



PropertyNews

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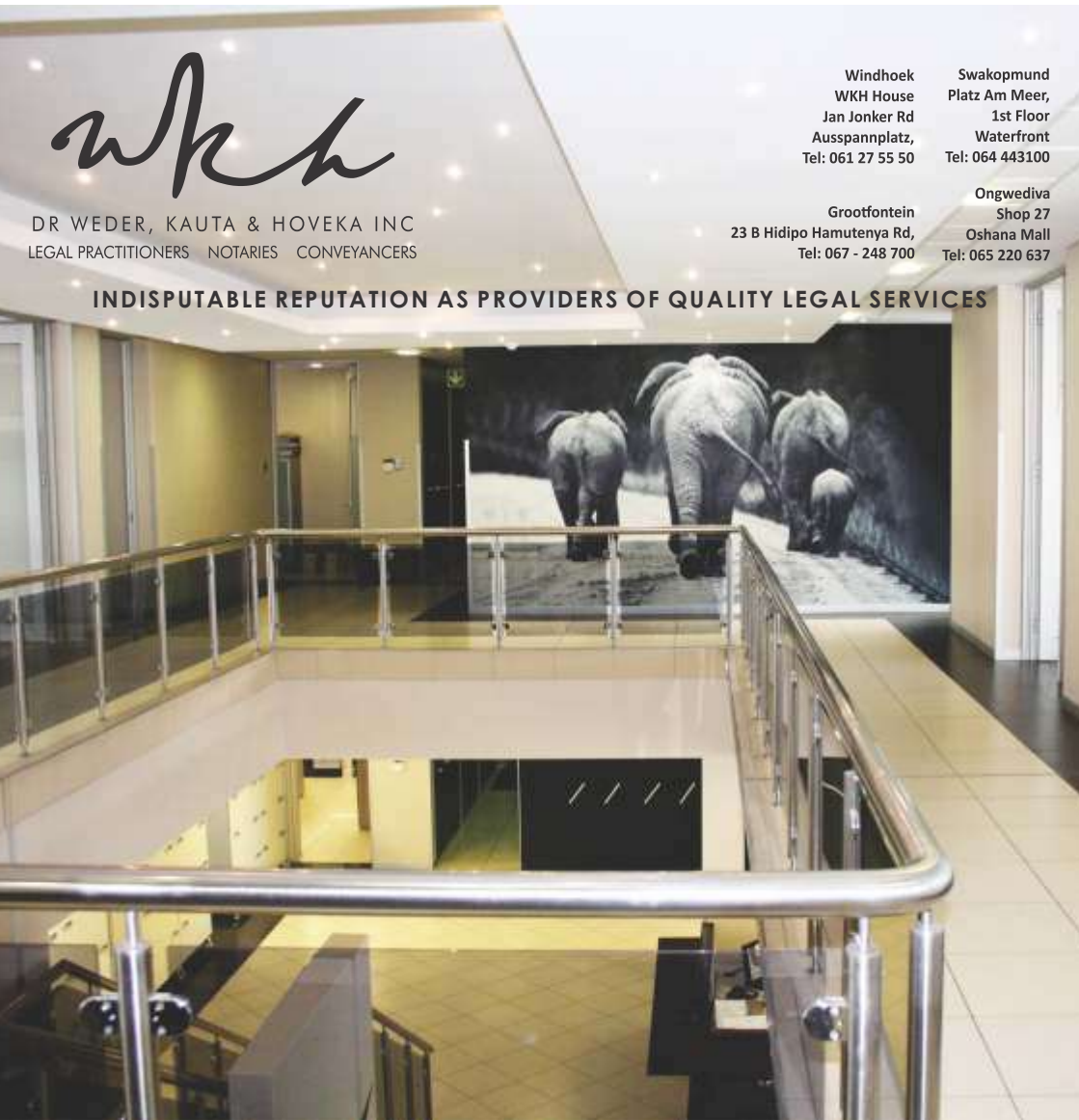
Windhoek
WKH House
Jan Jonker Rd
Ausspannplatz,
Tel: 061 27 55 50

Swakopmund
Platz Am Meer,
1st Floor
Waterfront
Tel: 064 443100

Grootfontein
23 B Hidipo Hamutenya Rd,
Tel: 067 - 248 700

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EDITOR'S NOTE

We've been looking forward to share with you a number of Security Estates currently making their appearance, including retirement villages and the ideal first-home estates.

Are you deciding on your first home, looking for an investment lock-up-and-go property, or the ideal environment for your parents? Perhaps you are considering your first luxury home? Then look no further than the next two **Estate Living** issues!

For more properties like these, visit our website!

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NEXT PUBLICATION:

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Estate Living

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SOLE MANDATE

SUIDERHOF

N\$ 1 390 000

2 Very spacious bedroom townhouse with 1 full bathroom. Lounge area & separate kitchen, back courtyard & front yard. Alarm, electric fence & beams. All one level
Marie 081 128 4281



PROSPERITA

N\$1 850 000 CC

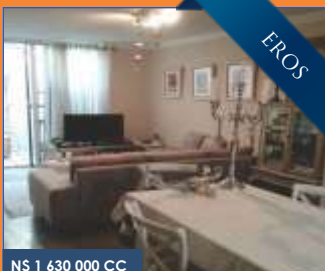
Price Reduced! Easily accessible & well located! Warehouse Measuring 150 m² – 100 m² ground floor, 50 m² first floor, courtyard, 2 toilets, kitchenette, 2 offices on 1st floor & 1 office with air conditioning.
Leandra 081 256 0290



KLEIN WINDHOEK

N\$ 1 270 000

For the Young Professional Spacious apartment located on the 1st floor, featuring: 1 Bedroom, bathroom, kitchen & open plan lounge. Carport parking.
Lourinda 081 252 6296
lourinda@joseph-snyman.com.na



EROS

N\$ 1 630 000 CC

Very popular & secure complex 2 Bedroom Townhouse with 1 bathroom, open plan kitchen/living area & small garden.
Selling below valuation.
Marie 081 128 4281



OTJOMUISE EXT 4

N\$ 1 130 000

Brand new completed development. 3 Bedrooms, 2 bathrooms, o/p kitchen to living area, 1 1st floor units with balconies & BBQ, ground floor units with court yard & BBQ, 2 parking bays per unit & measuring 107 m². N\$ 20 000. Cash back to be paid by the Developers upon successful registration. Leandra 081 256 0290



CIMBEBASIA

N\$ 1 270 000

The Perfect Investment! Only 3 Units on erf. Featuring 2 Bedrooms, 1 full bathroom, open plan kitchen & lounge. Front garden & back garden. Double carport.
Rental income N\$ 7 500 pm
Lourinda 081 252 6296
lourinda@joseph-snyman.com.na



SUIDERHOF

N\$ 3 200 000 CC

Very neat duet, consisting of 3 bedrooms, 2 bathrooms and a double garage.
Anke 081 292 9915



VARIOUS

**FOR SALE/
TO LET**

Industrial Properties For Sale
- Southern Industrial Area
- Laffrenz
- Northern Industrial Area
Frank Schultz 081 128 4386/061 278 143
frank@joseph-snyman.com.na

VARIOUS

1. Retail Space – CBD TO LET.
30 m² - 140 m² retail spaces available immediately!
From N\$ 150- /m² (Excl. VAT) pm

2. Office Space – CBD TO LET.
Various A-Grade offices in key locations with on-site parking. 50 m² - 1000 m²
From N\$ 140- / m² (Excl. VAT) pm

3. Prosperita - various WAREHOUSES TO LET.
130 m² - 2500 m² warehouses available immediately! From N\$ 55- / m² (Excl. VAT) pm

4. N. Industrial Area - WAREHOUSES TO LET.
172 m² - 1200 m² warehouses available immediately! From N\$ 50- / m² (Excl. VAT) pm

5. N. Industrial Area - Workshop TO LET.
1200 m² workshop & yard available immediately! Ideal for Panelbeater or mechanical workshop.
N\$ 65.000 (Excl. VAT) pm

Gerhard 081 124 4682



EROSPARK

N\$ 3 995 000

Selling N\$ 390 000 Below Valuation. Erf 1929 m². LOTS of space for expansion! Spacious & cozy family home with 4 beds, 2 baths, study, play room with bath, TV room, lounge, dining & indoor ent. Outside ent. patio, BBQ, 3 garages, storeroom. Additional space for flat. Pool & HUGE garden space. Lourinda 081 252 6296



CIMBEBASIA

N\$ 1 970 000

Freestanding home with 3 Bedrooms, 2 bathrooms, open kitchen & scullery. Dining & very spacious living area, indoor & outdoor braai, garage & shaded parking. Alarm & electric fence. Selling below valuation. Marie 081 128 4281



ELISENHEIM

N\$ 1 249 000

Price Reduced! Peaceful & Tranquil surroundings high on your agenda? 2 Bedroom apartment situated on 1st floor, with 2 bathrooms, open plan living area, kitchen, balcony & carport. Leandra 081 256 0290

PRICES RANGING FROM N\$ 2 995 000 TO N\$ 4 800 000



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FOR MORE INFO CONTACT ANY OF THE FOLLOWING JOSEPH & SNYMAN AGENTS

ANKE



081 292 9915

DENIS



081 124 4581

LOURINDA



081 252 6296

GERHARD



081 124 4682

LEANDRA



081 256 0290

JOHNNY



081 124 8589

MARIE



081 128 4281

FRANK



081 128 4386



BANK WINDHOEK AWARDS



Thank you to Bank Windhoek & their consultants that worked with me and to my loyal clients for your support! Without you my Silver Award would not be possible.

FINKENSTEIN VILLAGE N\$ 2 830 000



Brand new 3 bedroom, 2 bathroom freestanding house in the Village. Modern kitchen with sep scullery open plan living area. Outside undercover BBQ & double garage.

PROSPERITA N\$ 16 500 PM



225 m² Warehouse, including an office, kitchenette, bathroom. Available immediately, excluding water and electricity.

ELISENHEIM PROPERTIES



N\$ 1 750 000
 2 Bedroom, 2 bathroom freestanding house with mountain views. 530 m² erf. next to a green area. Single garage.



N\$ 1 780 000
 Lovely 2 bedroom, 1 bathroom freestanding home with big back yard, perfect for your dogs and/or kids to play! Open plan kitchen / living area with tandem garage that can drive through into the yard.



N\$ 2 160 000
 3 Bedroom, 2 bathroom freestanding house with open plan kitchen / living area. Outside undercover BBQ. Single garage & carport.



N\$ 2 399 000
 Brand new, modern freestanding home with 3 beds, 2 baths, 2x garages, o/p kitchen (granite finishes) / living area walking out onto covered stoep with built-in BBQ overlooking splash pool.



N\$ 2 495 000
 Freestanding 3 bed, 2 bath home with mountain views. Granite finishes in kitchen, o/p living area walking out onto veranda with b/i BBQ. 2 x garages. Lovely backyard for children to play or for your four legged friends!



N\$ 2 750 000
 Finished freestanding 3 bedroom, 2 bathroom house with open plan kitchen (separate scullery) / living area. Outside BBQ & double garage.



N\$ 2 850 000 – N\$ 3 199 000
 Brand new freestanding houses with granite finishes. Lovely ent area, b/i BBQ with mountain views! 3 beds, 2 baths, o/p kitchen / living area. Dbl garage. **ALSO TO LET N\$ 16 000 – N\$ 20 000 pm. Available immediately.**



N\$ 2 995 000 (incl bond cost)
 Neat & modern 3 bed, 2 bath freestanding home with study, kitchen (sep scullery) / living room. Undercover BBQ, established garden, pool & dbl garage.



N\$ 3 350 000
 4 bed (main with dressing room), 3 bath freestanding house. Kitchen, scullery / laundry. Lounge/dining room & ent area with BBQ. Extra-large double garage.

SYLVIE McTEER PROPERTIES

Tel / Fax : 272117

081 124 4043

PASSIONATE ABOUT PEOPLE AND PROPERTY

LUDWIGSDORF

N\$ 6 800 000 CC



ALSO TO RENT N\$ 30 000 pm.

Spacious home of 5 bedrooms, three bathrooms, on level erf, open plan kitchen, formal lounge, dining room, TV lounge, patio, pool, garages(tandem 4 cars) Near open veld with small animals visiting.
Sylvie 081 124 4043; Claudio 081 777 4851

KLEIN WINDHOEK

N\$ 5 900 000 CC



Beautifully designed family home built on 965 m² erf, 4 spacious beds (all with security shutters), main with own lounge, 3 baths, o/p kitchen with lots of BIC, large North facing dining room, study, TV room with fireplace leading to koi pond, ent area with boma, BBQ & heated pool. Garage big enough for 4 cars with BIC, sep laundry & double carport. Top Security! Claudio 081 777 4851

EROS

N\$ 5 000 000



Lovely modern family home on level erf offers four spacious rooms, dressing room, two (mes) bathroom open plan kitchen (with scullery) lounge, TV lounge and dining room, patio, pool one bedroom flat, double garage. All bedrooms lead onto pool.
Sylvie 081 124 4043

EROS

N\$ 3 600 000 CC



Lovely cottage on level erf offers three beds, two baths, separate kitchen with laundry, separate diningroom, lounge with fireplace, one bedroom flat with bathroom, lapa and pool, double carports.
Sylvie 081 124 4043

EROS

N\$ 3 100 000 CC



Free standing home offers 3 bedrooms, 2 bathrooms, large kitchen, dining room, TV room, garden with a double garage.
Sylvie 081 124 4043; Claudio 081 777 4851

EROS

N\$ 2 700 000



Small, quaint cottage on level garden with lovely ambience offers 3 bedrooms, 2 bathrooms, open plan lounge/dining room, kitchen, single garage and domestic loo. Erf has two entrances.
Upgrading required.
Sylvie 081 124 4043

KLEINE KUPPE

N\$ 1 770 000 CC



3 Duplex units (+/- 190 m²) in tranquil complex of 12 units. Lounge /dining room opening onto cozy garden with separate kitchen, guest loo, single garage, carport & extra parking bay. 3 Beds (1 dbl & 2 King size beds), 2 baths (mes) & balconies on 2 beds. Good security with Trellidors, alarm system and intercom. Maria 081 128 7771

KLEIN WINDHOEK

FROM N\$ 3 155 000



Neat townhouse offers 2 bedrooms, 2 bathrooms, open plan kitchen, dining and TV area. Balcony with built in BBQ, tandem garage with laundry area. Walking distance to Mega Centre, Grove mall and Metro. Size: 143 m². Claudio 081 777 4851

KLEIN WINDHOEK

N\$ 1 100 000 CC



Spacious apartment offers 1 bedroom, 1 full bathroom, open plan large kitchen and TV room.
Claudio 081 777 4851

KLEINE KUPPE

N\$ 1 080 000



SELLING N\$ 200 000 BELOW VALUATION!!!

Modern apartment stone throw away from the Grove Mall offers one bedroom, one bathroom, open plan kitchen/ lounge/ dining room. 1 basement parking. Great investment with an 8% return.
Claudio 081 777 4851

KLEINE KUPPE

N\$ 18 000 PM



Newly built modern duplex townhouses offer 3 beds, 2 baths, guest loo, o/p kitchen with granite tops, scullery, drying yard, TV and dining room leading onto outdoor covered ent area with built-in BBQ & pool and double garage with ample visitors parking bays. Claudio 081 777 4851

KLEIN WINDHOEK

N\$ 17 000 PM



Modern duplex townhouse, 3 beds with aircons (main with walk-in closet), 2 full baths, guest loo, o/p kitchen with granite tops, scullery, drying yard, storeroom, TV & dining room leading to outdoor ent area with built-in BBQ & garden. Dbl garage & dbl carport. Secure, small complex with only 9 units. No pets allowed. Available immediately. Claudio 081 7774851

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

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anita.rightmove@gmail.com
dinette.rightmove@icloud.com
muggie.rightmove@gmail.com
lourette.rightmove@icloud.com
hillie.rightmove@gmail.com



AUASBLICK - N\$ 5 230 000



MAKE AN OFFER!

U-SHAPE Home, 4 Bedrooms, 2 full bathrooms, guest loo, study, TV room, formal lounge, reading corner, open plan kitchen, dining room, under cover patio, BBQ, heated salt swimming pool, water wise garden. **BONUS: Private 1 Bedroom flat. 3 Garages, storerooms, outside loo, laundry... great deal!!!**
Lourette 081 124 5868

KHD EXT 16 - REDUCED N\$ 1 880 000



Great Home with tons of POTENTIAL in a HIGHLY DESIRABLE AREA. Worth Viewing. 3 Bedrooms, 2 bathrooms & 2 garages. Huge Erf 578 m² & many more. Valuated for N\$ 2 050 000! Hillie 081 128 6783

KLEINE KUPPE - N\$ 3 925 000 CC



N\$ 600k UNDER VALUATION - 3 Beds, ALL EN-SUITE, dressing room in main, study, kitchen & scullery, fitted appliances, indoor ent. area, BBQ, pizza oven. Dbl Storey House with a view. Lourette 081 124 5868

ELISENHEIM - FROM N\$ 1 615 000

FROM N\$ 1.615 MILLION

YOUR DREAM HOME IS CALLING
CHOOSE YOUR OWN DESIGN
YOUR LIFESTYLE AGENT: Anita 081 324 6666

Rightmove Properties

ELISENHEIM - N\$ 2 150 000



Unbeatable Price!!! Phase 2
3 Bedrooms, 2 bathrooms, open plan & entertainment area with braai.
2 Single garages on 450 m² erf.
Anita 081 124 6666

KLEINE KUPPE - N\$ 3 300 000



MUST SELL FAST!

Spacious Corner Unit in small complex of 8. 3 Bedrooms, 2 bathrooms, study nook, open plan TV, dining, kitchen, scullery, double garages plus parking. Pet friendly garden with swimming pool & BBQ.
Lourette 081 124 5868

KLEINE KUPPE - N\$ 3 300 000 CC



3 Bedrooms, 2 bathroom FREESTANDING HOME with amazing views. Also study, double garages plus 2 parkings, storeroom, great child & pet friendly garden. Price Negotiable!!!
Lourette 081 124 5868

Marion 081 245 2390
 Anita 081 124 6666
 Dinette 081 124 6732
 Muggie 081 129 4121
 Hillie 081 128 6783
 Lourette 081 124 5868

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Winners of Bank Windhoek's ESTATE AGENCY OF THE YEAR Awards.

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These awards are because of you!
 We promise to keep on going the extra mile for you.

Thank you, BANK WINDHOEK, for your continued outstanding support & recognizing our hard work.

Agents who received Awards Of Excellence:
 Muggie Loftie-Eaton
 Dinette Venter
 Lourette Liebenberg, also the Winner of the 1st Prize for COMMERCIAL AGENCY OF THE YEAR
 Marion Wolf

ELISENHEIM - N\$ 2 500 000



Also For Rent N\$ 15 000
 3 En-suite bedrooms, guest loo, kitchen with scullery, open plan, veranda with braai & double garage.

Anita 081 124 6666

WHK CENTRAL - N\$ 1 050 000



Situated in Bergland Complex, Beautiful, Bachelor Apartment with a remodeled kitchen, bathroom & parking.

Hillie 081 128 6783

OLYMPIA - N\$ 3 550 000



Extremely well maintained family home on 1150m² erf. 4 Bedrooms, 2 bathrooms, various living areas, modern kitchen, 2 single garages with laundry, carports, pool, huge garden with fruit trees. Very private & secure!
 Marion 081 245 2390

PIONERSPARK - N\$ 3 475 000



Spacious & very neat house on 906 m² erf. 4 Bedrooms, 2 bathrooms, guest loo, big kitchen, several living areas, laundry room, SQ, double garage, carport & lots of unused ground. Huge potential!

Marion 081 245 2390

AVIS - N\$ 3 550 000 CC



Corner unit with all the luxuries you could want! 3 Beds (main downstairs), 2 baths, lovely & spacious o/p kitchen & living room, scullery, big patio with BBQ, pool & manicured garden; dbl garages & ample visitors' parking. PETS ALLOWED.

Marion 081 245 2390

PIONEERSPARK - N\$ 3 650 000



Spacious & neat on 1065 m² erf, 3 bedrooms, 2 bathrooms, lounge & dining opening unto covered patio with roof shutters & fitted BBQ, TV/family room, big office, 1 garage, several carports, big garden with huge trees.

Marion 081 245 2390



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Joanie
081 129 6689



Willem
081 407 4274

PIONEERSPARK

₺ 5 700 000



Exquisite home designed & constructed by master builder with stylish finishes throughout. 5 beds, 4 baths, study, o/p lounge/dining, kitchen & scullery, extra lounge/gym, laundry, DQs, covered patio with ent area, BBQ & views, Jacuzzi, heated pool, imported flooring, single & dbl garage, well secured.

KLEINE KUPPE

₺ 3 895 000 NEG



SOLE MANDATE

Must-see, gorgeous home with magnificent views. 3 spacious beds, 2 baths, guest loo, o/p lounge & dining with fireplace, lovely kitchen/scullery, pantry, double garage, pool, indoor BBQ, deck with views, exceptionally neat, water cooler, solar geyser, well secured.

OLYMPIA

₺ 4 295 000



Stunning home, very well maintained. 3 bedrooms, 2 bathrooms, extra guest suite with bathroom, study, huge laundry, kitchen, o/p dining and lounge with fireplace, gorgeous outdoor covered entertainment with bar and BBQ, beautiful pool, carports for 6 cars. This property is very spacious. Stunning garden. Spacious erf.

PIONEERSPARK

₺ 3 650 000



Modern spacious family home set on spacious erf. Beautiful treed garden. 3 beds, 2 baths, o/p lounge with fireplace & dining, kitchen, TV room, study/office, stunning patio with automatic roof shutters & BBQ, garage, shaded carports, kids-haven garden. Well secured. Close to sports field.

BANK WINDHOEK AWARDS



A heartfelt thank you to Bank Windhoek and all our loyal clients for your ongoing support!

PIONEERSPARK

₺ 3 275 000



Great family home in excellent condition. Offering 3 bedrooms, 2 bathrooms, lounge, huge kitchen and dining, tv room, study, lapa with BBQ, pool, garage and storeroom, carport, spacious erf for expansion. Alarm, electric fence and beams. Valuation in place.

Markus Weiss properties

Markus: 081 241 4796
Vivienne: 081 853 5368
markusweiss@iway.na
www.mwproperties.com.na

OUT OF NATURE



₺ 4 200 000
CC

Only 30 km South of Whk: Lovely country-style house on 10,500 m² plot, 3 bedrooms, all en-suite, huge living areas, veranda with stunning views, 2 garages, store-rooms, domestic quarter, etc. Like living on the Farm!

HOCHLANDPARK



₺ 1 775 000

Corner Unit: Newly renovated 3-Bedroom Townhouse with 2 bathrooms, guest toilet, large kitchen, very spacious garden, veranda with BBQ, enclosed double carport.

FINKENSTEIN VILLAGE



₺ 2 830 000

Completion end of November. This house offers 3 bedrooms, 2 bathrooms, big lounge with open plan kitchen, scullery, double garage and a covered patio with BBQ.

LUDWIGSDORF



₺ 6 500 000

Large family home with 4 bedrooms, 3 bathrooms, guest-toilet, huge living areas, study, verandas with amazing views, 3 garages, carport, plus 3 downstairs rooms ideal for office, etc. Erf 1440 m².

CIMBEBASIA



₺ 1 700 000

Selling way below valuation! 3-Bedroom house, 2 bathrooms, lounge, beautiful kitchen with lots of cupboards, single garage, carport, backyard, in a quiet street.

OMEYA



₺ 1 575 000

Corner unit! Spacious townhouse with 3 bedrooms, 2 bathrooms, large living area, double garage, veranda with built-in BBQ. Price drastically reduced. Immediately available.

Visit our website for more properties at www.mwproperties.com.na



LUDWIGSDORF N\$ 4 550 000 CC



Neat & spacious family home on a 1354 m² land with 3 bedrooms, large 1 bedroom flat, spacious open plan living area, beautiful kitchen with pantry, large heated pool, lapa with BBQ, double garage, carport for 3 cars & an established garden.
Sigi 081 127 8580

EROS N\$ 4 300 000 CC



Large 4 Bed family home close to Medi-Clinic with 2 bathrooms, large open plan kitchen/dining room, lounge, entertainment room, 1 bedroom flat, garage, 2 carports, pool and a beautiful view.
Set on 1311 m² land.
Sigi 081 127 8580

OLYMPIA N\$ 3 995 000



NEW RELEASE!

Vintage Jewel - 3 Beds, main en-suite with walk-in wardrobe & dresser, full sep bathroom, solid wood kitchen, scullery & large pantry. Dining room, large TV room, big lounge with balcony & view. Big garage with 2 carports, big outside room/ laundry, pool & lapa with BBQ. Beautiful garden. Electric fence, alarm, burglar bars. Exceptionally neat. Polla 081 129 9061

SUIDERHOF N\$ 3 900 000



BELOW VALUATION

Valuable corner property of 1480 m². Well maintained older house offering 3 beds, 2 baths, large work/hobby room, study, kitchen, dining room, lounge, big stoep, aircon, garage, carport for 3 vehicles & storeroom / laundry. 2 Bed flat, 2 baths, sep entrance & open ent area/braai. Space for expansion. Polla 081 129 9061

ACADEMIA N\$ 3 750 000



BELOW VALUATION

Newly transformed & modernized 3 Bedroom house on a large erf with 2 bathrooms, spacious open plan living area, scullery, double garage & a flat with garage.
Poena 081 298 3431

OLYMPIA N\$ 3 600 000



BELOW VALUATION

Well-kept property on 1315 m² 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 beautiful low maintenance garden, 1 bed flat & 1 thatched bachelor flat. Polla 081 129 9061

KLEINE KUPPE N\$ 3 470 000



BELOW VALUATION

Spotless & very neat 3 bedroom home with 2 bathrooms, spacious open plan living area, entertainment room with BBQ & outside BBQ.
Plus 2 Bedroom flat.
Single garage & double carports.
Poena 081 298 3431

PIONIERSPARK N\$ 3 050 000 CC



Very neat 3 Bedroom family home with 2 bathrooms, open plan living area, tudy, double garage, lapa with BBQ.
Poena 081 298 3431

AVIS N\$ 2 750 000 CC



Neat & 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 & undercover parking for 4 vehicles.
Sigi 081 127 8580

EROS N\$ 2 400 000 CC



BELOW VALUATION

Modern, safe, affordable, well located 3 Bedrooms & 2 bathroom garden flat. Open plan kitchen/lounge, built-in braai on verandah & large garden area. 2 Covered parking bays.
Polla 081 129 9061

CIMBEBASIA N\$ 1 870 000



Neat 2 bedroom house with 2 bathrooms, open plan living area, 1 garage & a bachelor flat.
Poena 081 298 3431

OTJOMUISE N\$ 1 450 000



A 2 Bedroom freestanding house on a 410 m² erf with bathroom, open plan living area & a 1 bedroom flat. Possible rent N\$ 8 800 pm with enough space for extensions.
Sigi 081 127 8580



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JUSTPROPERTY



PROPERTY OF THE YEAR!

PIONEERSPARK EXT 1



SOLE MANDATE

Gretha **N\$ 2.085 mil**
This glorious single-level townhouse FEELS LIKE A HOUSE! Massive yard! 3 bedrooms, 2 bathrooms, huge open-plan living area with indoor BBQ, big kitchen & scullery, single garage, double carport and LOTS AND LOTS of parking in yard. Outside toilet. Very pet friendly. Small complex. Best buy ever!!



KLEINE KUPPE

A MUST-SEE!

Gretha **N\$ 4.5 mil**
Fabulous family home! 4 beds, 3 baths, o/p lounge & dining room, TV room, sun-room, study, kitchen & scullery, servants room, storeroom, big pool, garden with lots of fruit trees, dbl garage & extra parking, house runs on solar energy! Super view!



KLEINE KUPPE

FAR BELOW VALUATION!

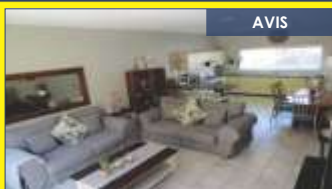
Gretha **N\$ 1.440 mil CC**
Immaculate 2 bedroom, 1 bathroom townhouse walking distance to Grove mall!
Courtyard with BBQ, shaded carport. Small complex.



AVIS

FAR BELOW VALUATION!

Gretha **N\$ 1.775 mil**
Single level, 3 bedroom, 2 bathroom townhouse. Large living area with air-con & fire place, newly re-done kitchen, courtyard with BBQ, garage & carport. Pet friendly!



AVIS

Gretha **N\$ 2.390 mil CC**
Big duplex townhouse. 3 Massive bedrooms, 2 Bathrooms, guest loo, large open plan living area, big pei-friendly garden with BBQ, single garage.



WILCOR REAL ESTATES

Cornel 081 277 8250
slecornel@gmail.com



BANK WINDHOEK AWARDS



CBD

N\$ 9 300 000 NEG



Free standing offices for sale near Maerua Mall. Consists of reception, boardroom, inside & outside offices with lots of storage space. 2 Bedroom flat with separate entrance. Lots of on site parking on this gem of a property of 1 514 m². Willem 081 129 3500

ACADEMIA EXT.1

N\$ 3 200 000



Brand New 3 Bedroom family home on a 525 m² erf. 3 Bathrooms (2 en-suite), lovely open plan kitchen, pantry & living area that boasts onto a covered patio with BBQ. Spacious main bedroom with lots of cupboards. Double garage & 2nd entrance for extra car.

FINKENSTEIN MANOR

N\$ 15 000 PM



Modern 3 Bedroom unit in Finkenstein Manor. 2 Bathrooms, open plan kitchen & living area. Scullery, enclosed entertainment area with BBQ, double garage & quality fittings!

KLEINE KUPPE

N\$ 11 300 PM



Modern 2 Bedroom townhouse with 1 bathroom. Separate guest wc, open plan kitchen & living area. Covered patio with BBQ & beautiful low maintenance garden. Single garage.

KLEINE KUPPE

N\$ 8 500 PM



Wild Olive - 2 Bedroom flat with 1 bathroom, open plan kitchen & living area. 2 parking bays. Well situated. Walking distance to Grove Mall, Virgin Active & Private Hospital. Water excluded.



Offering a Service with Trust

📞 081 143 8588

✉️ tatjana20120@gmail.com

TATJANA RAPP
REAL ESTATE



BRAKWATER

P.O.R.



5 ha Plot for sale, on Western side of main road, 20 min from town by car. Application for residential re-zoning already in process into 5 x 10 000 m² sections. Decent neighbours, W&E connection already in place. Easy to develop houses here. Beautiful views towards the west.

OLYMPIA

N\$ 3 600 000



BARGAIN!!

Way below valuation! Offers welcome!
Erf 1380 m². Quiet & safe street! Child friendly. Main dwelling: 3 big beds with BIC (mes), plus full bathr, kitchen, dining, study, terrace with b/i braai, pool with braai area PLUS bachelor flat adjacent to house (or office). PLUS cottage style bachelor flat at back of house! Dbl garage. Valuation & Compliance in place!

OLYMPIA

N\$ 15 000 PM



TO LET

Freestanding house with 3 big bedrooms, with BIC, 2 bathrooms, o/p lounge with kitchen, scullery, swimming pool, with lapa, double garage, big yard, pet friendly. Rent excludes W&E. **Available from 1 December 2017!** If interested please send email to: tatjana20120@gmail.com

KLEINE KUPPE

N\$ 4 700 000



Beautiful double storey family home with the most beautiful view!
Erf size: 500 m²
First floor: 2 big bedrooms with en-suite, PLUS another bedroom with en-suite, small lounge plus own kitchen & balcony. Ground floor: guest room with bathr, huge o/p lounge with kitchen. Indoor braai, scullery, dbl garage, shaded carports for 4+ cars. Top security!

KLEINE KUPPE

N\$ 3 400 000



COZY HOME!

Valuation in place. Erf 500 m². 3 beds, 2 baths (mes), study / office, o/p big kitchen with lounge + indoor braai, private entertainment area with outside braai in small yard. Suitable for family with small dogs or only cats. Double garage. Monthly Rates and Taxes for the erf: N\$ 700. Upmarket area of Kleine Kuppe, neighbours all very decent :)

OLYMPIA

N\$ 5.5 M INCL TRANSFER



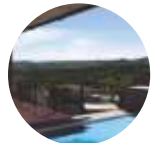
Upmarket, huge family house - also ideal as an Embassy or guesthouse! So much potential! Main dwelling: 3 big beautiful o/s bedrooms, all with BIC, kitchen with scullery & pantry, lounge, huge ent area opening out to pool. Single room flat with beautiful kitchenette. Another bachelor flat with own vehicle entrance. DQs. Huge dbl garage with lots of storage space! Valuation in place. Nearest offers welcome!

To Let
Agents Welcome

Avis Lofts
Unit 11



Immediately
Available



N\$ 22 500 pm
Fully Furnished!

Contact 083 383 3333 or info@officeconomix.com for further enquiries



THE REZ STUDENT LIVING



**New Academia Development For Student Living
Close To UNAM.**

- 2 or 3 bedrooms, 1 bathroom
- lockable wardrobes
- personal desk
- shelves
- student parking spaces

ROOM TYPE A



ROOM TYPE B



ROOM TYPE C



OTJOMUISE N\$ 850 000 ROCKY CREST N\$ 990 000 SOUTHERN BUSINESS AREA N\$ 1 100 000 ELISENHEIM N\$ 1 500 000



2 Bedroom flat on 2nd floor. Open plan kitchen with living room. 1 Bathroom, parking for 2 cars. Property is registered in a cc.



Spacious 2 Bedroom flat with full bathroom, open plan kitchen/living area. Lots of cupboards. 1 Parking in front of flat. Below valuation!!! Price includes transfer fees. In a very popular complex.



River Port Complex. Huge Bargain! 2 Bedroom apartment with open plan kitchen, living area, bathroom, basement parking for 1 car. Includes transfer fees



2 Bedroom apartment on 1st floor with open plan kitchen/living room with sliding doors onto small balcony, BBQ. 88 m² with a lock up garage of 39 m². Main bedroom with full en-suite bathroom & another bathroom with shower, toilet & wash basin.

KLEINE KUPPE N\$ 1 650 000 CC



Alcantara Complex. Duplex townhouse with 2 bedrooms, 1 full bathroom, open plan kitchen with living room, small garden, 1 garage & parking in front of unit for another car. Very popular & close to The Grove.

ELISENHEIM N\$ 2 850 000



Brand New House! Spacious, light, bright & with all the extra finishes one can imagine. 3 Bedrooms, master bedroom has an en-suite bathroom. 1 more full bathroom. Open plan kitchen with separate scullery & many cupboards. Linen cupboard with study nook. Sliding doors of living area open onto a patio with a BBQ.

KLEIN WINDHOEK N\$ 5 402 500



Double storey house with Magnificent View! 7 Bedrooms (3 en-suite), 4 bathrooms, basement flat with shower, toilet & washbasin. Wood laminated flooring & tiles, huge balcony on upper level of the house. Open plan kitchen, separate scullery, TV room with fireplace & lounge, pool, double garage & solar geysers.

SOUTHERN INDUSTRY N\$ 7 500 000 CC



Warehouse with offices. Double storey building comprising of: Ground floor is 265 m² with a reception area, 2 offices, 1 large open plan area, storeroom, kitchen & 2 toilets. First floor: 276 m². 1 large open plan office, six offices, store room, kitchen, 2 toilets. 8 Parking bays.

PROSPERITA N\$ 75 000 PM EXCL VAT



TO LET

Warehouse with impeccable facilities. Reception, boardroom, several offices & toilets. 126 m² Warehouse with mezzanine floors, secured dispatch areas. 1 521 m², with toilets, kitchenette & more. 8 Parking bays. Minimum 2 year contract. Available immediately.

KLEINE KUPPE N\$ 12 500 PM



TO LET

Montana Complex. Duplex townhouse with 3 Bedrooms, 2 bathrooms, guest toilet. Main bedroom is down stairs. Open plan kitchen with living/dining area. Patio with small garden. Single garage with 1 carport. Includes water up to N\$ 300 pm. Available immediately.

KLEINE KUPPE N\$ 14 000 PM



TO LET

Guinas 101 complex. Trendy & stylish! Light & bright. Huge garden. Duplex townhouse with 3 Bedrooms, 2 bathrooms & guest toilet. Open plan kitchen with quality finishes, living area, patio with BBQ & double garage. Available 1 November 2017.

HOCHLAND PARK N\$ 14 000 PM



TO LET

Spacious 3 Bedroom house with 3 bedrooms, 2 full bathrooms, separate kitchen with separate scullery, separate dining room, TV room, lounge, lapa with BBQ, tandem garage & carport. Separate flat on erf, but rented out. Available immediately.



OMEYA

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PRIVATE SCHOOL | 18 HOLE DESIGNER GOLF COURSE | GOLF ACADEMY | VILLAGE**

MATURE LIFESTYLE VILLAGE

Selling from N\$ 2 015 000 - Life Right / N\$ 2 520 000 - Full Title

5 Unit types with
2 - 3 bedrooms

Parklands



Selling from N\$ 1 395 000 - Life Right / N\$ 1 745 000 - Full Title

27 Single bedroom units with 3 different building plans

Riverside



Selling from N\$ 935 000 - Life Right

Care Centre



38 Assisted Living units and 8 Frail Care rooms

HOUSE FOR SALE: N\$ 3 935 000



Home overlooking Golf Course
4 bedrooms, 3 bathrooms and study

ERF FOR SALE: N\$ 1 195 000



Erf overlooking Golf Course
Size 1219sqm (Selling below value)

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corniel@cornielnel.com



Adelé
081 346 3044
adele@cornielnel.com



Magda
081 229 6874
magda@cornielnel.com



Danielle
081 390 5828
danielle@cornielnel.com

AUASBLICK N\$ 3 435 000



Lovely, light 3 bed home with 2 baths, o/p dining room, lounge & kitchen that opens to lapa area and large pool. 152 m² well planned, under roof 472 m² erf. Single garage with parking inside. Alarm system, beams & electric fence. Contact Danielle

ACADEMIA EXT 2 N\$ 1 590 000



Stunning new development close to UNAM. Only a few units left in Phase 1. 2 bed unit with 2 baths (mes), o/p kitchen/lounge /built in braai. Only 3 left in Phase 1. Also 3 & 4 bed units available. Contact Adele or Magda

KLEINE KUPPE N\$ 3 300 000 CC



Spacious, modern 4 bed (all e/s) home. Large living room with gas fireplace, o/p dining room & kitchen + scullery. Gas stove & Caesar stone tops. TV room/hobby room opens up to outdoor braai & Jacuzzi. Dbl garage & 7 aircons in total! Contact Corniel

DORADO PARK N\$ 2 850 000



Corner house with 4 beds & 2 baths. Lounge, TV room / ent room with braai, kitchen, scullery & dining room. 2 lapas, large pool, neat garden, dbl tandem garage, another sep entrance. Aircons, beams, alarm & electric fence. Erf 610 m². Contact Corniel

Visit us at www.cornielnel.com or [f](#) to view all our properties!

EON

16 Wagner street | Windhoek West
061 221 081



Izelle
081 750 1702



Loini
081 272 3277



Anita
081 206 1077

EROS N\$ 3 950 000



Freestanding 3 bed, 2 bath house in cul-de-sac close to Medi Clinic. Laundry/scullery & o/p living area. B/I braai on stoep with beautiful view. Walk-in safe. 1168m² erf. Garden with rain water tanks. Solar pool heating. General residential zoning - 1/250. Izelle 081 750 1702

KLEINE KUPPE N\$ 1 390 000



2 Bedrooms, 1 bathroom unit in Ceylon complex on 2nd floor in Kleine Kuppe. Open plan kitchen/lounge. Walking distance from Grove Mall & many other amenities. Anita 081 206 1077

ROCKY CREST N\$ 1 300 000



3 bedrooms, 2 bathroom 86 m² unit in Westgate Hill on 2nd floor. 2 Shaded carports. Openplan kitchen & living area with balcony. Not CC registered. N\$ 1 581 monthly levy. Situated in a secure complex. Izelle 081 750 1702

DORADO PARK N\$ 960 000



2 Bedrooms, 1 bathroom apartment in Ishmael Court. Open plan kitchen/lounge. 63 m². Not CC registered. Tenants in place. Izelle 081 750 1702



Francois Properties cc

Director : M.A. Basson (Mrs)

Call

Marie-Anne Basson:
081 246 5300
Michau Basson:
081 129 6944

KHOMASDAL N\$ 990 000



Aldo Park Flats - Lovely 2 Bedroom unit in very secure complex. Double carport /shade. Spacious back yard with braai area. Close to Khomas Grove shopping Center.

WAREHOUSE & OFFICE COMPLEX N\$ 9 000 000



Huge Warehouse / Office Complex Warehouse & Office Space. Warehouse 450 m² & 8 Offices / 239 m² 14 parking / bay & Loading Bay

KAPPS FARM N\$ 2 500 000



Perfect Lock-up & Go
If you're looking for something peaceful / Country Living, then this is the house for you. HOUSE FOR SALE/ TO LET

AUASBLICK N\$ 4 900 000 CC



HUGE HOUSE - EXTREMELY neat, modern & fresh!! 3 Beds, 2 baths, patio with BBQ, pool, small garden & double garage. Built on levels to maximize amazing mountain views.

HERBOTH'S BLICK N\$ 5 250 000



Perfect Lock-up & Go. 15 km from Windhoek This is where your soul comes to rest. HUGE 5 ha erf with 3 beds, 2 baths, gym, office space & double garage. View to DIE for.

PROSPERITA N\$ 2 200 000



Building size 145 m² Comprises of a warehouse, office space, rest room & store room.



Casa de Paz 



**HURRY! ONLY
4 UNITS LEFT!**

CASA DE PAZ

Elisenheim, Windhoek

Casa de Paz offers 19 freestanding homes in a secured environment. Each home has a landscape garden, braai area, open plan kitchen, living room area and additional secured parking.

Starting at N\$1 695 000

Type A (116 m²)
2 Bedroom, 1 bathroom, single garage

Starting at N\$1 975 000

Type B (148 m²)
3 Bedrooms, 2 bathrooms, double garage

Construction of all units to be completed by the end of the year.



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Dianne Lock

Real Estate

Dianne 081 128 2837

dianne@dianneloockre.com

The past is where the future is created



2 MOTH OFFICES - FOR SALE & TO LET



AVAILABLE NOW!

OFFICE 1: 636 m² - N\$ 14.6 mil (PTY). To Let: N\$ 175/m² VAT excl 5 year term. 4 x shade net parking. OFFICE 2: N\$ 12.48 mil CC + storeroom 60 m². To Let: N\$ 175/m² VAT excl. Basement plus shade net parking. Rental space can be combined for 1 tenant.

MAERUA FLATS FOR SALE



Moth Corp Flats - N\$ 1.680 mil CC each, fully furnished, appliances included. Ultra modern kitchens, Caesar stone tops, 1 bedroom, 1 bathroom, open plan with balcony, secure basement parking. Lift access & 24 hr security.

OTJOMUISE FLAT - TO LET



AVAILABLE NOW!

2 Bedroom flat available for rent at N\$ 5 500 pm (excluding water), 1 bathroom, open plan living area & kitchen plus 1 basement parking bay.

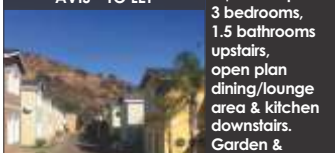
OLYMPIA - TO LET



AVAILABLE NOW! JAN 2018

N\$ 14 000 pm. PVT entrance shared with 1 flat. 3 beds, 2 with aircons, 2 full baths, spacious open plan living areas, modern kitchen with scullery, double garage & garden. Secure. DONT MISS OUT! Sought after complex.

AVIS - TO LET



AVAILABLE NOW!

N\$ 10 500 pm. 3 bedrooms, 1.5 bathrooms upstairs, open plan dining/lounge area & kitchen downstairs. Garden & single garage.

LUDWIGSDORF - FOR SALE & TO LET



AVAILABLE NOW!

For sale: N\$ 8.715m CC. To Let: N\$ 25 000 pm. 270° view. Open plan living / TV / lounge / kitchen / dining areas leading down to BBQ entertainment room & pool. Domestic quarters. 4 garages plus wine cellar.



HPS Estate Agents is a real estate agency offering professional estate agency services, while delivering the highest standard of service and expertise. Our mission is to provide our clients the very best real estate service and to establish our agency as the preferred real estate company within our market area. Focusing on but not limited to the marketing of projects and specialising in affordable housing. We strive towards quality, honest and integrity.

Estelle Genis | 081 226 1494
Endolien Swiegers | 081 760 1929



OUT OF NATURE ESTATE



N\$ 3 640 000

Beautiful 3 bedroom, 2.5 bathroom house on 10,018 m² plot at Out of Nature. This beautiful house consists of a family room, dining room, TV room, kitchen, scullery and pantry - a must see!!
Contact Estelle 081 226 1494

ARANDIS URANIUM



FROM N\$ 450 000

New development!
2 bedroom units starting from N\$ 450 000.
Contact Estelle or Endolien

OLYMPIA



N\$ 6 240 000 CC

Beautiful house on 1205 m² erf. 6 Beds, 7 baths, kitchen, dining room, living area with fireplace, study & laundry. Lovely garden with pool. A must see!!
Valuation in place. Contact Estelle

OMEYA



N\$ 3 120 000

3 bed, 3 bath house with huge garage for 4 cars, a concrete patio with b/l braai & wooden deck. Valuation N\$ 3 300 000.
Contact Estelle 081 226 1494

OMUTHIYA EXT 2



New Development June 2018

1 Bed units from N\$ 492 500.
2 Bed units from N\$ 562 000.
3 Bed units from N\$ 615 500.
4 Bed units from N\$ 719 500.
Contact Estelle or Endolien

KLEINE KUPPE



N\$ 4 160 000

Stylish home in safe & secure complex. Huge o/p kitchen, dining & lounge with aircon, sep scullery, 3 e/s beds, guest toilet, pool, BBQ, dbl garage, 9 extra parkings + 1 bed flat.
Contact Estelle/Endolien

KLEINE KUPPE



N\$ 1 510 000 CC

Villa Palmyra - Only 16 units, 2 bed Townhouse, o/p kitchen, big lounge, full bathroom (bath & shower), small courtyard and carport
Contact Estelle/Endolien

TO LET

PROSPERITA
CUSTOM MADE & FLEXIBLE
STORAGE FACILITIES AVAILABLE



**120M² @
N\$ 8 280**

**171M² @
N\$ 11 970**

**288M² @
N\$ 19 584**

**500M² @
N\$ 32 500**

**700M² @
N\$ 44 000**

**1 000M² @
N\$ 64 500**

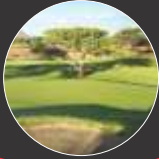
**1 400M² @
N\$ 79 000**

**PROPERTIES
ALSO FOR SALE**

CONTACT DENITA ROSSOUW @ 083 383 3333 FOR FURTHER ENQUIRIES

Omeya To Let

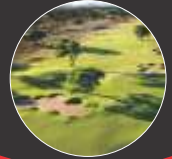
Agents Welcome



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Immediately



162 Zebra St:
3 Bedroom,
Free standing
house with
double garage,
etc.



N\$ 14 000 pm
Unfurnished

N\$ 18 500 pm
Fully Furnished

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KLEINE KUPPE



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Newly built, choose your own finishes!
4 bedrooms, 2 bathrooms, open plan kitchen /
living areas and double garage.
North facing.
Close to Windhoek Gimnasium school.

350 m² - N\$ 4 600 000

360 m² - N\$ 4 700 000

Contact Cor: 081 128 8851

The ins /
and outs /
Of
communal
living



If you've just bought a house in an Estate for the first time, get ready to enjoy the benefits of vast open spaces, nature on your doorstep, and tonnes of conveniences within walking distance of your home.

There are certain aspects of living in an Estate or Complex that may come as a surprise, however, such as the rules and terminologies you might never have encountered before. Not to worry, we're here to clear up any confusion that may arise.

What is a Body Corporate?

When you buy a place in an estate, you've bought a section (or 'unit') which belongs to the larger common property. This means you are now part of the Body Corporate, a group of owners who manage and maintain the property. Congrats! Does that mean you are now responsible for dealing with all the issues that arise in the Estate? Nope, that job belongs to the Trustees.

In Trustees we trust

Trustees are members of the Body Corporate (owners like you) who are elected to make sure life in the Estate runs smoothly. This means looking after the common property (driveways, the kids' playground, the clubhouse, etc) and organising repairs in the event of damage (caused by raucous clubhouse guests or other natural disasters). They also have to maintain a fund which pays for all of this, and make sure lawnmowers, weedeaters and so on are working well. Trustees need a thick skin, and they don't get paid for their services. But don't worry – they have help in the form of a Managing Agent.

Let the Managing Agent manage

The Body Corporate might hold a meeting to select a Managing Agent who will then orchestrate most of the above duties, as well as collect levies, chase unpaid debts, organise insurance, and all the other stuff Trustees are too busy to deal with. Trustees then have to sign off on invoices, and make decisions based on the good of the Body Corporate. Managing Agents are paid a fee that comes from your monthly levies which, if you've never lived in

an Estate/Complex before, will probably be new to you too.

A look at levies

You'll receive a bill each month detailing what your levy is. These fees feed the fund which pays for the upkeep of the common property. Sometimes you'll be called upon to pay a special levy – this is usually a once-off amount (decided by the Trustees and Managing Agent) that is raised to pay for unexpected expenses.

Let's hypothesise for a bit: Imagine a leopard moves into the neighbouring grounds, and someone notices that the Estate's fences aren't quite high enough to keep the leopard out. Well that's certainly unexpected! The cost of raising the fence height wouldn't have been budgeted for, and would probably require a special levy. Owners will be sent a notice saying what the problem is and how it will be fixed.

Special levies should be rare, but it pays to be prepared. Just in case...

What's common, and what's mine?

If you own a standalone property out in the 'burbs, you're responsible for everything that falls apart, inside and out. In an Estate, you're only liable to repair what belongs to you, and what happens inside your house. If your unit needs new putty on the outside window, that's the Body Corporate's issue, not yours. However, if you've constructed an awesome sunshade on your balcony which happens to pick up some unwelcome ventilation during a hailstorm, you'll have to pay for the repairs. Sorry.

You're all in it together

As you can see, running an Estate is a complicated business. The value of your unit is directly related to how good the common property looks and how well it's managed and maintained. So when it comes time to attend an Annual General Meeting, make sure you pop in to have your say over the budget, assist in making decisions and to drop a few helpful suggestions. It'll do your own little piece of property in paradise the world of good.



HAPPINESS IS....

"REAL WEALTH SHOULD BE
FOUND AT HOME."
Victor and Michelle West

Located in the heart of the capital's newest Estate, "ALBERTSHEIM", this home radiates positive energy and family living. The four-bedroom home is streamlined and unassuming on approach, but packs a punch the further you venture into this example of modern architecture at its best.

"We wanted to create a space with an easy flow from the living area to the patio and garden to accommodate all the kids & pets. "We love the feeling that space created is part of the house as well as part of the garden...even the dogs can roam freely."

With the challenging stand shape, the owners worked closely with the architect to ensure that views and space were maximised. The use of tall glass windows and sliding doors allows natural light to pour into the entire house," they explain. But when it comes to the interiors of the home, the owners were secure enough in their own tastes and were very fortunate to find everything they

needed at Homeconomix. "We wanted a very modern house with a contemporary feel that was still enjoyable for our family," says Michelle West. When asked if they made use of any professional designer consultation, Michelle replied: "I did not even have to consider that option, because the expert advice found from Hazel and her Homeconomix team, addressed all decor challenges. I had to applaud Ellen especially for her hard work and dedication, her assistance towards creating the right ambiance for our dream home was priceless, Michelle concluded.

Victor also remarked, he surprisingly stayed within his budget. "After browsing everywhere, including South Africa, my decision to source everything from Homeconomix proved to be very wise," Victor said with a smile...

The design of this home compliment the owners' personality and lifestyle... "Here, we are happy...!" says the Wests

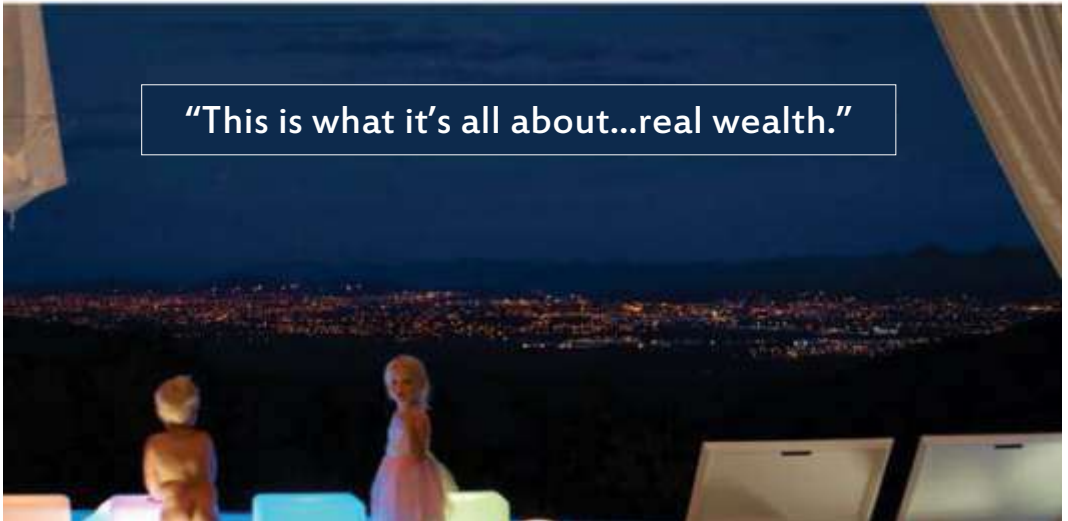


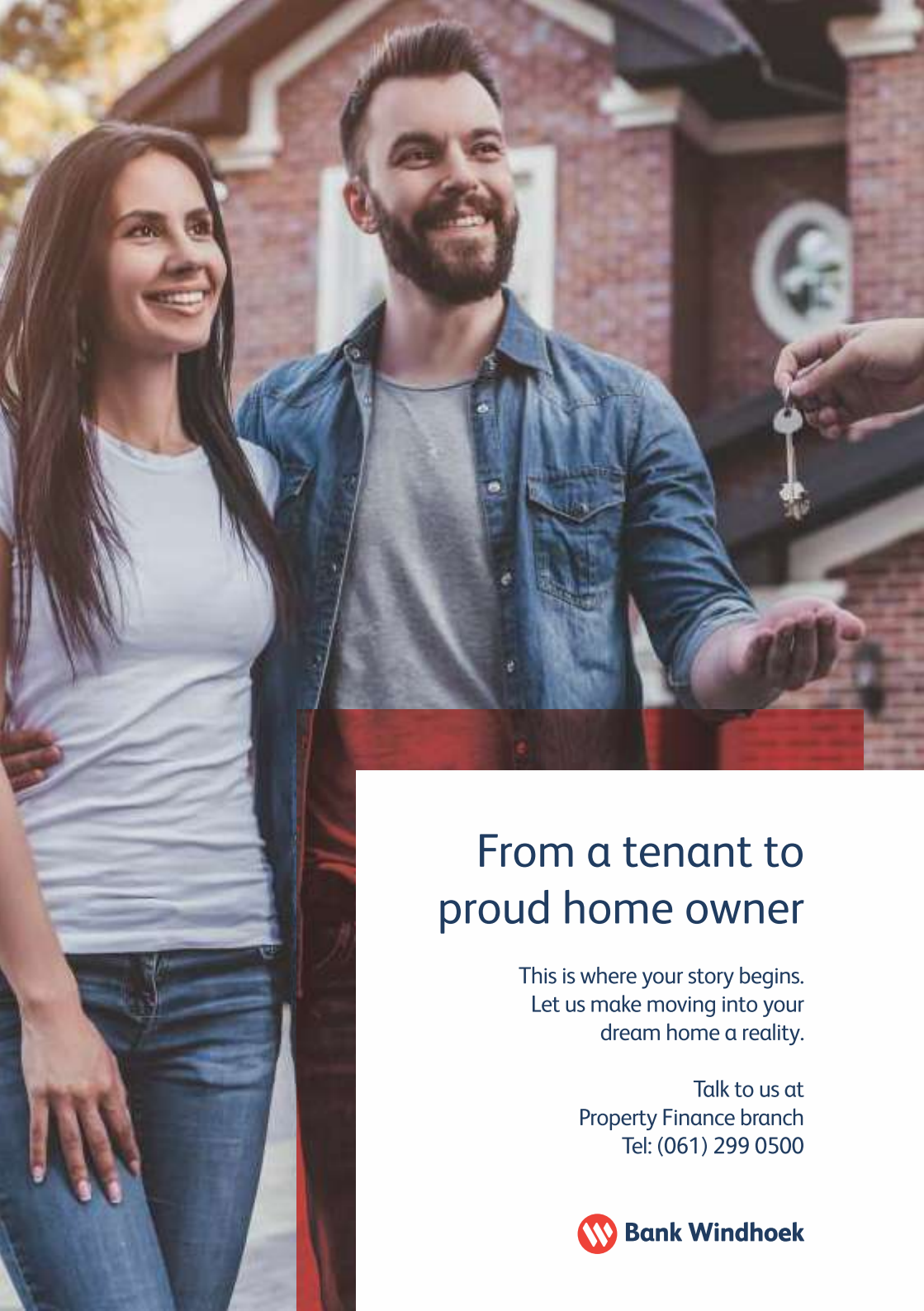


Leather sofas, rugs, wingback chairs, mirrors, barstools, incliners, coffee tables, lamps, dining-, patio- and bedroom furniture, decor items and braai utensils available at:

Homeconomix,
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Estate Living:



Image for illustration purposes only

Executive 3-2-1 5 action incliner set in full leather from N\$ 46 799-



Urban Attitude:



Image for illustration purposes only

Tribeca daybed in various fabrics from N\$ 18 999-



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95% Of buyers start their search online. Our purpose is to make sure your property looks its best, on media as well as when viewed in person.

Staged properties = Faster sales with better offers. Simply because they feel more spacious and easily fuel buyers imaginations.

Property staging: The only property marketing tool that saves you money



X3 Double story units in a safe, tranquil, small, complex in the heart of Klein Windhoek close to all amenities. **GF:** Open plan living dining area opening up to cozy back garden, separate kitchen, guest loo, x1 S.garage, x1 Carport and x1 parking bay. **FF:** 3 Bedrooms (1 double and 2 king size bedrooms), balconies on 2 bedrooms, 2 bathrooms (one is en-suite).

Trellidoors, alarm system and intercom. Unit 6 has a covered entertainment area and 2 extra garages.

Unit 2 - NAD 3,155.000

Unit 4 - NAD 3,175.000

Unit 6 - NAD 3,685.000

To view contact Maria: 081 128 7771



FNB Residential Property Monthly

June, 2017

Highlights for the month

- Average house prices up 6.4% annually to N\$1,199,000
- Demand from first time buyers and tight supply continue to support prices
- Coastal is the region with highest price increase over the past year to June
- Transactions down -6.3% in June
- Global house price index up 5.6%, led by Iceland, Namibia ranks 24th

Headlines	Jun-17	May-17
Monthly Change	-1.8%	-1.6%
Annual Change	6.4%	6.8%
Average Price	N\$1 199 000	N\$1 222 000

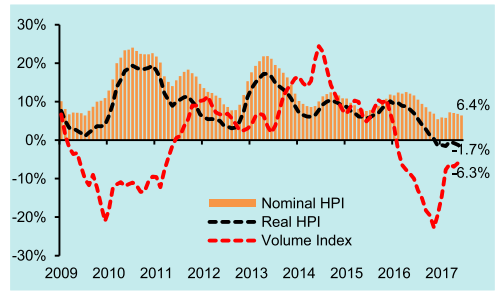


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Overall growth positive but market still slow

With the economy grinding to a lowly 1.1% last year and still shedding jobs, disposable income is under significant pressure, macroeconomic challenges continue to weigh on the Namibian housing market as annual price growth decelerated to 6.4% for the month of June. This is a substantial decline from 11.6% recorded from a year ago. This is even more evident in real price changes (i.e. CPI inflation-adjusted) which has been in the red for the past seven months on the back of upwardly sticky housing inflation as measured by the Namibia Statistics Agency. Hence housing demand is faltering under this backdrop and is hardly surprising that properties spend on average 24 weeks on the market and when they eventually do sell 98% sell below the original asking price. That being said, housing demand should remain weak and affordability ought to become more challenging against this sombre macro-economic backdrop. This is evident in the volumes data, where for the 17th consecutive month, volume growth has remained negative as June volumes came in 6.3% lower than the same period last year. Hardly surprising, the upper income segment was hardest hit with a 43.4% contraction over the same period last year and according to our Q3 Estate Agent Survey, these properties average 27 weeks on the market. As it currently stands, the northern property market is the only market that has registered meaning volume growth in June, while the central and coastal market volumes are contracting rather rapidly as confirmed by our Q3 Estate Agents Survey. This is similar weakness evident post global financial crisis back in 2010, and given the current economic backdrop coupled with limited new developments outside the northern property market, we expect volumes to remain depressed for the remainder of the year, spilling over to 2018.

Figure 1: HPI is lagging inflation, registering negative real growth



1. Switch from Median to Average method, and rebased to 2016 average prices for houses sized small to large

Regional Snapshots

Central market: The average nominal value of residential properties jumped 9.0% in June compared to a year ago. After adjustment for inflation, house prices were still up, albeit marginal, in the small and medium categories, but were down in the upper income segment (figure 4).

In the capital, prices were up 9.1% through June, with the average price now N\$1 588 000. Gobabis saw house prices increase by 3.6% over the last 12 months to stand at N\$775 000. In Okahandja - where volume of property transactions increased by 8.9% (thanks to the construction boom in that area) - the average price fell by 1.5% over the year to stand at N\$848 000.

Coastal market: The continued growth in the region is driven by the strong growth in Swakopmund and Walvis Bay, which both grew by 22% on an annual basis. Walvis Bay's N\$1 259 000 average is third only to Windhoek (N\$1 588 000) and Tsumeb (N\$1 446 000); Swakopmund, meanwhile, ranks just below its neighbour, with an average price of N\$1 164 000 on average. The growth, however, comes largely from gains in the upper segment of the market, which rose 34.5% and outpaced other similar markets. How did the volumes perform, and especially the lower price segment?

Southern market: Southern property prices increased by 15% through June, while volumes remained almost unchanged and rather thin. In terms of segments, the market is predominantly active in small to medium segments, where prices rose by 16.2% and 29.4% respectively. Mariental led the growth, after posting 48.2% price growth, with prices now averaging N\$568 000. The lowest annual rate of change in that region was recorded in Keetmanshoop, where prices fell by 13.2% to stand at N\$890 000. We must however warn that the volumes are rather thin and that low volumes in some main towns can lead to substantial volatility as is the case with Mariental. Whilst efforts are made to account for this volatility, the change in price in these town levels can be influenced by the type and number of properties sold in any given period.

Northern market: Northern house prices dipped for the third consecutive month, to average N\$835 000 through June. Oshakati and Rundu prices fell by 29.6% and 20.5%, respectively and as such had a strong bearing on the overall picture in the northern region. What is clear is that residential construction activities are on the increase in the northern property market and it is this supply growth coupled with the weak economic backdrop that is pushing these property prices down. It remains to be seen whether this trend will precede a more widespread slowing of northern property prices. Initial impression is that it will, given the structural dependence of this market on government, which is consolidating its finances.

Figure 2: Regional changes

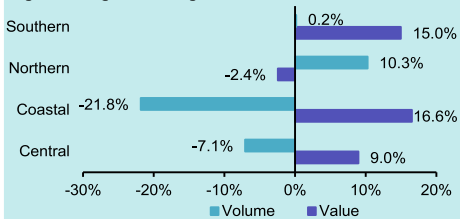
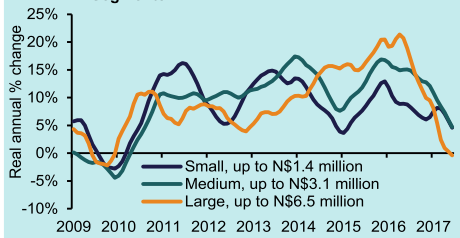


Figure 3: Average price per region

<i>Southern:</i>	Average price: N\$858 000
<i>Northern:</i>	Average price: N\$835 000
<i>Coastal:</i>	Average price: N\$1 188 000
<i>Central:</i>	Average price: N\$1 492 000

Figure 4: Central House Price Indices by Segments



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Overall mortgage advances contracted by 1.2% in June. This was driven mainly by the 2.4% decline in total value of mortgage advances for first bonds. Therefore, further bonds are on the increase and it's this increase that has softened the decline in overall mortgage advances. Given the financial pressures consumers are facing, this trend in rising further bonds is evident in the northern towns of Eenhana, Ondangwa, Rundu, Grootfontein and Okahao, and more prevalent in the small to middle price segments.

Namibia ranks 24th in Global House Price Growths

According to the latest **Knight Frank** quarterly report, the global house prices increased by 5.6% in the year to June 2017. Iceland leads the index for the second consecutive quarter, after property prices jumped 23.2% year on year. Perennial leader, Hong Kong was not too far behind after registering 21.1% annualized price growth, followed by Malta with 14.6% price growth. The nearer term 6-month and 3-month data points suggest that the growth impetus is waning across most countries. By our calculations, Namibia slots into the 24th position, above Slovenia and three places above its neighbor South Africa. Namibia's near term data also points towards weakening growth.

Table 1: Global House Price Movements: 2017Q2

Rank	Country	percentage change			Rank	Country	percentage change		
		12m	6m	3m			12m	6m	3m
1	Iceland	23.2%	11.6%	6.5%	29	Malaysia	5.3%	1.3%	0.8%
2	Hong Kong	21.1%	8.9%	5.8%	30	Lithuania	5.2%	-3.0%	-3.7%
3	Malta	14.6%	1.9%	0.6%	31	Israel	4.7%	0.7%	1.3%
4	Canada	14.2%	8.6%	6.1%	32	Portugal	4.4%	1.1%	0.5%
5	Czech Republic	12.7%	7.8%	2.9%	33	Indonesia	3.2%	2.4%	1.2%
6	Turkey	12.7%	6.7%	3.1%	34	France	2.9%	0.3%	1.0%
7	Estonia	10.7%	0.0%	0.5%	35	United Kingdom	2.8%	0.8%	-0.1%
8	Hungary	10.5%	9.2%	2.9%	36	Belgium	2.6%	1.6%	1.2%
9	India	10.5%	3.1%	0.8%	37	Denmark	2.4%	0.0%	0.5%
10	New Zealand	10.4%	0.6%	0.3%	38	Luxembourg	2.3%	0.3%	-0.6%
11	Australia	10.2%	6.4%	2.2%	39	Austria	2.3%	1.6%	1.2%
12	China	9.6%	3.4%	2.1%	40	Spain	2.2%	1.7%	0.9%
13	Ireland	9.6%	3.8%	1.3%	41	Switzerland	2.2%	1.1%	0.1%
14	Latvia	9.5%	6.4%	3.3%	42	Chile	2.2%	3.1%	0.8%
15	Sweden	9.4%	5.5%	3.2%	43	Jersey	1.9%	-0.4%	2.1%
16	Bulgaria	8.8%	4.2%	1.8%	44	South Korea	1.3%	0.3%	0.3%
17	Romania	8.0%	2.9%	0.6%	45	Taiwan	1.2%	3.4%	2.1%
18	Netherlands	7.9%	4.3%	1.8%	46	Croatia	0.8%	3.2%	1.8%
19	Colombia	7.8%	3.2%	1.8%	47	Brazil	0.2%	-0.3%	-0.4%
20	Slovakia	7.1%	5.0%	2.8%	48	Cyprus	0.2%	0.6%	0.3%
21	Norway	6.9%	4.9%	1.1%	49	Italy	0.1%	0.7%	1.3%
22	Mexico	6.9%	4.3%	3.8%	50	Finland	0.0%	-1.8%	0.5%
23	Germany	6.5%	2.3%	2.5%	51	Japan	-0.2%	-0.2%	0.0%
24	Namibia	6.4%	6.3%	4.6%	52	Morocco	-1.2%	-1.8%	-1.2%
25	Slovenia	6.4%	3.2%	2.2%	53	Poland	-1.2%	0.4%	-9.3%
26	United States	5.8%	4.3%	3.1%	54	Greece	-1.8%	-0.3%	-0.6%
27	South Africa	5.6%	2.2%	2.2%	55	Singapore	-2.1%	-0.1%	-0.1%
28	Russia	5.5%	6.1%	0.3%	56	Ukraine	-6.0%	-0.6%	1.3%

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Conclusion

As the economy gradually recovers, growth opportunities remain limited to the primary sectors, where mining and agriculture are rebounding from poor performances last year. However, employment and income growth is still constrained and, coupled with low consumer and business confidence, weighing on housing demand. With average time on the market increasing to 24 weeks (27 weeks in the upper income segment alone), the residential property market has shifted from a sellers' market to a buyers' market, causing price growth to drop notably, save for the coastal market. Mortgage advances have consequently decelerated. Therefore, the prognosis for the domestic market is less favourable as we expect property prices to decelerate even further. Based on our estimates, property price growth should decelerate to 6.0% in 2017 as a whole and improve to 7.8% during the course of 2018 on the back of mild economic recovery. Although interest rates are unwinding, the expected deleveraging will keep price movements in check, with possible downside risks from the mass housing program as 1,942 mass housing units are ready for occupation and a further 4,012 currently under construction.

APPENDIX: Yearly Average values for main towns

Town	2012	2013	2014	2015	2016	2017*	5Yr %Δ	3Yr %Δ	1Yr %Δ
Arandis	300 000	299 000	494 000	456 000	532 000	569 000	89.7%	15.2%	7.0%
Eenhana	445 000	532 000	553 000	700 000	798 000	795 000	78.7%	43.8%	-0.4%
Gobabis	647 000	699 000	839 000	889 000	1 119 000	782 000	20.9%	-6.8%	-30.1%
Grootfontein	746 000	559 000	647 000	736 000	645 000	777 000	4.2%	20.1%	20.5%
Helao Nafdi	670 000	575 000	909 000	1 002 000	425 000	425 000	-36.6%	-53.2%	0.0%
Henties Bay	889 000	851 000	929 000	1 115 000	1 103 000	1 107 000	24.5%	19.2%	0.4%
Katima Mulilo	444 000	595 000	737 000	791 000	893 000	712 000	60.4%	-3.4%	-20.3%
Keetmanshoop	524 000	504 000	610 000	863 000	632 000	868 000	65.6%	42.3%	37.3%
Luderitz	466 000	527 000	509 000	584 000	829 000	612 000	31.3%	20.2%	-26.2%
Mariental	550 000	518 000	685 000	736 000	913 000	1 499 000	172.5%	118.8%	64.2%
Okahandja	553 000	624 000	820 000	922 000	856 000	877 000	58.6%	7.0%	2.5%
Okahao	562 000	466 000	492 000	491 000	611 000	542 000	-3.6%	10.2%	-11.3%
Omaruru	678 000	562 000	954 000	767 000	1 092 000	1 092 000	61.1%	14.5%	0.0%
Omuthiya	413 000	482 000	540 000	612 000	640 000	755 000	82.8%	39.8%	18.0%
Ondangwa	752 000	551 000	683 000	720 000	836 000	958 000	27.4%	40.3%	14.6%
Ongwediva	587 000	585 000	755 000	1 009 000	944 000	1 038 000	76.8%	37.5%	10.0%
Oshakati	720 000	572 000	1 163 000	974 000	679 000	776 000	7.8%	-33.3%	14.3%
Oshikuku	430 000	533 000	569 000	580 000	634 000	565 000	31.4%	-0.7%	-10.9%
Otavi	818 000	533 000	611 000	531 000	560 000	638 000	-22.0%	4.4%	13.9%
Otiwarongo	785 000	803 000	825 000	967 000	1 021 000	1 088 000	38.6%	31.9%	6.6%
Outapi	564 000	456 000	553 000	579 000	785 000	758 000	34.4%	37.1%	-3.4%
Oujjo	716 000	755 000	739 000	925 000	928 000	677 000	-5.4%	-8.4%	-27.0%
Rundu	501 000	468 000	630 000	684 000	780 000	755 000	50.7%	19.8%	-3.2%
Swakopmund	938 000	1 019 000	993 000	1 096 000	1 334 000	1 412 000	50.5%	42.2%	5.8%
Tsumeb	620 000	741 000	750 000	966 000	1 162 000	1 220 000	96.8%	62.7%	5.0%
Usakos	206 000	316 000	427 000	657 000	445 000	630 000	205.8%	47.5%	41.6%
Walvis Bay	629 000	854 000	1 042 000	992 000	1 156 000	1 322 000	110.2%	26.9%	14.4%
Windhoek	982 000	1 152 000	1 209 000	1 440 000	1 514 000	1 595 000	62.4%	31.9%	5.4%
Total	815 000	895 000	972 000	1 110 000	1 151 000	1 242 000	52.4%	27.8%	7.9%

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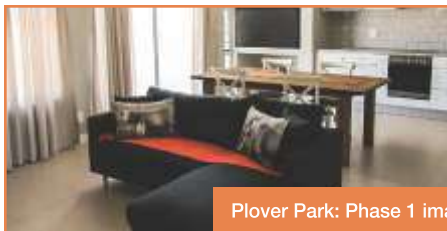
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Plover Park: Phase 1 images

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KRAMERSDORF N\$ 2 700 000



Spacious Home in great neighbourhood.
3 Big bedrooms plus 1 bedroom flat.
3 Garages. Endless possibilities.

EXCELLENT BUY N\$ 1 975 000



House with 3 Bedrooms & 2 full bathrooms.
2 Garages.
Easy to care finishes.

NEW & SPACIOUS N\$ 3 330 000



3 Bedroom House with 2 Bedroom Flat in
Ocean View.

ROSSMUND N\$ 2 080 000



Enjoy a relaxing lifestyle in the beautiful
Townhouse. 2 Bedrooms, 2 bathrooms &
2 garages. Surrounded by landscaped garden.

A DESIGNERS MASTERPIECE N\$ 2 900 000



This Townhouse is really something else,
with quality finishes.
3 Bedrooms, 3 bathrooms & 2 garages.

THE PRICE IS RIGHT N\$ 2 100 000 CC



Spacious Family home with
big erf to extend.
High boundary walls. Quiet area.

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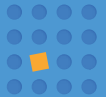
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NS 1,37 M
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NEW DEVELOPMENT!

CENTRAL, WALVIS BAY, CLOSE TO JC HARRIS PARK.

Harris Park offers 18 new units, 2 and 3 bedroom options, all with double garages. All offer 2 garages on ground floor, living area with entertainment terrace on first floor, bedrooms on second floor. Contact us for the full brochure! **Website Ref: 1052178**



NS 2,880 000

EXT 9, SWAKOPMUND, 3 bedroom

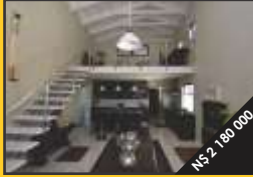
entertainer's dream home with huge L-shaped double volume living/entertainment area, indoor BBQ, open plan with kitchen, scullery, 3 bedrooms (en-suite) & 3 garages. **Website Ref: 948428**



NS1 880 000

EXT 23, SWAKOPMUND, U-Shaped

house with ent courtyard, CONCRETE roof (fully tiled), thus expansion potential! 6 huge! BRAND NEW, 3 beds (MES), 2 baths, 2 garages, kitchen o/p with living area, indoor BBQ & scullery. **Website Ref: 1033903**



NS2 180 000

FAIRWAY ESTATES, WALVIS BAY. The PRIMA DONNA on the street is for sale!! BEAUTIFUL home with COTTAGE FEEL: 3 beds (MES), 2 baths, o/p kitchen, scullery, double volume lounge & dining room, loft & built-in BBQ, 2 garages. **Website Ref: 1042381**



NS 1 880 000

HENTIES BAY, EXT 10.

A BEAUTIFUL design resulting in a layout for EASY LIVING! 3 Beds, 3 Baths, o/p kitchen/living area with indoor BBQ & 2 Garages. Erf 484 m², house 218 m². **Website Ref: 929601**



NS1 990 000

HENTIES BAY, EXT 11.

Spacious, brand new home with luxury tones of grey and white: 3 Beds (all en-suite), guest loo, lounge, dining room, built-in BBQ, kitchen, scullery, pantry, staff room, double garage. **Website Ref: 982104**



NS 1 745 000

MEERSIG, WALVIS BAY. Brand new,

starter home with excellent finishes, 3 Beds (MES), 2 full baths, beautiful kitchen, o/p dining room/lounge with b/l BBQ, Dbl garage with laundry points. **Website Ref: 986726**

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→ 7 🚗 5 🏠 0 🏡 4

NS 2 600 000



EXCELLENT BUY
Three bedroom holiday house fully furnished.

→ 3 🚗 2 🏠 1 🏡 2

NS 1 450 000



SEAVIEW PROPERTY
Furnished four bedroom house close to the beach. Don't miss this one.

→ 4 🚗 3 🏠 0 🏡 2

NS 2 270 000



LUXURY BEACH LIFE.
Built by an expert. Style, comfort and space. 4 Bedrooms, 4 Bathrooms, guest toilet, open plan living with everything your heart desires. Short distance from the beach.

→ 4 🚗 4 🏠 0 🏡 4

NS 3 100 000



BRAND NEW SUN BAY HOME
Ready to move in!
Three bedroom house with three bathrooms and double garage. Outside room with bathroom, Light and modern.

→ 4 🚗 4½ 🏠 0 🏡 4

NS 1 980 000



BRAND NEW!
Three bedroom, three bathroom, guest toilet, open plan modern house, walking distance from the beach, on the Southdune.

→ 3 🚗 3 🏠 1 🏡 2

NS 2 380 000

NOW OPEN BRAND NEW OFFICE HENTIES BAY
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FOR SALE
HENTIES BAY

VERY CENTRAL



N\$ 1 785 000

WEB REF: 150

This apartment is near a shopping centre & walking distance to the main beach. 2 beds, 1 bath, guest toilet, kitchen and living area with a tandem garage.

LUXURIOUS LIVING!



N\$ 4 200 000

WEB REF: 159

This ultimate luxury townhouse features 3 bedrooms, 2 bathrooms, an open plan kitchen and living area and tandem garage. PLUS 2 patio's and a BBQ area on the top floor.

PERFECT PROPERTY



N\$ 3 315 000

WEB REF: 148

The main house features 3 beds, 2 baths and a guest toilet. The living area, entertainment area and kitchen are all open plan. There is a double garage and indoor BBQ. PLUS 2 bed, 1 bath flat with living area and kitchen. Single garage and outdoor BBQ in courtyard.

STILL BRAND NEW



N\$ 3 500 000

WEB REF: 194

The house features 3 beds with 3 baths, o/p kitchen, dining, living and entertainment area (with built-in BBQ). Guest toilet, scullery, study and double garage. PLUS a 1 bed, 1 bath, single garage apartment with own sep entrance.

NEW & BEAUTIFUL



N\$ 2 450 000

WEB REF: 149

This house has 3 bedrooms, 3 bathrooms and 3 garages with an open plan kitchen (+ scullery) and living area. The entertainment room features a lovely indoor BBQ. Paved backyard, guest toilet and outside toilet.

COZY & WONDERFUL



N\$ 1 200 000

WEB REF: 019

This lovely apartment is on the first floor of the complex and is near the main beach and town centre. The apartment features one bedroom with an en-suite bathroom, living area and kitchen with a large single garage.

CENTRAL & PLEASANT



N\$ 3 000 000

WEB REF: 075

This property has 3 bedrooms with 2 bathrooms, an open plan kitchen and living room. The entertainment area also has an indoor BBQ. A tandem garage and lovely patio with own garden.

SOUGHT AFTER PROPERTY



N\$ 2 650 000

WEB REF: 115

The house has 4 beds and 2 baths with o/p kitchen (plus scullery) and living/dining area. Indoor BBQ, guest toilet and a tandem garage. The house also has an outside toilet and pre-paid electricity.

EXCITING & BEAUTIFUL



FROM N\$ 1 485 000

WEB REF: X15.40

There are 2 and 3 bedroom units. These units are already near completion with a spacious o/p kitchen/dining area and impressive double volume over the living area. Prices start from N\$ 1 485 000 to N\$ 1 800 000.