



# PropertyNews



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ESTATE

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adjacent to the B1 highway

See page 9



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- RENTALS
- BODY CORPORATES

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**TO WIN YOUR SHARE OF**

**NS\$ 200 000**

**20 x NS\$ 10 000 PUPKEWITZ MEGABUILD GIFT VOUCHERS  
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**THE FOLLOWING BRANDS WISH ALL  
OUR CUSTOMERS HAPPY HOLIDAYS**



# Thank you

AND SEASON'S GREETINGS TO OUR CLIENTS



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### Who...?

Buyer, seller, landlord or tenant (or just curious) - Its your real estate challenges we wish to resolve.

### The Team



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PIONIERSPARK  
EXT 1

**N\$ 1 995 000**

Tranquil and private! 3 bedroom townhouse, 2 bathrooms, spacious open plan. Lounge and kitchen. Lapa and bbq. Single garage.  
Johnny 081 124 8589



PROSPERITA

**N\$ 9 895 000**

**SUBERB DEAL**

Excellent condition and even better priced 3 Sections which can be combined. Each with offices, toilets and warehouse  
Total area: 220m<sup>2</sup> offices, 400m<sup>2</sup> mezzanine, 660m<sup>2</sup> warehouse  
Contact Frank 081 128 4386



CENTRAL

**N\$ 9 800 000**

**EXCLUSIVE OFFER.** Valued @ N\$ 15,8 million. Office building consisting of various offices to a total of 840 m<sup>2</sup>. Situated on a 1343 m<sup>2</sup> erf. Reception, Boardroom, 23 offices, 4 open plan office, kitchen. Ablution facilities & 30 parking bays. Lourinda 081 252 6296



PROSPERITA

**N\$ 4 300 000**

Warehouse for Sale. Consist of an office building 140m<sup>2</sup>, waiting area, separate offices, ablation facilities, changeroom, kitchenette, storeroom and strong room Double volume workshop 503m<sup>2</sup>, shade net carports 144m<sup>2</sup> air-conditioning units, Sonja 081 268 3441



OLYMPIA

**N\$ 4 500 000**

**Zoned for offices!**  
Erf 1 550m<sup>2</sup>.....building 375m<sup>2</sup>  
Ideal for professionals  
Call me and maybe we can talk price!  
Denis 081 124 4581



EISENHEIM

**N\$ 2 030 000**

3 bedroom single storey dwelling, including an open plan lounge, kitchen, 2 bath, single garage front and back stoep.  
Sonja 081 268 3441



WINDHOEK  
WEST

**N\$ 900 000**

All costs included  
2 bedroom 2 bathroom unit with spacious open plan kitchen and lounge. Shaded parking.  
Johnny 081 124 8589



WINDHOEK  
WEST

**N\$ 3 200 000**

**MAKE AN OFFER**

1384m<sup>2</sup> erf. 3 beds and 3 baths. Kitchen, lounge, study, tv room. Entertainment area with braai and pool. 2 x 1 bedroom flats with lounge & kitchen. 2 x storerooms. Valuation in place. Marie 081 128 4281



CENTRAL

**N\$ 1 300 000**

Perfect for the beginner. CBD apartment offering 2 bedrooms & 1 bathroom  
Open kitchen living area, aircon, underground parking  
Marie 081 128 4281



**EISENHEIM N\$ 1 995 000**



3 Bedroom, 2 bathroom freestanding house. Open plan kitchen / living area. Outside stoep with bbq, garden with boma area. 2x garage & carport. Also to let – NS 14 000 P/M Available immediately

**LUDWIGSDORF N\$ 2 200 000**



3 Bedroom, 2 bathroom unit with open plan kitchen / living area. Outside BBQ & small garden. Double garage. Very secure complex with lots of additional parking.

**EISENHEIM N\$ 7 000 PM**



Very spacious balcony with BBQ, 2 bedroom, 1 bathroom unit with open plan kitchen / living area. 2 x carport parking. Available 1 December.

**LUDWIGSDORF N\$ 13 000 PM**



3 Bedroom, 2 bathroom unit. Spacious kitchen (sep laundry) / living area with outside garden, lapa & BBQ. Double garage. Available immediately. NO PETS.

**OKAHANDJA N\$ 2 090 000**



3 Bed, 2 bath house. Kitchen with pantry. Spacious dining / TV room. Outside lapa / entertainment area with BBQ. Second inside entertainment area with BBQ & pizza oven. Single garage & 3 x carports. Business Rights

**EISENHEIM N\$ 2 250 000**



Brand new freestanding house with views. 3 Bedroom, 2 bathroom house with open plan kitchen (sep scullery/laundry) living area. Stoep with BBQ & garden area. Double garage.

**EISENHEIM N\$ 7 500 PM**



2 Bedroom, 2 bathroom unit with an open plan kitchen / living area & balcony with BBQ. Tandem garage. Available 1 December. NO PETS.

**PROSPERITA N\$ 14 000 PM**



WAREHOUSE TO LET:  
As a Workshop and Offices (225 m<sup>2</sup> & 48m<sup>2</sup>)  
Available immediately, excludes VAT, W&E.

**AVIS N\$ 2 100 000 CC**



BEAUTIFUL VIEWS AND VERY SECURE! This unit offers 3 bedrooms, 2 full bathrooms, open plan kitchen/living area, double garage and small garden with BBQ. Also TO LET at NS12 000. Available immediately.

**KLEIN WINDHOEK N\$ 5 200 000 CC**



Stunning views! Erf 1858m<sup>2</sup>: 4 bedrooms, 2 bathrooms plus a study. Kitchen, scullery / laundry. TV room / dining room. Big stoep area with stunning views & pool. 2x Garage, 2 x Carport. SQ & 2 x 1 bedroom flats.

**CITY CENTRE N\$ 10 500 PM**



LUXURIOUS UNIT WITH 360 DEGREE VIEWS!  
This spacious 1 bedroom unit offers a modern kitchen and living area, beautiful bathroom, under roof BBQ and small garden, overlooking the city. 1 basement parking. Penthouse

**FINKENSTEIN N\$ 14 000 PM**



3 Bedroom, 2 bathroom freestanding house. Open plan kitchen (sep scullery) / living area. Outside stoep with BBQ. Double garage. Available 1 January 2020.

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  
 Hillie Petrus 081 128 6783  
 Stefanie Dames 081 380 9900  
 Tatjana Rapp 081 564 4373



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 www.rightmoveproperties.com.na

**SUIDERHOF - N\$2 890 000**



ONE LEVEL

Impressive townhouse! Spacious, top finishes, immaculate. 3 Beds, 2 baths, huge living areas, elegant kitchen, enclosed patio with BBQ. Dble garage, manicured garden. Marion 081 245 2390

**OLYMPIA - N\$3 300 000**



GREAT VALUE

Huge 3-bedr family house, 2 baths, big living areas, massive entertainment room, pool, spacious flat with 2 beds, bath, lounge, kitchen. Potential to expand. Marion 081 245 2390

**KLEINE KUPPE - N\$1 600 000**



SOLE MANDATE

Duplex townhouse with 2 spacious beds, 1 bath, open-plan kitchen and big living/dining room, patio with BBQ, drying yard, 1 garage. Pets allowed. Levies: N\$2 300 pm. Marion 081 245 2390

**KLEIN WINDHOEK - N\$4 460 000 CC**



Tripple storey house. Suitable for 2 families!! Size of the main dwelling 474m<sup>2</sup> 6 beds, 4 baths, 2 o/p kitchens, 2 servants room with bath, 4 garages. Tatjana 081 564 4373



REDUCED PRICE!

An entrance area, a study, an open plan, Lounge/Dining room. Kitchen with scullery and pantry. Atmosphere built-in cupboards and A-class ceramic tiles. Large Veranda ( including Bbq) with Stunning Views. Stack up doors from the living area to the Veranda. 3 Bedrooms and 2 Bathrooms with Hansgrohe fittings. Double Garage and Double Carport. Artificial grass and Paving. Anita 081 124 6666

**ELISENHEIM - N\$ 2 990 000**



Stunning home offering a feeling of warmth and safety. Lovely flow from the front to the back garden with lapa, pool and luscious garden. 4 Bedrms, 2 bathrms, beautiful kitchen with pantry & scullery, lounge with fire place, double-volume dining room, TV-room and big office, double tandem garage, carport & great views from verandah. Erf size: 1018m<sup>2</sup>. Marion 081 245 2390

**LUDWIGSDORF - N\$4 550 000 CC**



URGENT SALE

**AVIS - N\$3 380 000**



PRIVATELY REGISTERED

4 bedr, 2 bathr. Big open plan kitchen Solar geyser!!! PLUS! Small flat 64m<sup>2</sup> for a domestic quarter & laundry room. Double garage, extra parking space. Swimming pool. Tatjana 081 567 4373

**ELISENHEIM - N\$2 500 000**



3 Beds, 2 Baths, Huge Living/Dining area O/plan Kitchen with Scullery, Indoor Entertainment with Bbq, 4 X Aircons, Pool. Erf 450m<sup>2</sup>. Anita 081 124 6666



3 Bedrooms, 2 Bathrooms, Guest toilet, Living-Tv room & Dining area, Kitchen with scullery, Study, Bar ,indoor entertainment, Cottage with store room / Laundry Lapa with Bbq, Swimming pool & Jacuzzi, Double garage plus carport, Solar geyser, Water softening system, Aircons & water cooler, Lovely garden, Erf 1123m<sup>2</sup> Solar system 6kva, Close to Schools,Hospital and Shops. Anita 081 124 6666

**EROS - N\$3 999 999**



REDUCED PRICE



**SHALI** INDUSTRIAL  
ESTATE

DREAM THE IMPOSSIBLE

## **SECURE YOUR INDUSTRIAL PLOT**

Ideal warehousing opportunities  
adjacent to the B1 highway

- Prices Starting From N\$ 1600/m<sup>2</sup>
- Rental opportunities available
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- Plot Sizes Ranging From 1025 - 11 794m<sup>2</sup>
- 2 Mega Watt Power Available To The Zone

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**[WWW.SHALI-INDUSTRIAL.COM](http://WWW.SHALI-INDUSTRIAL.COM)**

**KLEINE KUPPE - N\$3.150 MIL**



3 beds, 2 full baths, o/plan lounge & dining with fire place, kitchen, scullery, covered patio, entertainment with bbq, wooden deck with coal stove, pool, 2 garage, carport for 4 cars

**PIONIERSPARK - N\$2.915 MIL**



Spacious. 3 Bedrooms, 2 Bathrooms, Kitchen, Scullery, Pantry, Dining, Lounge with fireplace, Double Garage, Covered Patio with BBQ Plus Extra 1 Bed Batchelors flatlet

**PIONIERSPARK EXT 1 - N\$2.350 MIL**



Duet home on offer. Spacious and neat. Offering 3 Bedrooms, 3 Bathrooms (2 En-Suite), Lounge with fire place, Open plan with Kitchen, Indoor entertainment with BBQ and Jacuzzi, Covered Patio, Pool, Double Garage, space for kids to play still.



**MERENSKY TOWERS - N\$900 000 NEGOTIABLE OFFERS WELCOME**

1 Bedroom unit in good condition, 1 bathroom with shower & toilet, lounge, modern kitchen and balcony with views. Secure entrance, boundary walls, elevator and basement parking

**Contact Samantha 081 665 0077**



**Chané Hälbich**  
081 302 1268



**Frieda Iiyambo**  
081 400 5957



**Alet Hälbich**  
081 122 9191



**Imelda Schmidt**  
081 720 0019



**Zandri Scholtz**  
081 247 8353

**KLEINE KUPPE - N\$ 1.180 MIL**

**CIMBEBASIA - N\$ 1.650 MIL**

**AVIS - N\$ 2 MIL**

**AVIS - N\$ 1.4 MIL CC**



Teroma Court. 2 Bedrooms, 1 Bathroom, Open plan kitchen/living area, Courtyard with built in braai.



3 Bedrooms, 2 Bathrooms, Open plan kitchen/living room, Single garage with a double carport, Electric fence, remote gate and alarm, Freestanding house.



3 Bedrooms, 2 Bathrooms, Lounge, Open plan kitchen/dining area. Patio, Small laundry, Double Garage. Small garden. Electric fence, beams and alarm.



Double storey townhouse. 3 Bedrooms, 2 Bathrooms. Main Bedroom has aircon. Downstairs toilet. Spacious open plan Lounge/Dining/Kitchen. Double Garage.

**LUDWIGSDORF - N\$5.8 MIL**

**AUASBLICK - N\$2.9 MIL**

**EROS - N\$ 7 MIL**

**EROS - N\$ 5.2 MIL**



3 Beds, Kitchen, Welcome area, dining on 1 floor. Lower Level - Large living area. Patio & BBQ Area. 2 Garages. Separate 1 Bedroom flat. Swimming Pool



Auasview Park. 3 beds, 2 baths. Guest W/C. Open plan kitchen/lounge, Double garage, Splash pool, 2 Braai areas, Storage room.



4 beds, 2 en-suite, full 3rd bathroom. TV Room, Dining/Living room, Lounge with fireplace, Games room, Reading room, Kitchen, Pool, 1 Bedroom Flat.



4 beds, 3 baths, Office, Modern Kitchen, Double Garage, Outside Entertainment, Lots of extra parking, Swimming pool with jacuzzi, This is an absolute Gem.

**LUDWIGSDORF - N\$ 2 500 000**



**TOWNHOUSE**

3 Bedroom Duplex Townhouse. 2 Bathrooms, Guest WC, Lounge-dining room - Kitchen Entrance to Double Garage, Under roof Terrace with BBQ. Small Garden. Cost Included.  
**MAKE AN OFFER. HELGA: CELL 081 124 7357**

**KLEIN WINDHOEK - N\$ 3 350 000 (NEG)**



**DUPLEX TOWNHOUSE**

Down stairs: Guest WC, Lounge/dining room, Kitchen, Pantry. **DOUBLE GARAGE (EXTRA STORAGE SPACE)** Up Stairs: 3 Beds, 2 Baths, and Lovely Entertainment Room with Bar. Small Pool and Under Roof Veranda with BRAAI. HELGA: 081 124 7357

**BRAND NEW EXCITING DEVELOPMENT IN  
OTJOMUISE EXT 5**

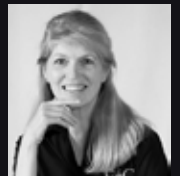


**OWN 140M<sup>2</sup> ERF SURROUNDED BY 12 M HIGH MESH FENCE WITH 60M<sup>2</sup> UNIT CONSISTING OF:**  
2 Bedrooms with BIC, en-suite master, 2 bathrooms with 100 litre geyser, o/p kitchen, lounge. Kitchen fitted with BIC, electric stove and double sink. Parking bay. Optional: carport and interlocks.

**PRICED AT N\$ 672 000 EXCL COSTS**



**CONTACT  
CATHY KRUGER  
+264 81 129 5491**



**CATHY.K@FINEANDCOUNTRY.COM**



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**HERTZINGER CRESCENT - N\$ 4 500 000 CC**



TWO FOUR BEDROOM HOMES ON ONE PROPERTY.  
PRICE INCLUDES BOTH HOMES

- Erf 1132 sq.m
- Building 542 sq.m

Two mirror image homes which can be combined as one or used separately i.e you can live in one and rent the other out for about N\$18,000 per – which will help cover the bond!

Each home has:

- 3 bedrooms
- 2 bathrooms
- Guest toilet
- Kitchen
- Lounge
- Study
- Pool (only one pool)
- Verandah's and balconies
- Low maintenance garden
- 2 garages



**City Living Property Café**

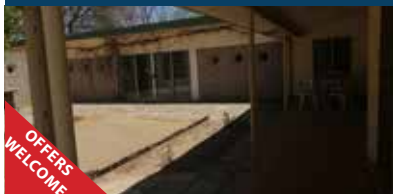
House | Heart | Home

**Lydia Kazimbu 081 407 0017**

**061 259 801**

**@ kazimbu@yahoo.co.uk**

**KLEIN WINDHOEK - N\$ 3 MIL**



OFFERS WELCOME

4 Bedrooms, kitchen, lounge, dinner, garage, guest toilet, 2 bathrooms. Erf Size 1600m<sup>2</sup>. Call Lydia 0814070017

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



O/plan kitchen lounge 4 beds, 2 baths, office, walk in closet, drive through garage, shade carport, lounge and entertainment area.

**LUDWIGSDORF - N\$ 3.2 MIL CC**



Big family room, dining, lounge, double garage, 3 beds, 2 baths and a guest W/C and lots of parking. A small pool and a jacuzzi.

**OSHAKATI - N\$ 20 000 PM**



OFFICE SPACE

4 closed offices, with big kitchen, open plan office and board room Lots of parking with 3 covered park and 1 garage with back yard

**EROS - N\$ 1.5 - 3 MIL**



Erf - Verious residential Erf in Eros, luwdighof, Klein Windhoek and Aus Blick. Size from 900m<sup>2</sup> to 3200m<sup>2</sup>.

**DORADO PARK - N\$ 2.450 MIL**



URGENT SALE

4 Bedroom, 2 bathrooms, open plan kitchen, study, entertainment area, double garage. Erf size 615m<sup>2</sup>. Call Lydia 0814070017.



Mariana Jacobs  
 M&M Body Corporate  
 Management & Estate Agent  
 Cell: 081 689 4581  
 Email: 1007mariana@gmail.com



SOLE MANDATE



**PIONIERSPARK EXT 1 - N\$ 1 480 000 CC Registered**

Looking for a house to buy near Pionierspark Primary School or International School. This one is for you!!  
 Very Popular & Secure Complex. 3 bedroom family unit. 2 bathrooms, Open plan Lounge, dining room and kitchen leading onto patio outside with small garden. Communal Pool and Lapa Braai area. 1 Carport and parking. Call now to view : **Mariana 081 689 4581**

TO LET



**OLYMPIA - N\$ 18 000 PM - AVAILABLE 1 FEBRUARY 2020**

**LOOKING FOR A PLACE TO RENT NEARER TO WINDHOEK GYMNASIUM.** 4 Bedroom, 2 bathroom Freestanding house with Open plan kitchen, (sep laundry/ scullery) / TV Room and Lounge with fireplace. Double Garage with Lots of Parking spaces. Domestic Room with own Bathroom. Water Cooler in Whole House. Entertainment Area with Braai and safe Swimming Pool with Plastic Pool Cover. Beautiful backyard with Synthetic Grass for children to play and small Garden. Completely Interlocked with Electric Fencing and Alarm System. Call now to view: **Natasia van Zyl 081 261 3682**

# DRIE KRONE

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**KLEINE KUPPE**  
N\$ 1 930 000



**CALL IT A BLACK FRIDAY OFFER. ALL ON ONE LEVEL.** House: 128m<sup>2</sup>. 3beds, 2baths, Kitchen, Dining/Family room, back porch, steel carport, Single garage, aircons, huge yard, pet friendly

**KLEINE KUPPE**  
N\$ 3 230 000



Erf: 450 m<sup>2</sup>, House: 266 m<sup>2</sup>  
4beds, 2baths, en-suit, kitchen, open plan lounge/dining, office, yard, splash pool, dbl garage, all windows- sliding door in & outside bugler barded

**ACADEMIA EXT 1**  
N\$ 2 900 000



Erf: 630m<sup>2</sup>, House: 270m<sup>2</sup>  
3beds, 2baths, double garage, kitchen, scullery, pantry, open plan dining/lounge area, covered patio, BBQ, solar geyser, dbl garage, big yard for pool on plan

**AVIS**  
N\$ 1 980 000



**HUGE CORNER ERF**  
3beds, 2baths, Kitchen, dining area, lounge, 4 air cons, Sliding, backyard, trellidor on all windows/doors, BBQ, parking bay, 1 garage

**EROS**  
N\$ 1 285 000 CC



**SCHILLER HEIGHTS – GROUND FLOOR UNIT BLACK FRIDAY OFFER**  
Situated approximately in CDB. 3beds, 2baths, kitchen, lounge, dining, storeroom, alarm, elevator, basement parking

**KLEINE KUPPE**  
N\$ 3 720 000



**MOST BEAUTIFUL VIEWS IN WINDHOEK – FREESTANDING - HENNIG VILLAGE**  
3beds, 2baths, entrance hall, lounge, kitchen, dining room, study, scullery, double garage, carport, pool, stoep, BBQ

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**PROPERTY NEWS**  
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**Contact us today!**

# PROPERTY AUCTIONS

## VIEWING BY APPOINTMENT ONLY



DULY INSTRUCTED BY OUR CLIENTS, AUCOR NAMIBIA (PTY) LTD, WILL SELL THE FOLLOWING PROPERTIES ON PUBLIC AUCTION:

**Tuesday 17 December 2019 @ 10:00**  
**Venue: 775 Franciska van Neel Str, Tamariskia**

**775 Franciska van Neel Str Tamariskia, Swakopmund**  
 Erf 775 - Size 700 m<sup>2</sup>  
 Low maintenance double storey  
 5 Bedrooms house, with Lounge  
 with Build in Braai, 3 Garages



**Tuesday 17 December 2019 @ 12:00**  
**Venue: Unit 11, Cottage Village, Swakopmund**

**Erf 661, Unit 11, Cottage Village in Swakopmund**  
 This Unit offers Open plan Lounge / Kitchen,  
 2 Bedrooms with Bathroom & Garage



**Tuesday 17 December 2019 @ 14:00**  
**Venue: Erf 1061, Tamariskia, Swakopmund**

**Erf 1061, Tamariskia in Swakopmund**  
 Erf 1061 - Size 401 m<sup>2</sup>  
 This Dwelling consist of a Lounge,  
 Kitchen, 3 Bedrooms,  
 2 Bathrooms and Garage



**Wednesday 18 December 2019 @ 10:00**  
**Venue: No. 76 - 5 th Street, Walvis Bay**

**Erf 3221, No 76 - 5 th Street in Walvis Bay**  
 Erf 3221 - Size 638 m<sup>2</sup>  
 This 3 Bedroom house is on  
 a corner erf, and also offers  
 a Study, Lounge, Kitchen,  
 Scullery, Dressing Room,  
 Guest Toilet, Indoor Pool  
 and Double Garages



**Wednesday 18 December 2019 @ 12:00**  
**Venue: Erf 677, Meersig, Walvis Bay**

**Erf 677, Meersig in Walvis Bay**  
 Erf 677 - Size 750 m<sup>2</sup>  
 This Huge house (317 m<sup>2</sup>) has an  
 Entertainment Area, Play Room,  
 4 Bedrooms, 3 Bathrooms, Study,  
 Lounge, Kitchen, Dining Room,  
 Guest Toilet and 2 Garages



**Thursday 19 December 2019 @ 10:00**  
**Venue: 4296 Delphinium Str, Ocean View**

**Delphinium Street, Ocean View, in Swakopmund**  
 Erf 4296 - Size 810 m<sup>2</sup>  
 Modern Dwelling (223 m<sup>2</sup>) with  
 Lounge/Family Room/Dining Room,  
 Kitchen, Scullery, 3 Bedrooms,  
 3 Bathrooms, Outside W/C, 2 Garages



**Thursday 19 December 2019 @ 12:00**  
**Venue: 9 & 18 Seagul Haven, Ocean View**

**Unit 9 & 18, Seagul Haven, 3349 Monotoka Str, Ext 9 Ocean View, Swakopmund**  
 Both these Unit are in a very secure  
 complex, walking distance to a small  
 Shopping centre for all your daily  
 needs. They offer 3 Bedrooms,  
 2 Bathrooms, Kitchen, Dining Room,  
 Lounge and Double Garage



**Friday 20 December 2019 @ 10:00**  
**Venue: Unit 4, Vogelsicht, Vogelstrand**

**Erf 8271, Unit 4, Vogelsicht in Shearwater Street, Vogelstrand, Swakopmund**  
 This 3 Bedroom Apartment has an Open  
 plan Lounge / Dining Room / Kitchen,  
 Tandem Garage and a Balcony with  
 Build-In Braai overlooking the ocean



**Friday 20 December 2019 @ 12:00**  
**Venue: 19 Abelone Street, Mile 4**

**Erf 76, 19 Abelone Street, Mile 4, in Swakopmund**  
 Erf 76 - Size 375 m<sup>2</sup>  
 Beautiful double storey house with big  
 windows, situated in the Northern end  
 of town, offers 3 Bedrooms,  
 Open plan Kitchen/Dining Room/Lounge  
 & Bar/Entertainment Area, 2 Garages



**Saturday 21 December 2019 @ 12:00**  
**Venue: 745 Omaruru Str, Henties Bay**

Duly instructed by the executor of the E/L C.W. Cowley  
**Erf 745, Omaruru Str, Henties Bay**  
 Erf 745 - Size 525 m<sup>2</sup>  
 Lovely 4 Bedrooms, 2 Bathrooms  
 house with Fireplace, Outside  
 Entertainment Area and Braai,  
 also 2 Garages



**Saturday 21 December 2019 @ 14:00**  
**Venue: 555 Omaruru Str, Henties Bay**

Duly instructed by the executor of the E/L A.M. Engelbrecht  
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# Facts about home ownership in Namibia: a focus on gender and age gaps

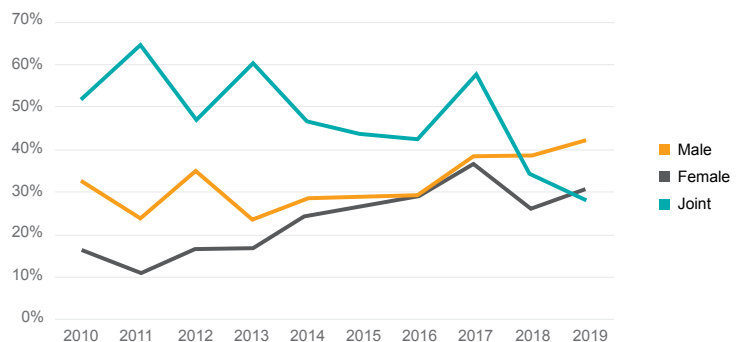
## Introduction

In addition to house prices and volumes, there are other characteristics that provide insight into the structure and dynamics of the housing market. Demographics characteristics, in particular, have an influence on consumer purchasing patterns including those in the housing market. Gender gaps in economic opportunities and wage incomes, for example, mean that women account for a smaller share of household income and are thus less likely to accumulate savings for the purchase of property. Furthermore, there have been concerns that millennials and young working professionals have been excluded from the housing market and may never own homes of their own owing to high levels of unemployment among this demographic. This research therefore aims to use FNB House Price Index data to explore trends in the housing market in Namibia with a special focus on gender and age dynamics. The analysis reveals clear gender and age gaps in the purchase of homes with significant differences in terms of transactions, price and the size of homes purchased.

### Fact 1: Single men are increasingly dominating transaction volumes

Historically, transactions in the housing market have been dominated by couples as shown in figure 1. The data, however, reveals that there has been a sharp decline in the number of housing transactions by this cohort since 2017 with couples accounting for only 28% of all housing transactions in the first half of 2019. This decline can be attributed to changing marriage trends characterised by an increasing number of individuals opting to marry later in life or opting not to marry at all. Furthermore, there has been a declining trend in the number of couples choosing to marry in community of property and consequently less couples registering joint bonds. This is a strategy which provides some relief in terms of affordability, as it allows individuals to own two properties which can be registered as primary residences, for which no deposit is required. Single men are now the fastest growing group of home owners, accounting for 42% of total transaction volumes. At 30%, the proportion of transaction volumes by single women lags that of single men which is a clear indication of a gender gap in the housing market.

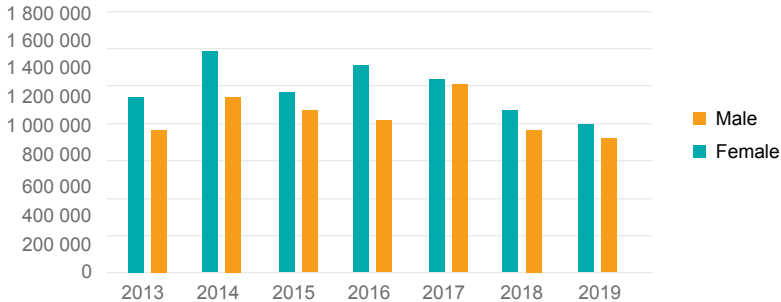
Figure 1: Share of housing transactions by gender





## Fact 2: Single women purchase lower priced homes than single men

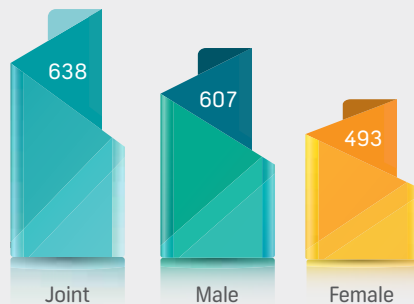
Figure 2: Average house price by gender



The gender gap in the housing market is further corroborated by gender differentials in the average house price of homes purchased. The data shows that single women have consistently purchased lower priced homes when compared to single men. On average the price of a home purchased by a single woman is 11% lower than that purchased by a single man. In the first half of 2019, the average house price for single women was recorded at N\$941 008, while that of single men was recorded at N\$1 024 138.

## Fact 3: The average house stand/erf size is the smallest for women

Figure 3: Average house stand/erf size by gender (sqm)



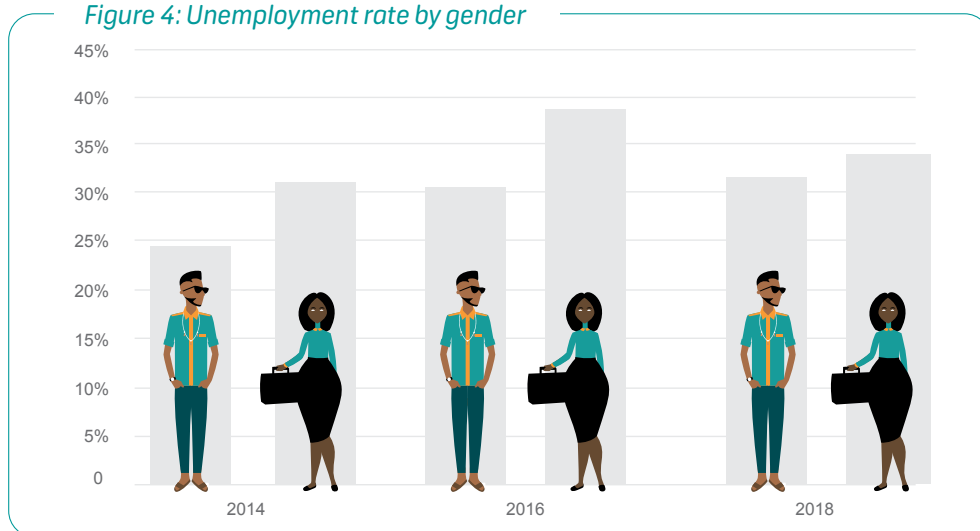
When looking at house size, the average house size is the smallest for single women measured at 493 sqm in the first half of 2019, followed by single men's houses measured at 607 sqm and couples' houses measured at 639 sqm. The average house size for single women being lower than that of men is unsurprising given that single women purchase lower priced houses than men.



#### Fact 4:

The gender gaps in the housing market mirror the gender gaps in the labour market

Figure 4: Unemployment rate by gender

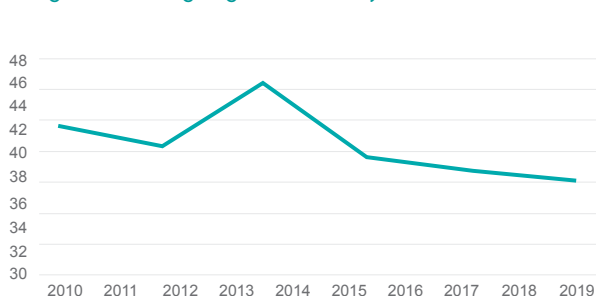


The descriptive analyses above reveal a clear gender gap in the Namibian housing market. This gap is consistent with gender gaps in the labour market pertaining to employment status and earnings. According to the 2018 Labour Force Survey, women have higher rates of unemployment at 34.3% compared to men whose unemployment rate is 32.5% despite making up 51.4% of the population. Furthermore, women earn a lower monthly mean wage of N\$7 789 compared to the mean wage of N\$8 052 for men. These employment and wage differentials among men and women are observed across most sectors and regions recorded in the labour force survey. Lower incomes among women result in higher affordability burdens causing them to lag behind their male counterparts in terms of home ownership.

#### Fact 5: Mean age of a homebuyer in Namibia

The average age of a home buyer in Namibia shows a declining trend. The average age has come down to 38 years old, the lowest it has been in 9 years. When compared to other jurisdictions, Namibians buy their houses at a much later stage in life. The average age in the UK, for example, is much lower at 30 years while the average age in the US is 32 years old.

Figure 6: Average age of home buyer



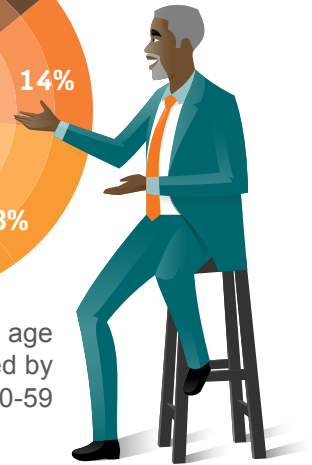
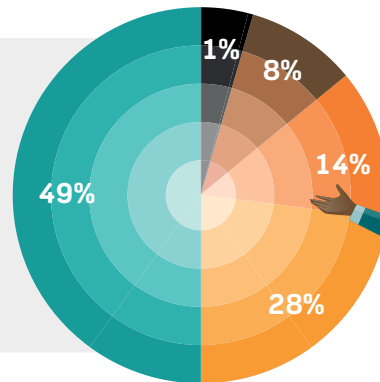
Interestingly, the average age for single women home buyers (35 years) is slightly lower than that of men (37 years).



## Fact 6: The youth have low participation rates in the housing market

Figure 7: Share of housing transactions by age category

14%	of ages 20 - 29
49%	of ages 30 - 39
28%	of ages 40 - 49
8%	of ages 50 - 59
1%	of ages 60 +



The bulk of housing transactions are done by individuals in the 30-39 age group (49%), followed by individuals in the 40-49 age group (28%), followed by individuals in the 20-29 age group (14%), followed by individuals in the 50-59 age group (8%) and finally individuals over 60 years old (1%).

The ultra-low housing market participation rate of individuals in the 20-29 age category is unsurprising, given the high levels of youth unemployment across the country. According to Labour Force Survey statistics, the unemployment rate for the 20-24 age group is 42.3% while that of the 25-29 age group is 42.3%. The inability for individuals in this age category to be absorbed into the labour market and the associated financial vulnerability means they are unable to afford properties.

## Fact 7: Individuals over 60 buy the biggest houses

Individuals in the 20-29 age group have the smallest sized houses, which we attribute to the fact that these are first time buyers who have not accumulated sufficient wealth to buy larger properties. The size of a house becomes increasingly larger as individuals move into higher age groups.

Surprisingly, however, individuals in the over 60 age category buy the biggest houses in terms of size although they make up the smallest proportion of home buyers. Typically, it would be expected that individuals in this category downsize their houses as they prepare for retirement.

## Conclusion

The Namibian labour market is characterised by gender inequality and age gaps. Data from the FNB House Price Index also shows that disparities in employment and income according to gender and age are realised in the housing market. These are observed when looking at the number of transactions, the price of houses and the size of the house stand purchased.

Owning a home fulfils the basic human need for shelter and a house is likely to be the largest asset owned by a household for wealth accumulation. It is of utmost importance that individuals of different groups have equal access to housing as this improves their quality of life. It is therefore necessary to address issues of gender discrimination in the labour market and the high youth unemployment rate in order to close these gaps in the housing market.

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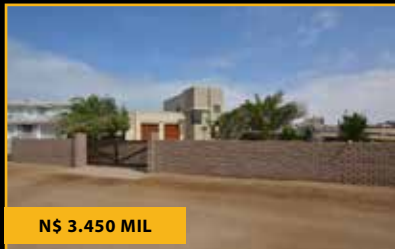
### HENTIES BAY, EXT 10



**N\$ 5.7 MIL**

Contemporary Beachfront Home is for Sale Large luxurious spaces: 4 bedr en-suite with balconies, pyjama lounge, lounge & dining/BBQ room with patios, Kitchen (granite & breakf nook), Scullery, Double Garage. Website Ref: 1307350

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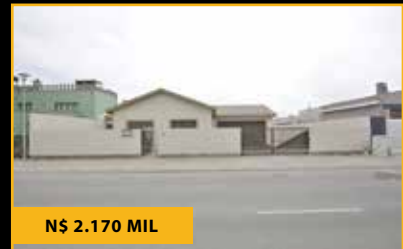
### HENTIES BAY, EXT 11



**N\$ 2.020 MIL**

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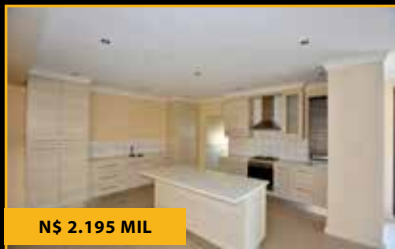
### SWAKOPMUND, EXT 15



**N\$ 2.170 MIL**

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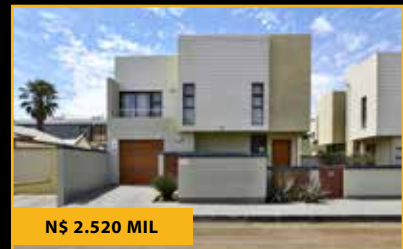
### WALVIS BAY, FAIRWAY ESTATES



**N\$ 2.580 MIL**

Home with Guest Flat is for Sale Wood Trusses, Spacious living area, neat property. Home: 3 Bedr (MES), 2 Bathr, Lounge, Dining room (indoor BBQ), Kitchen, Scullery, 3 Garages. Bachelor Flat. Web ref: 1289447

### SWAKOPMUND, KRAMERSDORF



**N\$ 2.520 MIL**

Upmarket Street Access Townhouse is for Sale Awesome finishes, Luxury spaces: Upstairs: 3 Bedr (MES), 2 Bathr, Balconies. Ground floor Kitchen, o/p with living area (fireplace), tandem garage. Outdoor BBQ. Website ref: 1310628

## Live the Dream

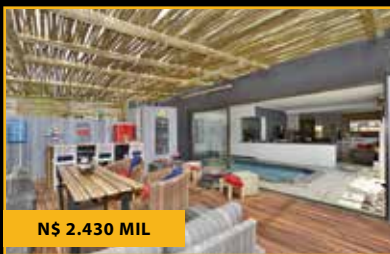
### LONG BEACH, EXT 1



**N\$ 3.1 MIL**

Triplex Duet Home is for Sale. Sea views for living area and 2 bedrooms: 4 Bedr (2 of them en-suite), 3 Bathr, Large kitchen o/p with Living room (indoor BBQ), TV Room, Balcony with outdoor BBQ, 3 Garages. Website ref. 1306103

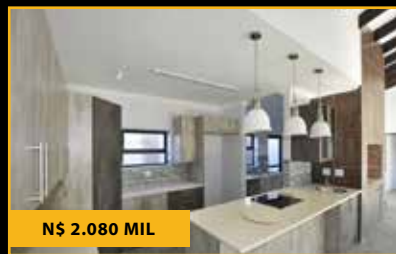
### LONG BEACH, EXT 1



**N\$ 2.430 MIL**

Duet Home with under roof Pool is for Sale Living and entertainment: Kitchen, Scullery, Lounge (fireplace), Dining room (Indoor BBQ), Indoor Pool, outdoor entertainment are with bar/BBQ. Upstairs 3 Spacious Bedrooms (MES), 2 Bathrooms. Website Ref 1286891

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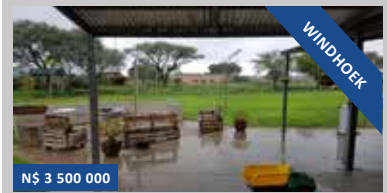
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Save up to 80% or more on your annual pool heating, electrical, and chemical costs, just from adding a pool cover! If you Finance your pool cover, the savings from reduced maintenance, solar heating, energy conservation, & elimination of evaporation, in most cases, will exceed your monthly payment!

### Safety, peace of mind:

Pool Covers completely cover the water surface making a perfect safety barrier for both children and pets. Fences can be climbed, alarms still allow time in the water, but a pool cover supports the weight of an adult person (only in new condition, but it's not extended playground for kids), and provides more barrier protection than any other pool-safety device.

### Other benefits:

Hook-In-System and Track systems available.  
Developed & manufactured locally.  
Save water, time & electricity.  
No algae growth and hardly any dirt.  
Even during holidays, your pool stays maintenance free.

### Check out the cantilever umbrella benefits:

- No centre pole
- Rotates 360°
- Powder coated aluminium
- All parts replaceable

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T's & C's Apply