



PropertyNews

propertynews.com.na | 31 August 2018 | Issue 414: DIY



Claudia



081 169 6227 **BUY A HOUSE AND STAND A CHANCE TO WIN A CAR!**



N\$ 535 000-00

PHASE 1 ALMOST SOLD OUT!

ZEBRA PARK DEVELOPMENT - OKAHANDJA

PHASE 2 FROM N\$ 585 000-00



ZEBRA PARK

ERF 3216/A

T's & C's APPLY. E & O EXCLUDED. CAR WINNER WILL BE ANNOUNCED ONCE LAST UNIT IN PHASE TWO IS REGISTERED.

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NEW



Mega Paint
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NOTE FROM THE EDITOR

A few days into the school holidays and running out of fun ideas? Turn to page 20 for Standard Bank's easy and affordable activities to help keep your kids (and you!) occupied without leaving the comfort of home.

More time on your hands for house-hunting? Visit our website today for all the latest properties available.

Gerdi

Gerdi Fullard | Editor & Sales
081 146 7464
gerdi@propertynews.com.na

Mia Mudge | Sales
081 122 2637
mia@propertynews.com.na

Samantha Kahaangoro | Finance
061 235 006

Ombili Aukongo | Production
061 235 006
ombili@propertynews.com.na

NEXT PUBLICATION:

Issue 415 | 14 September 2018
Garden & Outdoor

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CRONJÉ & CO.

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**CONVEYANCING | TRADEMARKS | COMMERCIAL LAW
COMPANY SECRETARIAL SERVICES | WILLS AND ESTATES | NAMIBIAN LAW**

Helené Cronjé is a Namibian Attorney and Conveyancer. She holds degrees BComm (Law) and LLB from the University of Stellenbosch. Her focus is on property related matters. Helené is fully qualified to advise clients on the buying and selling process, conducting searches at the relevant authorities, drafting of sale and lease agreements, liaising with estate agents and mortgage lenders and transferring property.

**We are a full secretarial service firm assisting clients with the incorporation of close corporations, companies and trusts. We ensure statutory compliance of these entities.
We further have VAT registered shelf companies available.**

Kindly contact Helené should you require an entity or assistance with the transfer of your property.

Cronjé & Co. Attorneys, Notaries & Conveyancers

E-mail: helene@cronjelaw.com
Tel: +264 61 247 437 (office hours)
Fax: +264 88 625 725
Website: www.cronjelaw.com

Helene Cronjé
Attorney & Conveyancer





SOLE
MANDATE

LANGENHOVEN
CRESCENT



N\$ 1 550 000 CC

2 Bedroom, 1 Bathroom Townhouse with single garage
The perfect lock up and go unit.
Gerhard - 081 124 4682
gerhard@joseph-snyman.com.na

JOINT
SOLE
MANDATE

KLEINE KUPPE



N\$ 2 100 000

The best & coziest complex to live in! Lovely duplex featuring 3 beds, 2 baths, kitchen, dining room & lounge open plan. Garage & carport. Lovely patio enclosed with glass, so you can have the view & the warmth.
Lourinda 081 252 6296

TO LET

N INDUSTRIAL



N\$ 16 000 PM

WAREHOUSE 284 m²
Double volume
Includes offices & toilets
In a secure complex.
Available immediately @ N\$ 56.50 per m²
Denis 081 124 4581

NEW
DEVELOPMENT

EROS



Kilimanjaro Heights | Exciting NEW development UNDER 1 MILLION !!

Book your unit in this GREAT investment property today!

48 x 1 Bedroom units with bathroom, kitchen & lounge. N\$ 810 000 (Transfer Included)

4 x 2 Bedroom units with 2 bathrooms, kitchen & lounge. Roof Terrace courtyard. N\$ 1 650 000

Lourinda 081 252 6296 | Marie 081 128 4281 | Gerhard 081 124 4682 | Johnny 081 124 8589 | Denis 081 124 4581



ACADEMIA

N\$ 3 380 000

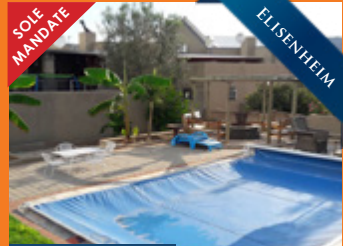
Perfect family home with 'work from home offices'. Centrally located, all on one level; 3 Beds, 2 baths, kitchen, dining room, lounge, entrance area, double garage & ent. patio. Flat - 1 Huge Bed, bath, lounge & kitchen. Spacious enough for extension. Lourinda 081 252 6296



EROSPARK

PRICE ON REQUEST

You CAN have it all! Family home with entrance hall, study, fireplace, ent. area, bar, patio, modern kitchen & granite tops. 4 Beds (all e/s), laundry & store room. 3 Garages, extra storage generator, pool & BBQ area with pizza oven. Flat, dbl shadenet & erf over 3100 m². Lourinda 081 252 6296



SOLE MANDATE

EISENHEIM

N\$ 3 495 000

Enjoy one of the largest erven on the Eisenheim Estate with this fantastic Family home 3 Bedrooms, 2 bathrooms, kitchen, dining room, lounge, double garage, swimming pool, boma area & large patio with built-in braai. This is a top purchase! Lourinda 081 252 6296



BARGAIN OF THE WEEK

KHOMASDAL

N\$ 895 000

Selling 18.6% below valuation!! 2 Bedroom, 1 bathroom townhouse with open plan kitchen. Calling all 1st time buyers! Gerhard 081 124 4682



TO LET

PROSPERITA

N\$ 25 000 PM

Warehouse to let 427 m²
Offices, kitchenette, toilets - 43 m²
Rate per m² = N\$ 53.00
470 m² @ N\$ 53 ex vat
Rental N\$ 25 000 per month plus Vat
Denis 081 124 4581



TO LET

CENTRAL

1 x 135 m² and 1 x 150 m²
Rental rate N\$ 120 m²
Includes partitioned offices
Boardrooms, kitchenettes etc
Immediately available
Denis 081 124 4581



KLEINE KUPPE

N\$ 2 875 000

Private 3 bedroom family home, 2 bathrooms, entertainment area and garages. Open plan living area.
Johnny 081 124 8589



FOR SALE OR TO LET

PROSPERITA

N\$ 3 750 000 CC

154m² warehouse with 88 m² offices, boardroom and secure perimeter.
Or N\$ 20 000 rental per month excluding VAT.
Johnny 081 124 8589



LUDWIGSDORF N\$ 4 875 000 CC



SOLE
MANDATE

VIEWS & 1350m² erf! 4 bedrooms, 3 bathrooms with a study. Kitchen, dining room, lounge with fireplace & TV room. Big laundry. Inside BBQ & entertainment area with outside pool. 3 x garages, carport, inside parking & storeroom. Established garden.

KLEIN WINDHOEK N\$ 6 950 000



NEW
RELEASE

Private house with views & plenty of bird life! Lots of potential. 3 Bedrooms, 2 baths & study. Lounge & dining room with fireplace. Pantry & scullery. Spacious outside ent area with BBQ. Various storerooms / work space. 2 x Garages. Plus 1 bedroom flat.

KLEIN WINDHOEK N\$ 6 240 000



Perfect address & house with a view! Established garden with pool area overlooking Klein Windhoek. Kitchen with pantry & scullery. Laundry. TV room with fireplace. Dining room. 4 Bedrooms & 2 bathrooms. 2 x Single garage, carport & lots of parking inside. SQ.

LUDWIGSDORF N\$ 3 952 000



Private & secure duet. 3 Beds (main walks out onto big balcony), 2 baths & study nook. Kitchen with sep scullery o/p dining room. TV room with fireplace. Veranda with Jacuzzi – nice views!! Double garage & storeroom.

KLEIN WINDHOEK N\$ 3 250 000



JOINT
MANDATE

Ready to be revamped! 3 Bed, 2 bath house with study. Sep & spacious 2 bed flat. Big lounge / TV room with bar & fireplace. Scullery/laundry. Outside BBQ, pool & garden. 2 x Single garage & carport. DQ.

KLEIN WINDHOEK N\$ 2 125 000



Revamped corner unit & ground floor! 2 Beds, 2 bath with o/p kitchen (sep laundry) / living area that walks out to garden. Large communal garden in complex with only 12 units. Carport & parking bay with outside storeroom.

KLEINE KUPPE N\$ 1 400 000



NEW
RELEASE!

Ground floor unit with a garden. 2 Bedrooms, 1 bathroom with an open plan kitchen / living area. Entertainment area with BBQ. Carport.

EISENHEIM N\$ 1 180 000



Two bedroom, 1 bathroom unit with open plan living / kitchen & balcony with BBQ. Single garage & carport & small court yard. Selling below valuation.

KLEIN WINDHOEK N\$ 55 000 PM



TO LET

New luxury villa in Am Weinberg! 3 E/S bed (main with dressing) unit incl study, lift, u/floor heating, 2x cool rooms & integrated coffee machine / fridge! State-of-the-art kitchen with o/p living to patio with BBQ & pool with views! Double garage & 2 x carports. Avail 1 Sept.

LUDWIGSDORF N\$ 25 000 PM



TO LET

Freestanding 3 bed, 2 bath house with o/p kitchen (sep scullery). TV room, lounge, big hobby room / children play room. 2 x BBQs, 1 in lapa overlooking pool. Lots of space for children to play! Dbl garage, storeroom & inside parking. Available 1 October.

EISENHEIM N\$ 7 000 PM



TO LET

Freestanding house with stunning views! 3 Beds, 2 baths. Sep 4th bed & bath. O/p kitchen / living area. Outside BBQ & pool. 2 x carports & storeroom. NO DOGS! Avail 1 Nov.

EROSPAK N\$ 18 000 PM



TO LET

2 Bed, 1 bath top floor unit, large balcony with a lovely view, next to the green area. Secure Estate – The Hills. Open plan kitchen / living room with covered parking. Available immediately.

Tatjana Rapp
 Marion Wolf
 Anita Dames
 Dinette Venter
 Muggie Loftie-Eaton
 Lourette Liebenberg
 Hillie Petrus
 Stefanie Dames

tatjana.rightmove@gmail.com
 marion.wolf@mtcmobile.com.na
 anita.rightmove@gmail.com
 dinette.rightmove@icloud.com
 muggie.rightmove@gmail.com
 lourette.rightmove@icloud.com
 hillie.rightmove@gmail.com
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STURROCK LOFTS | WINDHOEK NORTH

27 UNITS - HURRY! ONLY A FEW UNITS LEFT



2 Bedroom lofts for the *unbeatable* price of N\$ 930 000 (transfer and bond costs included)

Buy now and stand a chance to win the new VW Polo Vivo!



COME AND JOIN US FOR A OUR SHOW DAY!!!

35 Sturrock Street, Windhoek North
15 September 2018 from 10h00 - 14h00



Unique house! MEGA atmosphere, plenty expansion possibilities; 3 beds, 2 baths, study, kitchen, pantry, scullery, sep loo, studio/workshop, lovely o/p/in indoor living room & dining room, STUNNING outside ent areas; 1 Bed Flat with own entrance & garage. Flat can be integrated with main house; also ideal as office. BIG natural garden with fantastic views! Lourette 081 124 5868

ELISENHEIM - N\$ 1 840 000



Freestanding house, ideal for the beginner. 2 Beds with 1 Bath, o/p living area and kitchen. 450m² erf. Lots of space to expand. Anita 081 124 6666



KLEIN WINDHOEK - N\$ 6 950 000



ELISENHEIM - N\$ 2 260 000

Valuation N\$2.7 mil. This spacious home has 3 beds, 2 baths, large o/p living- and dining area. 2 Single garages plus extra parking. Veranda with outside BBQ. Anita 081 124 6666

ELISENHEIM PLOT & PLAN - FROM N\$ 1 780 250



Exciting New Plans!
 Bring your pre-approval and we will design your Dream Home. Erven 450m² and bigger available. Make your Dream come true!

Anita Dames 081 124 6666
 Your Elisenheim Lifestyle Agent

Tatjana Rapp
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tatjana.rightmove@gmail.com
 marion.wolf@mtcmobile.com.na
 anita.rightmove@gmail.com
 dinette.rightmove@icloud.com
 muggie.rightmove@gmail.com
 lourette.rightmove@icloud.com
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 stefanie.rightmove@gmail.com



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GOLF ESTATE - N\$ 4 750 000 CC

Luxury lifestyle! 3 Beds, all en-suite, spacious living areas, study, sunroom, outside BBQ room, stunning garden, big garages, dbl carport, parking; elegant, one level. Lourette 081 124 5868



AVIS - N\$ 2 775 000 CC

Rare find! Single level stand-alone unit in popular complex with huge garden. 3 Beds, 2 baths, spacious living areas, dbl garage, braai, garden & pool. Levy: N\$2 850 pm. Marion 081 245 2390



KLEINE KUPPE - N\$ 1 845 000 CC

Dbl-storey corner unit. 3 Beds, 2 baths, big lounge, sep kitchen, braai, garden, drying yard, garage & parking. Levies: N\$1 876 pm. Marion 081 245 2390 / Tatjana 081 143 8588

SOLE MANDATE



PRICE REDUCED

GREAT OFFER! Fully renovated 3-bedroom house on big erf with lots of space to expand. Huge double garage, carports PLUS spacious self-contained 1-bedroom flat. Erf size: 1125m²
 Marion 081 245 2390 / Muggie 081 129 4121



PIONIERSPARK - N\$ 3 100 000

SOLE MANDATE



ELISENHEIM - N\$ 2 300 000

3 Beds, 2 baths, o/p living-, dining area with stunning kitchen. Indoor ent with braai and stack-up doors to outside garden, high walls on 450m² erf. Anita Dames 081 124 6666



LANGE REIHE, EROS - N\$ 11 500 PM

Safe 2 bed flat with upmarket finishes, 1 bath, 1 guest toilet, small garden with view. Popular complex! 1 Garage. W&E excl. plus deposit of the same
 Tatjana 081 143 8588



SUIDERHOF - N\$ 2.7 M PRIV REG NEG

BELOW VALUATION

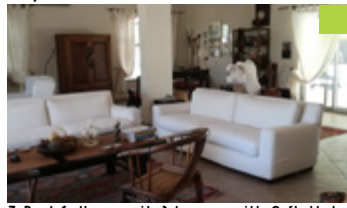
Dbl-storey cnr unit, sectional title duet. 2 E/s beds, kitchen with granite tops and BIC's, big dining/lounge. Single garage, solar geyser, dbl carport, aircons, b/i braai. Tatjana 081 143 8588



OLYMPIA - N\$ 3.4 M EXCL COSTS

BELOW VALUATION

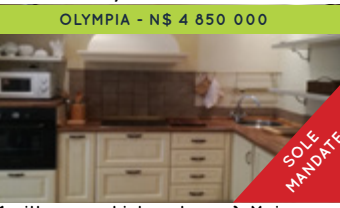
3 Bed (mes) family home, 1 bath and office. Scullery, pantry, 2 flats currently rented out for N\$ 8000pm. Pool, big ent area and outside braai. Dbl garage. Lots of potential. Tatjana 081 143 8588



OLYMPIA - N\$ 4 850 000

SOLE MANDATE

3 Bed (all en-suite) house with 2 flats! (1 with own vehicle entrance). Main dwelling offers 3 big beautiful bedrooms, all with BIC and en-suite, kitchen with scullery and pantry. Huge lounge with entertainment area going out to the pool. Single flat. Another bachelor flat with own vehicle entrance. DQs. Huge double garage with extra parking space! Privately registered. Tatjana 081 143 8588



AVIS - N\$ 3 150 000 CC

BELOW VALUATION

Freestanding home on 1300m² erf, 2 entrances & 1 bed flat. 2 Beds (mes), 1 bath, study, dbl garage, storage & braai area with lapa & Jacuzzi. Offers welcome! Tatjana 081 143 8588



FINKENSTEIN
PORTION THREE TRUST

*Sectional
Titles*

For More Information Contact:
081 122 0001 | 081 620 0674
Email: leonbas23@gmail.com



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Finkenstein Village provide it's residents with upmarket, carefree living for discerning young and upcoming citizens in a secure environment. The exclusive village community offers the calm and tranquility of village-style living in the country, paralleled with the convenience of easy access to first-world amenities and hi-tech facilities.

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FINKENSTEIN VILLAGE PRICES AS AT JUNE 2018

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





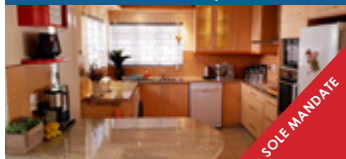
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Willem Joanie
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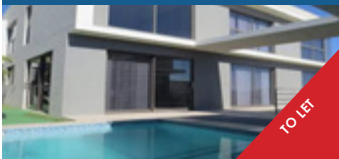
EROSPARK N\$ 2 725 000



SOLE MANDATE

Now Reduced! Cozy family home offering 3 beds, 2 baths, o/p lounge/dining and kitchen, store room/pantry, 1 bachelors flatlet with own entrance, dbl garage plus extra garage for flatlet, well secured, close to medi-clinic. Valuation in place.

KLEINE KUPPE



TO LET

Located close to Gymnasium school. Offering 4 beds with a/c, 3 baths, TV room. Study nook. O/p dining and lounge, kitchen, scullery. Heated pool. Lovely indoor BBQ with views, bachelor's flat, 3 garages & carports. Just wow! Available 1 October 2018.

EROS N\$ 4 650 000 CC



JOINT MANDATE

Gorgeous home with character! 4 Beds, 3 baths, sep TV room, spacious o/p living room & kitchen (sep scullery & laundry) all on 1 level, gorgeous outside ent area & pool. Fireplace, aircons, outside braai, sep outside room & loo & artificial turf.

ACADEMIA N\$ 3 495 000



Home with a difference! 3 Bedrooms, 2 bathrooms, study, kitchen with scullery and pantry, lounge, indoor entertainment with bbq, fire places, 1 bedroom flatlet, double garage, lapa and pool, erf almost 1500 square metres ... lots of parking.

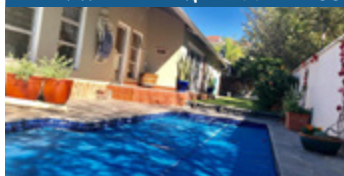
KLEIN WHK N\$ 3 895 000 CC



SOLE MANDATE

Beautiful duplex townhouse in small complex. 3 Beds fitted with aircons, 2 baths, guest loo, study nook, scullery, o/p lounge and dining, covered ent with bbq, pool on wooden deck, curtains and blinds fitted. Spacious dbl garage. Alarm & beams.

KLEIN WHK N\$ 5 099 000 CC

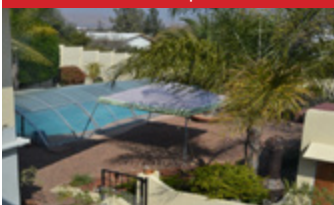


Gorgeous unit in small complex of 3, all on 1 level. 4 bedrooms, 3 bathrooms, study, spacious double volume kitchen/dining/lounge, scullery, indoor BBQ room, pool, garden, toolshed, double garage and lots of parking, shaded carport. Value!

HUIZVESTEN PROPERTIES CC

Johan | 085 585 9911 | johanproperties1@gmail.com

SUIDERHOF N\$ 3 950 000 CC



PERFECT SPOT! Big erf. O/p living, kitchen with scullery & pantry, 3 beds, 2 baths, underroof pool & braai, dbl garage PLUS: 1 bed flat. PLUS: Solar panels. The perfect address for a business.

EROS N\$ 1 380 000



PERFECT LOCATION, PERFECT INVESTMENT. 2 bed townhouse, 1 bath, o/p living, new kitchen, garden, stoep with braai, garage, ample parking, safe & secure. Walking distance to town centre. Below Valuation.

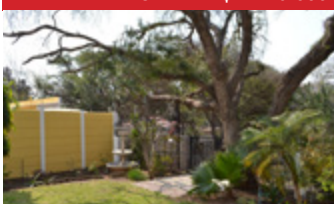
AVIS N\$ 3 150 000 CC



SOLE MANDATE

BARGAIN! BIG open living area (beautiful kitchen, dining area, lounge), 3 spacious beds, 2 baths, big office (extra bed), BIG dbl garage with laundry, dbl carport, stoep and garden. North facing! Secure complex. URGENT SALE!

KLEIN WINDHOEK N\$ 2 125 000



BEAUTIFUL! Newly renovated. Top finishes. 2 Bedrooms, 2 bathrooms, kitchen with laundry, open plan living area, extra store room, beautiful garden, lots of extra parking, etc. Excellent security.

KLEINE KUPPE N\$ 3 950 000



SOLE MANDATE

Beautiful thatched roof family home. 4 Bedrooms, 3 bathrooms, 2 lounges, office (own entrance), 2 garages, open plan living, aircons, braai, huge deck with pool, excellent security. Near school and mall.

KLEIN WINDHOEK WHY RENT?



Office 1: 94 m² - N\$ 1.499 m (PTY Ltd). Office 2: 89 m² - N\$ 1.699 m (CC Reg). BIG offices, aircon & kitchenette. Can buy separate or both and combine. Easy access & safe complex. LOTS of parking. Selling below valuation!



PIONIERSPARK N\$ 2 050 000



All on one level! 3 Bedroom townhouse in small save complex with 2 bathrooms, open plan living area, garage and small garden.
Poena 081 298 3431

WALVIS BAY MEERSIG N\$ 1 800 000



FAR BELOW VALUATION

Newly built large & spacious 3 bed family home with 3 baths, dressing room, kitchen, scullery, pantry, 2 patios, built-in BBQ, dbl garage.
Sigi 081 127 8580

SONNLEITEN N\$ 2 500 000



Retire to an Estate Haven. Only 20 minutes' drive from city. 3 bed house with spacious o/p lounge/dining room, kitchen, garage, covered braai & well-kept garden. Sigi 081 127 8580

AVIS N\$ 2 550 000 CC



PRICE REDUCED!

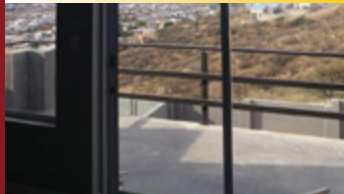
A rare find! Neat and cosy 3 bedroom house in quiet area with 2 bathrooms, spacious open plan kitchen/lounge/dining room, patio with BBQ, servants room/laundry, Jacuzzi, single garage and ample undercover parking.
Sigi 081 127 8580

LUDWIGSDORF N\$ 4 450 000 CC



Spacious family home in mint condition offers 4 beds, 2 baths, lounge, dining room, ent room with bar and BBQ, lapa with BBQ, large pool, dbl garage and u/cover parking. Plus 1 bed flat, laundry, work room. Beautiful garden.
In quiet area. Sigi 081 127 8580

KLEINE KUPPE N\$ 4 950 000 CC



This home with a breath-taking view offers 4 bedrooms, 3 bathrooms, kitchen with scullery, pantry and laundry. Lounge, dining room and built-in braai/ bar. Guest toilet. Entertainment area outside/patio, pool. Double garage.
A must see... Marietjie 081 268 9069

S INDUSTRIAL N\$ 4 250 000 CC



Brand new office of 156 m² in 2 sections with Kithenette, 2 toilets, walk-in safe + 4 secure parking areas. Ample parking for customers Also to let: N\$85, 00 per m² / N\$ 13 250 pm + VAT + deposit. Polla 081 129 9061

OLYMPIA N\$ 3 700 000



BELOW VALUATION

Exceptionally neat & spacious. 1200 m² erf with 3 beds, mes, full sep bath, solid wood kitchen, scullery, large pantry, dining room, large TV room, lounge with balcony and view, garage with 2 carports, laundry, pool, lapa with BBQ. Beautiful garden. Polla 081 129 9061

OLYMPIA N\$ 3 400 000



BELOW VALUATION

Well-kept property on 1315m² erf in quiet street with 3 Beds, 2 baths, kitchen + scullery/laundry, dining room with fireplace; lounge & office, patio with braai, dbl garage; pool with low maintenance garden plus 1 Bed flat, 1 thatched bachelor flat. Polla 081 129 9061

EROS EAGLE VIEWS N\$ 2 250 000 CC



FAR BELOW VALUATION

Modern, safe, affordable, well located 3 Bed, 2 bath garden flat. O/p kitchen/lounge, built-in braai on verandah and large garden area.
2 Covered parking bays. Also to let for N\$12 000 p/m + deposit. Polla 081 129 9061

OLYMPIA N\$ 5 500 000



FAR BELOW VALUATION

This family home has loads to offer with 3 bedrooms, 2 bathrooms, 2 kitchens, separate lounge, dining room, TV room, scullery, study, gym, 2 garages, large entertainment area next to pool, lots of undercover parking. All set on a 1150m² erf. Poena 081 298 3431

VACANT ERF N\$ 3 420 000 CC



Well positioned 1200 m² vacant erf in Ludwigsdorf in quiet area.
Build your own home.
Sigi 081 127 8580



wkh



THE PERSONAL TOUCH WITH A PROFESSIONAL APPROACH



wkh

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LEGAL PRACTITIONERS NOTARIES CONVEYANCERS

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Ongwediva
Oshana Mall
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KLEIN WINDHOEK

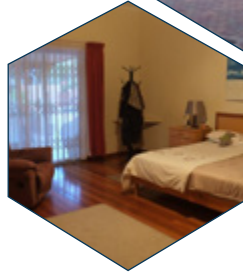
TWO HOUSES ON ONE HUGE ERF OF
3894 m²
FOR SALE



FOR SALE AT: N\$ 9.850 CC

BOTH HOUSES FEATURE:

- 3 Bedrooms
- Dining room, Kitchen
- Lounge, Veranda .
- Pool with BBQ,
- Garage for 4 Cars.
- 2 Separate Double Carport ,
- Beautiful views
- Don't lose out on this beautiful property in the heart of Klein Windhoek.
- Lots of potential and space for expansion



LUDWIGSDORF

FOR SALE AND TO LET

FOR SALE AT: N\$ 3.675 MIL
TO LET AT: N\$ 18 000 PM
(1 month deposit)

SMALL COMPLEX - NEW ON THE MARKET!!

3 Bedroom Townhouse - ALL ON ONE LEVEL!!

- 3 Bedrooms, 2 bathrooms,
- 1 office, huge lounge,
- separate dining room,
- separate kitchen and scullery,
- lapa with BBQ,
- lovely garden,
- 1 Garage and carport for 2 cars



FOR MORE INFORMATION OR TO VIEW THESE PROPERTIES, CONTACT
Helga Molzahn - 081 124 7357 - 061 287 1222 - helga@afol.com.na

Feel like you own it already with an Upfront Bond.



An Upfront Bond is a pre-approval certificate for a specific loan amount that gives you the credibility and bargaining power of a serious buyer. Apply for yours at FNB Home Loans or any FNB branch.



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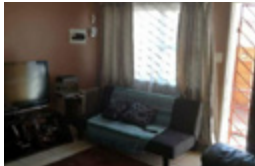
Corniel Nel
081 472 0243
corniel@cornielnel.com

RHINO PARK N\$ 890 000



Jatties park: 2 bedroom flat, 1 bathroom, kitchen, lounge, court yard and garage.

KHOMASDAL N\$ 950 000



Grace Court: 2 bedroom townhouse, 2 bathrooms, lounge, kitchen, court yard, aircons. Price is cost inclusive.

KLEINE KUPPE N\$ 1.39 NEG



Novartis Complex: Neat 2 bed, 1 bath unit on 1 level with o/p kitchen & lounge PLUS large u/cover ent area with braai & small garden. U/dercover parking.

PIONIERSPARK EXT 1 N\$ 1.99 CC



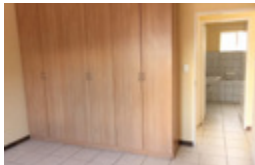
Modern 3 bed unit with 2 baths, o/p kitchen/living room & scullery, deck with Jacuzzi, u/cover braai & garden. Water cooler, dbl garage plus single carport.

ROCKY CREST N\$ 950 000



Neat and cosy townhouse offering 2 bedrooms, bathroom, o/p kitchen, lounge and courtyard.

REINNUSCH COURT N\$ 930 000



2 Bedroom unit, 1 bathroom, lounge, kitchen, courtyard and 1 garage.

KLEINE KUPPE N\$ 15 000 PM





Lovely & modern 3 bed family home with 2 baths, o/p lounge, kitchen plus indoor braai/ent area. Dbl garage. Aircon in main bed, alarm, beams & electric fence.

FINKENSTEIN VILLAGE N\$ 14 500 PM



Beautiful new 3 bed free standing home, 10 km from Whk. BIC, 2 baths (mes) and o/p modern kitchen/lounge out to patio with built-in braai. Double garage.



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Chané Hälbich
081 302 1268



Imelda Schmidt
081 720 0019



Zandri Scholtz
081 247 8353

OLD PIONIERSPARK N\$ 3.08 M CC



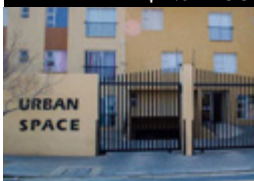
3 Beds, 2 baths, kitchen & dining, living room, patio with braai, double garage and pool.

ELISENHEIM N\$ 1.250 M



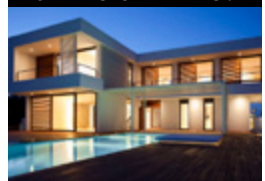
1st floor Apartment. Corner unit with view over Green Area. 2 beds, 1 bath, o/p kitchen/lounge, patio with b/i braai and designated u/roof parking.

KLEIN WHK N\$ 1.5 M CC



3 bedrooms, main en-suite, full second bathroom, o/p kitchen/lounge and 2 basement parkings.

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Are you selling or letting? Contact us today!

ELISENHEIM N\$ 1 M



Great Investment. 1st floor Apartment. 2 bedrooms both en-suite, o/p kitchen/lounge and balcony.

ACADEMIA N\$ 3.6 M



3 for the price of 1! Consolidated erven 2 x 3 bedroom houses, 1 bed flat. Great potential to be a Guesthouse.

ELISENHEIM N\$ 3.125 M



Freestanding house on corner erf. 4 bedrooms, 2 full bathrooms, heated pool and double garage.

KLEINE KUPPE N\$ 2.7 M



C'est La Vie: Only 15 units in complex. 3 bedrooms, 2,5 bathrooms and single garage. Store room. Big garden.



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WINDHOEK CBD
AA grade office 100 m². N\$ 180/m². Open plan, single ablution & kitchenette. Available 1 August 2018.
Uripri 081 122 3797



KLEINE KUPPE - N\$ 3.6 M
4 beds, 3 baths, o/p kitchen, dining & living area. Outside ent area, b/i braai, pool & outside loo. Dbl garage & store room.
Desire 081 837 9888. Sonja 081 882 3144



AMBROSE VILLAGE
2 or 3 bedrooms, 2 bathrooms & outside entertainment. Garage - single or dbl. 114 m² - 154 m². From N\$ 1.87 m.
Uripri 081 122 3797. Jacob 081 805 5329



PIONIERSPARK - N\$ 2.69 M ALL INCL
Not to be missed! Over 1000 m² erf. Spacious F5 3 bedroom, renovated modern kitchen & loads of potential to expand.
Tami 081 202 6062



ACADEMIA - N\$ 3.85 M
4 Beds (mes), 3 baths, open & spacious living areas & kitchen. Huge ent braai area, pool, big dbl garage & well maintained garden. Regina 081 723 0734



HOCHLANDPARK - N\$ 2.7 M COST INCL
3 Bed (2 en-suite) house with large kitchen, pool and entertainment area with lapa.
Jules 081 317 9667



PIONIERSPARK EXT 1 - N\$ 1.65 NEG
Eagle Rock. 3 Bed townhouse, 2 baths, o/p lounge/kitchen, garden with lapa, outside b/i braai & pet friendly. Secure complex with communal pool. Tami 081 202 6062



PIONIERSPARK EXT 1 - N\$ 2.05 M
Westvale complex. 3 Bed unit, 2 baths, o/p kitchen, lounge & dining room, courtyard with b/i braai, Jacuzzi & double garage.
Desire 081 837 9888

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- open plan kitchen/lounge & scullery
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- double automated garage
- covered stoep with b/i braai & pool
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- communal braai area
- communal u/roof ent area with kitchen and 2 bathrooms
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- 24 hr security controlled boom gate

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DIY isn't always about renovating and revamping. It can also be about using old and unused items in creative ways that will add colour and value to your home, and fulfil your creative urges.

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Why turn your favourite pet photo into a wall clock? Well, why not?



Give your feet some sparkle

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Put your name in lights

Some cardboard letters and lights are pretty much all you need to light up your home, and your life.



Give your old luggage a lift

Crack out the paint and cut out some stencils to make your crusty old suitcase stand out from the crowd.



Use your head(board)

A simple piece of plywood at the head of your bed can become the placeholder for whatever art print you're feeling that week.



A litre of light

An empty bottle, filtered water and bleach is all you need to light up a dark space, without electricity.





FNB Residential Property Monthly | March 2018

Highlights for the month

- House prices fell by 8.8% in March to average
- N\$ 1 135 030
- Volumes accelerated to 11.7% over the year
- House prices fell for the ninth straight month in the coastal market
- In contrast, Outapi, Luderitz and Otjivarongo record robust price inflation off low base

House prices fall again in March

House prices contracted for a third straight month in March by 8.8% y/y, the sixth contraction in the last seven months. The decline meant the price of the average home was cut by N\$ 109 941 from what it was this time last year to N\$ 1 136,030. When desegregated, property prices in the middle price segment stagnated, while property prices in the upper price segment contracted by 3.0% y/y. Conversely, property prices in the lower price segment increased modestly by 3.4% y/y. Additionally, year to date data shows property prices across 14 towns, including the capital Windhoek, contracted. Volumes however increased 11.7%, driven primarily by the new affordable housing supply and improved land delivery. Volumes in the lower price segment have consequently risen by 17.9%, while land delivery has increased by 58.0%, bringing partial relief to those in the housing backlog. Both the middle and upper price segment recorded volume increases as well, albeit minimal. However, transactions in the luxury housing segment have dried up, with only one transaction registered in the past four months.

Given the likelihood of more affordable housing stock entering the market and the delayed reaction to the economic downturn, we expect property prices to retreat even further and remain under pressure for longer - allowing the market to correct after decades of exuberant house price inflation. Sellers seem to remain denial on pricing shifts, as 91% of homes sold in the period, sold for below asking price, which points to overly optimistic prices in an ultra-cautious buyers' market.

Regional Snapshots

Southern:

Average price: N\$ 815 000 (+33.8% y/y)

Northern:

Average price: N\$ 916 000 (+12.3% y/y)

Coastal:

Average price: N\$ 951 000 (-38.0% y/y)

Central:

Average price: N\$ 1 451 000 (-3.1% y/y)



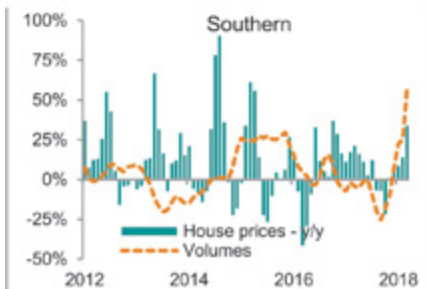
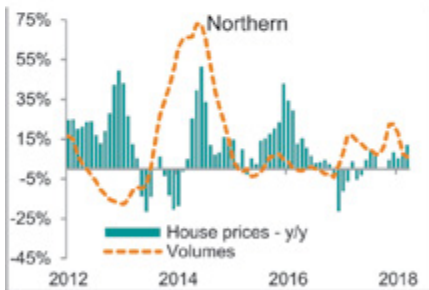
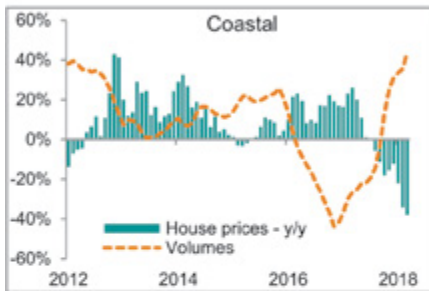
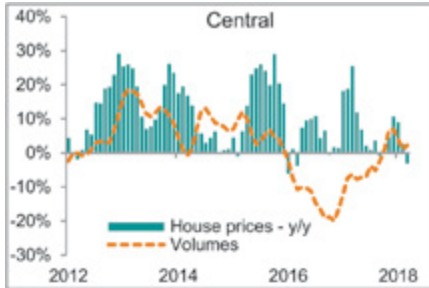
Josephat Nambashu - Analyst
 JNambashu@fnbnamibia.com.na
 +264 61 299 8496

FNB House Price Index





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Central: As anticipated, central property prices contracted by 3.1%, following price weaknesses in the upper segments where property prices fell by 4.1% y/y. In the capital, property prices fell for the second time in twelve months, albeit by a modest 0.6% y/y, whilst Okahandja prices contracted by as much as 13.7% y/y. Volumes increased by 2.2%, driven primarily by increased affordable housing supply in Windhoek and Okahandja.

Coastal: The coastal property prices fell for the ninth month in a row - this time by 38.0% y/y - as changes in the housing mix comes into play. Here, sales are increasingly concentrated in the lower segments (84% of total volumes), bringing the overall average price down. Consistent with this development, property prices fell by 33.4% y/y in Swakopmund and by 40.3% y/y in Walvis Bay. Given the strong mass housing and aggressive land delivery at the coast, price weakness has begun to trickle down to the middle and lower property prices segments, where 13.8% y/y and 14.8% y/y contractions were recorded respectively. Additionally, volumes shot up by 44.2% through March, with most of the supply coming through the middle and lower price segments. Demand in the upper and luxury segments has stagnated under the current economic backdrop. FNB's Estate Agent Survey reported properties spending about 24 weeks on the market at the coast whilst the agents' affordability perception index ticked up, in that income levels are "far" behind house price levels.

Northern: In contrast, the northern property price inflation is picking up after months of negative price growth. Property prices in this region increased by 12.3% y/y, their highest in almost two years. This was driven primarily by properties in the lower to middle price segments, which have begun to record positive growth, while the upper price segment remains in decline. Meanwhile, house prices are still falling in Katima Mulilo (-21.4% y/y) and Rundu (-3.7% y/y) on the back of increased supply in these markets. Mortgage extended to the northern region increased by more than 36% in the last twelve months to N\$1.49 billion, retaining its second largest mortgage market status.

Southern: The southern market is persistently volatile, and as such should be interpreted with caution. In March property prices rose by 33.8% y/y, after decreasing by more than 21% just five months ago. Volumes were up by as much as 65% through March, but with a small base, the volatility remains high.



APPENDIX: YEARLY AVERAGE HOUSE PRICES

Town	2013	2014	2015	2016	2017	2018	YTDr	3Yr	5Yr
Arandis	299 000	494 000	456 000	532 000	640 000	947 000	48.0%	107.7%	216.7%
Eenhana	532 000	553 000	700 000	798 000	770 000	883 000	14.7%	26.1%	66.0%
Gobabis	699 000	839 000	889 000	1 119 000	908 000	1 999 000	120.2%	124.9%	186.0%
Grootfontein	559 000	647 000	736 000	645 000	812 000	767 000	-5.5%	4.2%	37.2%
Helao Nafidi	575 000	909 000	1 002 000	425 000	607 000	607 000	0.0%	-39.4%	5.6%
Henties Bay	851 000	929 000	1 115 000	1 103 000	1 190 000	1 141 000	-4.1%	2.3%	34.1%
Katima Mulilo	595 000	737 000	791 000	893 000	673 000	864 000	28.4%	9.2%	45.2%
Keetmanshoop	504 000	610 000	863 000	632 000	696 000	897 000	30.8%	3.9%	78.0%
Luderitz	527 000	509 000	584 000	829 000	811 000	869 000	7.2%	48.8%	64.9%
Mariental	518 000	685 000	736 000	913 000	1 336 000	773 000	-42.1%	5.0%	49.2%
Okahandja	624 000	820 000	922 000	856 000	937 000	923 000	-1.5%	0.1%	47.9%
Okahao	466 000	492 000	491 000	611 000	568 000	787 000	38.6%	60.3%	68.9%
Omaruru	562 000	954 000	767 000	1 092 000	1 111 000	840 000	-24.4%	9.5%	49.5%
Omuthiya	482 000	540 000	612 000	640 000	750 000	1 637 000	118.3%	167.5%	239.6%
Ondangwa	551 000	683 000	720 000	836 000	910 000	938 000	3.1%	30.3%	70.2%
Ongwediva	585 000	755 000	1 009 000	944 000	951 000	1 150 000	20.9%	14.0%	96.6%
Oshakati	572 000	1 163 000	974 000	679 000	785 000	771 000	-1.8%	-20.8%	34.8%
Oshikuku	533 000	569 000	580 000	634 000	635 000	719 000	13.2%	24.0%	34.9%
Otavi	533 000	611 000	531 000	560 000	647 000	517 000	-20.1%	-2.6%	-3.0%
Otjiwarongo	803 000	825 000	967 000	1 021 000	1 069 000	1 062 000	-0.7%	9.8%	32.3%
Outapi	456 000	553 000	579 000	785 000	738 000	1 215 000	64.6%	109.8%	166.4%
Outjo	755 000	739 000	925 000	928 000	809 000	540 000	-33.3%	-41.6%	-28.5%
Ruacana	707 000	855 000	898 000	968 000	875 000	789 000	-9.8%	-12.1%	11.6%
Rundu	468 000	630 000	684 000	780 000	727 000	739 000	1.7%	8.0%	57.9%
Swakopmund	1 019 000	993 000	1 096 000	1 334 000	1 348 000	1 161 000	-13.9%	5.9%	13.9%
Tsumeb	741 000	750 000	966 000	1 162 000	1 222 000	1 089 000	-10.9%	12.7%	47.0%
Usakos	715 000	427 000	657 000	445 000	617 000	660 000	7.0%	0.5%	-7.7%
Walvis Bay	854 000	1 042 000	992 000	1 156 000	1 079 000	916 000	-15.1%	-7.7%	7.3%
Windhoek	1 152 000	1 209 000	1 440 000	1 514 000	1 614 000	1 556 000	-3.6%	8.1%	35.1%
Namibia	895 000	972 000	1 110 000	1 151 000	1 187 000	1 159 000	-2.4%	4.4%	29.5%

Methodology

This report is based on bonds registered in the names of natural persons at the Deeds Office and as such excludes all bonds registered in the names of juristic persons such as Close Corporations, Private Companies and Trusts. Rehoboth properties (Rehoboth has its own Deeds Office), farms, properties over 100,000m² and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$100,000 (2007 prices adjusted annually) are also excluded, along with further bonds (second, third, fourth, etc. bonds over the same properties). Exclusions were rigorously tested using existing data, to filter out as much noise as possible. Cash transactions are too, excluded due to a lack of data. Sectional bonds have been excluded into the housing index.

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



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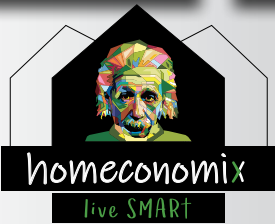
Conclusion

House price growth has diminished and the recent developments suggest that we are set to face price correction as affordable property supply increases at a time where subdued economic activity persists and labour uncertainty is high. These factors have curtailed housing demand, and with mortgage advances growing at a paltry 8.1%, property prices can only contract. Furthermore, with more serviced land entering the market, the price pressures will only intensify. It is for these reasons; we have revised our house price expectations to reflect a market correction after decades of robust house price appreciation. Although our econometric models do suggest a modest recovery in 2018, the housing market will take a bit longer to recover. Nothing economically looks very strong, just mildly better than where we come from, and as such, house prices are expected to contract even further through 2018. Current forecast points towards price contractions of 5.8% for 2018 as a whole, easing to 1.2% in 2019.

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Authored by: Josephat Nambashu Tel: +264 61 299 8496

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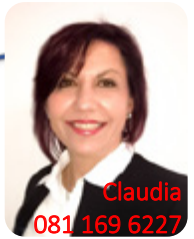


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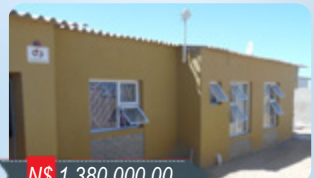
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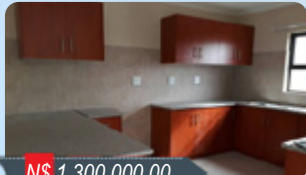
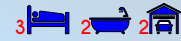
Gogga
081 169 6215



N\$ 1 200 000.00

NARRAVILLE WALVIS BAY
3 Bed, 2 bath house, kitchen to lounge area. Indoor BBQ with double garage. RL1474098

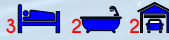
Angelika
081 562 2186



N\$ 1 300 000.00

DUNE COURT - WALVIS BAY
3 Bedroom, 1 full bathroom, 1 shower Unit, with en-suite bathroom, dressing room, open plan kitchen/lounge area, BIC & alarm, paved courtyard, Indoor BBQ & double Garage.

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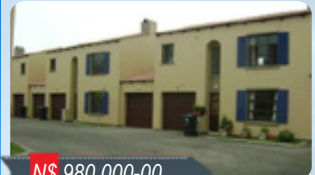


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N\$ 980 000-00

FAIRWAYS WALVIS BAY
2 Bedroom, 2 bathroom Unit, situated in a Stunning complex, with Open plan Kitchen/ lounge area & 1 garage. Selling below far valuation.

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081 278 0518



N\$ 1 650 000.00

BRAND NEW TAMARISKIA
3 Bedroom, 2 bathroom with modern kitchen, lounge dining room, guest toilet, outside BBQ & 3 garages. REF: RL1474189

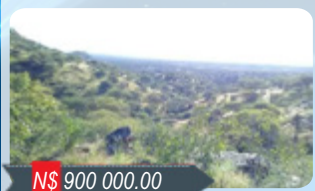
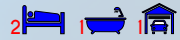
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from **N\$ 630 000.00**

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Newly built Free-standing 2 & 3 Bed houses each on own erf! Walking Distance from beach, BIC in Main Bed & kitchen. 7 House plans to choose from.

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Revamped apartment in safe complex with 2 bedrooms and 1 bathroom and recently. Open plan kitchen with an island, a living room, dining room and a guest toilet. There is also a balcony, a laundry room and it has a tandem garage. Extra Features include: Kitchen with granite tops; Built-in fridge and dishwasher; Soft Closing Cupboards. NTB Registered, therefore this apartment is ideal for someone that wants to do Holiday Accommodation. Apartment is in a CC.

IDEAL FOR AN INVESTMENT

N\$ 999 000



Web Ref: 347

This Mile 4 apartment features 2 beds, 2 baths, o/p living room, dining area, kitchen and entertainment nook. Indoor BBQ with sliding doors that leads to the main bedroom. Single garage and pre-paid electricity.

BARGAIN PRICE

N\$ 2 060 000

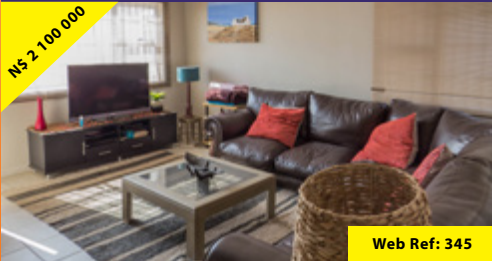


Web Ref: 346

This house has 3 bedrooms, 2 bathrooms, o/p kitchen (with scullery), living room, dining area and an indoor BBQ. The porch extends the house. There is ample space left to add a flat in the backyard.

PERFECT HOLIDAY HOME

N\$ 2 100 000

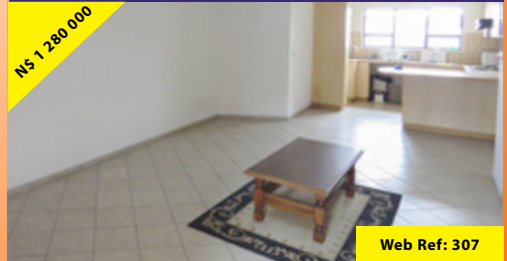


Web Ref: 345

This house is on a spacious erf and has sea view. It has 3 bedrooms, 2 bathrooms, o/p kitchen, dining area & spacious living room with neat porch to the outside. The yard is spacious enough to add a flat at the back of the main house.

QUIET CENTRAL APARTMENT

N\$ 1 280 000



Web Ref: 307

This apartment has an open plan living area and kitchen. There are 2 bedrooms with 1 bathroom and a guest toilet. The one bedroom has a neat balcony. This unit also has a single garage. The unit size is 114 m².



DIY Pallet Projects

Using the right paint & steps

After taking your pallet apart, sand it down with sand paper & clean your pallet panels

Paint all pallet panels with
NEO pink wood primer - let it dry

Paint all pallet panels with
NEO universal undercoat - let it dry

Choose your preferred colour and either use
NEO gloss acrylic or **NEO dur high gloss enamel** or **NEO dur silk enamel** - let it dry



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CC

CENTRAL, SWAKOPMUND. Spacious, ground floor flat, 1 street away from main beach at the mole. 3 Beds, 2 baths, lounge, dining room (indoor BBQ), exclusive use garden area, tandem garage. Web Ref: 1140000



SOLE MANDATE

N\$ 3 950 000
CC

CENTRAL, SWAKOPMUND. Property zoned general business. Erf 666m², building 130m² offering 3 offices, kitchen, toilets, outside entertainment area with BBQ. Next to Delight hotel. Web ref: 1137377



N\$ 1 780 000

EXT 11 (SUN BAY), HENTIES BAY. Brand new home. U-shaped house, with resulting wind protected courtyard. Indoor and outdoor BBQ and boma 3 bed, 3 bathr, kitchen, scullery, lounge/dining room. Web ref: 1140083



N\$ 2 160 000

EXT 11 (SUN BAY), HENTIES BAY. Beautiful, new home of 290m² with 3 beds, 3 baths, kitchen, scullery, pantry, lounge, dining room (built-in BBQ), guest loo. Outside ent area with outdoor BBQ. Web ref. 1147806



N\$ 1 150 000

LONG BEACH, WALVIS BAY. 2 Bed townhouse in lalandi. Quaint home: 2 beds, 2 baths, 1 Garage, kitchen o/p with living area. Indoor bbq. Large back garden and wooden deck with sea views. Web ref: 1063422



N\$ 2 380 000

LONG BEACH, WALVIS BAY. Beachfront perfect weekend or holiday hide away. Quaint & cosy: 4 beds, all with private bathr, lounge, dining room, kitchen, large wooden deck with perfect sea views. Web Ref: 1146103

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