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**NOTE FROM THE EDITOR**

Generating positive interest in your home is key to successfully selling it for the best possible price. It's all about attracting the attention of buyers and showing them your property at its best.

You can rely on us to put your property in front of a huge audience of people looking for a property just like yours.

*Gerdi*

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**NEXT PUBLICATION:**

Issue 424 | 14 February 2019  
Investing & Mortgages

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# Relationship Driven





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**New Freestanding Houses  
as from N\$ 534 000**

**For more information contact  
Gerhard 081 124 4682**



PRICE  
DRASTICALLY  
REDUCED!

OLYMPIA

**N\$ 4 950 000**

**Residence - Zoned for offices.  
Large erf 1547 m<sup>2</sup>...under roof 375 m<sup>2</sup>  
Ideal for professionals....visible and acces-  
sible. Potential for further development  
Denis 081 124 4581**



EROSPARK

**N\$ 5 700 000**

**Entertainers dream! 4 beds, 3 baths & sep  
guest toilet. Kitchen with scullery, o/p din-  
ing area, 2 sep lounges, inside braai, dbl  
garage with extra parking space. Secure &  
close to Medi-Clinic. Marie 081 128 4281**



KLEIN WHK/  
EROS

**N\$ 6 900 000 CC**

**The most sought-after address in Whk!  
This spectacular townhouse features  
3 Beds, 3 baths, double garage,  
kitchen, dining room & lounge. Lovely  
garden & pool. Lourinda 081 252 6296**



AUASBLICK

**N\$ 25 000 PM**

**4 bedrooms, 3 bathrooms (2 en-suite),  
guest toilet, modern kitchen & scullery.  
Built-in covered BBQ, exec home office  
partly furnished, solar geyser. 2 dbl gar-  
ages and storerooms. Denis 081 124 4581**



TO LET

S INDUSTRIAL

**PRICE ON REQUEST**

**3 000 m<sup>2</sup> retail and storage/  
warehousing premises.  
Plenty of parking space.  
For more information contact  
Johnny 081 124 8589**



KLEIN WHK

**N\$ 9 500 000 CC**

**2 Houses on 1 3894m<sup>2</sup> erf. Main house:  
3 beds, 2 baths, kitchen, pantry & scullery,  
lounge & dining area. Wooden floors  
throughout. Pool, dbl garage & carport.  
Ample parking. Marie 081 128 4281**



### LUDWIGSDORF - N\$ 4 368 000 CC



LOVELY CITY VIEWS!

Outside ent area with BBQ, pool & established garden. Inside ent area with bar. O/p kitchen with sep scullery / laundry, lounge & dining room with fireplace. 3 Beds, 3 baths, study or 4th bedroom. 3 x garages & storeroom.

### KLEIN WINDHOEK - N\$ 3 950 000



Older home with lovely high ceilings & wooden floors on a erf of approx. 1 200m<sup>2</sup>. This home offers you a kitchen, dining room, TV room & sun room. 3 Beds, 2 baths & 1 bed flat. Ent area with a bar, pool & views. Single garage & carports.

### KLEIN WINDHOEK - N\$ 3 600 000



3 Bedroom main with dressing room & balcony, 2 bathroom unit with a study. Open plan kitchen / lounge (with fireplace) / dining room. Hobby room, established garden & views. Double garage.

### ELISENHEIM - N\$ 3 400 000



Spacious, modern family home! Lovely o/p kitchen (sep scullery/laundry) / living area that walks out onto big stoep with BBQ & mountain views. Established garden area. 3 Bedrooms, 2 bathrooms & a study. Double garage.

### ELISENHEIM - N\$ 2 550 000



3 Bedroom, 2 bathroom freestanding house. Open plan kitchen (sep scullery / laundry) / living area. Outside stoep with BBQ & garden area. Single garage & carport.

### FINKENSTEIN MANOR - N\$ 2 500 000



Brand new 3 Bedroom, 2 bathroom freestanding house with an open plan kitchen / living area / entertainment area with BBQ. Outside garden area & double garage.

### ELISENHEIM - N\$ 1 269 000



2 Bedroom, 1 bathroom unit with a spacious balcony & BBQ. Open plan kitchen / living area. 2 x undercover parking.

### CENTRAL - N\$ 1 820 000 CC



2 Bedroom, 2 bathroom unit with an open plan kitchen / living area & balcony. 1 x carport parking with store room.

### LUDWIGSDORF - N\$ 12 500 PM



TO LET

Spacious unit with big open plan kitchen / TV room / dining room that walks out onto the stoep. 3 Bedroom, 2 Bathrooms & double garage. Available mid-March.

### FINKENSTEIN - N\$ 24 000 PM



TO LET

Lovely spacious freestanding house with 3 beds, 2 baths & study. O/p kitchen (sep laundry / scullery) / tv room (with fireplace) / dining room overlooking pool area. Outside BBQ, pool & nature views. Dbl garage. Available 1 April

### AVIS - N\$ 12 000 PM



TO LET

3 Bedroom, 2 bathroom corner unit. Open plan kitchen / living area with small garden. Single garage & parking. Available immediately.

### ELISENHEIM - N\$ 6 800 PM



TO LET

2 Bedroom, 1 bathroom unit with open plan kitchen / living area that walks out onto the balcony with BBQ. Single garage & carport. Available immediately.

Marion Wolf 081 245 2390  
 Anita Dames 081 124 6666  
 Dinette Venter 081 124 6732  
 Muggie Loftie-Eaton 081 129 4121  
 Lourette Liebenberg 081 124 5868  
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**HOUSES - N\$ 3 TO 5 MIL**



If you are on the market for FAMILY HOMES in areas Klein Kuppe, Olympia, Klein Windhoek, Eros & Ludwigsdorf...  
**CALL ME!**  
 Lourette 081 124 5868

**KLEINE KUPPE - N\$ 1 742 000 CC**



Modern 2 Bedroom, 2 Bathroom Townhouse! Walking distance to Mall & Hospital; o/p kitchen & living room, patio & BBQ with views; dbl garage, laundry, store. U/Roof 183 m<sup>2</sup>! Lourette 081 124 5868

**MAERUA MALL - N\$ 1 285 000**



Excellent Money Spinner. Stunning FULLY FURNISHED spacious 2 Bedroom, 1 Bathroom Apartment in Mall; secure basement parking; Excellent Finishes! Lourette 081 124 5868

**KLEIN WHK - N\$ 5 350 000 NEG**



BIG 7 Bedroom House! 2 outside rooms, lovely spacious entertainment - and pool-side areas; ample parking;  
**GUESTHOUSE ZONING!!!**  
 Lourette 081 124 5868

**EROS - N\$ 3 650 000**



1381 m<sup>2</sup> erf. Offers 4 spacious beds, 3 baths, big o/p lounge, dining and modern kitchen, scullery & huge study. Patio with BBQ. Single garage, 2 under roof parking and extra parking. Outside store room & loo. Dinette 081 124 6732

**EISENHEIM - N\$ 2 520 000**



At this House you get Privacy with High walls. 3 Bedrooms (en-suite), huge o/p living- and dining area. Stunning kitchen with Granite Tops. Watercooler. Outside entertainment with Bbq. Large Double Garage. Erf 530m<sup>2</sup>. Anita 081 124 6666

**EISENHEIM - N\$ 2 700 000**



Corner erf 559m<sup>2</sup> and house 279m<sup>2</sup>. 3 Spacious beds (2 with doors to the garden). Main bedroom has walk in closets plus lots of extra cupboards. 2 Full bathrooms, huge living- and dining area, study, laundry/storeroom, aircons, double garage with lock floors and shelves, 2 water tanks, lovely garden and easy to maintain. Alarm & beams. Guest parking and entrance. Anita 081 124 6666

**EISENHEIM - N\$ 2 700 000**



**PIONIERSPARK - N\$ 2 700 000**



Older, yet extremely neat house with spacious 2-bed flat on huge erf. 3 beds, 1 bath, sep loo, "farm-style kitchen and veranda", home office & carports. Erf 125m<sup>2</sup>. Marion 081 245 2390

**PIONIERSPARK - N\$ 4 650 000 CC**



Offering plenty of accommodation! Charming 3-bed family home surrounded by gardens, pool and splendid ent areas. Unique features including 3 flats. In total 7 bedrooms. Enormous potential! Marion 081 245 2390

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



Dbl-storey corner unit. 3 Beds, 2 baths, big lounge/dining room, sep kitchen, braai room with glass-paneled doors, garden, drying yard, 1 garage & parking. New tiles. Pet-friendly. Levies: N\$1 876 pm. Marion 081 245 2390

**AVIS - N\$ 2 690 000 CC**



UNIQUE in every way! Stunning single level stand-alone unit in popular complex with huge central garden. 3 Beds, 2 baths, spacious living areas, dbl garage, braai area, garden & pool. Levies: N\$2 850 pm. Marion 081 245 2390

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Jonnos Bistro | Car Bath | Scissors Edge | Four G Mobile | Bank Windhoek | Ndakondjelwa Boutique | Renov Machinery Mart  
Flower Cottage | FNB ATM | Standard Bank ATM | Nedbank ATM | Dr. Stolze | Windhoek Sport Medicine Centre | Adventour Bike Namibia

# If you can afford to RENT, you can afford to BUY.

OKAMITA is an exciting new development by Jimmey Construction, and forms part of the Osona Village initiative approximately 50km north of Windhoek and 10km south of Okahandja.

The name OKAMITA is derived from the Otjiherero language, meaning 'line in the sand'. Through the OKAMITA project we want to help you cross the line from being a tenant to becoming a home owner.

Our mission: to provide quality homes at affordable prices.



**CALL US TODAY!** ☎ 081 163 2558

## Full Title Properties

## FREESTANDING HOUSES

From N\$662,000



CHERISH II 2 Bed		
<b>STANDARD</b> From N\$662,000 2. Bedroom 1. Bathroom	<b>SILVER</b> From N\$680,500 2. Bedroom 1. Bathroom Carport, interlock	<b>GOLD</b> From N\$723,000 2. Bedroom 1. Bathroom Single garage Back stoep
Total Area 72.5m <sup>2</sup> Erf Size 360-453m <sup>2</sup> Estimated monthly repayment N\$7,374	Total Area 89 m <sup>2</sup> Erf Size 310-453m <sup>2</sup> Estimated monthly repayment N\$7,375	Total Area 111.7m <sup>2</sup> Erf Size 310-453m <sup>2</sup> Estimated monthly repayment N\$7,835



ASPIRE II 3 Bed		
<b>STANDARD</b> From N\$770,000 1. Bedroom 2. Bathroom	<b>SILVER</b> From N\$788,500 1. Bedroom 2. Bathroom Carport, interlocks	<b>GOLD</b> From N\$828,000 1. Bedroom 2. Bathroom Single garage Back stoep
Total Area 91.9m <sup>2</sup> Erf Size 347-453m <sup>2</sup> Estimated monthly repayment N\$8,345	Total Area 108.5m <sup>2</sup> Erf Size 347-453m <sup>2</sup> Estimated monthly repayment N\$8,545	Total Area 112.0m <sup>2</sup> Erf Size 347-453m <sup>2</sup> Estimated monthly repayment N\$8,973



ELEGANT 4 Bed	
<b>GOLD</b> From N\$952,620 4. Bedroom 2. Bathroom Single garage Back stoep	<b>PLATINUM</b> From N\$1,002,120 4. Bedroom 2. Bathroom Double garage Back stoep
Total Area 144.3m <sup>2</sup> Erf Size 433-470m <sup>2</sup> Estimated monthly repayment N\$9,324	Total Area 165.0m <sup>2</sup> Erf Size 433-470m <sup>2</sup> Estimated monthly repayment N\$10,890

## Sectional Title Properties

## FREESTANDING TOWNHOUSES

From N\$489,000

**2 BEDROOM**  
From N\$489,000

2 Bed 1 Bath  
Private garden  
2 Parkings  
Total House Area: 51.4m<sup>2</sup>

Estimated monthly installment:  
From N\$5,300

**3 BEDROOM**  
From N\$567,000

3 Bed 1 Bath  
Private garden  
2 Parkings  
Total House Area: 65.2m<sup>2</sup>

Estimated monthly installment:  
From N\$6,145

"Estimated monthly repayment" is based on a 100% home loan with repayment period of 20 years at interest rate of 11.75%. The repayment amount shown is provided for general purposes only and do not constitute professional or financial advice.

Prices shown include all costs except bond registration costs. Prices are valid until 28 February 2019 after which it is subject to change without notice to account for changes in the cost of raw materials and other direct costs beyond Seller's control.



Anneke 081 283 5990 | Madeleine 081 878 6024 | Office 061 300 327 / 081 163 2558 | ✉ realtors1@jc.com.na

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**HOCHLANDPARK - N\$ 3.295 MIL CC**



A Family retreat. Several living areas and a study with a bachelors flat, double garage and a pool for the sunny days!!!!

**KLEIN WHK - N\$ 5.860 MIL CC**



**SOLE  
MANDATE**

Perfect Location.... Timeless open plan living leading onto your pool. The main house offers 4 bedrooms and 2 outside bedrooms and a study. Value for your money.

**LUDWIGSDORF - N\$ 4.350 MIL**



High Set Beauty. Lounge and a dining room, scullery, laundry & pantry plus 3 bedrooms and a double garage.

**KLEINE KUPPE - N\$ 1.650 MIL CC**



Value for your Money. 1st floor kitchen, living area, private court yard 2 bedrooms & 1 bathroom. Upper floor has 1 bedroom and a bathroom. Bonus: single garage.

**CBD - N\$ 1.195 MIL**



**SOLE  
MANDATE**

Mandume Park - near Game. Beautiful and modern one bedroom lock up and go, comfortable kitchen open plan living leading onto a balcony.

**ELISENHEIM - N\$ 1.550 MIL**



**ALSO TO LET  
N\$ 7 000 PM**

Complex living. 2 bedroom, 2 bathroom with open plan living and 2 carports is pet friendly.

**KLEIN WHK - N\$ 4.295 MIL CC**



**ALSO TO LET  
N\$ 18 000 PM**

**SOLE  
MANDATE**

All on one level & child friendly 3 bedroom warehouse with study. Separate formal lounge, tv room & dining room. Outside 2 bedroom flat and hobby room with ample parking.

**VARIOUS - TO LET**



1. **Prosperita** - N\$ 12 000 pm: 165m<sup>2</sup> warehouse plus 3 office areas & bathroom facilities.  
2. **Close to Ferreiras Nursery** - N\$ 8500 pm incl water: This 96m<sup>2</sup> warehouse also offers an office area.

**KLEIN WHK - N\$ 18 000 PM**



**TO LET**

Small complex. Freshly renovated. This duplex offers 3 bedrooms with a study open plan living and a swimming pool with braai area. Bonus is a double garage.



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Willem Joanie  
081 129 6689 081 407 4274

## KLEIN WHK N\$ 6 295 000 CC



Beautiful modern townhouse in small complex. 4 Beds, 4 baths, o/p living, kitchen & scullery, indoor BBQ, private lounge, study, stacking doors opening to covered patio & garden, double garage, water cooler, well secured.

## KLEIN WHK N\$ 3 300 000 CC



Duplex townhouse in popular complex. Spacious and neat. Offering 3 beds, 2 baths, o/p living with lounge/dining and kitchen, separate scullery, study, covered patio, spacious garden, double garage, well secured .... These don't come around often!

## PIONIERSPARK N\$ 3 890 000 CC



Stunner 3 Bed home with 2 full baths, guest loo, o/p living area with kitchen, scullery, indoor ent with bbq plus 2 bed flatlet with own entrance, full bath, o/p lounge and kitchen. Pool, dbl garage, carport, water cooler, well secured ... must see!

## KLEIN WHK N\$ 3 495 000 CC



HUGE PRICE DROP! Upmarket duplex townhouse in small complex fitted with the best! Offering 3 beds, 2 baths, stunner kitchen and scullery, lounge & dining o/p covered patio with BBQ, wooden deck and pool, double garage, aircons ....

## KLEINE KUPPE N\$ 3 795 000



Beautiful modern spacious home in mint condition. Offering 3 bedrooms, 2 bathrooms, open plan living area, stunner kitchen with scullery, covered patio with bbq, swimming pool, gorgeous views, well secured, aircons. This is a must view.

## KLEINE KUPPE N\$ 3 295 000



You will not find a better deal with this exceptional property & all it offers! 3 Spacious beds, 2 full baths, lounge & dining with fireplace, kitchen, scullery, pantry, indoor ent with BBQ, deck with coal stove, pool, store room, dbl garage, water cooler.

## Markus Weiss properties

Markus: 081 241 4796  
Vivienne: 081 853 5368  
[markusweiss@iway.na](mailto:markusweiss@iway.na)

[www.mwproperties.com.na](http://www.mwproperties.com.na)

### LUDWIGSDORF



Mission Village: Lovely 3-bedroom townhouse, newly renovated. 2 bathrooms, large o/p lounge, kitchen with covered veranda, guest toilet, remote-controlled single garage, solar geyser, central aircondition, priced to go!

N\$ 1 640 000

### CBD



77 On Independence: Right in town! Stunning modern and upmarket 2-bed apartment, South-facing, bathr with shower, communal pool and gym. The ground floor boasts shops, deli, restaurant, etc. 1 basement parking.

N\$ 1 350 000

### CENTRAL



City Heights: Very spacious 2-bedroom apartment, corner unit, newly renovated, large kitchen, bathroom with bath-tub, separate toilet, big north-facing balcony, basement parking. Tenant in place.

N\$ 975 000

### AVIS



Neat 3-bedroom townhouse on one level: 2 bathrooms, spacious lounge/dining room with underfloor heating, veranda and lovely garden, single garage and carport. Courtyard with washing line. Immediately available.

N\$ 2 100 000

### OLYMPIA



Large family home with 4 bedrooms, 3 bathrooms, study, guest toilet, kitchen with scullery/laundry, big covered veranda, pool, huge erf, dbl garage & dbl carport. In quiet street, in upmarket area. On valuation.

N\$ 4 200 000  
CC REG

### EROS



Super-Neat! 3 Beds, 2 Baths, lounge with fireplace, kitchen, dining area, bar, large TV room & study. Dbl garage, dbl & single shaded carport, outside toilet and laundry room. Garden with pool. Valuation is N\$ 4.5 mil.

N\$ 3 700 000  
CC REG

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# THE OTJOMUISE EXT 10 DEVELOPMENT

## SOLE MANDATE



### WHY RENT AND PAY SOMEONE ELSE'S BOND WHEN YOU CAN REPAY YOUR OWN BOND?

Affordable housing has been a sore point of discussion, with next to no housing in Windhoek available for N\$ 600 000! Otjomuise Ext 10 is a new suburb, located at the intersection of Moses Garoeb and Martshitshi Road in Otjomuise.

consists of apartments, duets and free standing houses, catering for different clientele. Envisaged in a community center creche, park and sport facilities, with the intention to create a vibrant community.



Right behind Ramatan, is the massive Otjomuise Ext 10 suburb, a development by Calgro Kuumba Planning & Design (Pty) Ltd.

Phase 1 of this exciting development was launched on the 29th September 2018, with an overwhelming response.



This is the largest housing development in Windhoek, with 3800 housing units to be built over the next 5 years. The development



4 Different housing types on offer are:

- TYPE A: N\$ 590 000 - 3.5 m<sup>2</sup> apartment (flat) with 2 bedrooms and 1 bathroom.
- TYPE B: N\$ 630 000 - 49m<sup>2</sup> duo (twin houses) with each house having 2 bedrooms and 1 bathroom.
- TYPE C: N\$ 705 000 - 51m<sup>2</sup> free standing house with 2 bedrooms and 1 and half/2 bathrooms (sep toilet).
- TYPE D: N\$ 840 000 - 61m<sup>2</sup> loose standing house with 3 bedrooms and 2 bathrooms (1 en-suite).

Type B, C & D - Erven sizes range from 100 - 200 m<sup>2</sup>

**Follow us on Facebook for more details!**  
**Become part of this major development, book your home now. Call us today!**




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**Gretha Dos Santos**  
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**JUSTPROPERTY**

**FAR BELOW VALUATION**

**KLEINE KUPPE**



Gretha N\$ 1.750 mil CC  
Neat 3 bedroom townhouse, 2 bathrooms, spacious living area, separate kitchen, pet-friendly garden & single garage. Very close to Grove mall!

**BARGAIN!**

**OLYMPIA**



Gretha N\$ 3.695 mil  
3 big beds, 2 new baths, guest loo, large open plan living area, big separate TV Room, Study, new kitchen, pool, BBQ, double garage & bachelors flat. Super-neat!

**SOLE MANDATE**

**SINGLE LEVEL DUET**

**KLEIN WINDHOEK**



Gretha N\$ 2.990 mil CC  
240m<sup>2</sup> u/roof! 2 big bedrooms, 2 bathrooms, study (or 3rd bedr), lovely kitchen, lounge & dining room, separate TV room, extra-large double garage. Erf of 400m<sup>2</sup>.

**OLD WORLD CHARM!**

**KLEIN WINDHOEK**



Gretha N\$ 3.995 mil CC  
Erf of 1300m<sup>2</sup> with fully grown Camel Thorn trees! 3 Bedroom home oozes character with wooden floors & high ceilings, 3 baths, pool & domestic room.

**FOR THE EXTENDED FAMILY**

**EROS**



Gretha N\$ 4.875 mil  
Main house: 3 bedrooms, 2 bathrooms, modern kitchen & huge scullery, pool, 4x Garages, 4x Carports. PLUS: One 2 bedroom flat AND two bachelors flats! Very neat.

**FAR BELOW VALUATION**

**HAMLET ON AVIS**



Gretha N\$ 2.690 mil CC  
Single level, detached unit. 3 Bedrooms, 2 Bathrooms, o/p living & kitchen, double garage, patio & BBQ, pool. Most beautiful complex in Windhoek! A must see!

# Huizvesten

Properties cc

**Johan van Lill**  
085 585 9911  
johanproperties1@gmail.com



**KLEIN WHK OFFICES FOR SALE**



**PRICE DRASTICALLY REDUCED**

OFFICE 1 : 94 m<sup>2</sup>: N\$ 1 299 000 (PTY Ltd).  
OFFICE 2 : 89 m<sup>2</sup>: N\$ 1 499 000 (CC Reg).  
BIG offices, aircon, kitchenette, etc. Buy separate or both & combine for a HUGE office. Easy accessible – safe complex. LOTS of parking.

**LUDWIGSDORF N\$ 4.450 M CC**



**PRICE REDUCED**

**BREATHTAKING VIEWS.** 4 beds, 3 baths, BIG open living area, scullery, 3 garages, amazing kuier stoep with braai, bar and pool (AND VIEW!). Erf big enough for extra flat or to expand. TOP SECURITY.

**KLEINE KUPPE N\$ 1.6 M**



**BARGAIN!**

**MOVE IN READY!** 3 Bedroom townhouse, 2 baths, open living area, 1 garage, extra parking, excellent security. Near Grove mall and school. IMMEDIATELY AVAILABLE.

**PIONIERSPARK N\$ 3.9 M CC**



**A REAL GEM!** BIG open living area (beautiful kitchen, pantry/scullery, dining area, BIG lounge), 3 spacious bedrooms, 3 bathrooms, office corner, BIG double garage, stoep with braai – too much to mention. A must see.

**KLEINE KUPPE N\$ 2.7 M CC**



**BUY ME!** 3 bedrooms (with aircon), 2 baths, open living area, kitchen (gas stove), 2 x carports, u/roof ent area with braai, low maintenance garden (irrigation), solar geyser, excellent security. Close to Grove Mall!

**EROSPAK N\$ 5.3 M**



**BELOW VALUATION**

**BREATHTAKING!** 4 Beds, 3 baths, office, huge living area that opens up to an amazing ent area, stoep with braai, pool, garden, double garage, double carport, full house automation. Neat, exclusive & private – a must see! Too much to mention!

**NEUDIETENDORF COMPLEX, AVIS - TO RENT OR FOR SALE**



All on one level - no stairs. 3 Bedroom townhouse (main bedroom with aircon), 2 bathrooms, big lounge with aircon, dining room, kitchen, outside laundry yard, double garage, double carport, small garden with bbq. Communal pool in complex. Very child friendly. Good Security.

To rent: N\$ 14 000 pm (1 month deposit)

For sale: N\$ 2 450 000

Immediately available!

**GUTSCHE STREET, EROS HILLS - TO RENT**



4 Bedroom house over 3 levels with BEAUTIFUL views. MIDDLE FLOOR: ENTRANCE Hall, Lounge with fireplace, dining room, Kitchen, Guest WC. UPPER FLOOR: 2 Bedrooms, 1 Bathroom, Double Garage. LOWER FLOOR: Main Bedroom, 1 Bedroom, 1 Bathroom, Linen Room, Huge TV Room, Laundry, Outside WC and Shower. DOWNSTAIRS: Office. Underneath the house: Huge Storage Room.

POOL and Garden with lots of trees. Parking for 3 Cars on Erf.

To Rent: N\$ 28 000 pm (1 month deposit). Available from 1 February 2019.



**KLEINE KUPPE - N\$ 11 500 PM**



TO LET

Neat corner unit. 3 beds, 2 baths, single garage plus carport. Paved garden. Alarm. Burglar bars. Available 1 March.

**LUDWIGSDORF - N\$ 30 000 PM NEG**



TO LET

Huge property with ambience. Low maintenance garden. Lots of parking. At least 5 beds, TV room, lounge, ent area. Viewing essential!

**AVIS - N\$ 11 500 PM**



TO LET

Corner unit. 3 bedrooms, 2 bathrooms, open plan kitchen lounge and dining. Single garage. Available 1 March.

**PIONIERSPARK - N\$ 8 500 PM**



TO LET

2 beds, 1 bath, o/p kitchen, lounge and dining. Low maintenance garden with fire place. Partly shaded. Single garage. Available 1 February.

**KLEIN WINDHOEK - N\$ 21 000 PM NEG**



TO LET

Close to Maerua Mall. Only 2 tenants over 13 years! ONLY 5 units in complex. Secure, 4 beds (all with a/c), 3 baths, o/p kitchen, lounge, dbl garage. Patio with braai. Alarm. Available 1 March.

**VARIOUS TO LET**



TO LET

1. 42m<sup>2</sup> Office to let in Maerua Mall - N\$ 7000 pm  
2. 280m<sup>2</sup> Warehouse in N/Ind. N\$ 19 500 pm neg.  
3. Am Weinberg Estate - 7\* unit. P.O.R. Now avail!



**BRAKWATER HOME FOR RENT!**

**MAIN HOUSE**

- Rental: N\$21,000 per month
- Double storey
- Yard area: 2,000m<sup>2</sup>
- Large Living & Dining room
- Braai & ent area outside
- Kitchen with built in braai
- Scullery, Pantry
- Guest toilet
- 4 Bedrooms (3 en-suite)
- Garage & U/cover parking

• Pretty garden

- Access to tennis court

**OFFICE (OPTIONAL)**

- Rental: N\$7,000 pm (neg)
- 4 Offices (50m<sup>2</sup>)
- Toilet
- Large ent area inside
- Braai area outside



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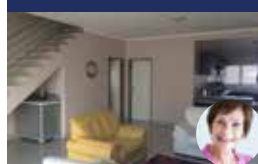
**BRAKWATER - N\$ 5.7 MIL**



BELOW VALUATION!

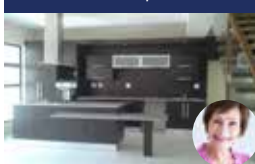
BEAUTIFUL 5 HA PLOT with 2 houses and bachelor flat. Main house 5 beds, 4 baths (2 en-suite) and guest toilet. North facing patio with built-in braai. Double garage. Extras: fruit trees, nursery, borehole and springback. Anita 081 206 1077

**CIMBEBASIA - N\$ 1.850 MIL CC**



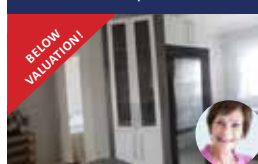
UNIT IN AVAS BREEZE: 3 Bedroom, 2 bathroom duplex unit (159 m<sup>2</sup>) with 1 garage. Lots of cupboards in kitchen and bedrooms. Balcony. Courtyard with built-in braai. Levies N\$2,406. Anita 081 206 1077

**KLEINE KUPPE - N\$ 1.150 MIL CC**



UNIT IN LA RENE: 2 Bedroom, 1 bathroom, 80 m<sup>2</sup> ground floor unit. O/p kitchen/dining/lounge. Carport. Outside braai area. Rental income of ± N\$8,500. Levies N\$1,741 pm. Anita 081 206 1077

**KLEIN WHK - N\$ 2.381 MIL CC**



UNIT IN EUCALYPTUS: Lovely modern 3 bed, 2 full bath (mes) duplex (146m<sup>2</sup>). Top quality finishes. Lots of BICs. Double garage with interleafing door. Garden. Balcony at main bedroom. Storeroom. Levy N\$3,445 pm. Anita 081 206 1077

Contact Samantha  
samantha@stone.com.na | 081 665 0077

## TRIFT TOWERS - N\$ 1.250 MIL



### EXCL COSTS

2 bedrooms, 1 bathroom, open plan kitchen, lounge and well secured.  
Lydia 081 407 0017

## HOSEA KUTAKO - N\$ 850 000



### BELOW VALUATION!

2 bedrooms, 1 bathroom open plan kitchen lounge, indoor braai and secured complex .  
Price excluding costs.

## HOCHLANDPARK - N\$ 2.040 MIL



### ON VALUATION

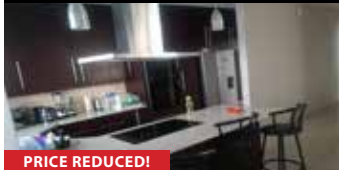
4 Bedrooms, 2 bathrooms, kitchen, lounge, TV room, dining room, pool, shaded carport, single garage, Jacuzzi, solar geyser. Excl Costs.

## WHK WEST - N\$ 3.4 MIL



Business zoned property. 2 beds, 1 bath, lounge, kitchen, garden & 1 bed flat. Also for rent N\$10 000 pm. Offers welcome!

## LUDWIGSDORF - N\$ 2.75 MIL



### PRICE REDUCED!

4 Bedroom duet, 3 bathrooms, open plan kitchen lounge, scullery, outdoor braai and splash pool.

## LUDWIGSDORF - N\$ 5.5 MIL



### BELOW VALUATION!

Family home with 4 bedrooms, 3 bathrooms, guest toilet, o/p kitchen, lounge, 2 x double garages, office, pool and lots more.



**Kleine Kuppe  
Only N\$1 450 000**



This **immaculate two bedroom townhouse** is ideal for a starter family. Open plan kitchen with B.I.C and lounge, full bathroom, single garage and BBQ.

**Ready to move in!**

**Heike 081 256 3666  
HJJ Estate CC**



## OASIS PARK Okahandja

**Selling at only N\$ 575 000**

**31 Family units of 65m<sup>2</sup> on 150m<sup>2</sup> erf**

**2 bedrooms, 1 bathroom**

**Open plan lounge, kitchen**

**Secure parking, interlocks & garden**

**Generous backyard/Ent area**

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**Spacious, child friendly areas**

**Communal environment**

**Secure complex, gated access**

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**ONDANGWA - N\$ 2.4 MIL CC**



Erf of 6,437 m<sup>2</sup>, on main road to Oshikango. Perfect as Truckport (will be only 1 in 20 km radius) or SME Park/Warehouse/Showroom. CASH BUYERS ONLY (50% cash also considered).

**LUDWIGSDORF - N\$ 2.95 MIL CC**



Modern duet with 3 bedrooms, 2 bathrooms, very secure, 4th bedroom with own entrance and bathroom. Garden, hobby room, pool. Valuation: N\$ 3.15 mil. Pet friendly. Rented for N\$15,000 PM, rental willing to stay.

**LUDWIGSDORF - N\$ 5.8 MIL**



Beautiful property with views. Currently rented as an Embassy. Free furniture. 4 beds (3 en-suite), living area, big lounge, study, pool, store room, SQ's plus flat. 2 dbl garages. Erf: 1400m<sup>2</sup>. Valuation: N\$ 8.8 mil. Price excl transfer.

**PIONIERSPARK - N\$ 2.8 MIL**



Golden Oldie. Free standing 3 bedroom house, 1 bathroom, 1 toilet, spacious two bedroom flat, 1,250 m<sup>2</sup> erf. Price is inclusive of all costs.

SOLE MANDATE

**WHK WEST - N\$ 2.5 MIL CC**



3 bedroom house, plenty of space to expand, zoning and plans approved to put 3 x 3 bedroom houses in it, 1,250m<sup>2</sup> erf. Valuation: N\$3.6 million. 3 properties to choose from.

SOLE MANDATE

**HOCHLANDPARK - N\$ 3.450 MIL**



Free standing home with 3 bedrooms, 2 bathrooms, secure fence, double electric garage, 3 living areas, pool, big entertainment area. Spacious 2 bedroom flat with separate entrance.

**OKAHANDJA - N\$ 5.95 MIL**



27 ha, 3 phase prepaid electricity, good for growing vegetables, (Eco tourism, restaurant with lodge) green houses already there, 2 bore holes, traditional hats 3 bedrooms house, study, workers quarters, fully fenced, right on the main road to Otjiwarongo.

**WHK WEST - N\$ 15 000 PM**



Free standing house with 3 bedrooms, 1 bathroom, open plan kitchen, living area. Older but neat and solid. Braai and entertainment area. Office zoned. Flat and garage.

TO LET

**CIMBEBASIA - N\$ 1.59 MIL**



Fully Furnished 3 bedroom home, 2 bathrooms, single garage, carport, indoor braai and dining area. Sea view from the main bedroom. Older but solid.

FURNITURE INCLUDED



ADVANTAGE | Y&R

# How to save / For a house deposit

It's a new year and you've decided it's time to buy a new house. Congrats!

But, before you start house hunting, you need to make sure you've saved enough to put down a deposit. Having at least 10 percent of the purchase price on hand will enormously improve your chances of getting a home loan. 20% is even better as it'll lower your monthly bond repayments significantly.

To get your savings started, have a look at the following tips.



### **Live well, save well**

To save money, some people go into ultra-disciplinarian mode and cut out all the fun from their lives. This is not a good idea! If you're miserable, you'll probably end up spending money to make yourself feel better. But if you spend your money wisely on good food and the occasional activity, you'll be much happier to continue saving in the long run.

### **Save your relationship**

If you're in a long-term relationship, you could put together a very nice nest egg by saving together. However, money has a habit of putting a strain on relationships. Keep a little of your house savings aside for holidays and make sure to get away from it all, whenever you can. Nothing fancy... a weekend camping trip or a short stay at a discounted B&B could make a world of difference to your combined state of mind.

### **Pick a smaller car**

Do you really need a 4x4 double-cab gas guzzler that costs a month's salary to fill up? If your car is costing you N\$6,000 a month in repayments, downgrade to something that only costs N\$3,000 a month and save the difference.

### **Save your pay**

As soon as you get paid, transfer an allocated amount into your savings account and use what's left to get through the month. If you live first and save later, chances are you'll save nothing.

### **Rent a room**

If you currently own property in a touristy area,

you could make a decent extra income from renting out a room to tourists. Or you could get a tenant. Do you have one garage too many? Rent out the space to a neighbour.

### **Downgrade your rental**

If you're renting a place with an eye to buying, then go for a smaller option that'll cost you less. Sure, you may be a little more cramped and restricted, but it's only a temporary situation. Soon you'll have enough of a deposit for the house, and space, of your dreams.

### **Declutter and earn**

When you've bought the house and it's time to move, you'll then start the eye-opening process of packing. This is when you really see how much junk you have accumulated over the years. So why not start decluttering now? This way you can earn extra deposit money by selling your unused, unwanted stuff.

### **Don't obsess about the process**

Buying a house involves large amounts of money which can be stressful to think about. By saving for a house deposit using the tips above, you'll hopefully find a method that feels easy and natural. Even better, once you've bought the house and have to start paying the bond, you'll already have a plan in place for dealing with that extra expense, easing you into property ownership without the hassle.

So, take ownership of the process and make 2019 the year you make a new house happen.



# **5 UNEXPECTED COSTS** ***ON PROPERTY SALES***

As counter-intuitive as it might be, selling a property can be quite an expensive exercise. While some of these expenses can be offset against the final sale price, others will need to be settled before the sale can go ahead.

“Apart from the agent’s commission, sellers are sometimes caught off guard by the various costs involved in selling a property. To protect against being left with less than what had been budgeted for, sellers should speak to their real estate professional and work out how much these expenses will add up to before they go ahead with the marketing of their home,” says Regional Director and CEO of RE/MAX of Southern Africa, Adrian Goslett.

To give sellers a better idea of what they might be in for, RE/MAX of Southern Africa shares the five main expenses that are involved in the sale of most properties:

### **1)Bond Cancellation Fees**

Each financial institution will have their own rules and applicable charges for cancelling an existing bond, so sellers will have to enquire with their financial institution to discover what they can expect to pay. Most financial institutions require either a 60 or 90 day notice period, otherwise penalty fees will be charged. To avoid these costs, as soon as a seller puts a property on the market, a written letter should be sent to the bank to alert them of an intention to sell.

### **2)Municipal Accounts**

In order for the transfer to go ahead, the seller will need to acquire a rates and taxes clearance certificate from the local municipality. This fee is charged to make sure that rates and taxes on the property will still be paid while the registration process is underway. Consequently, the municipality usually asks for between two to six months upfront. The municipality will later refund you if the registration process is completed within a shorter timeframe than what was billed for.

### **3)Special Levies**

Similarly, if you live in a sectional title estate, you could be charged roughly three months’ worth of levies upfront before the registration of the sale. Sellers should speak to their HOA or Body Corporate to find out about these costs.

### **4)Compliance Certificates**

Another expense which needs to be covered before the transfer can go ahead is that of the various compliance certificates (electric, plumbing, gas, beetle, electric fence) required during the home inspection process. Sellers will also have to cover the costs of addressing any issues that are pointed out in order for the certificate to be issued.

### **5)Tenant Deposit**

If you are renting the property to a tenant, keep in mind that you will need to repay their deposit with interest. You should also make room in your budget to pay for any possible repairs in case there are any damages to the property after they vacate.

“Selling a property is not a simple process but, with the right real estate professional by your side, it can be. Real estate agents deal with these kinds of transactions on a daily basis and will be able to guide you through the above mentioned processes so that you are never left confused or uncertain on how to proceed at any point in the deal,” Goslett concludes.

*To get in touch with a real estate professional today, visit our Agent Finder page on [propertynews.com.na](http://propertynews.com.na).  
Posted by RE/MAX on 23 January 2019*



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## Bank Owned



**N\$1 400 000**

## SWAKOPMUND

This modern double storey unit 18 has 3 Bedrooms, 2 Bathrooms, Open plan Kitchen/Dining Area/Lounge (with indoor Braai) Entrance & 2 x Garage. Very Secure and save complex.

## URGENT SALE



**N\$2 100 000**

## KHOMASDAL

This corner erf is 462 SQM, with total of 169 SQM property. The house consist of entrance hall, 3 Bedrooms, 2 Bathrooms, Lounge, Garages and a bachelors flat. Aircons, 2 alarms & paving.

## URGENT SALE

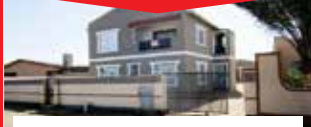


**N\$3 535 000**

## OUT OF NATURE

This erf of 10018 SQM has lots to offer: 3 Bedroom house with 2 Bathrooms, Kitchen/Lounge, Pantry, Scullery, Study, 3 x Garages, Boma, Store Room, Chicken Pen & Dove Cages

## Bank Owned



**N\$2 000 000**

## TAMARISKIA

Double storey house with 6 Bedrooms, 3 Bathrooms, Open plan Kitchen/Lounge, Family Room, Entrance Scullery, Guest Toilet, 3 x Garage.

## Bank Owned



**SUBMIT YOUR OFFER!**

## KARAS FARM

Portion 1 of Farm Feldschuhhorn Ost No 88, District Bethanie, Karas, 6862 Ha, House, 2 Stores, 4 Boreholes, Windmill, 3 Pumps, 3 Reservoirs, 4 Tanks, 2 Pipelines 13 Innercamps, 6 Kraals, Jackalproof Fencing

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1. Tseiblaagte, Keetmanshoop  
2 Bedroom Dwelling on 729 SQM  
**N\$580 000**
2. President Str, Tsumeb  
Erf of 6026 SQM with Shed of 659 SQM, Store 53 SQM, Braai 48 SQM and a 3 Bedroom house of 417 SQM  
**N\$4 195 000**
3. Arandis  
3 Bedroom dwelling on Erf of 595 SQM  
**N\$678 500**
4. Mile 4, Swakopmund  
3 Bedroom double storey dwelling on erf of 375 SQM with lots of extras  
**N\$3 500 000**
5. Wilto Apartments, Ametis Street, Vineta, Swakopmund  
1 Bedroom with Bathroom, Open plan Kitchen/Lounge and 1 Garage  
**N\$700 000**
6. 76 5th Street, Walvis Bay  
3 Bedroom House, 2 Bathrooms, Lounge, Study, Dinning Room, Kitchen Scullery, Dressing Room, Guest Toilet, Indoor Pool, 2 x Garages  
**N\$2 500 000**
7. Katima Mulilo  
Reception, @ Offices, Open Workshop IBR Workshop, 4 Store Rooms, 2 Flats  
**N\$2 722 400**
8. Eveline Street, Goreangab  
Building 1: Bar, Kitchen, Laundry, WC  
Building 2: Bedroom with Bathroom  
Building 3: 2 x WC and Carports  
**N\$1 150 000**  
Submit your offer a.s.a.p.  
All prized to sell  
Not to be missed

## Bank Owned

Erf 536, Block G - N\$750 000  
Erf 146, Block G - N\$1 330 000  
Erf 803, Block D - N\$1 725 000

## REHOBOTH

## Bank Owned

Erven 1218 & 1219 of 1792 SQM  
Warehouse - N\$1 990 000  
Erven 120 - 123 of 4800 SQM  
Warehouse, Shops - N\$8 600 000  
Erf 1583, PTN 22 of 1992 SQM  
Warehouses, Double Storey Showroom,  
2 x Flats - N\$8 360 000

## OSHIKANGO

## Bank Owned

Erf 8, Unit 5 - N\$750 000  
Erf 9, Unit 2 - N\$790 000

## OKAHANDJA

## Rental

Warehouse - N\$50 P/SQM  
**PROSPERITA**

## PROPERTIES NO LONGER AVAILABLE:

**SOLD:** Erf 980, Desie Court, Mondesa, Swakopmund  
Erf 164, Zebra Loop, Omeya Estate  
Erf 145 & Erf 505, Block G, Rehoboth  
Erf 103, Unit 101, Dolphin Beach



**OFFERS ACCEPTED:** Erf 624, Mondesa, Swakopmund  
Erf 1368, Swakop Str, Henties Bay  
Erf 4596, Dollar Str, Khomasdal  
Unit 3 & 5, Tjingaete Court, Vedersdal

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## UPCOMING OPEN DAYS

SATURDAY | 2 FEBRUARY 2019  
SATURDAY | 9 FEBRUARY 2019  
SATURDAY | 16 FEBRUARY 2019

## CONTACT US

Izelle 081 611 9094 | Merilize 081 568 8933 | Anelle 081 611 4786  
[idutoit@africagrowthcorp.com](mailto:idutoit@africagrowthcorp.com)



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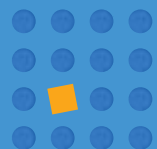
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**SWAKOPMUND - N\$ 2.5 MIL**



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**KRAMERSDORF - N\$ 3.9 MIL**



**MODERN AND NEW**

with an industrial feel! Spacious 4 bedroom family home with office, cinema TV room, pizza oven, braai & 4 garages!

**VOGELSTRAND - N\$ 7.3 MIL**



**OPPORTUNITY OF A LIFETIME!**

Too little space to describe this seafront gem! Fantastic location. Please visit our website for a full description and pictures.

**SWAKOPMUND - N\$ 3.7 MIL**



**DELIGHTFUL CONTEMPORARY HOME**

with large garden. 4 beds, 2 baths, dbl garage. BBQ with sliding door to sheltered patio. Spacious 2 bed FLAT, 2 baths, kitchen, lounge & garage.

**SWAKOPMUND - N\$ 1.38 MIL**



**LOCK-UP & GO!**

Lovely lock-up-and-go holiday home with braai room overlooking the ocean. 2 beds, 2 baths, light & bright living area and dbl garage.

**SWAKOPMUND - N\$ 1.89 MIL**



**TOWNHOUSE IN SECURE COMPLEX**

Sunny living area with sliding doors flowing to the outdoor BBQ patio. 3 beds, 2 baths, double garage and garden.

**LANGSTRAND - N\$ 2.14 MIL**



**BEACHFRONT TOWNHOUSE**

3 Bedrooms, 3 bathrooms, kitchen, Scullery, Lounge/TV Room, court yard and wooden deck for outdoor entertaining.

**LANGSTRAND - N\$ 1.28 MIL**



**BEACHFRONT APARTMENT**

2 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, balcony with outdoor BBQ and single garage.

**LANGSTRAND - N\$ 2.25 MIL**



**BRAND NEW HOUSE**

3 Bedrooms, 2 Bathrooms, o/p lounge, kitchen, scullery, double garage, outdoor BBQ, paved yard, pre-paid electricity, alarm etc.



## Shade Centre cc

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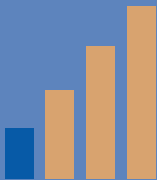
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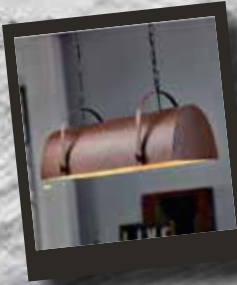
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