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PropertyNews

ISSUE 610 • 30 OCTOBER 2026

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Doing Business In... 2026

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ELISENHEIM | N$ 3 550 000



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.
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AVIS | N$ 1 830 000



Double-story townhouse with 3 bedrooms, 2 bathrooms, lounge & kitchen, guest loo, 1 garage, 1 carport, big garden with BBQ area.
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KLEIN WINDHOEK | N$ 5 300 000



4 Bedroom House with Amazing Views, Top Location, plenty of upgrading potential. Plot 1,192 m2. Plenty Parking Space. Modern Kitchen & Bathrooms. Top Offer!
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ELISENHEIM | N$ 5 830 000



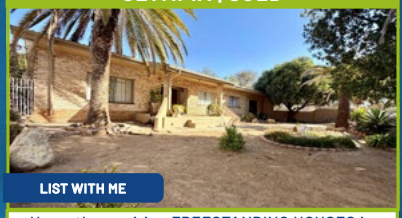
Modern 4-bedroom home with double-volume living, sleek kitchen and scullery, indoor braai, pool, landscaped garden, study, hobby room, triple garage, air-conditioning, alarm and solar geyser.
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SUIDERHOF | N$ 3 945 000



4 Bedrooms, 2 bathrooms, separate loo, open/ plan lounge/dining, kitchen with pantry & scullery, easy-care spacious garden. Storeroom, outside loo, double garage and ample parking.
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OLYMPIA | SOLD



Urgently requiring FREESTANDING HOUSES in Olympia, Suiderhof, Kleine Kuppe, Eros, Klein Windhoek TO SELL to a long list of qualified BUYERS.
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ELISENHEIM | N$ 3 995 000



Modern double-storey home with 3 bedrooms, 2 bathrooms, spacious living areas, kitchen with scullery and laundry, entertainment braai area, pool with deck, double garage, alarm and storage.
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AUASBLICK | N$ 5 600 000



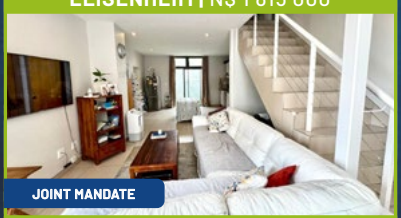
Multi-level home. Space. 4 Bedrooms, 3 bathrooms, large living areas, patio with views, pool, entertainment areas, double garage, well secured.
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CBD WINDHOEK | N$ 12 650 000



COMMERCIAL INVESTMENT OPPORTUNITY. Three office buildings with ample parking. Erf: 1,600 m^2, More than 890 m^2 under roof. 40 offices in total. Amazing Rental Return.
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ELISENHEIM | N$ 1 815 000



Neat 3 bedroom home with full bathroom, open-plan living and kitchen, double garage, extra parking, outdoor braai, courtyard garden, secure boundary walls. Ideal for families or investors.
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KLEIN WINDHOEK | N$ 3 230 000



Single-level offices. Great location! Reception, Ooffices, boardroom, kitchenette, toilets & dedicated parking. Ample off-street parking. Central cooling & security system.
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LUDWIGSDORF | N$ 60 000 PM



Stylish 5 Bedroom home TO RENT. 4 Bathrooms, STUDY, o/p kitchen, lounge, dining, indoor- and outdoor entertainment areas. Pool. Garden. Laundry Room. 4 Garages & Parking.
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51 On Lazarett (Unit 8)





MODERN FAMILY LIVING SPACE!!
Spacious 4-bedroom family home featuring a study, bright double-volume living areas with stacker-door flow to the pool and entertainment area, modern kitchen with separate scullery, and a luxurious main suite with lounge, balcony, dressing room and views, and a well-maintained garden.





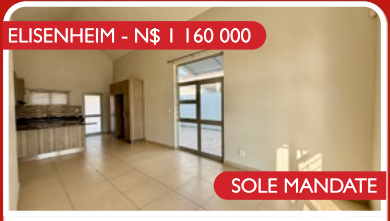
MODERN, VIEWS AND FULLY FURNISHED!
A beautiful home offering 3 bedrooms, 2 bathrooms and a guest loo, study, open plan living/dining, big kitchen and scullery/ laundry, family room with an inside BBQ, walking out to the garden. Spacious double garage and storage. AC's, water cooler, alarm.

ALSO AVAILABLE TO RENT FOR N$ 35 000.
AVAILABLE 1 DECEMBER 2026.





NATURE, BIRD'S SONGS INTO YOUR HOME!
A very neat home offering 3 bedrooms, 2 bathrooms, big farm style kitchen with open plan dining /lounge, the private living room opens with big sliding doors to the pool. Outside BBQ and garden.
The main bedroom and bathroom, has it's own balcony and lovely views!
Double garage (58m2) with laundry / storage. Alarm, 4 x AC's.



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.

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LOVELY FAMILY HOME
3 Bedrooms, 2 Full Bathrooms, Kitchen, Scullery, Patio with Braai, Swimming Pool, Double Garage.
Erf 420m2. House 279m2.



SPACIOUS HOME
4 Bedrooms, Study, 3 Bathrooms, Guest WC, Entertainment Area with Braai, Gym, Swimming Pool, Office, 3 Garages.
ERF 797m2. House 458m2.



JERICHO HEIGHTS
2 Bathrooms, Balcony with Braai, Kitchen, Open Plan Living Area, Tandem Garage, Storeroom.



PRICE NEGOTIABLE
5 Bedrooms, 5 Bathrooms, Kitchen, Open Plan Living Area, Dining Area, Loft, Double Garage.
ERF 1 011m2. House 460m2.



GUESTHOUSE INCLUDING ALL FURNITURE
7 En-suite rooms, multiple reception and living areas, fully equipped kitchen with pantry and scullery, thatched bar and lapa, pool, double garage, staff ablution, laundry, office, fireplace, 3-phase power.



VACANT RESIDENTIAL ERF
1 094m2
Erf Number 849



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VINETA NORTH | SWAKOPMUND

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- Wind – Protected Outdoor Living
- Versatile Investment Opportunity – Ideal for rental income or executive accommodation
- 1 Minute Walking Distance to Platz Am Meer Mall

ERF SIZE: 600 SQM

MAIN RESIDENCE (5 BED / 4 BATH)
Ocean-view bedrooms | Open-plan living & dining
Exposed timber beams | Linear kitchen

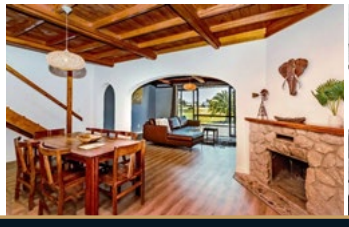
UPPER PENTHOUSE (2 BED / 2 BATH)
Modern kitchen | Sunset lounge
Glass-balustrade terrace | Outdoor swing bench
Uninterrupted ocean views

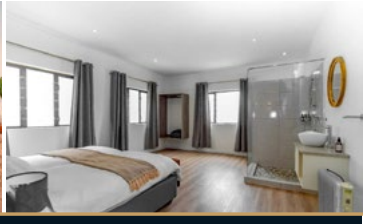
PRIME LOCATION
Two houses from Platz am Meer Mall
Oceanfront promenade

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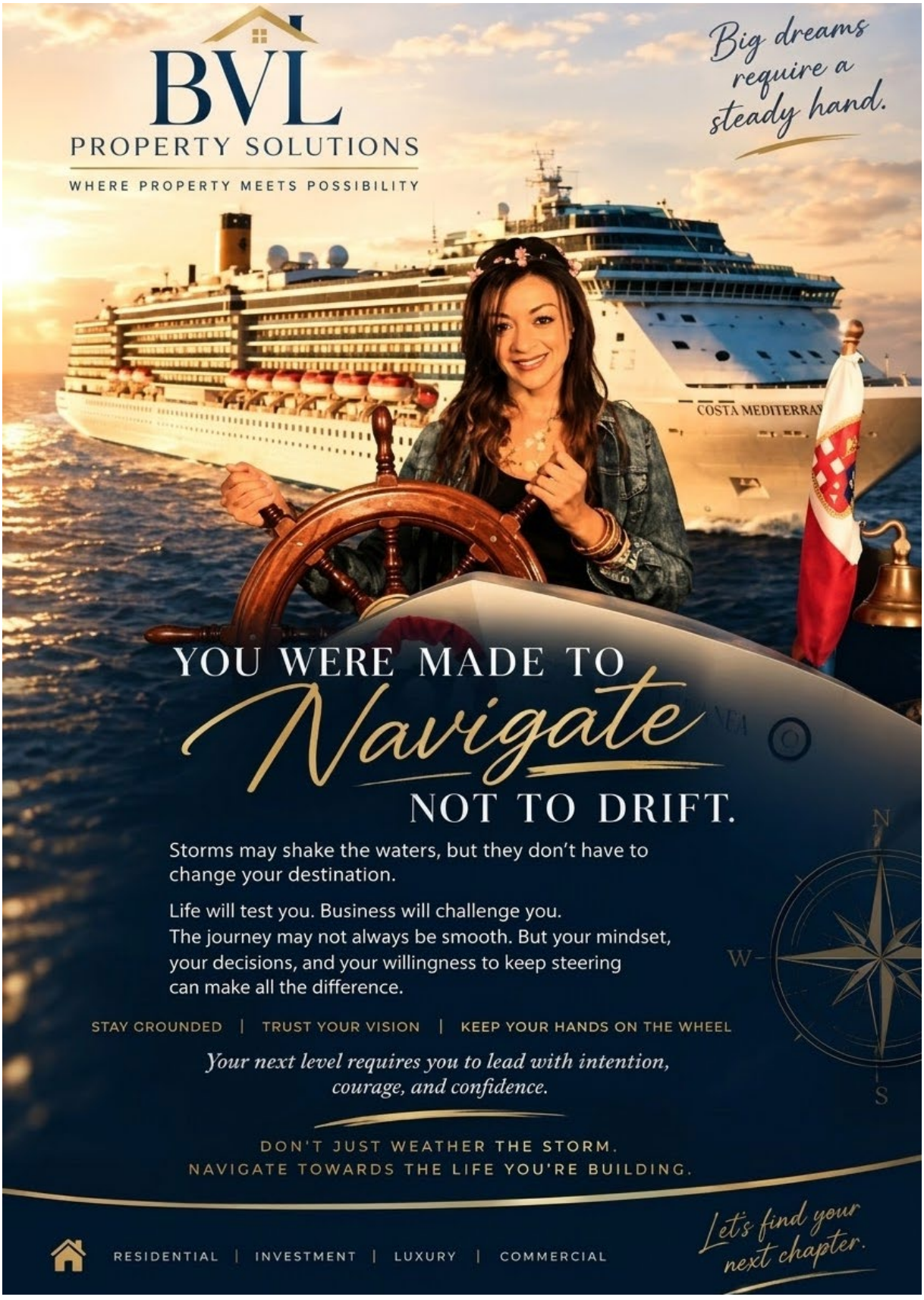








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AUASBLICK - N$ 15 800 000



7
6
3

TWO HOMES ON ONE PROPERTY!

This remarkable dual-home property offers sweeping 180-degree sunrise views and flexible living for two families, embassies, or corporate setups. With seven bedrooms, multiple lounges, two full kitchens, offices, a 117 sqm entertainment area, flatlet, garages, carport, parking, garden space and two entrances, provides extensive work areas and accommodation. Both levels feature private living zones, studies, patios and beautiful elevated outlooks.

AUASBLICK - N$ 9 500 000



4
4
3

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, carports 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.

EROS - N$ 5 250 000



2
2.5
1

HOME WITH INCOME POTENTIAL!

Versatile property featuring a modern main residence with open-plan living, two bedrooms, two bathrooms and balconies, plus three double-storey flats ideal for rental income. Secure and well-maintained with air-conditioning, electrified fencing, carports, paved outdoor areas, storeroom and lean-to structures, offering excellent investment potential and flexible family living.

AUASBLICK - N$ 95 000 PM



4
5
4

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.



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MARULA PROPERTIES
EST. 2015



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



EXCLUSIVE SOLE MANDATE

ONDEKAREMBA N$ 3 250 000

Located 35 km from Windhoek, this 5-hectare estate offers peaceful country living with strong future development potential.
It includes a two-bedroom home with modern living areas, entertainment stoep, double garage, shade port, solar geyser and fenced livestock camp, plus approved plans for a four-bedroom residence with four garages.

DENISE 081 124 3191



EXCLUSIVE SOLE MANDATE

OMEYA N$ 2 500 000

Modern corner unit in Leopard Court offering stylish estate living with open-plan areas, two en-suite bedrooms, study/third bedroom, separate scullery and laundry, covered entertainment stoep with built-in braai, private courtyard with pool and single garage. Newly built with quality finishes, air-conditioning and fireplaces for year-round comfort.

DENISE 081 124 3191



EXCLUSIVE SOLE MANDATE

OMEYA N$ 4 700 000

Immaculate 3-bedroom home in Omeya Golf Estate featuring bright open-plan living with fireplace, granite kitchen, scullery, laundry, home office and covered entertainm
ent stoep with built-in braai. All bedrooms are air-conditioned with three bathrooms, complemented by beautiful eastern views and two double garages for secure, comfortable estate living.

DENISE 081 127 2850

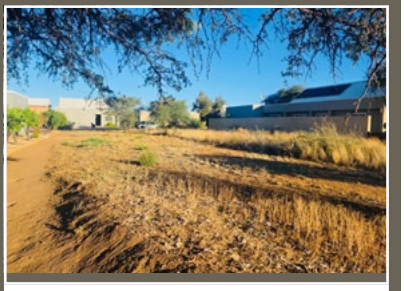


EXCLUSIVE SOLE MANDATE

KLEINE KUPPE N$ 4 130 000

Spacious 4-bedroom home offering three en-suite bathrooms, welcoming entrance, generous living areas, kitchen and dining space, covered entertainment porch with built-in BBQ, swimming pool with cover, double garage, paved outdoor areas with artificial grass and strong security including alarm, electric fencing and secure boundary walls for comfortable family living.

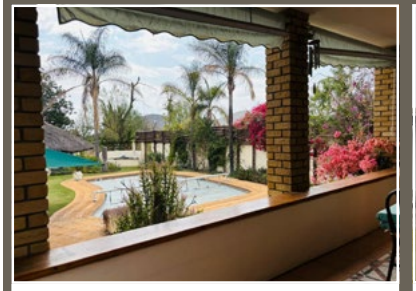
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OMEYA N$ 1 400 000

An opportunity to build your dream home in the beautiful Omeya Golf Estate!
Offering a peaceful setting, scenic surroundings and the benefits of secure estate living, this spacious erf is ideal for those looking to create a home tailored to their lifestyle. Erf Size: 930 m²

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



WALVIS BAY N$ 5 184 000

Prime commercial property offering offices, reception, kitchen, ablutions, workshop, garage, storage, wash bay and secure paved areas with electric fencing and boundary walls. Currently leased to Avis Budget Rent A Car until February 2028, providing stable rental income and strong investment potential in a well-established commercial location.

LORRAINE 081 231 4299



HENTIES BAY N$ 1 600 000

Lovely 3-bedroom home offering two bathrooms, spacious living areas, kitchen, laundry, entertainment room, indoor and outdoor BBQ areas, two garages and a storeroom. Ideal for relaxed family living, holidays or hosting, with ample space and practical features for comfortable coastal lifestyle enjoyment.

LORRAINE 081 231 4299



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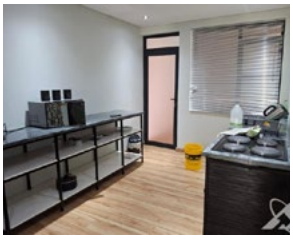


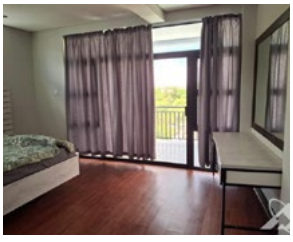
EXCLUSIVE INVESTMENT OPPORTUNITY *IN EROS*

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

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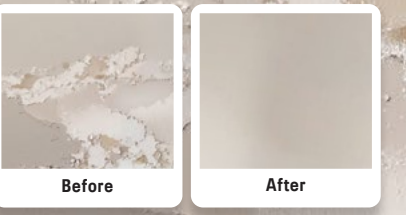


3 IN 1



3-IN-1 KEY, BONDING LIQUID, ADMIXTURE





STOPS RISING & PENETRATING DAMP

GOOD ADHESION | HIGH PERFORMANCE | INTERIOR EXTERIOR

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.

HIGH PERFORMANCE | WET/DRY ADHESION | INTERIOR EXTERIOR | PRIMER DIRECT TO PLASTER | UP TO 60% MOISTURE TOLERANT

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 VOGELSTRAND | N$ 4 200 000

CLOSE TO PLATZ AM MEER AND THE MALL
Open plan kitchen with pantry, lounge with built in braai. Tv/living room. 3 Bedrooms, 2 bathrooms. Beautiful established garden. 2 garages. Quiet neighbourhood.
WEB REF 2565658



SWAKOPMUND MILE 4 | N$ 5 145 000

SPACIOUS HOME
Open plan living/TV room, dining room with braai. Kitchen with breakfast counter. 5 Bedrooms, 5 bathrooms. 2 Garages.
WEB REF 2566219



SWAKOPMUND MILE 4 | N$ 4 410 000

HOUSE WITH A FLAT
Walk to the beach. Open plan living and dining room. Kitchen with separate scullery. TV room. 3 bedrooms (main with Private balcony) 2 bathrooms. Flat attached to house. 4 Garages.
WEB REF 2566234



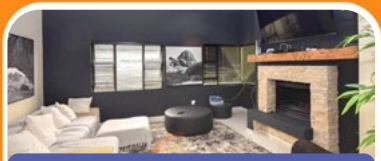
SWAKOPMUND EXTENSION 19 | N$ 5 450 000

PERFECT ENTERTAINERS HOUSE
Lovely sea views from top floor. 2 x open plan living/ TV rooms. 2 x Kitchens, 2 x indoor braai's. 4 Bedrooms, 4 bathrooms. Private balcony. 2 garages. Garden.
WEB REF 2567769



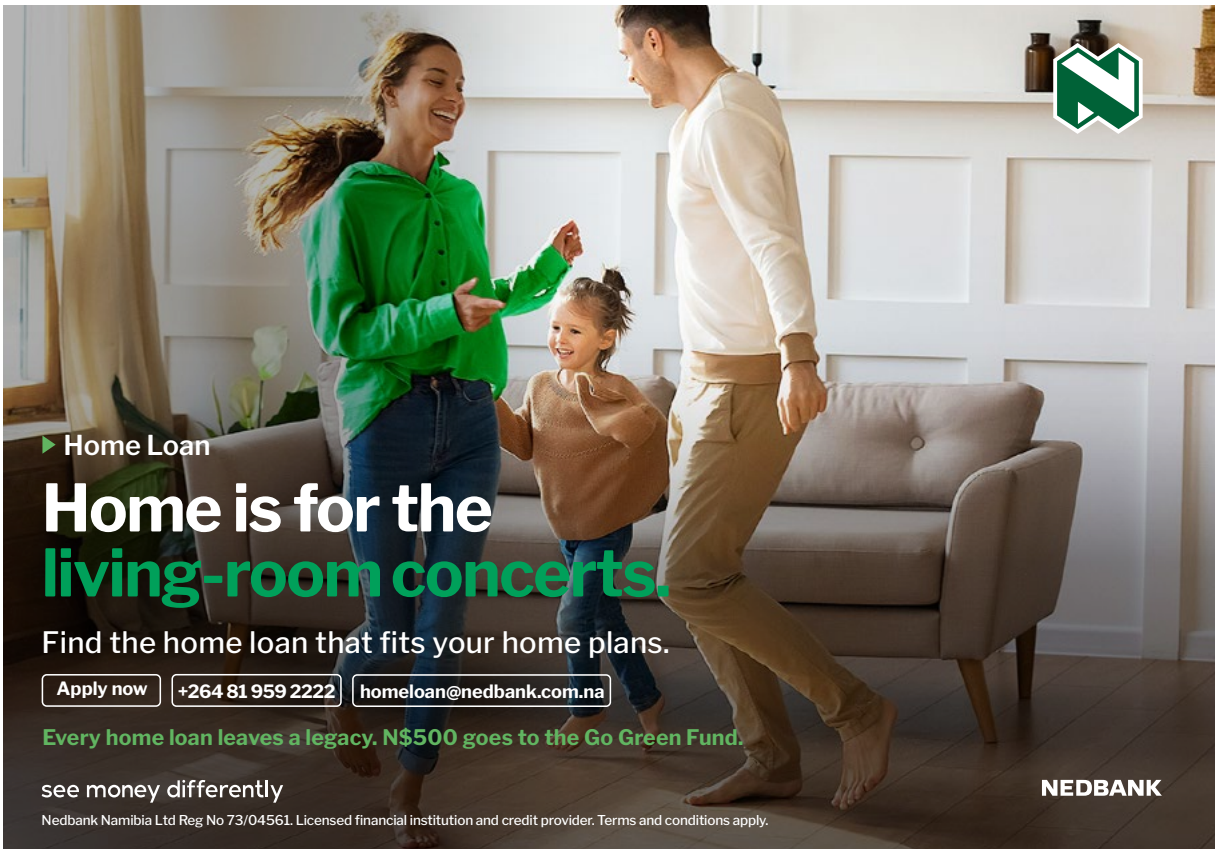
SWAKOPMUND KRAMERSDORF | N$ 12 600 000

LUXURIOUS FAMILY HOME
Open plan living, dining and kitchen. Separate scullery/laundry. Study/office. 4 bedrooms, 3 bedrooms. Separate self contained flat. 2 garages with storage space. Views of the dunes.
WEB REF 2567432



SWAKOPMUND EXTENSION 15 | N$ 4 900 000

CLOSE TO PRO-ED SCHOOL
Open plan lounge/dining room. Kitchen with breakfast counter and separate scullery/laundry. Tv room with fireplace.4 bedrooms, 3 bathrooms, Pergola with outdoor braai area. Double garage.
WEB REF 2499948





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1. **UNDERSTAND YOUR PROPERTY'S MARKET POSITION**
   What properties are advertised for and what they're actually selling for can be very different. We look at recent sales in Swakopmund and the current buyer activity to establish a realistic market position for your property.

2. **DON'T RENOVATE BEFORE YOU ASK**
   Before spending money on improvements, speak to us. Sometimes a few simple changes make a big difference; sometimes expensive renovations won't add enough value to justify the cost.

3. **GET THE PRICING RIGHT FROM THE START**
   Your first few weeks on the market matter. Correct positioning attracts serious buyers – including local, national and international buyers – without unnecessarily leaving money on the table.

4. **PRESENTATION MATTERS**
   Professional photography, thoughtful preparation and strong marketing determine how buyers first experience your property – often before they've ever stepped through the door.

5. **CHOOSE THE RIGHT AGENT – AND THE RIGHT STRATEGY**
   It's not only about who lists your property. Ask how it will be marketed, how enquiries will be managed and how you'll be kept informed throughout the process.

P.S.

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N$ 1 300 000



LUDWIGSDORF
N$ 4 000 000



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Could your NEIGHBOUR *affect your property sale?*



When selling a home, most homeowners prioritise the property's appearance to ensure that it makes a good first impression. But what happens when the issue isn't actually your property, but the people living next door?

According to Adrian Goslett, CEO and Regional Director of REMAX Southern Africa, when prospective buyers are looking at purchasing a property, they're also taking note of the neighbourhood and the quality of life that comes with investing in it.

"A home might tick every box on a buyer's wish list, but if they're concerned about the noise levels, unpleasant surroundings or difficult neighbours, they may think twice about making an offer," explains Goslett.

"Even if a buyer loves the home itself, these are things that they know they won't necessarily be able to change once they've moved in so they may decide that the potential inconvenience simply isn't worth it."

Goslett further notes that if buyers are concerned about disruptive behaviour from next door, they may be reluctant to pay the full asking price. In some cases, sellers may need to reconsider their pricing expectations to attract serious interest.

"You can renovate a kitchen, repaint a bathroom but you can't change your neighbours. That's why the surrounding environment can play such an important role in a buyer's decision-making process," he says.

Fortunately, there are steps sellers can take to help minimise the impact of difficult neighbours on their property sale:

- Have a friendly conversation. If your neighbour's behaviour is causing issues, try speaking to them openly and politely about your concerns. They may not realise that their actions are affecting others.
- Report ongoing disturbances. If a neighbour refuses to cooperate, you can report the issue to your body corporate or local municipality, depending on the nature of the complaint.
- Improve your property's privacy. Installing fencing, screening or strategically placed plants can help minimise the visual impact of neighbouring properties and create a more private, inviting outdoor space.
- Focus on what you can control. Make sure your property is clean, well-maintained and presented in the best possible condition. Emphasise the strongest features and the positive aspects of the surrounding neighbourhood.
- Work with an experienced property practitioner. A knowledgeable agent can help sellers navigate potential challenges, recommend suitable marketing strategies and establish a realistic asking price.

"While you can't control who lives next door, you can take proactive steps to address certain issues and ensure your property makes the best possible impression. Working with an experienced property practitioner can help you navigate these challenges and give your home the best chance of attracting the right buyer," concludes Goslett.





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