



PropertyNews

propertynews.com.na | 26 October 2018 | Issue 418: Protect Your Home



SOLE MANDATE



- Very Spacious & Modern
- 3 bedroom, 3 bathroom House.
- Huge open plan kitchen / living area.
- Scullery, granite tops, indoor BBQ.
- Very big double garage - parking 4 cars.
- 780m² ERF - Walled, paving & patio.
- PRICE Drastically reduced!! REF: RL1474274.

SWAKOPMUND
N\$ 2 450 000.00



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NEW



Mega Paint
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NOTE FROM THE EDITOR

Whether you're thinking of installing basic burglar bars or a fully integrated and monitored system, anything you can do to protect your home from being broken into is a smart investment. The peace of mind that comes from knowing you have done everything you can to keep your loved ones and valuables safe and secure is indeed priceless.

Gerdi

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NEXT PUBLICATION:

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RESIDENTIAL LAND	-	N\$ 650/M ²
INSTITUTIONAL LAND	-	N\$ 700/M ²
GEN RESIDENTIAL	-	N\$ 900/M ²
BUSINESS LAND	-	N\$ 1,600/M ²

OKAHANDJA



Jerome
081 127 7940



Lourinda
081 252 6296



Marie
081 128 4281



Gerhard
081 124 4682



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081 124 8589

FOR SALE OR TO LET

SOUTHPORT

N\$ 4 500 000

The best Business Address in town!
Showroom for sale, of 301 square meters. Great visibility, Great potential for any new or existing business. Allocated store rooms & Parkings. Selling UNDER valuation. Also to let N\$ 32 000 pm. Lourinda 081 252 6296

Investment & Commercial Properties

GO

Contact Frank
081 128 4386 / 278 143 /
frank@joseph-snyman.com.na

TO LET

PROSPERITA

N\$ 23 500 PM

Warehouse to let 427 m²
Offices, kitchenette, toilets 43 m²
Rate per m² = N\$ 50.00
470 m²@ N\$ 50 excl VAT
Rental N\$ 23 500 per month plus VAT
Denis 081 124 4581

TO LET

KLEIN WINDHOEK

N\$ 13 000 PM

3 bedroom 2 bathroom fully furnished apartment. Available immediately
Short Term Rentals welcome
Gerhard 081 124 4682

KLEINE KUPPE

N\$ 3 950 000 CC EXCL COST

Bigger than your normal size townhouse!!
Property offers 3 e/s beds with BIC cupboards, o/p living area, study, laundry, biggest garden in the complex, dbl garage with extra storage facilities, outside patio with braai, pool. Only 9 units in complex. Marie 081 128 4281

WJK WEST

N\$ 4 160 000 EXCL COST

Perfect Business property. Well maintained property with main house of 3 beds, 2 baths, kitchen, huge lounge dining area with a/c, dbl garage & dbl carports. 2 bedroom flat + 5 water tanks of 2500 liter each, all one level, on 1252 m² erf. Marie 081 128 4281



LUDWIGSDORF N\$ 9 000 000



JOINT
MANDATE

Stunning home with so many entertainment options!
 5 Bedrooms, 4 bathrooms, study, lovely kitchen & pantry.
 Dining room, lounge (fireplace), TV room (fireplace).
 Outside entertainment area, pool & established garden.
 Second entertainment area with a view. Double garage,
 6 carports, storeroom & servant's quarters.

LUDWIGSDORF N\$ 8 320 000 CC



5 Beds, 3 baths house on a 1253 m² erf. Spacious
 kitchen with separate scullery / laundry. Big lounge,
 TV room, dining room with fireplace, study, large
 ent. area, braai, bar, pool & loft / hobby room with
 WC. Double garage, storeroom & 1 bedroom flat.

KLEINE KUPPE N\$ 3 460 000



Lovely Duet offering 4 Bedrooms, 3 bathrooms,
 kitchen with separate laundry, TV room & din-
 ing room. Established garden with stoep, BBQ &
 Jacuzzi. Double garage & storeroom.

LUDWIGSDORF N\$ 3 250 000 CC



Neat & spacious duet! Large o/p kitchen/dining
 room / lounge, TV room & laundry. 3 Beds (main
 with dressing room), 2 baths, lovely stoep, BBQ,
 entertainment area, splash pool & established
 garden. Dbl garage & storeroom.

HOCHLAND PARK N\$ 2 999 000



Big freestanding house that needs a little TLC.
 4 Bedrooms, 3 bathrooms & spacious study. Open
 plan kitchen (sep pantry) / dining room / TV room
 with fireplace, big laundry, entertainment area with
 BBQ & bar. Pool, 2 Garages & 2 carports. Erf 1266 m²

KLEIN WINDHOEK N\$ 2 125 000



Revamped corner unit & ground floor! Rare find!
 2 Bedrooms, 2 bathrooms with an open plan kitchen
 (sep laundry) / living area that walks out onto the es-
 tablished garden. Large communal garden in complex
 with only 12 units in total. Carport & parking bay with
 outside storeroom.

EISENHEIM PLOTS & PLANS



Various different plots / plans to choose from
 on phase 2 & 3.
 Plot starting from **N\$ 742 500 PLUS** choose your
 own plan from **N\$ 1 803 600**.

AVIS N\$ 1 600 000 CC



PRICE
REDUCED!

2 Bedrooms, 2 bathroom unit in Le Mont.
 Open plan kitchen / living room with outside
 undercover BBQ / stoep & court yard.
 Tandem garage (includes laundry) & storeroom.

EISENHEIM N\$ 1 490 000



Brand new 3 Bedrooms, 2 bathroom unit in
 Ridgeview with open plan kitchen / living area,
 small garden & outside braai. Single garage.
 PET FRIENDLY. Finished approx. March 2019

KLEIN WINDHOEK N\$ 18 000 PM



TO LET

3 Bedrooms, 2 bathroom unit. Kitchen with
 scullery, spacious living area that walks out onto
 the stoep with BBQ & small garden & double
 garage. Available immediately.

EISENHEIM N\$ 16 000 PM



TO LET

3 Bedrooms, 2 bathroom freestanding house.
 Spacious open plan kitchen (sep scullery /
 laundry) / living area. Lovely entertainment
 area with BBQ / stoep & views. Double garage.
 Available 1 November

LUDWIGSDORF N\$ 9 500 PM



TO LET

2 Bedrooms, 1 bathroom unit with an open plan
 kitchen / living area.
 Outside lapa with BBQ & small garden.
 Single garage & carport.
 Available 1 December.

Marion Wolf
 Anita Dames
 Dinette Venter
 Muggie Loftie-Eaton
 Lourette Liebenberg
 Hillie Petrus
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OLYMPIA - N\$ 7 300 000 CC

Set High On A Hill - 3 Beds, 3 baths, o/p kitchen, dining & living areas, TV room, scullery, bar, indoor & outdoor BBQs, pool, jacuzzi, sauna, wine cellar, 4 garages, store space & 1 Bed flat. Lourette 081 124 5868



CIMBEBASIA - N\$ 1 660 000

Valuation N\$ 1 980 000. Don't wait on this one!!! 3 Bedrooms, 2 bathrooms, living/dining area, kitchen with scullery, double carport & single garage. Alarm & aircon. Erf 315 m² House, 163 m² Anita 081 124 6666



KLEINE KUPPE - N\$ 1 650 000

Modern duplex with 2 bedrooms, 1 bathroom (shower only), spacious lounge, pretty kitchen, guest loo, drying yard & garden, 1 garage, 1 parking. Marion 081 245 2390



AVIS - N\$ 2 200 000 CC

Stunning townhouse on 3 LEVELS. 3 Big Bed Rooms, 2 bathrms, huge living areas, lovely kitchen with pantry, guest loo, garden with BBQ & double garage. Offers welcome! Marion 081 245 2390



EISENHEIM - N\$ 2 350 000

Rare Find - Stunning mountain in the back. Only 1 neighbour, open green space on other side of property. 3 Beds, 2 baths, o/p living/dining with fireplace, kitchen, pantry, aircons, stoep with BBQ & pool. 1 Garage, 3 carports & extra parking. Anita 081 124 6666



PIONIERSPARK - N\$ 3 600 000

Offering plenty of spacious accommodation. In total 7 Bedrooms (inclusive flat), extremely neat, big living areas, lovely veranda & pool, loads of parking. Erf size: 1289 m². Marion 081 245 2390



EROS - N\$ 3 395 000

N\$ 3.8mil Valuation. 3 Beds, 2 baths, kitchen, pantry, lounge, dining area & TV room (aircon). Patio, pool & views. 3 garages, 3 carports, solar geyser, big water tank. Fruit trees, small garden, electric fence & alarm. 1450m² Erf. Hillie 081 128 6783

REDUCED PRICE



KLEINE KUPPE - N\$ 2 975 000

Great value for money! Modern, single storey house. 4 Beds, 2 full baths, dbl-volume living areas, dbl garage with laundry corner, pool surrounded by artificial grass, balcony with views. Near Whk Gym School. Erf: 450 m² Marion 081 245 2390

SOLE MANDATE



KLEINE KUPPE - N\$ 3 275 000 CC

ENTERTAINERS DELIGHT! 3 Beds, 2 FULL baths, study nook, expansive o/p living & entertainment areas, indoor TV area & BBQ room. Lovely mountain views, easy care garden, 3 garages + store. Lourette 081 124 5868



EISENHEIM - N\$ 2 260 000

Selling Far below N\$ 2 700 000 Valuation!!!! Spacious home with 3 Beds, 2 baths, large o/p living/dining area. 2 Single garages plus extra parking. Extra gate to enter garden. Stoep & outside BBQ. Bargain!!! Anita 081 124 6666



HOCHLANDPARK - N\$ 2 600 000

URGENT SALE! Make an offer! Very spacious 3 Bedroom house with extra spacious 2 bedroom flat, pool, double garage, patio with BBQ & extra parking in quiet street. For the bigger family. Marion 081 245 2390

SOLE MANDATE



KLEINE KUPPE - FOR SALE & TO LET

PET & CHILD FRIENDLY. ONE LEVEL. 3 Bedrooms, 2 Bathrooms, T/House; blinds, aircons, automatic garage, carport, ideal for young families & older citizens; SAFE. WELL MAINTAINED. Lourette 081 124 5868

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EROS - N\$ 3 715 000

CHILD FRIENDLY

4 Bedroom Home with study, 2 bathrooms, open plan kitchen, TV room, scullery, laundry area, HUGE PATIO, guest loo, outside loo, double garages, double carport, parking galore! Corner Erf 1 347 m².
 Lourette 081 124 5868



ELISENHEIM - N\$ 2 260 000

Intimate Family Home Built on 166 m² on an erf of 450 m². 3 Bedrooms, 2 bathrooms, alarm, fireplace, garden, open plan lounge, dining, kitchen with pantry, patio garage & additional parking. Entertainment with braai, solar & dish Anita 081 124 6666



KLEINE KUPPE - N\$ 1 370 000 CC

Grab this lovely flat! Perfect lock up & go flat. 2 beds, 1 bath, o/p beautiful kitchen with lounge, veranda with sliding doors, indoor braai, shaded carport. All amenities are within walking distance. Levies: N\$ 2100 pm.
 Tatjana 081 143 8588



Awesome & very spacious 3 Bedroom family home. Revamped to a great extent with new tiles, pine ceilings, aluminum windows & new sanitary fittings. Lovely garden with pool, terrace with pizza oven, stunning 1 Bedroom flat, heated pool, double garage & parking. Amazing house! Don't miss this! Erf size: 1170 m².
 Marion 081 245 2390



SUIDERHOF - N\$ 3 100 000 CC

NEW LISTING!



KLEIN WINDHOEK - N\$ 1 100 000

Promenaden - Recent valuation N\$ 1.2 mil Great Location - also To Let N\$ 8 500pm (W&E excl) from 01/11/2018. 2 Bed Unit on 1st floor with 1 bath, lounge, kitchen, balcony & 1 parking bay. Well maintained, neat & serene complex. Levies N\$ 1091 pm. Not Pet friendly. Hillie 081 126 6783



ELISENHEIM - N\$ 2 250 000

Such a Perfect Property! Offers 4 Beds, 2 baths, stunning modern kitchen (gas stove), outside ent. (BBQ), stairs & gate to the mountains. 4th Bed could be a study/office, aircons, alarm, electric fence, beams. Erf 449 m². House 214 m². Do not wait on this one! Anita 081 124 6666



AUASBLICK - N\$ 8 400 000

Most ELEGANT Home. Stylish 4 Bedroom house, all en-suite, big 1 bed flat & separate home office/flat, DQ's, entertainment areas & TV room; Heated pool, 3 garages & parking - 1921 m² erf.
 Dinette 081 124 6732



KLEIN WINDHOEK - N\$ 4 500 000

Old fashioned & spacious 1 level house with original wooden flooring, outside ent with a view, 1 bed flat, carports + garage. Big child friendly garden. Also ideally located to use the outbuildings as offices. Lourette 081 124 5868



AVIS - N\$ 2 000 000 CC

Neat & well maintained dbl storey townhouse. Levies N\$ 2 200 pm. Offers a wonderful pet friendly yard, 3 bedrooms, 2 bathrooms, o/p kitchen with lounge and single garage. Secure complex! Tatjana 081 143 8588

LOOKING FOR RENTAL PROPERTIES IN WINDHOEK AND ELISENHEIM

CONTACT:
 Stefanie Dames
 081 380 9900
 stefanie.rightmove@gmail.com

PIONIERSPARK - N\$ 3 085 000



PRICE
REDUCED!

Spacious family home with 5 beds, 2 baths, kitchen, dining room, living room, ent area, single garage, 5 carports, pool. Irrigation system, full alarm system. Erf 1050 m².

SUIDERHOF - N\$ 3 100 000



Family home offering 3 beds, 2 baths, kitchen with dining and living room, double garage, covered pool, pizza oven and 1 bedroom flat.

EROS - N\$ 2 900 000



SOLE
MANDATE

Family home offering 3 beds, 2 baths, kitchen with pantry, dining room, living room, huge store room. Outside toilet, ent area with BBQ, huge pizza/bread oven.

EROS HILLS - N\$ 6 500 000 CC



SPACE, STYLE
& VIEWS!

4 Beds, 2 baths, formal lounge, TV room, ent area, scullery, kitchen, dining room with folding doors to patio. Dbl garage, store room, high security. Erf 1700 m².

ROCKY CREST - N\$ 1 795 000



Family home offering 3 beds, 2 baths, kitchen with dining area, living room with sliding doors to patio which over looks the swimming pool & single garage.

ACASIA - N\$ 1 750 000



Free standing family home offering 3 bedrooms, 2 bathrooms, kitchen with open plan living room, single garage, carport. Lapa with BBQ.

ACADEMIA - N\$ 2 595 000



HOT
SALE!

Family home with 3 bedrooms, 2 bathrooms, kitchen and living room. Small storeroom and laundry. The property also offers an additional 1 bedroom flat with kitchenette. Erf size 945 m²

LUDWIGSDORF - N\$ 1 995 000



REDUCED
PRICE!

Arendal. Modern 3 bedroom, 2 bathroom townhouse, kitchen with open plan living room, guest loo, court yard with wooden deck and BBQ, single garage and single parking.

AVIS - N\$ 2 200 000



Monte Bello, a sought after complex offering 3 bedrooms, 2 bathrooms, kitchen with open plan living room. Under roof BBQ area. Single garage and carport. Spacious courtyard. Jacuzzi.



FINKENSTEIN
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*Sectional
Titles*

For More Information Contact:
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Email: leonbas23@gmail.com



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

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FINKENSTEIN VILLAGE PRICES AS AT JUNE 2018

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Willem Joanie
081 129 6689 081 407 4274

EROSPARK N\$ 2 725 000



SOLE MANDATE

Outstanding Value! Cozy family home on offer with 3 Beds, 2 baths, open plan lounge/dining & kitchen. Storeroom/pantry, 1 batchelors flat/4th bed with own entrance, dbl garage + extra garage, secure, close to medi-clinic. Solar Geysers. This is VALUE!!

KLEINE KUPPE N\$ 3 295 000



You won't find a better deal like this exceptional property & all it offers! 3 Huge Beds, 2 baths, lounge & dining (fireplace), kitchen, scullery, pantry, indoor ent, BBQ, deck (coal stove), pool, storeroom, dbl garage, water cooler. Gorgeous North Western Views.

KLEIN WHK N\$ 3 695 000 CC



SOLE MANDATE

Upmarket Duplex Townhouse in small complex fitted with the best! 3 Beds, 2 baths, stunner kitchen, scullery, lounge & dining open plan, covered patio with BBQ, wooden deck & swimming pool. Double garage, aircons... You cannot go wrong!

LUDWIGSDORF N\$ 4 880 000 CC



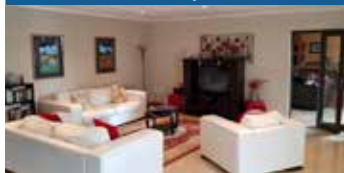
Beautiful family home on offer with gorgeous views! 4 Bedrooms, 3 bathrooms, kitchen open plan to dining & lounge with fireplace, TV room, covered patio with BBQ & stacking doors to boma. Pool, laundry, 3 garages, Well secured... awesome opportunity!

AVIS N\$ 1 695 000



Beautiful one level Townhouse renovated & looking FAB! 2 Bedrooms, 1 full bathroom, designer kitchen, open plan lounge & dining. Courtyard with deck, BBQ, 2 aircons, double carport & well secured.

KLEINE KUPPE N\$ 3 275 000 CC



Entertainers this one is for you!! 3 Bedrooms, 2 Full bathrooms, study nook, open plan kitchen to dining, spacious lounge, indoor entertainment with BBQ, 3 garages with storage & well secured. Low maintenance home... lots of parking as well.



Like us on facebook and Instagram



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Zandri Scholtz
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Frieda Iiyambo
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K.WHK/EROS N\$ 10 900 PM



MONTE PIANA COMPLEX

+ Deposit. 2 Beds, 2 bath unit with luxury finishes. Great location & views. O/p kitchen / lounge, balcony, b/ BBQ & aircon, dbl garage & storeroom.

AVIS N\$ 10 000 PM



MORNINGSIDE COMPLEX

(Water & electricity excl.) + Deposit 3 Bedrooms, 2 bathrooms, single garage & open plan kitchen / lounge Immediately available.

ELISENHEIM N\$ 2 350 000



Selling N\$ 350 000 below valuation

This is a beautiful, spacious family home! 3 Beds, 2 baths, large o/p living /dining room, very spacious kitchen, 2 single garages, patio & built-in BBQ.

ACADEMIA N\$ 2 800 000



Selling N\$ 200 000 below valuation

Golden oldie - erf 1062 m². 3 Beds (main en-suite & WIC), study/4th bed, full bath, o/p kitchen/lounge, patio, BBQ, 2 garages (extra length), extra parking & cooler.

WHK WEST N\$ 1 500 000



Very Safe Complex - 2 Bedroom Townhouse, 1.5 baths, open plan kitchen/lounge/dining, spacious courtyard (front & back), garage & carport.

PROSPERITA N\$ 40 000 PM



671 m² Double Volume Warehouse with reception, 2 kitchens, 2 toilets, boardroom, office, service lift, paving & aircon. Available immediately.

PROSPERITA N\$ 5 250 000 CC



Selling N\$1.5 Mil Below Valuation

640 m² Warehouse with 4 Beds (en-suite), kitchen, lounge, office space, pool & lots of parking. Huge workshop area, live, work & play in this immaculate space!

K.KUPPE N\$ 1 350 000 CC



KLEINE PALACE COMPLEX

2 Bedrooms (main en-suite), extra bathroom, kitchen, lounge, courtyard & single garage.



Kobus

081 262 8585

LAFRENZ N\$ 7 250 000 CC



WAY BELOW VALUATION

Industrial property with a bulk of 1,0, 2926 m² with workshop area of 407 m² & office area of 310 m². Included are ablation, storing & kitchen facilities, paved with electrical fence.
Polla 081 129 9061

S. INDUSTRIAL N\$ 4 150 000 CC



Brand new office of 156 m² in 2 sections with kitchenette, 2 toilets, walk-in safe + 4 secure parking areas. Ample parking for customers. Also to let: N\$ 85.00 per m² / N\$ 13 250 pm + VAT + deposit.
Polla 081 129 9061

OLYMPIA N\$ 3 925 000 CC



Newly beautifully renovated family home on 790 m² erf, featuring 4 Beds (all en-suite), ent area, o/p kitchen, scullery, BBQ, double garage plus ample secure parking & low maintenance garden.
Poena 081 298 3431

OLYMPIA N\$ 3 700 000



BELOW VALUATION

Exceptionally neat & spacious property on 1200 m² with 3 Beds (mes), full sep bath, solid wood kitchen, scullery, large pantry, dining room, large TV room, lounge with balcony & view, garage with 2 carports, laundry, pool, lapa with BBQ & beautiful garden. Polla 081 129 9061

LUDWIGSDORF N\$ 3 650 000 CC



A modern neat gem. Spacious, secure, lock-up-and-go family home on one level offers 3 Beds, 2 full baths, formal lounge, spacious dining room, modern kitchen, family room, laundry, patio with BBQ linked to pool & designer garden.
Double garage. Sigi 081 127 8580

EROS N\$ 2 620 000



For the renovator!
A 3 Bedroom house on 965 m² erf with 1 bathroom, guest toilet, kitchen, dining room/ lounge, flat, braai area & 1 carport.
Sigi 081 127 8580

SONNLEITEN N\$ 2 500 000



Retire to an Estate Haven. Be part of nature & have peace in this well managed, 24 hour secured retirement environment. Only 20 min drive from the city. A cosy 3 Bed house with spacious o/p lounge/ dining room, kitchen, garage, covered braai outside & an open space well-kept garden. Sigi 081 127 8580

KLEIN WINDHOEK N\$ 2 100 000



Spotless! This unit, in a well maintained complex has high quality finishes & offers 2 Beds, 2 baths, spacious o/p kitchen with granite tops/ lounge/ dining room, scullery/laundry, carport plus ample parking space, storeroom & a lovely little garden. Sigi 081 127 8580

AVIS N\$ 2 100 000



On one level! Very neat & tidy 3 Bedroom townhouse in a well-ordered, well managed complex with 2 bathrooms, spacious open plan kitchen/lounge/ dining room, single remote garage, small well-kept garden & drying yard for washing.
Sigi 081 127 8580

PIONIERSPARK N\$ 2 100 000



Neat home in quiet area, close to all amenities offers 3 Bedrooms, bathroom, lounge, dining room, store room, double garage, manageable garden & BBQ.
Poena 081 298 3431

PIONIERSPARK N\$ 2 050 000



All on one level!
3 Bedroom townhouse in small safe complex with 2 bathrooms & open plan living area.
Garage & small garden.
Poena 081 298 3431

KLEINE KUPPE N\$ 1 950 000



Neat 2 Bedroom townhouse in spacious well maintained complex with a bathroom, open space kitchen/dining room, office/TV room, patio, storeroom & undercover parking.
Also to let for N\$ 8 600 pm.
Sigi 081 27 8580



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JUSTPROPERTY



LUDWIGSDORF

OASIS IN TOWN!
Gretha N\$ 3.250 mil CC
Exquisite duet. 3 beds, 2 baths, lounge, dining area, sep TV room, top-notch kitchen, dbl garage, amazing garden, patio with BBQ & pool. You will fall in love!



SUIDERHOF

LUXURY TOWN-HOUSE!
Gretha N\$ 3.850 mil CC
Only 3 units. Direct street access. 325m² big! 3 beds, 2 baths, guest loo, 2x fitted study areas, living area, kitchen with granite tops, BBQ, pool, massive dbl garage, top security.



AVIS

FAR BELOW VALUATION!
Gretha N\$ 3 mil CC
Gorgeous 4 bed, 3 bath townhouse. Study. Large living area, granite kitchen tops, big "stoep" with BBQ, easy pet-friendly garden, dbl garage, 24h Security.



KLEINE KUPPE

FAR BELOW VALUATION!
Gretha N\$ 1.250 mil CC
Duplex townhouse close to Grove mall! 2 beds, 1 bath, spacious o/p living area & kitchen, courtyard & BBQ, steel carport. Small, well-maintained complex. Low levy.



KLEINE KUPPE

MODERN LUXURY HOME!
Gretha N\$ 4.995 mil CC
346m² u/roof. 4 beds, 4 baths, study, TV room, large living areas, fabulous kitchen & scullery, deck with 5* view, pool, fully tiled dbl garage. Ultra-modern, light & bright!



OLD PIONEERSPARK

IDEAL FOR E&B OR EXTENDED FAMILY
Gretha N\$ 3.970 mil
Corner erf of 1289m². Main house with 6 beds & 5 baths, large living areas, modern kitchen, study, big pool, 4 x Carports. Big & modern 1 bed flat with own entrance!

Huizvesten

Properties cc

Johan van Lill
085 585 9911

johanproperties1@gmail.com



SUIDERHOF N\$ 3.1 mil CC

BELOW VALUATION
PERFECT SPOT FOR A BUSINESS! Big erf, open living, kitchen with scullery+pantry, 3 Beds, 2 Baths, underoof pool and braai, double garage PLUS: 1 bedroom flat. PLUS: Solar panels. Near school and mall.



EROS N\$ 1.38 mil (neg)

BELOW VALUATION
PERFECT LOCATION & INVESTMENT. 2 bed townhouse, 1 bath, o/p living space, new kitchen, low maintenance garden, stoep with braai, garage with BIC, ample parking, safe. Walking distance to school, mall, town centre. URGENT SALE!



KLEIN WHK N\$ 2.720 mil

SOLE MANDATE
LOCATION LOCATION! BIG yard with lots of potential. 2 bedroom house (can easily extend), kitchen, lounge and dining, with extra outbuildings, double carports and lots of extras. BIG POTENTIAL!



KLEIN WHK N\$ 2.125 mil

BEAUTIFUL! Brand new renovated. Top of the range finishes (everything new). 2 beds, 2 baths, kitchen with laundry, open living area, extra store room, beautiful garden, lots of extra parking, etc. Excellent security.



LUDWIGSDORF N\$ 5 mil

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



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BELOW VALUATION
WHY RENT? Easy access, safe & lots of parking!
OFFICE 1: 94 m² - N\$ 1 499 000 (PTY Ltd)
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how can we help you?



AVIS - N\$ 2 300 000

3 bedrooms, 2 bathrooms, open plan living area, spacious kitchen, outside bedroom with en-suite bathroom, single garage + carport. Perfect for beginners!



ELISENHEIM - N\$ 2 380 000

Home sweet home with 3 beds, 2 baths, o/p living area, modern kitchen and spacious backyard, covered patio with built-in BBQ and double garage!



EROS PARK - N\$ 2 950 000

Family home with 3 beds, 2 baths, indoor BBQ area with b/i braai and sep guest toilet, double garage, carports, HUGE erf of 1067m². Neat and lots of potential!



AVIS - N\$ 2 280 000

Spacious triple storey townhouse with dbl garage, spacious courtyard with b/i BBQ, huge living area with fireplace & balcony, 3 beds, 2 baths & beautiful views.



**OLD PIONIERSPARK
2 790 00 000 CC**

REDUCED FOR QUICK SALE!

Extremely neat & spacious, 3 beds, 2 baths family home on a 1039 m² erf with big trees. O/p kitchen, scullery, lounge, fireplace & dining room. Outside BBQ, large pool, single garage, double carport PLUS a 1 Bed flat. **Corniel**



**LUDWIGSDORF
N\$ 3 995 000**

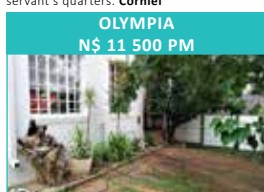
REASONABLE OFFERS WELCOME

Now you can stay in this upmarket area with the most beautiful views. Older, but extremely neat 4 Beds., 2 baths home with o/p kitchen, living area, patio & garden that overlooks the city. Double garage plus servant's quarters. **Corniel**



**OLYMPIA
N\$ 10 500 PM**

Milley's Place Complex - Neat 3 bedroom duplex unit with 2 bathrooms, open plan kitchen and living room that opens up to a quart yard / garden. Single garage. All bedrooms fitted with aircons. Available 1 Dec 2018. **Corniel**



**OLYMPIA
N\$ 11 500 PM**

Reno Palms Complex - Lovely, neat & spacious ALL ON ONE LEVEL, 3 bedroom townhouse with 2 baths, open plan kitchen & lounge, small patio with braai & large garden. Single garage plus single carport. NO PETS allowed! **Corniel**

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- 4018 m² erf
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- communal playground of 2650m²
- communal braai area
- communal u/roof ent area with kitchen and 2 bathrooms
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OTJOMUISE - N\$ 1.250 M

3 bedroom house
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HOCHLANDPARK - N\$ 2.6 M

3 bedroom house
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4 bedroom house
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REHOBOTH - N\$ 500 000

2 bedroom townhouse
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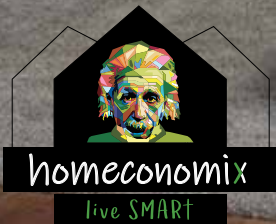
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Bug-Proofing / Your Home /

Criminals are not the only home invaders you need to worry about. Insects and other pests can wreak havoc without you even knowing about it!

Not only that; they can also affect your health and the health of your family. Here are a few tips for protecting all the places where you live, work and play from a pest infestation.

Start on the outside

Look for easy access points, especially where utility pipes enter the building. Seal any small cracks and crevices with a silicone-based caulk and use steel wool to fill larger gaps and holes. Basically, if you can slide a pencil into a gap, a mouse can get in there too. Not to mention thousands of smaller creatures!

Make sure your grass is cut and your tree branches and shrubbery are all well-trimmed and kept away from the house.

Clean out your gutters. Standing water up there is a great breeding ground for mozzies and other annoyances.

Moving inside

Creepy crawlies love your garbage, so make sure your bins remain sealed and your garbage is disposed of on a regular basis.

A clean kitchen also works wonders for keeping unwanted guests away. Clean your counter tops and sweep the floors regularly to get rid of crumbs and sticky spills. And if the fruit on your counter top is getting ripe, it's time to move it to the fridge.

While you're in the cleaning mood, give those carpets a vacuum. And if you have face-brick walls in your house... give those infamous dust-collectors a

vacuum too to get rid of spider webs especially.

Other areas of interest should be sinks and pipes – anywhere that has the potential to be moist and leaky. Make necessary repairs and think about using a dehumidifier in damp basements or attics.

A pest's best friend

Having a cat or dog is great, but they do attract interesting hangers-on, such as fleas, ticks and assorted other unwelcome parasites. To ward the critters off, consult your vet about preventative treatment and deworming options.

Also, keep the pet bowls clean and wipe up spilled food, water and slobber post-haste. Store pet food in tightly-sealed containers.

Bring in the pest pros

If you're embarking on all these measures but your home is already infested, fear not. There are loads of professionals around to take care of the problem for you. Of course, they cost money. So start taking preventative action now rather than later, especially as the heat starts to rise and the rain starts to fall.



ADVANTAGE | Y&R



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FNB Residential Property Monthly | June 2018

Highlights for the month

House prices rose 0.8% y/y in June despite subdued property market

Volumes accelerated to 17.4% over the year due to big demand for cheaper houses

House prices showing signs of early recovery

The continued drop in the economy and the increased costs of living on the back of fuel increases remains a stark reminder that consumer spending remains under pressure, which is consequently depressing domestic property prices.

Although house prices increased by 0.8% y/y in June, property prices remain under pressure, after a series of annual falls over the last nine months, to bring the average house price to just over N\$1.2 million. Looking at the past three months, house price contractions have been decelerating; although, at 0.8%, it is too soon to declare that the market is out of the woods, as the volumes continue to shift towards the lower price segments.

The single and biggest contributor was the lower price segment, which registered a healthier 7.1% y/y price growth. On the back of renewed demand in the lower price segment, volumes in this particular segment have increased by 24.5% over the past year. In contrast, large to luxury segments remained the weakest, as volumes continue to dry up. In the last five months, only three transactions registered in the luxury segment.

Overall volumes ticked up by 17.4% on an annual basis, driven primarily by the lower price segment, and to a lesser extent, the middle price segment. These findings are further confirmed by an increase in the average time on the market, now up to 25 weeks, a deterioration in our affordability index (meaning housing have become increasingly unaffordable) and properties selling further below asking price (9.3% below asking price).

Regional Snapshots

Southern:

Average price: N\$877,000 (+2.2% y/y)

Northern:

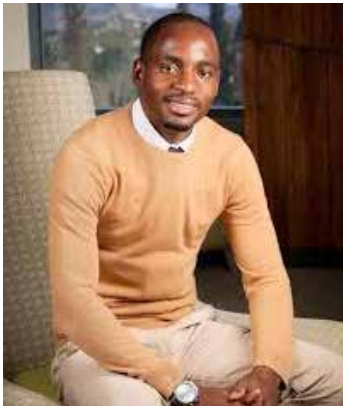
Average price: N\$879,000 (+5.3% y/y)

Coastal:

Average price: N\$1,157,000 (-2.6% y/y)

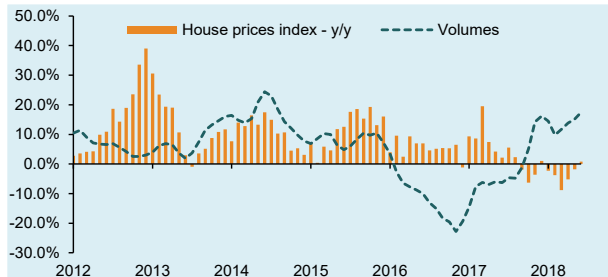
Central:

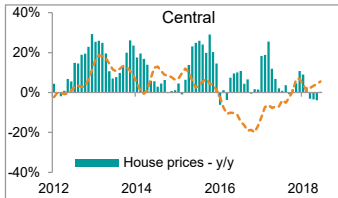
Average price: N\$1,496,000 (+0.3% y/y)



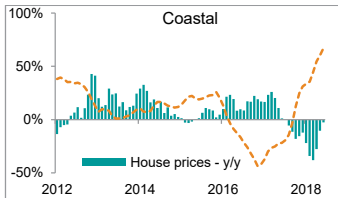
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FNB House Price Index

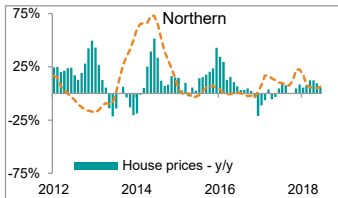




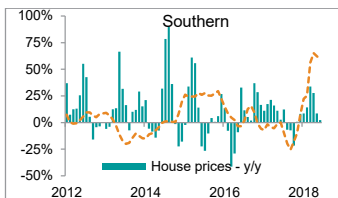
Central: In June, house prices rose by 0.3% y/y, as property prices in the upper price segments contracted by 6.6%. However, in the lower and more affordable segments, prices increased by 8.3% over the same period, at a time when this segment has seen 5.6% increase in volumes. In the capital, property price growth decelerated further to 2.0%. Properties in this market are reported spending 27 weeks on the market whilst the investment market (buy-to-let) has also slowed. The regional volume index picked up by 8.8%, with nearly all transactions falling into the low to middle price segments. The average house price in the region now stands at N\$1,496,000.



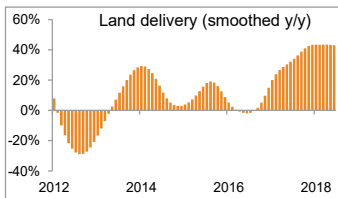
Coastal: House price growth remained negative, at -2.6% for coastal region as a whole. In Swakopmund and Walvis Bay, house prices fell by 12.8% and 18.7% respectively while Henties Bay bucked the trend with 6.1% house price growth. Price pressures emanated from increased housing supply, after transaction volumes surged by 67.0% annually. Low income properties emanating from the mass housing programme and the aggressive land delivery, continued to push coastal property prices down, at a time when property prices are seasonally strong.



Northern: So far in 2018 house prices in the northern market have kept their upward trend, albeit at a slower pace, reflective of the prevailing softness in the market. In June, house prices increased by 5.3% y/y. While property prices were still on the increase in Ongwediva (+12.8%), Grootfontein (+10.5%), Otjiwarongo (+8.7%) and Outapi (+7.2%), house prices fell in Eenhana (-35.5%) and Tsumeb (-26.5%), while stagnating in Oshakati (-0.2%) and Ondangwa (-0.1%). Volumes shot up by 6.3% over the year, more concentrated in Eenhana, Oshakati and Ondangwa, where property prices were either under pressure or stagnant.



Southern: Prices were up 2.2% y/y while volumes shot up by as much as 60.0%. This has meant that the number of properties traded in June has increased to 9 transactions, and therefore caution must be taken when interpreting these figures, though market dynamics are very much identical to those in the northern region.



Land delivery looks promising

Land delivery accelerated by 43% on average in the first half of the year, surpassing the 33% average for 2017 as a whole. The additional stands were mainly concentrated in the coastal and northern areas were larger stands of about 451m² and 791m² were recorded. Walvis Bay and Swakopmund delivered the most land during June, while land delivery in the central parts of the country, edged up by 8% year on year. This has resulted in over 700 new stands delivered over the first six months of the year, which is a significant improvement over last year's figure. Additionally municipal plans approved have also ticked up, which is further leading indicator that housing volumes should increase even further.



Conclusion

With economic growth stagnating and consumer confidence waning, the most talked-about event in recent months is the fact that house prices have been falling, and correctly so. Given that the property market has lagged economic growth by 18 months, we still expect price pressures to persist until the end of 2019. While the 43% increase in land delivery is good news to those in the housing backlog, and that there's going to continue to be downward pressure on house prices, the weak labour market and sluggish wage growth have dampened demand for housing. Additionally, cement prices have been falling, since the introduction of a second manufacturer in the market, which should provide further encouragement for developers to take advantage of the lower input costs. All these factors point towards increased supply, which should add further downward pressure on house prices, as reflected in our quarterly estate agent survey, which shows that properties are selling 9.3% below asking price. Despite recent price developments, which we believe are premature, we kept our forecasts, for house prices to contract by 5.8% for 2018 and a further 1.2% in 2019.

APPENDIX: YEARLY AVERAGE HOUSE PRICES

Town	2014	2015	2016	2017	2018	YTD	3Yr	5Yr
Arandis	494 000	456 000	532 000	640 000	947 000	48.0%	107.7%	216.7%
Eenhana	553 000	700 000	798 000	770 000	883 000	14.7%	26.1%	66.0%
Gobabis	839 000	889 000	1 119 000	908 000	1 999 000	120.2%	124.9%	186.0%
Grootfontein	647 000	736 000	645 000	812 000	767 000	-5.5%	4.2%	37.2%
Helao Nafidi	909 000	1 002 000	425 000	607 000	607 000	0.0%	-39.4%	5.6%
Henties Bay	929 000	1 115 000	1 103 000	1 190 000	1 141 000	-4.1%	2.3%	34.1%
Katima Mulilo	737 000	791 000	893 000	673 000	864 000	28.4%	9.2%	45.2%
Keetmanshoop	610 000	863 000	632 000	686 000	897 000	30.8%	3.9%	78.0%
Luderitz	509 000	584 000	829 000	811 000	869 000	7.2%	48.8%	64.9%
Mariental	685 000	736 000	913 000	1 336 000	773 000	-42.1%	5.0%	49.2%
Okahandja	820 000	922 000	856 000	937 000	923 000	-1.5%	0.1%	47.9%
Okahao	492 000	491 000	611 000	568 000	787 000	38.6%	60.3%	68.9%
Omaruru	954 000	767 000	1 092 000	1 111 000	840 000	-24.4%	9.5%	49.5%
Omuthiya	540 000	612 000	640 000	750 000	1 637 000	118.3%	167.5%	239.6%
Ondangwa	683 000	720 000	836 000	910 000	938 000	3.1%	30.3%	70.2%
Ongwediva	755 000	1 009 000	944 000	951 000	1 150 000	20.9%	14.0%	96.6%
Oshakati	1 163 000	974 000	679 000	785 000	771 000	-1.8%	-20.8%	34.8%
Oshikuku	569 000	580 000	634 000	635 000	719 000	13.2%	24.0%	34.9%
Otavi	611 000	531 000	560 000	647 000	517 000	-20.1%	-2.6%	-3.0%
Otiwarongo	825 000	967 000	1 021 000	1 069 000	1 062 000	-0.7%	9.8%	32.3%
Outapi	553 000	579 000	785 000	738 000	1 215 000	64.6%	109.8%	166.4%
Outjo	739 000	925 000	928 000	809 000	540 000	-33.3%	-41.6%	-28.5%
Ruacana	855 000	898 000	968 000	875 000	789 000	-9.8%	-12.1%	11.6%
Rundu	630 000	684 000	780 000	727 000	739 000	1.7%	8.0%	57.9%
Swakopmund	993 000	1 096 000	1 334 000	1 348 000	1 161 000	-13.9%	5.9%	13.9%
Tsumeb	750 000	966 000	1 162 000	1 222 000	1 089 000	-10.9%	12.7%	47.0%
Usakos	427 000	657 000	445 000	617 000	660 000	7.0%	0.5%	-7.7%
Walvis Bay	1 042 000	992 000	1 156 000	1 079 000	916 000	-15.1%	-7.7%	7.3%
Windhoek	1 209 000	1 440 000	1 514 000	1 614 000	1 556 000	-3.6%	8.1%	35.1%
Namibia	972 000	1 110 000	1 151 000	1 187 000	1 159 000	-2.4%	4.4%	29.5%



Methodology

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

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

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

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BARGAIN



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NEWTON COURT- WALVIS BAY

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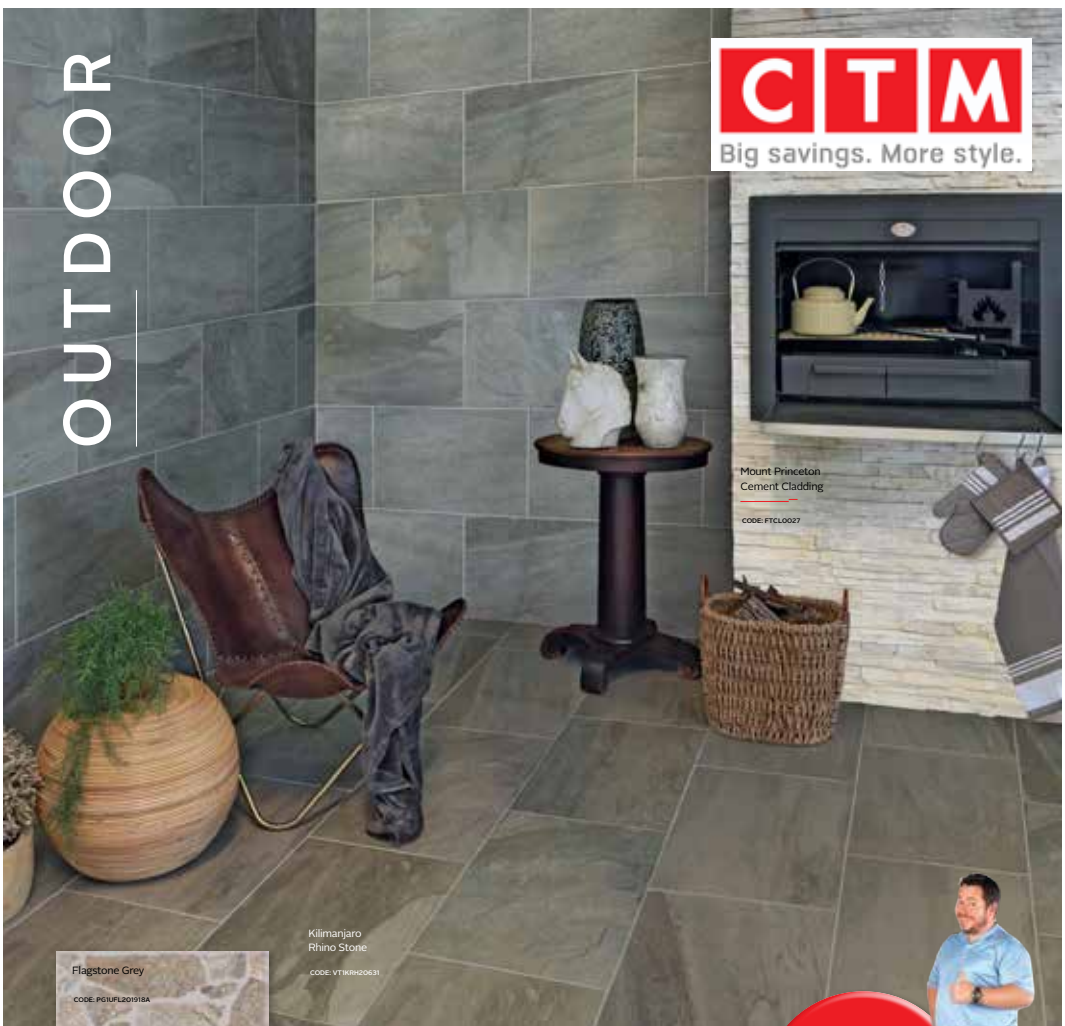
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Flagstone Grey

CODE: PG1UFL201918A



Flagstone Beige

CODE: PG1UFL300318A



Kilimanjaro
White River

CODE: VTKRW00351



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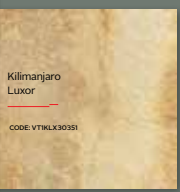
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Kilimanjaro
Luxor

CODE: VTKLX30051



Kilimanjaro Mali
Fusion

CODE: VTKMA20631

REVAMPED CENTRAL APARTMENT

N\$ 1 280 000



Web Ref: 307

Open plan living area and kitchen, 2 bedrooms (1 with neat balcony), 1 bathroom and a guest toilet. This unit also has a single garage. The unit size is 114 m².

UNIQUE FAMILY HOME

N\$ 1 990 000



Web Ref: 026

3 Bed, 2 bath home with o/p kitchen, living & dining area. Ent area opens to courtyard with outdoor BBQ. Neat garden, 3 garages & 2nd outdoor BBQ with b/i shaded roof.

REVAMPED CENTRAL APARTMENT

N\$ 2 090 000



Web Ref: 307

Own Your Very Own!

New property for sale in Kramersdorf! This house is selling at a bargain price!! Brand new house, be the first owner!

REVAMPED AND CENTRAL

N\$ 1 380 000



Web Ref: 349

Features: This apartment has 2 beds, 1 bath and recently had a revamp. Beautiful open plan kitchen with an island, a living room, dining room and a guest toilet. There is also a balcony, a laundry room and it has a tandem garage.

NEWLY RENOVATED COTTAGE

N\$ 1 790 000 (NEG)



Web Ref: 290

It features 3 bedrooms, 1 bathroom and an open plan kitchen and living room. The property has enough space with the current house for a lovely garden and to add buildings/rooms.

NEAT CENTRAL APARTMENT

N\$ 2 100 000



Web Ref: 293

Neat central apartment featuring 2 bedrooms, 1 full bathroom, guest toilet, open plan living area and kitchen. The unit has a balcony and a tandem garage.

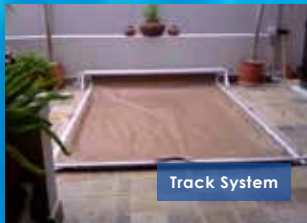
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- All parts replaceable

We'll guide you home!

SWAKOPMUND - EXT 3 N\$ 1 560 000



NEW HOUSE for a bargain price: 3 bedrooms, 2 bathrooms, o/p living-dining area, modern kitchen, guest toilet, outside braai, 3 garages.

SWK - OCEAN VIEW EXT 9 N\$ 2 790 000



MODERN farmstyle: 3 spacious beds, 3 baths, large lounge, dining with BBQ, guest toilet, kitchen with granite tops & scullery, 3 garages.

SWK - KRAMERSDORF N\$ 2 150 000



TOWNHOUSE, single storey & secure: 3 beds, 2 baths, o/p lounge-dining room & modern kitchen, pretty large garden, double garage.

SWAKOPMUND CENTRAL N\$ 1 780 000 CC



PENTHOUSE APARTMENT with sea view & lift: 2 beds, 2 baths, light, double volume lounge area, modern kitchen, balcony, single garage.

SWK - OCEAN VIEW EXT 9 N\$ 3 995 000



EXQUISITE HOUSE: 3 beds, 3 baths, x-large master bedroom with balcony, ceiling with wooden trusses, spacious lounge, entertainment with BBQ & beautiful kitchen, landscaped garden.

SWK - KRAMERSDORF N\$ 3 290 000



CLASSY HOUSE + FLAT: 3 beds, 2 baths, o/p lounge-dining room with BBQ, modern kitchen, scullery/laundry, pretty garden, 3 garages. 2 bedroom apartment on first floor.



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064 461 116



Claudia Walker
081 129 0490
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Manja Robberts
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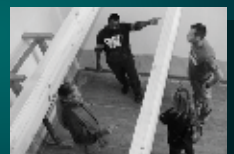
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double garage & garden.

FAIRWAY ESTATE N\$ 1 890 000



3 BEDROOM HOME

Open plan lounge, dining room &
fitted kitchen, scullery/laundry,
2 bathrooms & double garage.

LIGHT INDUSTRIAL N\$ 1 400 000 CC



SECTIONAL TITLE INDUSTRIAL WAREHOUSE

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WALVIS BAY N\$ 3 799 000 CC



MEERSIG PRIME. ONE OF A KIND!

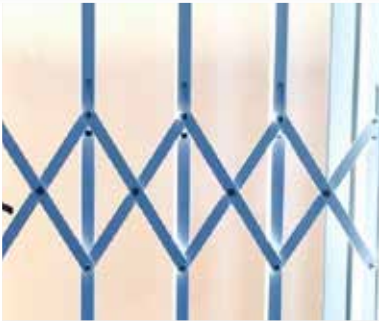
4 bedrooms, 3 bathrooms, open plan
kitchen with dining area,
indoor garden and 3 garages.

DOLPHIN BEACH N\$ 1 630 000



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