



PropertyNews

propertynews.com.na | 28 March 2019 | Issue 427: Design & Decor



CELEBRATING 25 YEARS IN BUSINESS

Guess who's turning 25 this year



Play Station

25



Magnum

25



Lion King

25



Friends

25

Now a Golden Oldie & Loving it!
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NOTE FROM THE EDITOR

Looking for stylish ways to take your daughter's room from her nursery years through to her teenage years?

Visit NEO Paints today to get some inspiration. Turn to the centre page spread for more and don't forget to visit our blog for the latest on this and other topics.

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NEXT PUBLICATION:

Issue 428 | 11 April 2019
Legal & Insurance

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For Sale

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For more information contact
Gerhard 081 124 4682

OSHAKATI



LUDWIGSDORF

N\$ 3 500 000

3 Beds, 2 baths, kitchen with appliances, lounge & breakfast nook. Lapa with b/i braai & pool. Laundry & outside room. Dbl garage & dbl carport. In quiet street & all on 1 level. Lourinda 081 252 6296



EROS/
KLEIN WHK

N\$ 6 900 000 CC

Sought-after address! Luxurious, safe with views! Modern & spectacular townhouse featuring 3 beds, 3 baths, double garage, kitchen, dining room & lounge. Lovely garden & pool. Lourinda 081 252 6296



SOLE
MANDATE

HOCHLANDPARK

N\$ 1 750 000 EXCL COST

Freestanding home with loads of potential for the renovator. 3 Bedrooms, 2 bathrooms, living area, big kitchen, 2 outside rooms and patio. Erf size 1152m². Marie 081 128 4281



PIONEERSPARK

N\$ 1 450 000

Spacious 1 level, 2 bedroom townhouse with 1 bathroom and a large garden with single garage. Johnny 081 124 8589



BARGAIN
OF THE YEAR!

WHK WEST

N\$ 695 000

Beethoven Heights
1 Bedroom apartment, 1 full bathroom and open plan kitchen. Gerhard 081 124 4682



AVIS

N\$ 2 250 000 CC EXCL COST

Townhouse - Perfect for the beginner All on 1 level. 2 spacious bedrooms and 1 bathroom, o/p kitchen living / dining, separate scullery, courtyard with outside braai and dbl garage. Marie 081 128 4281



HERBOTH'S BLICK - N\$ 6 550 000



A MUST SEE!

Stunning nature views, peaceful & tranquil environment. Spacious open plan kitchen (separate scullery & pantry), dining room & entertainment area with inside BBQ. Established garden, pool & boma area. Separate TV room with fireplace. 4 x en-suite bedrooms & study. Double garage, storeroom & SQ.

KLEIN WHK - N\$ 3 590 000



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

EISENHEIM - N\$ 3 200 000



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

KLEINE KUPPE - N\$ 3 150 000 CC



BELOW VALUATION!

Neat duet next to sought after complex. 3 Bedrooms, 2 bathrooms & a study. TV room / dining room & kitchen. Entertainment area with outside BBQ. Double garage & double carport.

OLYMPIA - N\$ 3 180 000 CC



Corner unit in small complex with no stairs! O/p kitchen (sep scullery / laundry), dining room out to patio with Jacuzzi, pool & garden. Indoor area with BBQ. 3 Beds (main with dressing room), 2 baths. Dbl garage & 2 x carports.

KLEINE KUPPE - N\$ 2 575 000



Renovated 3 bed (1 with balcony), 2 bath duet with kitchen & sep scullery/laundry & living area on 600m erf with own entrance & garden. Outside ent/bar area with stoep, BBQ & pool.

LUDWIGSDORF - N\$ 12 500 PM



TO LET

Spacious unit with big open plan kitchen / TV room / dining room that walks out onto the stoep. 3 Bedroom, 2 Bathrooms & double garage. Available 1 May.

CENTRAL N\$ 8000 - N\$ 14 000 PM



TO LET

Brand new 2 & 3 bed units available 1 April. Spacious o/p kitchen (sep scullery) / living area that walks out onto the balcony. 3 Bed units have a BBQ on balcony & storeroom in garage. Modern finishes with aircons. Tandem garages.

CENTRAL - N\$ 8 500 PM



TO LET

Stunning city views! 2 Bedroom, 2 bathroom unit with an open plan kitchen / living area that walks out on a balcony. 1 basement parking. Available immediately. NO PETS!

FINKENSTEIN - N\$ 10 000 PM



TO LET

2 Bedroom, 2 bathroom freestanding house with open plan kitchen / living area. Outside garden. Available 1 May.

AVIS - N\$ 10 000 PM



TO LET

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

Marion Wolf 081 245 2390
 Anita Dames 081 124 6666
 Dinette Venter 081 124 6732
 Muggie Loftie-Eaton 081 129 4121
 Lourette Liebenberg 081 124 5868
 Hillie Petrus 081 128 6783
 Stefanie Dames 081 380 9900
 Tatjana Rapp 081 564 4373
 Angela Ochorus 081 312 0546



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www.rightmoveproperties.com.na



PIONIERSPARK - N\$ 3 875 000

FAMILY PARADISE

Spacious one level home; 4 bedrooms, 3 bathrooms, beautiful kitchen, 3 entertainment areas incl stunning bbq room with bar, plus big 2 bedr flat, lots of parking and space. Lourette 081 124 5868



KLEINE KUPPE - N\$ 1 699 000 CC

BEST BUY!

Modern spacious 2 bedroom, 2 bathroom townhouse; lovely patio with bbq; extra big tandem garage with laundry area; lock-up-and-go; pet unfriendly. Lourette 081 124 5868



KLEINE KUPPE - N\$ 4 900 000 CC

BEST IN ITS CLASS

Top class finishes; beautiful views! 4 Bedrooms, 4 bathrooms, study, walk-in-safe, pajama lounge, guest loo, gorgeous kitchen, scullery, spacious living areas. Very stylish! Lourette 081 124 5868



ELISENHEIM - N\$ 2 530 000

BELOW VALUATION

Nothing can be compared to a House With an Amazing View. Property features: 3 Bedrooms, 2 Bathrooms, Open plan Living- and Dining area, Study area, Laundry, Storeroom, Huge Double Garage 79 sqm, Large Porch with a View, Veranda with Bbq & Garden. Erf - 474 sqm. Dwelling - 261 sqm. Property on one level through stairway access from the garage and street- level. Sliding doors throughout the property. Anita 081 124 6666



KLEIN WHK - N\$ 2 790 000

NEW LISTING

Well located, quiet & secure. Beautiful, immaculate townhouse. Manicured garden. 3 Beds, 2 baths, study, spacious lounge/dining/kitchen, 1 garage, 1 carport. Marion 081 245 2390



ELISENHEIM - N\$ 2 615 000

One level home that offers spacious interiors with practical flow from the kitchen to the dining room and living area. Huge space inside erf for parking with automatic gate. 3 Beds, 2 baths, kitchen with scullery, spacious dining- and living area. Large veranda with bbq. Outside toilet. Jungle gym for kids. Artificial grass. 4x aircons. Double garage. Erf: 608m². Dwelling: 251m². Anita 081 124 6666



SUIDERHOF - N\$ 3 275 000

NEW LISTING

Two houses on one erf. In total 7 bedrooms. Also ideal for offices or work from home. Call for details. Marion 081 245 2390



KLEINE KUPPE - N\$ 2 325 000 CC

Beautifully refurbished from top to bottom. 2 Bedrooms, 2 full bathrooms, spacious open-plan lounge/dining and kitchen, patio with built-in BBQ, 1 garage, carports. Quiet cul-de-sac. Marion 081 245 2390



EROSARK - N\$ 6 600 000 INCL COST

Opportunity to stay & work from the same premises! Huge erf 1509m², under roof 500m², comprising of a spacious house plus offices of 229m² + 1 Bed Flat. Close to Medi-Clinic; Also To Rent - N\$37 000 pm. Lourette 081 124 5868



AVIS - N\$ 2 375 000

Also To Let N\$ 12 500 pm. Very spacious townhouse. 3 Bedrooms, huge lounge and dining room. separate kitchen, garden with BBQ, double garage, carports. Marion 081 245 2390

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SWAKOPMUND N\$ 1 995 000 CC



Popular waterfront complex. Walking distance to new mall. Offering 3 spacious beds, 2 full baths, guest loo. O/p living area, kitchen and scullery, indoor bbq, double garage, well secured. Giveaway at this price. Hurry not to miss out!

KLEIN WHK N\$ 3 195 000 CC



Unreal price for this gem! Offering 3 bedrooms, 2 bathrooms, study nook, open plan living area, stunner kitchen and scullery, covered bbq, pool, double garage, alarm, beams, aircons, small complex ... stunning unit!

SOLE MANDATE

KLEINE KUPPE N\$ 3 295 000



Absolute value! This house offers it all. 3 Beds, 2 baths, lounge/dining with fireplace, kitchen, scullery, pantry, indoor bbq, deck with amazing views and coal stove, store room, pool, solar geyser, well secured, water cooler.

PIONIERSPARK N\$ 3 890 000 CC



Modern family home. 3 Beds, 2 baths, o/p living area, kitchen, scullery, indoor ent with bbq, pool, dbl garage. Plus 2 bed flatlet with lounge, kitchen, full bath, own entrance. Well secured. Worth seeing!

LUXURY HILL/KLEIN WHK N\$ 4 200 000



This north facing grand old dame is ready for a new adventure! 3 Beds, 1 bath, gorgeous wooden flooring, fire place, kitchen, laundry, extra family room with bath, sun room, study, dbl garage, patio with bbq, pool, water cooler, possible for office consent.

KLEINE KUPPE N\$ 35 000 PM



Stunner! Top finishes with amazing views! Offering 4 extra spacious beds with balconies, 4 baths, o/p living area, designer kitchen and scullery, indoor ent with bbq, pool with deck and balcony, elevator, 3 extra spacious garages, 1 bedroom flatlet.

TO LET

Markus Weiss properties

Markus: 081 241 4796

Vivienne: 081 853 5368

markusweiss@iway.na

www.mwproperties.com.na

LUDWIGSDORF



Solid House built over two levels with 3 bedrooms, 2 bathrooms, lounge, dining room, kitchen, large flat downstairs with own entrance. Double garage and store-room. Ideal for a home occupation.

N\$ 9 950 000

LUDWIGSDORF



Mission Village: Lovely 3-bedroom townhouse, 2 bathrooms, newly renovated, open plan lounge, kitchen, covered veranda, guest toilet, remote-controlled single garage, solar geyser and central aircondition. Priced to go!

N\$ 1 640 000

LUXURY HILL



Quiet street, panoramic views: This large property offers 5 beds, 3 baths, 3 living areas, stunning veranda, thatched lapa, pool, dbl tandem garage, dbl carport, office space with sep entrance. Selling below valuation.

N\$ 7 800 000 CC

CBD



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

N\$ 1 290 000

CENTRAL



Two houses on 1 erf. Ideal to use for 2 families, or offices/residential occupation. Main house 3 beds, lounge, kitchen 2 baths. Second house 2 bedrooms, 2 bathrooms, large living area, sep entrance, lots of off-street parking.

N\$ 3 950 000

KLEINE KUPPE



Modern, upmarket, stunning view! Four ensuite bedrooms, large lounge/dining/kitchen area, scullery, east-facing veranda, pool, extra big double garage, study, pyjama lounge. This fine property is immediately available.

N\$ 4 900 000 CC

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ACADEMIA - N\$ 2 780 000



Freestanding home in this price range!
 950M² erf. 4 Bedrooms, 1 full bathroom big spacious lounge, study and extra toilet. Lots of fruit trees. Nice backyard and garden. Single garage and double carport.

PIONIERSPARK - N\$ 2 985 000 CC



Modern home on 500m² erf. 4 Beds, 2 full baths, o/p kitchen & lounge. Ent area separate from house. Double garage, plus single carport. Extra parking in yard as well. Neat property in good location. Negotiable.

WHK COUNTRY CLUB - N\$ 25 000 PM



Facing golf course! 4 beds, 3 baths & guest toilet. Aircons in all bedrooms. O/p lounge & dining area with indoor bbq. Kitchen with scullery. Dbl garage. Prepaid elect.
Available 1 April.

TO LET

EROS - N\$ 3 995 000 INCL COST



Family home all on huge level erf. 4 beds, 2 baths plus 5th guest bed with own bath with access from patio. Kitchen, scullery, pantry & laundry with walk-in cooler room. Lounge & dining area. 3 Garages and storeroom.

SOLD

SOLE MANDATE

LUXURY HILL - N\$ 5 800 000



Used as offices for the past 8 years but can easily be converted back into a home. Great view! 4 Beds, 2 baths, lounge, dining & ent room with bbq. Aircons in all rooms. Outside 2 bed flat. Single garage, dbl carport & more.

BELOW VALUATION

WHK WEST - N\$ 585 000



Beethoven Heights: bachelor apartment with tenant in place at N\$ 4 850 pm. Good investment property! Levy N\$720 pm. Never struggle to get a tenant - very popular with students.
2 Apartments also available for sale!

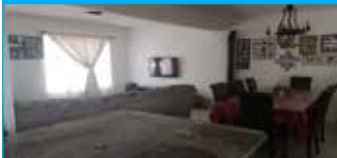
SOLE MANDATE

EROS - N\$ 3 650 000 CC



Big family home all on 1 level close to G4S offices. 4 Beds, 3 Baths. Main with BIC. A/D in all beds & living area. Scullery & pantry. Huge living and dining area. PLUS 2 bed flat. Lapa & pool. Dbl garage plus extra parking.

PIONIERSPARK EXT 1 - N\$ 2 575 000



Duet on 563m² erf offering 3 bedrooms, 2 bathrooms and guest toilet. Nice kitchen with big scullery. BBQ area. Big outside yard and storeroom. Double garage. Transfer costs included.

AUASBLICK - N\$ 26 000 PM



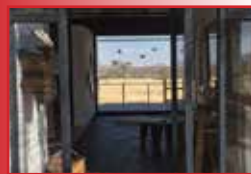
Huge family home offering 5 beds, 4 baths and a study. 2 Guest toilets. Modern kitchen with big scullery. 2 Ent areas plus lounge with fireplace on each level. Pool, play area for kids. Watercooler. 3 Garages. **Available 1 June 2019**

TO LET

PRIVATE SALE

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SOLE MANDATE

PIONIERSPARK EXT 1

BELOW VALUATION

Gretha N\$ 1.850 mil CC
Westvale: Single level. 3 Beds, 2 Baths, neat kitchen & scullery, double garage, 1x shaded carport, spacious garden, huge communal play area for kids, 24h guards.

BEGINNERS LUCK!

KLEIN WINDHOEK

Gretha N\$ 2.720 mil
Free standing home on 900m² erf. Old but neat. 2 Beds, 1 Bath, living area & kitchen, separate laundry, single garage, big outside room. Large trees. Ideal starter pack!

SUPER NEAT AND MODERN!

EROS

Gretha N\$ 4.5 mil
Erf of 1200m². 5 Beds, 3 Baths, modern kitchen, living area, big ent & BBQ room, big pool, 2 x Garages, great security, PLUS: 2 bedroom flat & own carport.

FAR BELOW VALUATION!

EROS

BEST VIEW!

Gretha N\$ 4.995 mil CC
Erf of 1500m². Best for entertaining with several living areas. Imported kitchen & scullery. Dbl garage. Neat and move-in-ready! 4 beds, 2 full baths. Very safe!

BELOW VALUATION!

AVIS

Gretha N\$ 1.950 mil CC
Modern, 2 Bedroom, 2 Bathroom townhouse. 197sqm u/roof! Kitchen with granite tops. Compact garden. Patio with BBQ. Double tandem garage. 24h Security guards.

CLOSE TO MEDICAL CLINIC

EROS

Gretha N\$ 1.350 mil
Ground floor apartment Kunene Court: 1 big bedroom, bathroom with separate toilet, neat kitchen, spacious living area. Lovely complex, ideal for older people.



Hannelie Suckley: +264 81 223 3224 | realestate@eonproperty.com

Anita Versfeld: +264 81 206 1077 | anita@eonproperty.com

Office Tel: +264 61 221 081

Website: www.eonrealtors.com

PUTEOLI, AVIS
N\$ 3.2 MIL

Immaculate, modern, spacious and secure townhouse. 4 Beds, 2 baths, open living areas, dbl garage. Contact Hannelie

ROCKY CREST
N\$ 1.320 MIL (NEG)

Spacious 3 beds, 2 baths, guest loo/ laundry, o/p kitchen / lounge dining area, single garage. Courtyard with braai. Contact Hannelie

GRACE COURT
N\$ 975 000 INCL TRANSFER

Neat as a pin. 3 Bed apartment, 2 baths, o/p kitchen / lounge. Courtyard. Shaded parking. Contact Hannelie

CITY VIEW APARTMENTS
N\$ 1.280 MIL (NEG)

Renovated 2 bed, 1 bath apartment with views. Spacious o/p kitchen / lounge. Balcony. Basement Parking. Contact Hannelie

PIONIERSPARK
N\$ 1.140 MIL NEG

2 bed, 1 bath unit of 66 m² with balcony on 1st floor. O/p kitchen/ lounge. 1 carport. Secure. Levies N\$1425. Contact Anita

KLEIN HAMBURG, AVIS
N\$ 2.225 MIL

3 Beds, 2 baths (134 m²). 1 garage. Aircon. Dbl carport. Lapa with b/i braai & garden. Pet friendly. Contact Anita

WINDHOEK WEST
N\$ 3.8 MIL

3 Bed, 2 bath (mes with dressing room), entrance hall, scullery/ laundry. 2 Garages, single carport. Solar geyser. Contact Anita

VAL D'RHYN, PIONIERSPARK
N\$ 1.035 MIL

1 Bed, 1 bath, 67 m² unit in secure complex. O/p kitchen/lounge. Balcony with b/i braai. Basement parking. Contact Anita

KLEIN WINDHOEK - N\$ 3 750 000 NEGOTIABLE



SOLE MANDATE



NEW RELEASE!

Owner Retiring! Near St. Paul's school. Selling below valuation!

Beautiful, rustic older cottage set on large erf 1450m². Lovely garden, pool, lapa, income producing apartment, store room. 3 Bedrooms, 2 bathrooms. Strip wood flooring in parts. Kitchen dining with fire place and separate lounge. A MUST SEE!

EROS - N\$ 4 MIL CC



Family house with 3 beds, 2 baths, lounge, guest toilet, o/p kitchen lounge, office, 1 bed flat, dbl garage, indoor braai and pool.

KATUTURA - N\$ 1.250 MIL PTY



ON VALUATION

Great Investor's deal: Golgota 14 6 bedroom house with 2 bathrooms on 510m² erf with boundary walls.

CBD - N\$ 25 000 PM



TO LET

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FNB Residential Property Report December 2018

Highlights

- HPI Index retreats - prints -2.7% at the end of December 2018
- Volume index accelerates to 40.4% y/y
- National Average house price comes in at N\$1.1mn

Regional Snapshots – Annual average 2018**

South:	N\$830,750	(+14.0%)
North:	N\$862,750	(+6.1%)
Coast:	N\$1,051,333	(-13.9%)
Central:	N\$1,450,833	(-2.3%)

Key to FNB's Housing Segments

Small:	N\$0.5mn to N\$1.5mn
Medium:	N\$1.5mn to N\$3.4mn
Large:	N\$3.4mn to N\$6.5mn
Luxury:	N\$6.5mn and higher

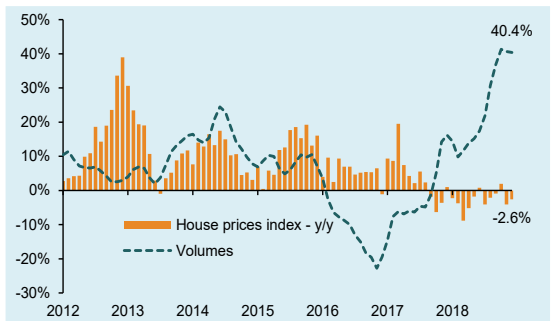
Annual house prices contract for the first time since 1996

Property prices continued contracting aggressively across the country towards the end of 2018. Previously, since the late nineties, property prices had grown by an average of 11.0% annually as the economy evolved, businesses flourished and disposable income increased. The steady GDP annual growth rate of about 4.0% over that period, created ample demand that buoyed residential property prices. However, the deep recession experienced over the past 2 years, has put severe strain on the sector. Central property prices contracted by 2.3%/y (year on year) while coastal prices edged even lower to -13.9%/y over the past year. The movements in the market have meant that our weighted *Housing Index* posted returns of -2.7% at the end of December, compared to 4.0% at the end of 2017.

A closer look at the various numbers shows that activity has been centralized in the "small" segment, where volumes have picked up by a massive 52.0% y/y at the end of the year. At this stage, it remains unclear whether prices have fully bottomed out. Current trends indicate that price pressures still exist in the high-medium to luxury segment which will undoubtedly lead to lower national average prices over the course of this year. Nationwide, a single property stays in the market for four months, with most sellers forced to drop their selling price by 12.0% y/y before securing a sale - further signs that the sector remains suppressed.

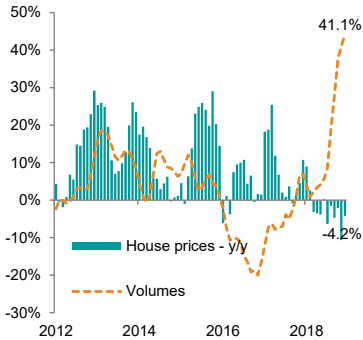
Authored by:
Daniel Kavishe
Group Economist
Dkavishe@fnbnamibia.com.na

Figure 1: FNB Housing Index (Price and Volume Index)



**The annual average figures are calculated by taking the average of the monthly prices as is reported in our monthly reports. The growth rate however is obtained from the average move in the regional indices over the past year

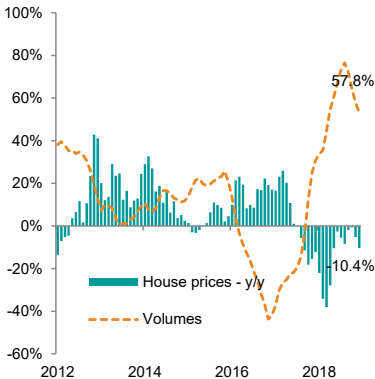
Figure 2: Central volumes robust



Central Property Index contracted by 4.2% y/y, as increased volumes pushed market prices lower. The Central Volume Index seems to have peaked at 41.1%/y/y, supported by increased appetite for property in the small segment across all the towns. These increases were mainly in Windhoek and Okahandja where activity picked up by 31.3% y/y and 41.6%/y/y respectively.

Despite this, it is not anticipated that volumes will remain as high during the first quarter of 2019. The shifted focus to small segment will be the core theme for the year with this segment growing by 69.3%/y/y over the past year whilst accounting for 63.0% y/y of the sales. Naturally, the higher volumes kept average prices at bay with Okahandja property prices ending the year at N\$1.2m, whilst Windhoek recorded N\$1.5mn

Figure 3: Weak prices across the coast

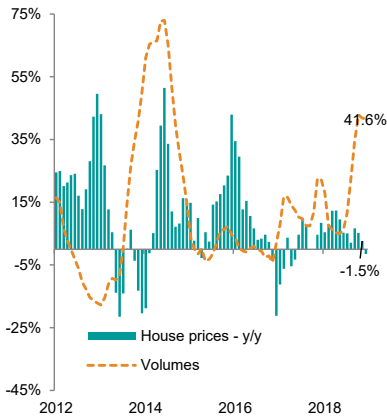


Coastal property prices contracted by 10.4%, to bring the average house price to N\$970k. As the latent impact of new property influences the market, price pressures are expected to continue across coastal towns. In Swakopmund, prices contracted by 24.1%/y/y while in Walvis Bay the prices contracted by 19.1%.

Volume growth has been strong, particularly Walvis Bay, where growth in new additional properties doubled as compared to the end of 2017. In Swakopmund, volumes increased by 61.0% y/y, a consistent growth that started in November 2017. Similarly, to the central region, the main segment from which growth emanates is the small segment. The large segment recorded some activity with sales increasing by 28.5% at the end of 2018 - likely a result of growth from a low base (Notably, prices in large segment are still compressed with growth at a mere 1.5%/y/y).

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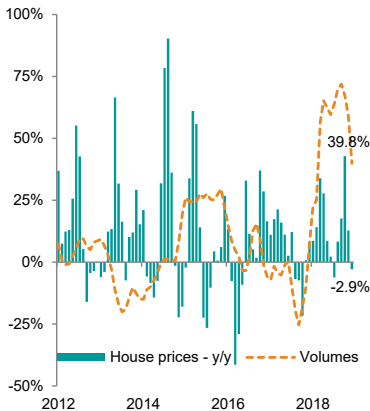
Figure 4: Northern prices – still ripe



Northern property prices start to feel the pressure as prices slip to -1.5% y/y at the end of December. Opportunities to invest in the market however, remains ripe given that average sqm size of plots remains significantly larger than in central or coastal towns, plus, it comes at a discount. Volume growth was particularly bountiful at 41.6%/y/y as the small and medium segment both grew aggressively by 36.2% and 23.2% over the past year. An average property is currently in the market for N\$712K.

We believe that concerted efforts by government to boost housing will greatly benefit property development in this region where the bulk of the population currently lives.

Figure 5: Southern towns - slow but steady

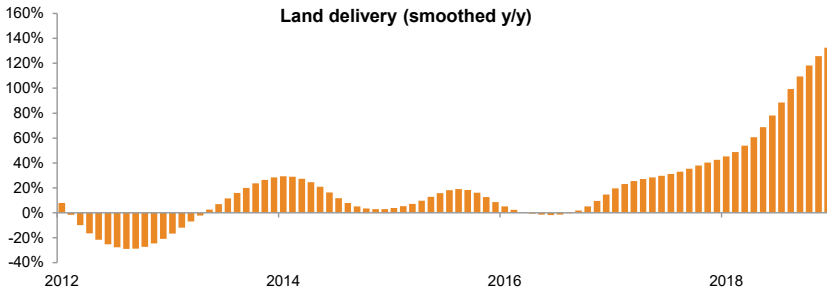


Southern property prices contract but by a lower margin. At -2.9% y/y growth, southern price growth will likely remain volatile over the following year as regional developments plans would spearhead any development. These areas will greatly benefit from low-cost housing as indicated with demand which is 100% currently in the small segment. House prices rallied in the year because of a few expensive houses that entered the market but we believe that it was short lived. We see prices in this region dropping from the current N\$807K to N\$600k over the next year. This will be supported by demand in the low end of the market and likely as increase in low cost housing which we believe is crucial for the area.

As consistently stated, volumes in this region are very low hence results from analysis in this segment must be viewed in lieu of this context.

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Land delivery to continue its ascent



The past year showed sizeable increases in land delivery. Land delivery increased by 136.2%, stemming from a boost in sales from Northern region and Coastal region. The latest national building plans approved data corroborates this movement after towns such as Ongwediva and Swakopmund had substantive annual increases in plans approved during the first and second quarter of last year. Central region has had a surge in approved building plans but mainly in “additions and renovations” as opposed to new build. We believe this trend will invariably continue as people opt to build versus buying property in the market. The bonded average price per square metre of land still seems to have accelerated during the second half of the year, likely as demand picked up across most towns. We believe that there will be increased supply of land over the next few years which will likely contain prices as the process of land reform unfolds and as government increases pressure on municipalities to supply affordable housing to the general populous.

Conclusion

Overall, 2019 should prove to be a tough year for pricing in the property market. New developments in the low-cost market will likely take centre stage dragging average house prices down. Advancements in technology will mean that the supply of alternative building methods will likely also reverberate across the country given the need that exists for basic shelter. Furthermore, with price pressures continuing due higher unemployment and a weaker disposable income outlook, we believe that property prices will continue decelerating during this year and will likely only normalize in 2020. An interesting phenomenon, as earlier indicated, is the increase in land delivery. We believe most households will move towards building versus buying new property as the cost of inputs remains subdued. This should bode favourably to contractors in that space. The market is still tilted towards buyers and those with strong balance sheets or sufficient cashflow will likely benefit in acquiring property at low prices.

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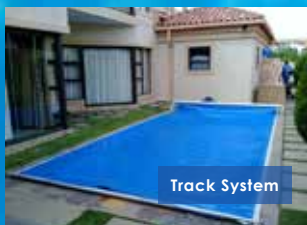
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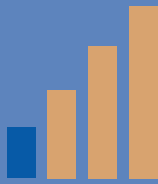
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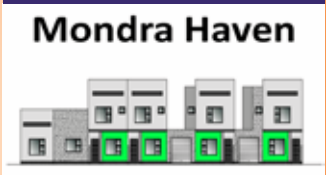
European style home, ideal for the entertaining family. 3 bedrooms (main with walk-in closet), 3 bathrooms, o/p living, dining area and kitchen. Ent area with indoor BBQ, b/i bar & outdoor BBQ. Top finishes throughout.

BRAND NEW HOME



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VINETA - N\$ 2 680 000



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ROSSMUND - N\$ 1 750 000



Stylish 2 bed sectional title unit set amidst lush gardens, quiet sunny retreat just outside of Swakopmund. The roof terrace offers good views of the Swakop River.

VOGELSTRAND - N\$ 2 350 000 NEG



Prime location, close to beach. 3 beds, 2 baths, family home & double garage. Plus 2 bed flat & single garage. O/p kitchens. Safe, upmarket area, in cul-de-sac.

KRAMERSDORF - N\$ 2 180 000



3 Bed apartment (mes) in secure complex with views towards river & dunes. Separate full bath, o/p kitchen / dining & lounge. Double garage.

OWN ELEVATOR! - N\$ 1 390 000



A well-priced unit in small complex, located in Kramersdorf, perfect for downsizing. 2 Bedrooms, 2 bathrooms and a north-east facing lounge and tandem garage.

CBD - N\$ 1 345 000



Situated in heart of CBD, this quaint apartment "lives" to the north, away from the hustle & bustle. Well-priced, with reasonable levies - a lucrative investment.

CBD - N\$ 2 480 000



Perfect location near Mole and CBD shopping facilities. 2 Beds & study / guestroom, 2 baths, kitchen & pantry, dining / lounge. Dbl garage. In superb condition.

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HENTIES BAY - N\$ 5.2 MIL



Sea views from all rooms in this house!! 3 Enormous beds, all with private baths, indoor bbq, kitchen, scullery, garage for 6 cars, carport for 3 cars. Website ref: 1251738

HENTIES BAY - N\$ 1.45 MIL



Spoil yourself to with a holiday or retirement home: 3 bedrooms (mes), 2 bath, kitchen, lounge, dining room (indoor bbq), guest loo, double garage. Website ref: 1253232

KRAMERSDORF - N\$ 3.33 MIL



Awesome finishes right through: 3 Beds, all with private bath, guest loo, study nook, kitchen, scullery, dining room (indoor bbq), lounge, 2 Garages. Website ref: 1229685

KUISEBMOND - N\$ 1.05 MIL



Located on a corner, this lovely home offers: 3 bedrooms (mes), 2 bathrooms, lounge, dining room, tv room, double garage, and a bachelor flat. Website ref: 1253624

LONGBEACH - N\$ 1.97 MIL CC



Walking distance from the beach. 3 Beds, all with private bathrooms, kitchen, living area, built-in bbq, 3 Garages (space for all your toys) Website ref: 1010829

MEERSIG - N\$ 2.55 MIL



3 Beds (mes), 2 baths, dining/bbq room (indoor bbq), lounge (fireplace), kitchen, 3 garages. 1 Bedroom flat with en-suite bath. Website ref: 1246361

MILE 4 - N\$ 1.95 MIL



Beautiful design, great finishes: 3 Beds (mes), 2 baths, study, indoor bbq. Beautiful kitchen, scullery, 2 garages with drive through. Website ref: 1210181

USAKOS - N\$ 730 000



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Kramersdorf—N\$1,500,000



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Central— N\$950,000



LOVELY VIEW

One bedroom apartment close to shops could make for an ideal investment opportunity. **F1769**

Vineta—N\$3,250,000



SECURE LIVING

A stunning unit in very small complex. 3 bedrooms, 2 bathrooms, double garage and balcony. **F1767**

Kramersdorf—N\$2,150,000



QUIET OASIS

This lovely duplex unit has a lovely sun room and garden, 3 bedrooms, 1 bathroom and double garage. **F1778**

Vogelstrand—N\$2,200,000



SEA VIEW

Sunny apartment on the beach, 3 bedrooms, 2 bathrooms, double garage and entertainment room. **F1768**

Vineta—N\$1,600,000



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Ocean View—N\$3,675,000



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Ocean View—N\$2,850,000



NEAT & SPACIOUS

Lovely family home in good area, close to shops and schools. Well maintained. **H1338**

Rossmund—N\$1,700,000



STRESS FREE

Beautiful duplex in a quiet location, perfect for weekend getaways or after a stressful day. **F1715**

Rossmund—N\$2,900,000



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