of upgrading potential. Plot 1,192 m2. Plenty Parking Space. Modern Kitchen & Bathrooms. Top Offer!

Lourette 081 124 5868
 lourette.rightmove@icloud.com

ELISENHEIM | N\$ 2 780 000



Neat 3-bedroom home with flexible extra room, open-plan living, gas-fitted kitchen, veranda with BBQ, double garage, extra parking and a dry yard on a 471m² erf.

Anita 081 124 6666
 anita.rightmove@gmail.com

AUASBLICK EXT 1 | N\$ 8 000 000



EST COMPLETION
DECEMBER 2028

Large multi-level home with 6 Bedrooms, main bedroom with Dressing room, lounges, balconies, gym, study nook, entertainment area, pool, Double garage with drive through. 1 En-suite bedroom flat

Hillie 081 128 6783
 hillie.rightmove@gmail.com

KLEIN WINDHOEK | N\$ 37 000 000



INVESTMENT
PROPERTY

Exceptional Investment Opportunity. 33 Apartments for sale. Studios, 1 Bedroom - and 2 Bedroom Apartments. Plenty Parking. Modern, Spacious. Amazing Location.

Lourette 081 124 5868
 lourette.rightmove@icloud.com

KLEINE KUPPE | N\$ 4 780 000



EXCLUSIVE SOLE
MANDATE

Stunning 4-bedroom house with wonderful views! An entertainers delight, generous living spaces & large bedrooms. Low maintenance & easy care modern home! Move-in ready!

Alison 081 127 1584
 alisonb@afol.com.na

KATUTURA | N\$ 550 000



SOLE & EXCLUSIVE
MANDATE

First-floor 2-bedroom unit with open-plan living, one bathroom, low levies, reliable tenant at N\$4,500, and convenient access to shops, schools, clinic and OpenMarket.

Hillie 081 128 6783
 hillie.rightmove@gmail.com

KLEINE KUPPE | N\$ 3 500 000 CC



SOLE MANDATE

Spacious 3-bedroom home with open-plan living, indoor entertainment area, air-conditioning, garage, extra parking and strong security features, set on a well-utilised 413m² erf.

Marie 081 128 4281
 marief.rightmove@gmail.com

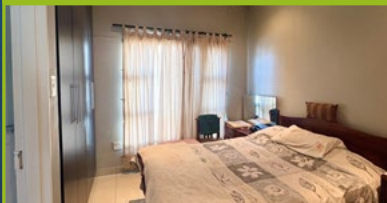
EROS PARK | N\$ 1 950 000 CC



Perfect for medical professionals. Patient waiting room, reception, kitchenette, & 3 examination rooms

Leandra 081 256 0290
 LG@iway.na

EROS | SOLD



Sold by Lanri & Lourette
1 Bedroom, 1 bathroom,
single garage, courtyard.

Lanri 081 264 5488
 lanri.rightmove@gmail.com

GOREANGAB | N\$ 770 000



VENIA COURT

2-Bedroom Unit. Open plan Lounge, Kitchen, Bathroom, Shaded Parking, Courtyard.

Marlene 081 331 0005
 marlene.rightmove@gmail.com



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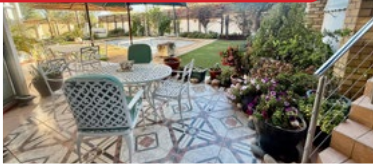
+264 81 124 5217

hildalouw.re@gmail.com

51 On Lazarett (Unit 8)



KLEIN WINDHOEK - N\$ 8 400 000



IF ADDRESS IS IMPORTANT TO YOU!!

Spacious 489m² family home featuring four bedrooms, modern kitchen, multiple living and entertainment areas, studies, pool, private garden, three garages, solar geyser, CCTV, alarm and cooling system, all set on a beautifully maintained 1,446m² erf with mature trees.

ELISENHEIM - N\$ 4 800 000



SECURE!!

Modern home with three en-suite bedrooms, dressing room, study nook, spacious open-plan living with fireplace, sleek kitchen, scullery, double garage, stackable doors to pool and BBQ area, plus solar geyser, alarm, beams and central water-cooling system.

KLEINE KUPPE - N\$ 2 300 000



CLOSE TO THE GROVE!

A 3 bedroom 2 bathroom unit, kitchen, court yard for washing, open plan lounge dining room, single garage and one parking as well as a big garden.
Very secure!

HOCHLANDPARK - N\$ 4 100 000



FAMILY HOME!!

This property offers 5 bedrooms, 4 bathrooms, separate lounge, TV room, dining room, study, kitchen with a scullery and laundry, family room with a built in BBQ, ample inside space to practice your own hobby, a gym, covered patio with BBQ, storeroom and 3 garages as well as good security.



ELISENHEIM - N\$ 1 160 000



SOLE MANDATE

VIEWS!!

A modern 71m², 2 bedroom unit, 1 bathroom, kitchen with granite finishes, 2 balconies, of which one is approx. 30 m², ideal for private entertaining, overlooking a green area. And one covered secure parking.

SOLD OUT!

IF YOU'RE THINKING OF SELLING,

NOW IS THE TIME

Suzaan Hennig
REAL ESTATE



Suzaan Hennig

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081 705 6096



GLEND A
081 124 2358



LEON
081 251 2169



ELIZE
081 124 7386

KLEIN WINDHOEK - N\$ 10 000 000



LANDMARK CORNER OFFICE PROPERTY

This fully tenanted office-zoned property offers a strong investment opportunity with quality finishes, multiple office suites, landscaped grounds and ample parking. Facilities include reception areas, open-plan offices, boardrooms, kitchenettes, ablutions, storerooms, workshops and enclosed balconies. Security features include electric fencing, alarms and access control, supported by evaporative cooling, split AC units and intercom. Long-term tenants ensure stable income and reliable long-term value for investors.

AUASBLICK - N\$ 9 500 000



ARCHITECTURAL MASTERPIECE

Four bedrooms, Four bathrooms, Guest WC, Open plan kitchen, Scullery, Prep kitchen, Lounge, Dining area, Bar, Balcony with BBQ, Cold Room, Laundry, Storeroom, Workshop, Walk in safe, Three car garage, Evaporative cooler in the living areas, Air conditioners in all the bedrooms, Grey water system for the garden, Two 10,000L water tanks to harvest rainwater, Electric fencing, Alarm, Beams, Cameras, Pool.

EROS - N\$ 8 900 000



PRIME OFFICE SPACE FOR INVESTMENT

This office-zoned property combines heritage charm with strong commercial functionality, featuring a characterful single-storey building, wooden floors and brass finishes. The main office includes multiple reception areas, seven offices, a boardroom, kitchen and toilets, complemented by two residential flats, ample parking, carparks and secure boundary walls with electric fencing. Additional features include air-conditioning, paved areas and automated gates. Diversified rental income ensures reliable long-term investment value.

WINDHOEK EAST - N\$ 8 450 000



SPACIOUS COMMERCIAL PROPERTY

This versatile double-storey building offers a functional layout ideal for educational, corporate or mixed-use operations. It includes air-conditioned classrooms, multiple offices, workshops, server rooms, kitchen facilities and ample toilets. External features include walkways, generous parking and a large balcony with a BBQ area. With modern infrastructure, stackable doors opening to the pool and entertainment space, this property provides a ready-to-use facility with strong appeal for investors or growing organisations.

AUASBLICK - N\$ 95 000 PM



LUXURY FAMILY HOME TO RENT

This modern double-storey home offers four bedrooms, five bathrooms, multiple living and entertainment areas, two kitchens, a study nook, walk-in closet, laundry and cold room. Outdoor features include a rim-flow pool, landscaped garden with automated irrigation, BBQ areas, balconies, hobby room, storerooms and secure multi-garage parking. Added conveniences include air-conditioning, CCTV, alarm, electric fencing, automated gates and central water-cooling.

EROS - N\$ 35 000 PM



OFFICE SPACE TO LET

This heritage office building offers excellent visibility and a functional, character-filled layout, featuring 214m² of workspace with seven offices, two professional reception areas, a boardroom, kitchen, toilets and eight parking bays. Wooden floors enhance its charm, while the versatile design suits professional services, consultants, legal practices, accounting firms or corporate offices. A standout opportunity for businesses seeking accessibility, practicality and a distinctive commercial address with strong long-term appeal.

B.V.L

PROPERTY SOLUTIONS

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beverly@bvlpropertiesolutions.com



TAMARA

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tamara@bvlpropertiesolutions.com

KLEINE KUPPE - ELEVATED LIVING N\$ 7 791 000



5 Bedrooms | 5 Bathrooms | Studio Flatlet | Double Garage and additional parking

Multi levels with views.

Option to acquire +-12m of adjoining land.

Positioned close to amenities.

Ideal for guests and extended family.

Entertainment veranda and built-in braai.

Approved plans for a swimming pool.

MAIN BUILDING SIZE: 448 SQM | ERF SIZE: +- 500 SQM

KLEINE KUPPE - MODERN FAMILY HAVEN N\$ 5 400 000



3 Bedrooms | 3 Bathrooms | Guest Toilets | Double Garage | Swimming Pool

Prime location opposite Windhoek Gymnasium.

Masterful split - level layout.

Chef's open - plan - kitchen.

Ultimate downstairs entertainment sanctuary.

Effortless indoor - outdoor living.

Dual work - from - home spaces.

ERF SIZE: 600 SQM



DENISE
081 124 3191



MAGDA
081 127 2850



LORRAINE
081 231 4299



MARULA
PROPERTIES

EXCLUSIVE SOLE MANDATE



FINKENSTEIN N\$ 14 300 000

This contemporary residence offers generous space, premium finishes and panoramic views, featuring five bedrooms, four bathrooms, multiple living areas, modern kitchen, study, wine cellar, gym and enclosed entertainment area. Outdoor highlights include a pool, landscaped garden and three garages, supported by solar geysers, CCTV, electric fencing and secure estate access.

DENISE 081 124 3191



WHK GOLF ESTATE N\$ 6 270 000

This well-maintained double-storey home offers four bedrooms, four bathrooms and multiple living areas, including lounge, dining, TV room and private lounge. A functional kitchen, scullery, laundry, BBQ area, dressing room, storeroom and outside bathroom add convenience. Secure living includes two garages, 24-hour security and an alarm system.

DENISE 081 124 3191

EXCLUSIVE SOLE MANDATE



ELISENHEIM N\$ 1 270 000

This modern top-floor apartment offers two bedrooms, one bathroom, an open-plan living area, private balcony and a tandem garage. Enjoy secure, low-maintenance living with convenient access to nearby shopping, dining and amenities, making it an ideal lock-up-and-go home or investment in a well-managed development.

DENISE 081 124 3191

JOINT EXCLUSIVE SOLE MANDATE



KLEIN WINDHOEK N\$ 8 850 000

This thoughtfully designed home offers warm, private living with three spacious bedrooms, modern kitchen, open-plan lounge and dining area, dedicated home office, generous deck with views, outdoor shower and established waterwise garden. Added conveniences include a double garage, storeroom, solar geyser, alarm, beams, intercom and automated gate.

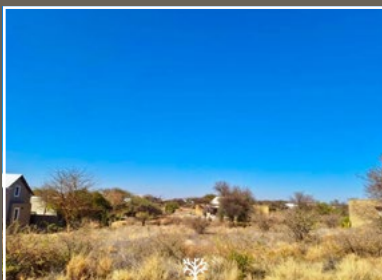
MAGDA 081 127 2850



KLEIN WINDHOEK N\$ 7 250 000

This spacious split-level home offers four bedrooms, multiple lounges, dining room, bar area, study with fireplace, modern kitchen, scullery and storeroom. Outdoor living includes a pool, covered braai stoep and landscaped garden. Added value comes from two flats, tandem garage, laundry, CCTV, alarm, electric fencing, intercom access and efficient cooling systems.

MAGDA 081 127 2850



OMEYA N\$ 1 040 000

This 1,666m² vacant erf offers generous space and secure estate living surrounded by nature. Perfect for building a personalised home, it provides controlled access, peaceful surroundings and full golf-estate benefits, including premium security, shuttle services, weekly garden maintenance, reduced golf membership and convenient on-site amenities for a balanced lifestyle.

MAGDA 081 127 2850



LUDWIGSDORF N\$ 8 450 000

Lovingly owned for 34 years, this spacious family home offers four bedrooms, multiple living areas, a study, well-equipped kitchen with breakfast counter, scullery and laundry. Entertainment features include a bar, braai area and swimming pool. Added conveniences include three garages, workroom, storeroom, alarm system and CCTV security for peace of mind.

LORRAINE 081 231 4299



HOCHLAND PARK N\$ 4 100 000

This well-positioned home offers five bedrooms, multiple living areas, a study with fireplace, flat/classroom, modern kitchen with scullery and versatile family spaces. Extras include double and single garages, storerooms, paved areas, porch with BBQ, air-conditioning, CCTV, alarm system, garden and a dedicated playground, creating a property full of potential.

LORRAINE 081 231 4299



SOLE MANDATE

ELISENHEIM N\$ 2 490 000

This well-maintained home offers three bedrooms, main en-suite, lounge, dining area, fitted kitchen and an enclosed braai veranda. Practical features include two bathrooms, separate toilet, single garage, tiled floors, aluminium windows and strong security. Set on a 733m² erf, it provides comfortable, functional living with neat outdoor spaces.

LORRAINE 081 231 4299



ELISENHEIM | N\$ 1 300 000



JERICHO HEIGHTS

2 Bedrooms with BIC, 2 Bathrooms with Bath Tub, Kitchen, Open Plan Living Area with Double Volume Ceiling, Balcony with Braai overlooking Green Space, Tandem Garage + Store Room.

ELISENHEIM | N\$ 4 265 000



EXCLUSIVE JOINT SOLE MANDATE

Four bedrooms, modern kitchen, study, spacious living areas, 29m² entertainment space, garages, outside room, patio with BBQ, air-conditioning, solar, alarm and views.

SOUTHERN INDUSTRIAL | N\$ 9 845 000



PRIME SHOWROOM OPPORTUNITY

Ideal for Vehicle Sales or Display. Impressive Double Volume Showroom – 361m². Open-plan office workspace. 2 Private, partitioned offices. Kitchen facility. 2 x WC. 850m² Exclusive-Use Shaded Yard

PROSPERITA | N\$ 20 300 000



COMMERCIAL PROPERTY

975m² warehouse with mezzanine, 150m² offices, cargo lift, secure containers, workshop, fibre-enabled security. Includes a 503m² three-bedroom dwelling that can convert to offices, commercial versatility.

WINDHOEK CBD | N\$ 50 000 000



COMMERCIAL BLOCK FOR SALE

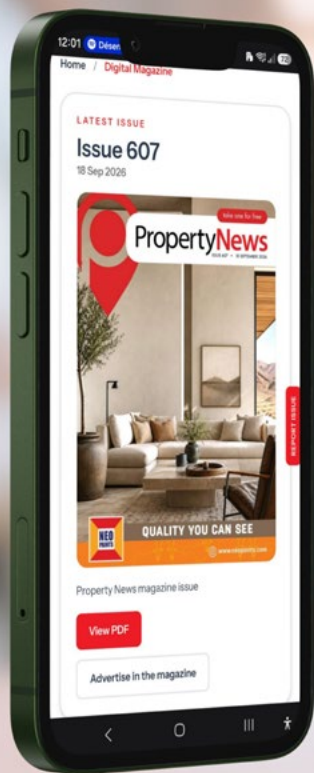
6 Floors. 4 Offices per floor. Each office has a kitchenette & WC. 70+ Parkings. Bulk 0.75. Elevator. Registered in PTY. 2 Storerooms. Proof of Funds to be presented before viewing.

WINDHOEK WEST | N\$ 16 995 000

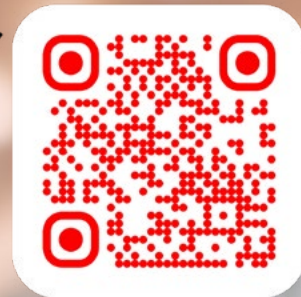


MEDICINE CENTRE FOR SALE

731m². Erf 1125m². Radiology Centre. Clinic. Servant Quarter. CCTV



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PropertyNews

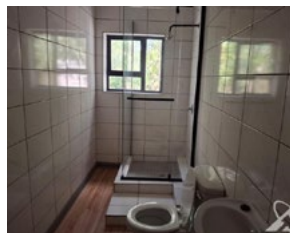
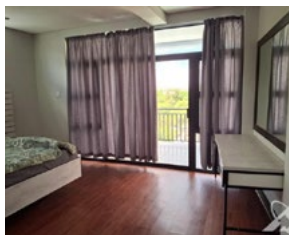


EXCLUSIVE INVESTMENT OPPORTUNITY *IN EROS*

PRICE: **27,000,000**

TYPE **HOSPITALITY INVESTMENT**

ERF: 1,800M² BUILDING: 627M²



PROPERTY HIGHLIGHTS:

Set on approximately 1,800m², this exceptional property comprises 14 elegant self-catering units, each offering a bedroom, bathroom, guest toilet, and open-plan kitchen and lounge.

 14
Bedrooms

 14
Bathrooms

 15
Parking Bays

 1
Swimming Pool

AUCOR PROPERTIES:
c/o Michelle Mclean & Platinum
street, Prosperita

CONTACT US



061257945/6



properties@aucornamibia.com

PIONIERSPARK N\$ 1 500 000 CC



PARAGON COURT

Modern 2-bedroom duplex offering stylish open-plan living, two bathrooms and a fitted kitchen. Perfectly positioned for everyday convenience, it's an ideal low-maintenance lock-up-and-go home with a monthly levy of N\$1,606.

AVIS N\$ 19 500 PM



ST MICHAELS PARK

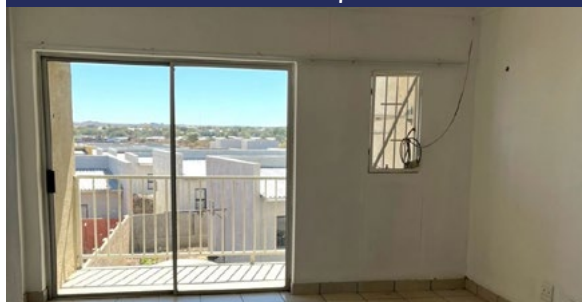
Beautiful 3-bedroom townhouse offering open-plan living, double garage, private courtyard and a balcony with built-in braai. Secure, comfortable and well-designed, it delivers relaxed modern living in a sought-after area.

PROSPERITA N\$ 50 600 PM



Excellent 460m² Prosperita commercial space at N\$110/m², available immediately. Configured for diamond operations with offices, ablutions, dispatch bays and strong security—ideal for businesses seeking a specialised, well-positioned facility.

OKAHANDJA N\$ 400 000



SHAMBO VIEW COMPLEX

Two first-floor units offering 2 bedrooms, 1 bathroom and open-plan living. Priced at N\$400,000 excluding costs, ideal starter homes.

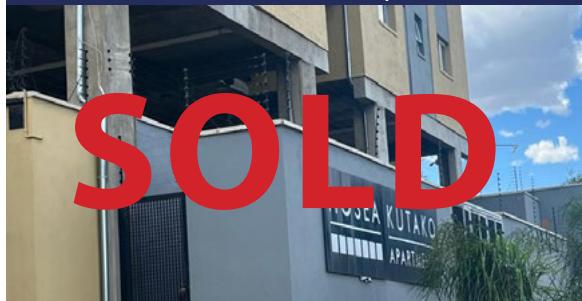
ROCKY CREST N\$ 980 000



BELLA ROSA

Features: 2 Bedrooms, 1 Bathroom (shower + bathtub), Open-plan kitchen & lounge, Private courtyard, Shade-net parking. Close to schools, shops & key amenities.

WINDHOEK NORTH N\$ 850 000



HOSEA KUTAKO APARTMENTS

Features: 2 Bedroom, bathroom, open-plan kitchen & living room. Monthly levy N\$1 420.33, Rates & taxes 500.



Roseline Uiras

081 765 9555

realestate2@eonproperty.com



Aluminium Awnings

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YOUR
LIVING SPACE

WITH US



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Plascon

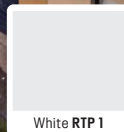
BUILT FOR



HEAVY DUTY, REINFORCED WATERPROOFING



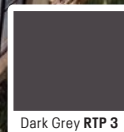
STANDARD COLOURS:



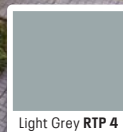
White RTP 1



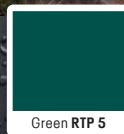
Charcoal RTP 2



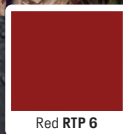
Dark Grey RTP 3



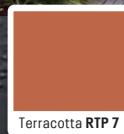
Light Grey RTP 4



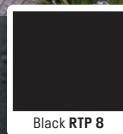
Green RTP 5



Red RTP 6



Terracotta RTP 7



Black RTP 8



PLASCON RUBBER TUFF WATERPROOFER is a premium rubber acrylic roof coating that delivers exceptional waterproofing and weather resistance. It's suitable for roof waterproofing, refurbishment, and maintenance on various substrates, including metal, tiles, and cement. Benefits include high flexibility, a seamless waterproofing membrane, crack resistance, and superior UV and weathering resistance. It's easy to apply and maintain, with a 12-year guarantee.

up to
400% ELONGATION
FOR EXTREME
FLEXIBILITY TO
BRIDGE
CRACKS

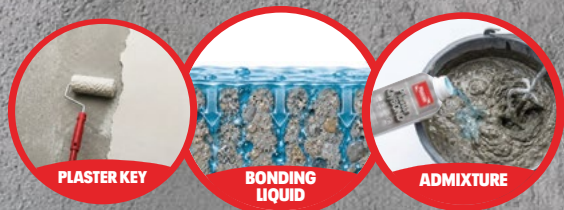


AVAILABLE AT SELECTED HARDWARE STORES FROM SEPTEMBER 2026

PROTECTION.



3IN1



PLASTER KEY

BONDING
LIQUID

ADMIXTURE

3-IN-1 KEY, BONDING LIQUID, ADMIXTURE

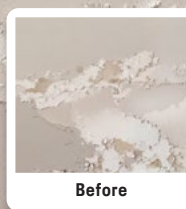


PLASCON PLASTER KEYBOND is a water-based plaster key and bonding liquid that improves plaster adhesion to smooth surfaces, penetrates powdery substrates, and enhances bonding in cementitious mixes. It's suitable for interior and exterior use on masonry substrates, serving as a plaster key, bonding liquid, or additive for cement mixes. Benefits include providing a key to smooth surfaces, consolidating powdery surfaces, reducing dusting, and enhancing bonding. It's a versatile 3-in-1 product that's water-based and easy to use.

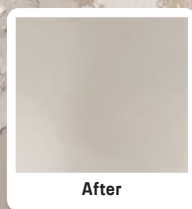
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For more information get in touch with us on 083 377 0200 or www.plascon.co.za



Before



After

STOPS RISING & PENETRATING DAMP



PLASCON WATER BASED DAMPSEAL (DSW 1) is a water-based coating that treats rising and penetrating damp on interior and exterior vertical cement plaster and concrete walls. It protects against rising damp, tolerates high moisture, and adheres well to damp and dry surfaces, preventing mould, mildew, and paint peeling. It's quick-drying and easy to use.

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SWAKOPMUND OCEAN VIEW | N\$ 4 300 000

SPACIOUS HOME

Living room, entertainment room with BBQ. Kitchen with scullery. Dining room/office. 3 bedrooms, 2 bathrooms, flatlet with bathroom and kitchenette. 4 garages. Beautiful established garden and yard.

WEB REF 2389872



SWAKOPMUND VOGELSTRAND | N\$ 3 400 000

JUST A FEW METRES TO THE BEACH

Open plan living and dining room. Kitchen with breakfast counter. Guest toilet. 2 courtyards with built in braai's 3 bedrooms, 2 bathrooms. Access to beach through complex. 1 garage.

WEB REF 2539969

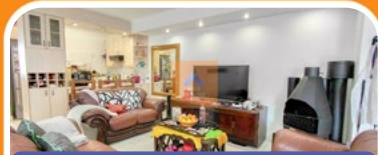


SWAKOPMUND VOGELSTRAND | N\$ 7 180 000

FURNISHED TOWNHOUSE

Spacious open plan living, dining with built in braai. TV room. Fitted kitchen. 4 Bedrooms, 4 bathrooms. Balcony with sea views. Double garage with extra storage garage.

WEB REF 2515142



SWAKOPMUND WATERFRONT | N\$ 4 960 000

PERFECT LOCK UP & GO OR HOLIDAY HOME

Airbnb approved. Open plan living/TV room. Dining/ braai room with French doors opening up to private yard. Kitchen with counter and gas hob. Separate scullery. 3 bedrooms, 2 bathrooms. Double garage.

WEB REF 2503845



SWAKOPMUND KRAMERSDORF | N\$ 6 950 000

LOVELY FAMILY HOME WITH FLAT

Open plan living room, lounge with double-sided fireplace and dining room. Kitchen with separate scullery/laundry. 3 bedrooms, 2 bathrooms, beautiful garden. Separate 1 bedroom, 1 bathroom flat.

WEB REF 2500198

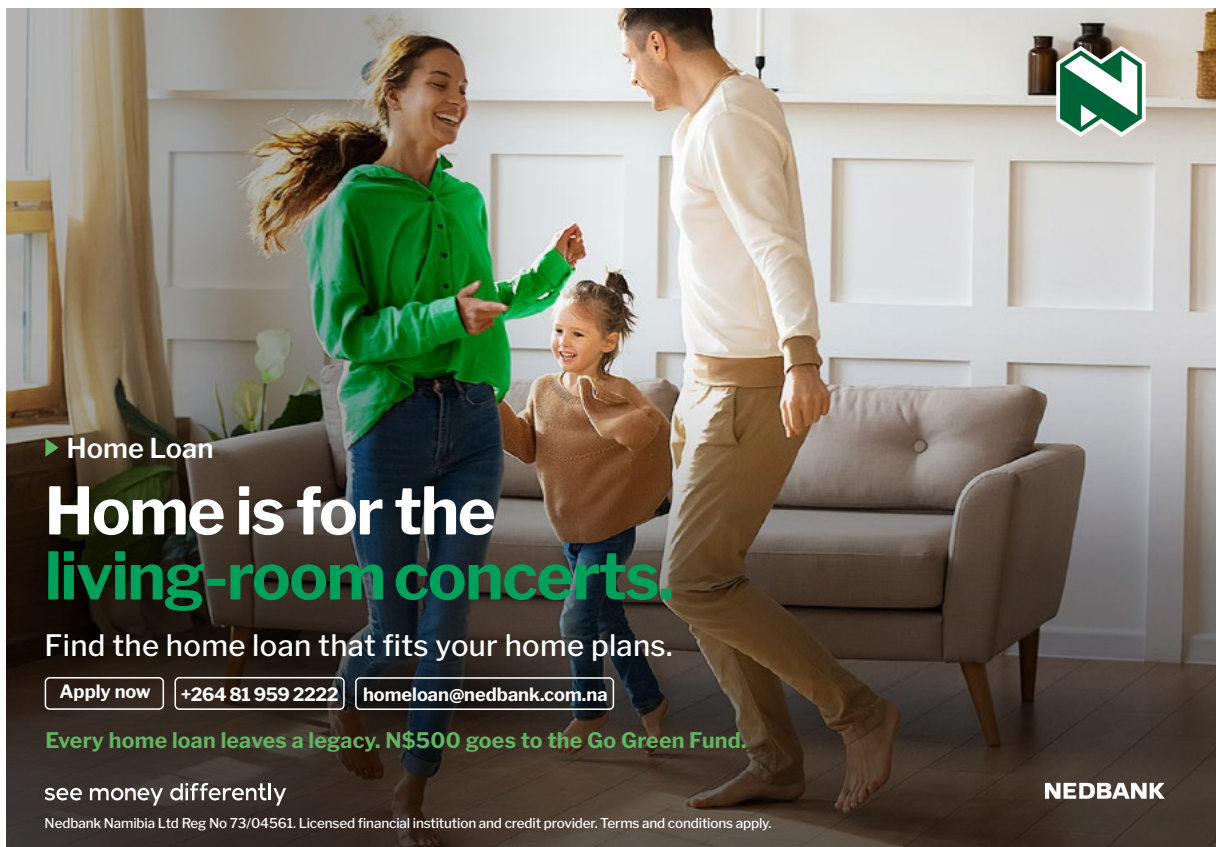


SWAKOPMUND WATERFRONT | N\$ 6 300 000

BRAND NEW HOME WALKING DISTANCE TO BEACH

Open plan living and dining room. Fully fitted kitchen With separate scullery. 5 bedrooms, 4 bathrooms. Upstairs entertainment room with kitchenette and living room. Balcony with sea views. 3 garages.

WEB REF 2348563





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PUBLIC NOTICE

Estate Agent Signboards in Windhoek

The Municipal Council of Windhoek reminds all Estate Agents that Estate Agents must get approval before putting up any **"For Sale," "To Let," "Sold,"** or **"On Show"** boards in the city's borders.

Legal Requirement

Under the Local Authorities Act (Act 23 of 1992), as amended and Outdoor Advertising Regulations by Government Notice No. 254 of 7 August 2008, Estate Agents cannot display advertising signs without written permission from the Municipal Council of Windhoek.

Who Must Apply?

If a practicing Estate Agent with a valid NEAB Fidelity Fund Certificate wishes to display Estate Agent Signboards in the city's road reserves, the Estate Agent must apply for an Estate Agents' Signboard Annual License before 31 January each year.

How to Apply?

1. Obtain the Application Form:

- Download from www.windhoekcc.org.na → downloads → economic development & community services → estate agents application form
- Collect at Counter No. 3, Customer Care Centre (Town House)
- Request via email: OutdoorAdvertising@windhoekcc.org.na

2. Submit the Completed Form:

- Email to OutdoorAdvertising@windhoekcc.org.na
- Or deliver to Counter No. 3, Customer Care Centre

3. Pay the License Fee:

- N\$ 4302.10 (excl. VAT) per agent per year (2025/2026)
- Pay at any City of Windhoek Cash Hall or via EFT:
 - Bank: FNB
 - Account No.: 62012146115
 - Use the Sundry Invoice Number as reference
- Email proof of payment to OutdoorAdvertising@windhoekcc.org.na

The license will only be processed once payment is confirmed.

SCAN HERE FOR
THE FORM



Penalties for Non-Compliance

If an Estate Agent displays signs without a valid license:

- Council may remove signs without warning
- Estate Agent will be charged N\$ 460.67 (excl. VAT) per sign (confiscation fee)
- Estate Agent may be fined N\$ 1000.00 per sign per day, up to N\$ 6000.00

CONTACT

Outdoor Advertising Unit
Tel: +264 290 3002 / 3198 / 2576
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BUDGET-FRIENDLY MARKETING THAT ACTUALLY WORKS

With traditional prospecting becoming more complex, some of an agent's most valuable marketing resources may already be at their fingertips.

Marketing yourself as an estate agent doesn't have to mean spending thousands on advertising. In fact, some of the most valuable marketing tools are often the ones agents already have at their fingertips: their database, their relationships, their local knowledge and in recent years, their social media platforms.

This is becoming increasingly important following the recent amendments to the Consumer Protection Act regarding cold calling, placing strict restrictions on how businesses can approach consumers.

"In real estate, marketing yourself effectively isn't about how much you spend; it's about how consistent you are at putting yourself out there, and in front of the right people," explains Adrian Goslett, CEO and Regional Director of REMAX Southern Africa.

"While the way agents prospect has changed, the relationships they've already built have become even more valuable. Your database, local knowledge and social media presence are all resources that can help you generate opportunities without requiring a massive budget."

With this in mind, REMAX SA provides four affordable marketing strategies to help agents generate new opportunities.

1. UTILISE YOUR EXISTING DATABASE

Agent databases are one of the most common marketing strategies – and for good reason. If you've been in the industry for some time, you most likely have a list of previous clients, prospective buyers and sellers. Instead of spending money on trying to find new clients, start by marketing to the people you already know.

Because these contacts already know who you are, you're not starting from scratch. Keeping in touch helps maintain those relationships so that when someone is ready to buy or sell, or knows somebody who is, your name is more likely to come to mind.

2. HOST OPEN HOUSES

"An open house isn't just about selling that specific property. Every person who walks through the door is an opportunity to build a new relationship. Even if the home isn't right for them, they could become a buyer for a different listing, a prospective seller or even a referral down the line," explains Goslett.

3. UNDERSTAND THE NEIGHBOURHOOD

In South Africa, local is lekker, and the same applies to real estate marketing. Buyers want to work with someone who understands the area they're looking to call home. Do you know the average commute times or where the nearest schools are? These are the questions buyers are likely to ask.

Taking the time to research your area and becoming a reliable source of local knowledge is a simple but effective way to build trust and market yourself as the local expert.

4. USE SOCIAL MEDIA STRATEGICALLY

Buyers and sellers alike are turning to social media for everything from recipes and workout plans to property advice and decisions. The key is to make sure you're using this powerful tool strategically.

"Don't simply post properties listed, give people a reason to follow you, whether it's for suburb updates, property tips, FAQs, or local recommendations. The more useful and relevant your content is, the more likely people are to remember you," says Goslett.

Effective marketing doesn't have to cost a fortune. As traditional prospecting methods have changed, agents who consistently invest in their relationships, local knowledge and digital presence will be better positioned to keep generating opportunities without breaking the bank.

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