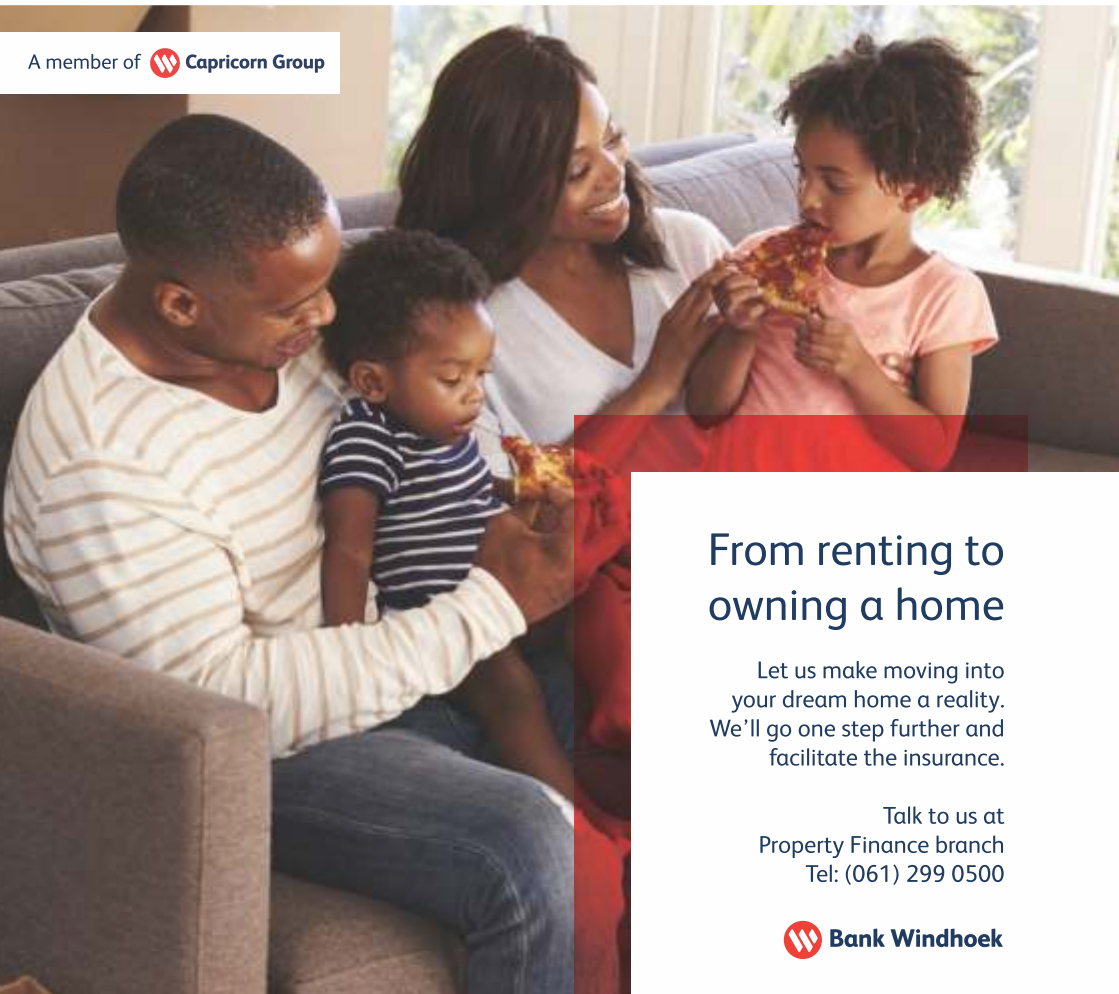




PropertyNews

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EDITOR'S NOTE

We've been looking forward to this design & decor issue! Just a scrumptiously delicious subject when it comes to property.

It isn't about expensive luxury items and gilt-edged objects. The essence of decorating the right way is comfort and elegance – which certainly doesn't need to cost a fortune. Everyday luxury in the home can be achieved by carefully choosing key staples which will last.

Enjoy!
Gerdi

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NEXT PUBLICATION:
Issue 403 | 23 March 2018
Design & Decor

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swk@ld.com.na

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CENTRAL

N\$ 6 600 000 CC

THE PINNACLES - Large double storey townhouse, fabulous views, huge garage/playroom area, family room, lounge with fireplace, kitchen & scullery, 3 bedrooms, large wooden deck & pool overlooking Klein Wk valley. Aircons, laminated floors. Well below valuation! Denis 081 124 4581



PIONIERSPARK

N\$ 3 600 000

Family home deluxe!!
Large & spacious 3 Bedroom home, 2 bathrooms, kitchen & scullery. Lounge, TV room & a bonus of a 1 bedroom flat. 1500m² erf
Johnny 081 124 8589



LUDWIGSDORF

N\$ 4 300 000

3 Bedrooms, 2 bathrooms, lounge, dining room, modern kitchen, ent. kitchen on u/c verandah with BBQ, pool, deck, herb garden, laundry & gym area. 1 Bedroom flat, SQ's, 2 storerooms, single garage, carport, electric fence, security beams, water cooler system throughout the house & electric shutters. Marie 081 128 4281



KLEIN WIK

N\$ 8 350 000

This is a rare gem of a home, located in the perfect area, with the perfect description!! 3 Beds, 2.5 baths, kitchen with scullery, dining room, lounge, family room & study. Spacious flat with 1 bedroom, 1 bathroom, kitchen with lounge. SQ's, ent. area, pool, 3 garages & store room. Lourinda 081 252 6296



UNDER VALUATION

AVIS

N\$ 4 995 000 CC

Ever fantasized about the perfect Home? This is it! Safe, Modern & Spacious on 3 levels. 3 units on 1 erf. House 451 m² & Erf 481 m². 4 Beds, 4 baths, guest WC, kitchen, storeroom, scullery & wine cellar. Dining & TV room, study, lounge, fireplace, outside ent. area, garage for 4 cars, 2 BBQs & pool. Your own mancave! Lourinda 081 252 6296



CIMBEBASIA

N\$ 1 995 000

This is a neat and cozy Family Home! 3 Bedrooms, 2 bathrooms, study room, kitchen, lounge, indoor entertainment area & built-in BBQ. Swimming pool, single garage, single carport, neat & maintainable erf. Lourinda 081 252 6296



KLEINE KUPPE

N\$ 2 396 000

The right price in the most perfect area - Safe & Secure, where neighbors look out for each other! 3 Bedrooms, 2 full bathrooms, kitchen, lounge & entertainment room with fireplace. Double carport & lapa. Lourinda 081 252 6296



FOR SALE & TO LET

PROSPERITA

N\$ 37 800 PM

630 m² warehouse including offices
Also toilets & kitchenette, private yard & parking. Double volume. N\$ 6 700 000 or rental of N\$ 37 800 pm excluding VAT. Denis 081 124 4581



FINKENSTEIN VILLAGE

N\$ 18 000 PM

This is the place to be! Selective & Exclusive, you can enjoy the Village with the great atmosphere. 3 Bedrooms, 2 bathrooms, kitchen with open plan dining room & lounge. Double garage, swimming pool & entertainment area. Lourinda 081 252 6296



SOLE
MANDATE

KLEIN WHK

N\$ 11 500 000 CC

Experience 1st class luxury & safety. 3894 m² erf. 2 Houses on 1 erf. Main - 3 Beds, 2 baths, kitchen, pantry, scullery, lounge, dining area & wooden floors. Pool, ent. area, patio, dbl garage, carport & ample parking. 2nd house - 3 Beds, 2 baths, kitchen, o/p dining/lounge, storeroom, 3 carports & ample extra parking. Marie 081 128 4281



KLEIN WHK

N\$ 6 600 000

MONTEIRO ROW - Brand new townhouse, 3 en-suite bedrooms, large lounge/open plan kitchen, camino, jacuzzi & walk-in safe. Situated in a secure complex, double garage, all very upmarket. Denis 081 124 4581



PIONERSPARK

N\$ 3 700 000

Freestanding family home. Older, NEAT 3 Bedroom home, lounge, o/p kitchen, TV room, full bathroom, pool, double garage with shaded parking. Very spacious 2 Bedroom flat, o/p kitchen living area & parking. Costs excluded. Marie 081 128 4281



ACADEMIA

N\$ 3 490 000

The perfect family home with the 'work from home offices', all on one level. 3 Bedrooms, 2 bathrooms, kitchen, dining room, lounge, entrance area, double garage & patio. Flat - 1 bedroom, full bathroom, lounge & kitchen. Spacious enough for further extension. Lourinda 081 252 6296



VARIOUS

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Frank Schultz 081 128 4386 / 061 278 143
or frank@joseph-snyman.com.na



N INDUSTRIAL

P.O.R

FOR SALE OR TO LET
Outstanding property!!
5400 m² erf with 670 m² workshop & 200 m² offices.
Ideal for interlinks or trucking
Johnny 081 124 8589



EISENHEIM

N\$ 1 600 000

Freestanding family home with lots of potential & views!! 2 Bedrooms, 2 bathrooms, kitchen, open plan dining room & lounge. Single garage
Lourinda 081 252 6296



HOCHLANDPARK

N\$ 2 500 000 excl costs

Hurry this one will go fast! Perfect for the first time buyer! This duet offers 3 beds, 2 baths, guest toilet, o/p kitchen (lots of bic), dining area, stylish lounge with balcony, outside braai & double garage.
Marie 081 128 4281



HENTIES BAY

N\$ 1 900 000

Holiday home with 3 spacious bedrooms, 2 bathrooms, kitchen, living/ dining area Enclosed stoep, indoor braai & outside braai area, storeroom, double garage, additional access to backyard and solar geyser.
Marie 081 128 4281



AUASBLICK N\$ 12 000 000



Spectacular views!! Spacious o/p, lounge, fireplace, dining room, TV room & 2 balconies. Kitchen with state of the art finishes, integrated fridge & dishwasher. 4 en-suite spacious bedrooms, entertainment area, built-in BBQ, study or gym. 1 Bedroom flat with own entrance. 3 Garages, parking & CCTV cameras around the house.

FINKENSTEIN N\$ 6 240 000 (NEG)



Family home with breath-taking 180° mountain views! Spacious o/p kitchen, separate laundry, scullery, pantry / dining room, fireplace, lounge / TV room with built-in BBQ. Walk out onto the large veranda with rim flow pool & boma area. 3 en-suite bedrooms, study nook, 4 garages & SQ's.

KLEIN WINDHOEK N\$ 5 500 000 CC



Warm farm style house in the heart of Windhoek! Lots of security around! U-shaped easy living house with screed floors, 4 bedrooms & 3 bathrooms. Living area / kitchen separated by fireplace in between, separate laundry / scullery, study nook & double garage.

OLYMPIA N\$ 4 300 000



All on one level, spacious family home! Big dining / lounge with fireplace. Kitchen & study, 4 bedrooms, 3 bathrooms or 4th bedroom plus bathroom can be converted into a separate 1 bedroom flat with own entrance. Big pool, established garden & outside BBQ / bar entertainment area. 4 carports & 3 undercover parking.

FINKENSTEIN VILLAGE N\$ 2 830 000



Brand new 3 bedroom, 2 bathroom freestanding house in the Village. Modern kitchen with separate scullery, open plan living area, outside undercover BBQ & double garage. Also to let at N\$ 15 000 pm. Available immediately.

ELISENHEIM N\$ 2 799 000



Brand new freestanding house with 3 en-suite bedrooms & balconies. Open plan kitchen, separate laundry / scullery / living area. Outside BBQ & double garage. Also to let at N\$ 16 000 pm. Available immediately.

AVIS N\$ 2 700 000 CC



Super neat, just move in! This is a must see unit! Stunning living area with fireplace that walks out onto the balcony with open plan kitchen. 3 Bedrooms, 2 bathrooms & outside BBQ area. Double garage & storeroom.

PIONIERSPARK N\$ 1 975 000



Corner unit in secure complex opposite Parkies School. 3 Bedrooms, 2 bathrooms upstairs, open plan kitchen, separate laundry/scullery / dining room / lounge with guest toilet & storeroom downstairs. Patio, established garden & double garage.

ELISENHEIM N\$ 1 050 000



Two 2 Bedroom units with lease agreements in place in Blackthorn Square with carport parking.

MAERUA OFFICE N\$ 20 000 PM



Perfect location in Maerua Mall. 160 m² office space with own w/c, overlooking the Food Court. VAT excluded. Available immediately.

KLEIN WINDHOEK N\$ 18 000 PM



All on one level unit in very secure complex. 3 Bedrooms, 2 bathrooms, kitchen, open plan living/dining room, lounge & laundry. Double garage, garden & STUNNING views of Windhoek. Available immediately.

ELISENHEIM N\$ 17 000 PM



3 Bedroom, 2 bathroom freestanding house with an o/p kitchen, living area & beautiful views next to green space! Outside BBQ, spacious 1 bedroom flat with separate entrance & double garage. Available 1 April 2018

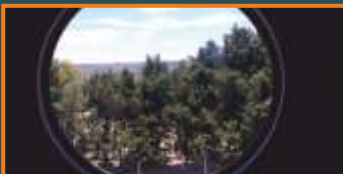
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PASSIONATE ABOUT PEOPLE AND PROPERTY

AVIS N\$ 4 950 000 CC (BELOW VALUATION)



Spacious & stylish, semi-detached home on 3 levels. Offers 4 Beds, 4 baths (2 en-suite) & guest loo. Open plan lounge/TV room, dining room /kitchen, scullery & small wine cellar. Leads out to the garden, pool, enclosed entertainment area with 2 built-in BBQs (wood & gas). 2 Garages. Christine 081 207 5988

LUDWIGSDORF N\$ 4 200 000



Gorgeous family home with top quality finishes. 3 Beds, 2 baths, guest toilet, o/p kitchen with granite tops/ TV / lounge area with concertina doors, automated shutters & pool. BBQ area, another fully equipped kitchen with stunning sunset views. 2 Full self catering flats, storeroom, workshop, single garage & single carport. Valuation N\$ 5.3 Mil. Cláudio 081 7774851

EROS N\$ 3 950 000



Neat as a pin - This beautifully manicured home on level Erf offers 3 Bedrooms, 2 bathrooms, open plan lounge, dining room, TV room, separate kitchen with breakfast bar, leading onto covered entertainment area with pool & a view to the mountains. 3 Garages & 3 shaded carports. Christine 081 207 5988

AVIS N\$ 2 100 000 CC



N\$ 400 000 BELOW VALUATION! Spacious townhouse offers 3 beds (mes), 2 baths, open plan kitchen, dining room, office, TV room, outdoor BBQ area & double garage. Secure complex. Size: 200 m². Pet friendly! Claudio 081 777 4851

KLEINE KUPPE N\$ 1 625 000



Spacious apartment offers 2 bedrooms, 1 bathroom, open plan lounge, dining room & kitchen leading onto balcony with a built-in braai. 1 shaded carport. Christine 081 207 5988

AUASBLICK N\$ 30 000 PM



Ultra-modern home offers 4 Bedrooms & 4 bathrooms (2 en-suite). Open plan lounge, kitchen, dining room, TV room, study leading onto covered patio with wooden deck, pool & garden. Christine 081 207 5988

EROS N\$ 25 000 PM



Spacious family home for the extended family offers 4 beds, 3 baths, guest loo, double volume o/p kitchen, TV room leading onto lovely covered terrace with nice views, scullery, dining room & 2 built-in BBQ. Double garage, storage, carport, solar geyser, beams & alarm. Available 1 March. Claudio 081 777 4851

SUIDERHOF N\$ 18 000 PM



All on one level townhouse offers 3 bedrooms, 2 bathrooms, guest loo, open plan kitchen, scullery, dining room with indoor BBQ, TV room, solar heated swimming pool, easy maintenance garden. Pet friendly. Plenty of natural light, high ceilings. Claudio 081 777 4851

KLEIN WINDHOEK N\$ 14 000 PM



All on one level townhouse in a small complex offers 3 Bedrooms, 2 bathrooms, open plan kitchen, scullery, TV room & dining room leading onto large garden. Double garage with ample parking & 2 aircons. Available 1 May. No pets allowed. Cláudio 081 777 4851

HOCHLAND PARK N\$ 12 000 PM



Large Modern Townhouse (corner unit) offers 3 bedrooms, 2 bathrooms, spacious open plan lounge, dining room & kitchen. Covered entertainment area with a built-in braai & tandem garage. Christine 081 207 5877

KLEINE KUPPE N\$ 10 500 PM



Townhouse in secure complex with lots of natural light offers 2 bedrooms, 1 bathroom, study, guest loo, open plan kitchen, TV room, drying yard, enclosed entertainment area, small garden & a single automated garage. Available 15 March. Pet friendly. Cláudio 081 777 4851

KLEIN WINDHOEK N\$ 7 850 PM



Spacious flat, offers 2 bedrooms, 2 bathrooms, open plan lounge, dining room & kitchen, leading to large balcony with views of the city. 1 parking bay. Christine 081 207 5988

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

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WINDHOEK

KHOMASDAL - N\$ 1 650 000



Stunning townhouse with a feel of a free standing house - Grace Court. 3 Spacious bedrooms, 2 bathrooms, renovated kitchen, lounge, huge courtyard, lapa, braai & single garage. Aircons, blinds, alarm & a lot of extras. Levy - N\$ 1500.
Hillie 081 128 6783

EISENHEIM ERVEN - FROM N\$ 742 500



Erven From N\$ 742 500 to N\$ 1 767 000. Available From 450m² - 1071 m². Deposit N\$ 5000 upon signature. Plot & Plan also available. Bring your pre-approval amount & we will built your dream home!
Anita 081 124 6666

EISENHEIM - N\$ 2 580 000



Valuation N\$ 2.8 mil. Beautiful modern house, 3 spacious beds with 2 baths. O/p kitchen with scullery, Dining & living area. Outside ent area with built-in-braai & pool. Single garage with additional parking. 433 m² Erf.
Anita 081 124 6666

HOCHLANDPARK - N\$ 3 450 000



Spacious and neat 3-bedr home (170 m²), huge farm-style veranda with built-in BBQ and pool, double garage plus big 2-bedroom flat. Quiet area. Erf size: 720 m²
Marion 081 245 2390

KLEINE KUPPE - N\$ 1 680 000



WEAVERS NEST - Ideal for first time buyers. 2 Bedroom unit, with 1 bathroom. Large open plan living area & kitchen with granite tops. Big Balcony with built-in BBQ, single shaded carport & remote gate.
Stefanie 081 380 9900

AVIS - N\$ 2 790 000 NEG



Also to let - N\$ 13 500 pm (incl water) Very neat, secure & modern lock-up & go with 3 beds BICs, 2 baths (1 en-suite), large o/p lounge/dining & lovely kitchen, separate scullery, big patio with built-in BBQ & quaint garden. Dbl garage, laundry, 24hr security.
Marion 081 245 2390

KLEINE KUPPE - N\$ 2 350 000 CC



HOUSE with PLAYGROUND (across road) 3 Bedrooms, 2 FULL bathrooms, scullery, open plan living room, TV room with fireplace, lapa with BBQ, 3 carports, aircons, solar & super safe!
Marion 081 245 2390

AVIS - N\$ 2 695 000 CC



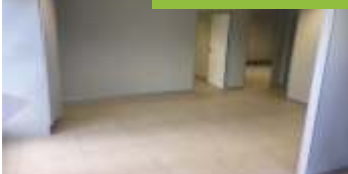
Duet House with lovely vegetable garden & cosy entertainment areas including fitted bar & Jacuzzi under a grape vine! 3 Beds, 2 baths, 1 outside bed & bath, garage & 4 steel carports. Erf 612 m²!
Lourette 081 124 5868

ACACIA - N\$ 1 275 000



Spacious 2 Bedroom townhouse, 1 full bathroom, guest loo, open plan kitchen / lounge, aircon, carport, extra parking, corner unit with extra big courtyard.
Lourette 081 124 5868

COMMERCIAL RENTALS



We have a variety of offices to rent!
Eros: N\$ 4 500 for a single office in a beautiful secure building. Suiderhof: 85m² office for N\$ 11 000. Klein Whk: 3 big offices in a popular centre starting from 135 m² for N\$ 12 825.
Dinette 081 124 6732

OLYMPIA - N\$ 4 850 000 CC



Lovely Light Bright Family Home. 4 Beds, 3 Baths, Southern Views, 3 garages; 1 Bed Flat currently rented @ N\$ 5500 pm; storerooms, and other extras.
Lourette 081 124 5868

CBD - COMMERCIAL

**2385 m² Erf
In Whk CBD area**

**Zoning
Business Bulk 4**

**Great Development
Potential!**

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Joanie
081 129 6689



Willem
081 407 4274

KLEINE KUPPE

N\$ 3 495 000



HOUSE OF THE MONTH!
SOLE MANDATE

HUGE price reduction!

3 Spacious bedrooms, 2 bathrooms, guest loo, open plan lounge & dining with fireplace, lovely kitchen /scullery, pantry, double garage, swimming pool, indoor BBQ, deck with views, exceptionally neat, water cooler, solar geyser, well secured & STUNNING Views.

SUIDERHOF

N\$ 3 500 000



SOLE MANDATE

Located in "Bokkiesdorp", older but very well maintained home. 3 Bedrooms, 2 bathrooms, lounge, dining, lovely kitchen, pantry, u/c patio with BBQ, pool, sauna, double garage, lovely treed garden, extra parking, 5g's & water cooler. Valuation In Place, transfer costs included in the asking price.

KLEIN WINDHOEK

N\$ 4 650 000



Lovely family home, leveled erf 980 m² with space for kids to play. Offering 3 Bedrooms, 2 bathrooms, kitchen & dining indoor entertainment including BBQ, lounge with fireplace, lovely outdoor covered patio with BBQ, manageable garden & pool PLUS 1 bedroom flatlet with own entrance & carports.

KLEIN WINDHOEK

N\$ 6 995 000 CC



Beautiful Tuscan Villa. Exceptional views, North Facing. 4 Bedrooms, 2 full bathrooms, extra guest suite with bathroom, stunning open plan living room with fireplace, TV room, kitchen, scullery, stunning balconies with views, 3 garages, pool, well secured... V I E W S! Must View! Offers Considered.

EROSPARK

N\$ 4 700 000



Spacious Family home! Offering 4 Bedrooms, 3 Bathrooms, Modern Kitchen, Pantry, Dining, Lounge, Study, Indoor Entertainment with BBQ and Coal Stove, Built-in Bar, Covered Patio with BBQ, Double Garage, Stunning Pool, Spacious Erf!

AVIS

N\$ 1 795 000



Lovely cottage style all on One Level Townhouse, Well maintained. Offering 3 Bedrooms, 2 Bathrooms, Open Plan Living Area, Kitchen, Garage, 2 Parking bays, Covered and Shaded Patio, Garden, Well secured. Under valuation.

Markus Weiss properties

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

www.mwproperties.com.na

KLEIN WINDHOEK



N\$ 8 350 000

Most Upmarket Area. Stunning views! Solid large home on a 1800 m² plot. 3 Bedrooms, huge living areas, flat, 3 garages, storerooms, cool room & domestic quarters.

EROSPARK



N\$ 4 995 000

For the entertainer! Large family home in quiet street. 4 Bedrooms, spacious living areas, natural wood kitchen, beautiful views, thatched entertainment lapa with BBQ & garage for 4 cars.

NORTHERN INDUSTRIAL



N\$ 2 850 000 CC

Warehouse with reception, 2 offices, kitchenette, 2 ablutions, worker's ablution & change room, large mezzanine floor, 380 V. Selling 300 k below valuation.

EISENHEIM



N\$ 1 500 000

Pretty 2 Bedroom duplex townhouse, 2 bathrooms with showers, guest toilet, open plan lounge & veranda. Small garden, double carport, communal pool & BBQ area.

CIMBEBASIA



N\$ 1 945 000

A lovely free-standing 3-bedroom house with 2 bathrooms, spacious kitchen, lounge, dining/BBQ room, study/playroom, garden with pool, garage with extra storage space.

KLEIN WINDHOEK



N\$ 1 050 000 CC

Urban Space. Very neat 1 Bedroom apartment, pretty kitchen, extra BIC, situated on top floor, lift in building & shaded carport.

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



LAFRENZ N\$ 8 750 000 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\$ 7 500 000 CC



OFFICE & RETAIL SPACE

Modern office & retail space in Southern Industrial Park measuring 550 m² of tiled floors & bronze frames. Including reception, storage, kitchen, toilettes & 8 safe parking spaces.
Polla 081 129 9061

AUASBLICK N\$ 5 650 000 CC



BELOW
VALUATION

Modern & Exceptionally Neat - 3 Bedrooms (en-suite), kitchen, scullery, laundry, spacious open dining/lounge leading to well-arranged entertainment/ braai area with pool. Separate guest suite, study, double garage, large carport, lawn & garden. Polla 081 129 9061

OLYMPIA N\$ 2 700 000 CC



BELOW
VALUATION

What a Bargain!! Very neat, newly repainted 3 Bedroom house with 2 bathrooms, large beautiful open plan kitchen/lounge/dining room, scullery, pantry, lapa with BBQ, pool, double garage & 2 carports.
Add the view for a perfect property.
Sigi 081 127 8580

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.
Sigi 081 127 8580

CIMBEBASIA N\$ 2 650 000



2 for the price of one! 4 Bedroom house with 2 bathrooms, spacious open plan living area, braai area, pool, garage & double undercover parking. Plus adjacent erf with own 2 bedroom house, garage & ample parking.
Sigi 081 127 8580

KLEIN WINDHOEK N\$ 2 200 000 CC



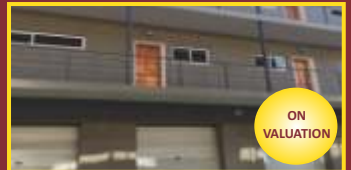
Very neat townhouse in well maintained complex with 3 Bedrooms, 2 bathrooms, spacious open plan kitchen/lounge/dining room. Double garage & spacious courtyard with BBQ.
Sigi 081 127 8580

KLEIN WINDHOEK N\$ 2 150 000



Very neat 3 Bedroom townhouse in small well-maintained complex offers 3 bedrooms, 2 bathrooms, open plan kitchen/ lounge & single garage. Close to Government Office Park & in a quiet area.
Sigi 081 127 8580

ROCKY CREST N\$ 1 290 000



ON
VALUATION

ROCKY HILLS
Valuation including costs.
2 Bedroom, 1 bathroom unit, open plan kitchen/lounge, garage with trough & laundry connections.
Polla 081 129 9061

WINDHOEK NORTH N\$ 1 100 000



Very neat apartment in Hosea Kutako with 2 bedrooms, a bathroom, spacious open plan kitchen/dining room, indoor BBQ & secure under cover parking.
Sigi 081 127 8580

SUIDERHOF N\$ 995 000



FOR FIRST TIME BUYERS OR INVESTORS!
A 2 Bedroom unit with 1 bathroom, open plan living area & under cover parking. In a well maintained complex. Close to school & other amenities.
Sigi 081 127 8580

EROS OFFICES



CENTRAL PARK OFFICES
Well located, modern & safe office space to let. Between 22 – 30 m² at N\$ 200 p/m²
Covered parking available.
Polla 081 129 9061



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lifestyle estate

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NAD 2.85 million | 20ha Plots | On the outskirts of Windhoek



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Lizelle | lizelle@ee-properties.com
Nr. 5 Schroeder (cnr Stein), Klein Windhoek



KLEIN WHK - N\$ 3 600 000 CC



3 Bedrooms, 2 full bathroom unit in secure complex. Open plan lounge, dining room, kitchen, extra store place, study, laundry & scullery. Patio, guest toilet, double garage with extra storage, lovely small garden, aircons & ceiling fans. **Lizelle 081 213 3588**

KLEINE KUPPE - N\$ 3 650 000



3 Bedrooms, 2 full bathroom freestanding family home with open plan kitchen, lounge/dining room, large patio with built-in braai - great for entertainment. Double garage, guest toilet, servants quarter & laundry. Has lots of potential **Lizelle 081 213 3588**

AVIS - N\$ 1 920 000



3 Bedroom townhouse all on one level. It has a single garage & carport. **Hillette 081 241 7531**

OLYMPIA - N\$ 5 200 000



Lovely FAMILY HOUSE with 3 Bedrooms, 2 bathrooms, outdoor entertainment area with braai, swimming pool, as well as a very spacious 2 bedroom flat. Security is up to standard. The property has a double garage. **Hillette 081 241 7531**

ACADEMIA - N\$ 3 895 000



NEWLY RENOVATED 3 Bedroom house with STUNNING FINISHES. The property has a double garage, 1 bedroom flat, solar geysers & extra long swimming pool. A MUST SEE!!! **Hillette 081 241 7531**

EROSPARK - N\$ 1 600 000



Much Sought after complex. Close to all amenities including hospitals, shopping centre, schools. Open plan lounge/dining room, one bedroom, one bathroom, small storeroom. **Lizelle 081 213 3588**



Gretha Dos Santos @

grethads@afol.com.na | 081 284 3180

JUST PROPERTY



KLEINE KUPPE

NEW RELEASE!

Gretha N\$ 2.680 mil
Free standing home! Erf 375 m², under roof 205 m². Lovely kitchen with big scullery, 3 spacious bedrooms, 2 top-notch bathrooms, double garage, patio, BBQ & central water cooler. Selling below valuation.



OLYMPIA

SOLE MANDATE

Gretha N\$ 6.320 mil CC
Absolutely fabulous! 4 Beds, 3 baths, amazing kitchen & scullery, jaw-dropping double storey ent. area fit for a lodge! Guest flatlet (5th bed), 4 garages & lots of storage. Immaculate! Erf 1450 m²!



AVIS

Gretha N\$ 2.7 mil CC
Uber-homey townhouse! Country style finishes, wooden frames & clay tiles. Super neat 3 Beds, 2 baths, large o/p living area, private outside area & shower, BBQ & double garage, top security! Exquisite view!



EROS

NEW RELEASE!

Gretha N\$ 4.995 mil
Spacious family home. 4 Beds, 3 baths, TV room, lounge, dining room, indoor BBQ, lovely kitchen with scullery, bar, big laps also with BBQ, pool, garage for 4 cars, lots of trees, lovely view, home office. Erf 1620 m². Needs some minor TLC.



EROS

Gretha N\$ 3.950 mil
Newly re-done, Modern. Erf 1500 m². 4 Bedrooms, 2 Bathrooms, modern kitchen, double garage, outside toilet, pool & laps. Lovely big trees. Top security. Fixed rental agreement in place with top-tenants until February 2019. Far below valuation!



AUASBLIEK

URGENT SALE!

Gretha N\$ 4.750 mil CC
Modern home! 3 Bedrooms, 3 bathrooms, guest loo, double volume living & dining area, rustic kitchen & huge scullery, BBQ room & big open patio, double garage, pool & great view. Erf size 737 m². Under roof 342 m². Needs minor TLC. Offers welcome!



Suzaan Hennig
081 790 1588

suzaan@suzaanrealestate.co.na
www.suzaanrealestate.co.na

EROS PARK N\$ 3 380 000 CC



Well priced property selling below valuation. 3 Beds, 2 baths. Small study nook. O/p lounge & kitchen with dining area. Nice outside patio and BBQ. Plus 4th guest bed outside with own bath. Double garage. Big erf & pool. **Suzaan 081 790 1588**

ROCKY CREST N\$ 1 950 000 + COST



Newly build home on 540sqm erf. 3 Bedrooms, 2 bathrooms, Spacious open plan lounge and modern kitchen. Double garage. Entertainment area. Selling below valuation. **Suzaan 081 790 1588**

KLEIN WHK N\$ 4 700 000 + COST



4 Bed , 3 Bath family home on 1200 m² erf. Ideal for the bigger family. Lovely ent area & pool. O/p lounge and dining area. TV Room, laundry room & outside storeroom with toilet & shower. Double garage PLUS tandem carport. **Suzaan 081 790 1588**

WHK WEST N\$ 65 000 PM VAT INCL



Prime business spot on a corner. 430 m² building. Modern double storey office block. Open plan top floor with desks that can accommodate up to 26 people. 4 Closed offices. Lots of parking. Boardroom.

AVIS N\$ 3 300 000 CC



Lovely townhouse in the ever popular complex of La Mont. 3 Bedrooms and 2 bathrooms. Very spacious living area and modern kitchen with scullery. Nice back patio and BBQ area. Double garage.

EROS N\$ 2 300 000 + COST



Freestanding home on 477 m² erf with a perfect location close to WAP school. 3 Beds and 2 baths. O/p lounge and kitchen. A lot of potential at an affordable price. Give it some TLC and this could be the perfect

HOCHLANDPARK N\$ 3 100 000 + COST



3 Bedrooms, 2 bathrooms and guest toilet. Kitchen, dining room, lounge and TV room. Entertainment area. Swimming pool and double garage. Nice big erf 1064 m². **Suzaan 081 790 1588**



Offering a Service with Trust

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✉ tatjana20120@gmail.com

TATJANA RAPP
REAL ESTATE



ACADEMIA N\$ 3 850 000



OFFERS WELCOME
IMMACULATE FREESTANDING HOUSE offers 3 beds (2 en-suite), scullery, laundry, electric fence, alarm, 2,5 baths, big lounge, big kitchen, (BIC), pool, ent. area, dbl garage, storage, bachelor flat, suitable for guestroom or extra bed. Priced under valuation.

OLYMPIA N\$ 3 550 000



BARGAIN OFFERS WELCOME!
WAY BELOW VALUATION! Erf 1380 m². Child friendly & safe street! 3 Big beds (mes), 1 full bath, kitchen, dining, study, b/i BBQ, pool, bachelor flat (may be used as office), bachelor cottage style flat & dbl garage! Valuation & compliance in place.

KLEINE KUPPE N\$ 3 300 000 CC



OR NEAREST OFFER
FREESTANDING - BEAUTIFUL VIEWS! Private ent area, swimming pool, 3 beds, (1 e/s), big bath, lounge, kitchen with scullery, dbl garage & carport. Electric fence, alarm & remote gate. Compliance & valuation in place. Below valuation. **Also to let N\$ 14 000 pm.**

KLEINE KUPPE N\$ 3 095 000



UPMARKET TOWNHOUSE in beautiful complex! Corner double story unit with 3 beds, 2 baths, guest toilet, lounge, dining room & kitchen, double garage, artificial lawn garden. Pet friendly only with BC consent. Valuation in place. Levies N\$ 2 896 pm.

KLEINE KUPPE N\$ 1 320 000



BARGAIN FOR INVESTORS
GREAT OFFERING. WILD OLIVE COMPLEX Ground floor unit, offers, 1 bedroom, 1 bathroom, open plan kitchen & lounge. Well-paying current tenant! Very neat complex, 24hrs security, 1 shaded car park & visitors car parking. Near Grove Mall LPP hospital.

KLEIN WINDHOEK N\$ 17 000 PM



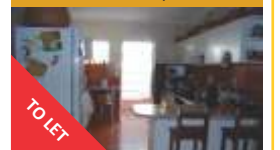
TO LET
DOUBLE STOREY TOWNHOUSE. 3 Bedrooms (all en-suite with aircons) o/p lounge with kitchen, pet friendly yard, huge double garage, secure complex. Alarm system, electrical fence with high walls & beautiful views (W&E excl.) Deposit - rental amount.

OLYMPIA N\$ 15 000 PM



TO LET
FREESTANDING HOUSE with 3 big bedrooms & BIC, 2 bathrooms, open plan lounge with kitchen, scullery, swimming pool, lapa, double garage, big yard, pet friendly. W&E excluded. **Available Immediately!**

AVIS N\$ 13 000 PM



TO LET
VERY COSY COTTAGE STYLE HOUSE! Pet friendly too! 3 Beds, 2 baths, open plan kitchen with lounge, pool! Lapa, braai area, 1 garage, shade netting, quiet street, prepaid meter, electric fence & gate. W&E excl. **Available 1 April 2018.**

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Mariet: 081 443 6261
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OLYMPIA N\$ 5 300 000



**EXCLUSIVE
MANDATE**

ENTERTAINERS DREAM

This property will surprise you.
All on one level with a view.
Spacious living areas, 2 flats
& servant quarters.

KLEIN WINDHOEK N\$ 5 600 000



**SOLE
MANDATE**

UNINTERRUPTED VIEWS

With some attention
you can transform this property
into your dream home.

KLEINE KUPPE N\$ 4 000 000



**FOR
SALE**

PICTURE PERFECT

Light, spacious living areas
leading onto a deck with a swimming pool.
In mint condition.

OLD PROSPERTITA N\$ 2 600 000



**SOLE
MANDATE**

NOW THE PRICE IS RIGHT!

This double volume warehouse offers
51 m² office space,
165 m² warehouse space &
51 m² covered parking.

HOCHLAND PARK N\$ 4 200 000



**SOLE
MANDATE**

THE EXTENDED FAMILY IS WELCOME

This 5 Bedrooms plus study offers
all the space you may need.
Entertainment area & pool.
Bonus is top security.

KLEIN WINDHOEK N\$ 1 600 000 CC



**FOR
SALE**

TIME TO BUY YOUR OWN OFFICE

It is vacant.....
Prime office space of 73 m².

EROSPARK N\$ 4 950 000

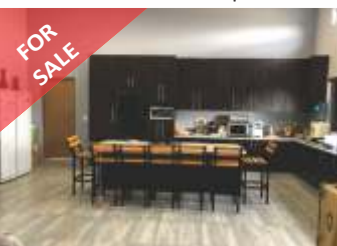


**FOR
SALE**

AMBASSADOR'S RETREAT

This high set erf is 1620 m² has 4 bedrooms,
an entertainment area
with pool & a view.

CIMBEBASIA N\$ 2 350 000



**FOR
SALE**

YOU WILL BE AMAZED

This freestanding house with double volume roof
offers it all. 3 Bedrooms with open plan living with
an indoor braai & a double garage.
Modern finishes.

GOREANGAB N\$ 1 850 000



**SOLE
MANDATE**

These five 1-bedroom
self-catering units is
located on one erf.



WELCOME TO OUR TEAM!



Nadia Van Zyl Estates would like to welcome **Esme Shivella** 081 304 4000 esme@nvzestates.com to our dynamic team!

She will assist you with all residential property rentals & sales in & around Namibia.

OLD ACADEMIA - N\$ 3 725 000



FIT FOR THE ENTERTAINER. Spacious & well maintained, 1000 m² erf. 4 Beds, 2 baths, o/p kitchen, dining area & TV room. 3 Ent areas, pool, double garage with 3 carports. Fully equipped imported solar system.

PIONEERSPARK EXT 1 - N\$ 1 500 000



VAN RHIJN VILLAGE. One level townhouse situated in a very popular secure estate, EXTREMELY NEAT - 2 Bedrooms, 2 bathrooms, open plan kitchen, lounge & large court yard.

OLD PIONIERSPARK - N\$ 1 975 000



LITTLE GEM TUCKED AWAY. Stone throw away from Pionierspark PS, WELL KEPT dbl story townhouse with 3 beds, 2 baths, o/p kitchen, scullery, lounge/ dining, double garage & parking space.

KLEINE KUPPE - N\$ 1 350 000



LA RENE COMPLEX - BARGAIN! Spacious apartment situated on the first floor with 2 Bedrooms, 1 bathroom, open plan kitchen / lounge, balcony with built-in BBQ & 1 under roof parking.

KLEINE KUPPE - N\$ 1 825 000



FREESTANDING DUET. Perfect starter home in a HIGH DEMAND area. 300 m² erf with 2 bedrooms, study, full bathroom, o/p kitchen/ lounge, indoor BBQ, small garden & dbl carport.

CIMBEBASIA - N\$ 1 600 000



FREESTANDING PROPERTY fit for the beginner. Approved plans for extension. Erf size +/- 300 m², 2 beds, 2 baths, lounge and small kitchen. Double shade net parking.



Celebrating Namibia's diverse and unique culture for our Independence day 21 March

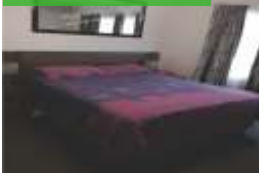
SELL FAST
REAL ESTATE & AUCTIONS

HAKAHANA - N\$ 500 000



Newly built 3 bedroom home, 2 bathrooms, main en-suite. Modern kitchen, interlocking & single garage Uati 081464 5461

PIONEERSPARK EXT 1 - N\$ 1 500 000



2 bedroom ground floor apartment with spacious backyard. Main bedroom en-suite, open plan kitchen and lounge. Secure complex. Gloria 081 398 2349

PIONEERSPARK - N\$ 3 700 000



Free standing 3 bed home with 2 baths on erf of over 1000 m². Ent. areas, beautiful spacious garden, electric fence, alarm & gates. Uripri 081 122 3797

CIMBEBASIA - N\$ 2 400 000



Spacious free standing house with 3 beds (mes), 2 baths, modern kitchen with lots of BIC plus outside ent. area. Tami 081 202 6062

OTJOMUISE - N\$ 1 700 000



Newly built in ext. 9. 3 Bedrooms, 2 bathrooms, kitchen & lounge, garage & BIC. 2 Backyard flats. Uati 081 464 5461

ACACIA - N\$ 1 810 000



4 Bedroom, 2 bathroom home with open plan kitchen and carport. Gloria 081 398 2349

KLEINE KUPPE - N\$ 2 580 000



Guinas 101. 3 bedrooms, 2 bathrooms, modern finishes, double garage and big courtyard. Uripri 081 122 3797

AMBROSE VILLAGE - FROM N\$ 1 870 000



On show unit for viewing! 2 & 3 Bedrooms, 2 bathrooms; Outside ent, Garage - Single and double; 114m² - 154m². Uripri 081 122 3797



KLEINE KUPPE **N\$ 3 850 000**



4 Beds | 3.5 Baths | 2 Garages
 Corner house on spacious erf
 Near all amenities, in quiet street
 Kitchen with scullery
 Dining room, living room & study
 Patio with BBQ area
 Main bedroom with balcony

ELISENHEIM **N\$ 3 100 000**



In the First phase of Elisenheim
 In a private cul-de-sac
 Kitchen with scullery
 Open plan living with TV room
 Heated pool with small garden
 Veranda with BBQ area
 2 Garages
 Excellent security

KLEIN WINDHOEK **N\$ 4 700 000**



4 Beds | 3 Baths | 3 Garages
 Spacious family home near St Pauls
 Private and secure
 Kitchen with open plan living
 TV room/dining room/lounge
 Pool with BBQ area
 Extra parking

CIMBEBASIA **N\$ 1 850 000**



3 Beds | 2 Baths | 1 Garage
 Kitchen with o/p living
 Dining area & study
 Indoor BBQ area
 Swimming pool
 Carport
 Ample security

KLEINE KUPPE **N\$ 3 600 000**



3 Beds | 2 Baths | 2 Garages
 Separate 1 bedroom flat
 In a quiet cul-de-sac with views
 Kitchen with scullery
 BBQ and entertainment area
 Servant quarters
 Some furniture included
 Extra parking

KLEIN WINDHOEK **N\$ 1 050 000**



1 Bed | 1 Bath | 1 Parking Bay
 Near all amenities
 Small and secure complex
 Balcony with a view
 Newly renovated

FINKENSTEIN **N\$ 6 750 000**



4 Beds | 2.5 Baths | 3 Garages
Also to let at N\$ 35 000 pm
 In tranquil Nature Estate
 Pool with entertainment area
 BBQ area with pizza oven
 Kitchen with scullery, o/p living
 Huge garden with ample fruit trees
 Granny flat (2 beds, 1.5 baths,
 2 garages & kitchen with o/p living)

OUT OF NATURE ESTATE **N\$ 5 200 000**



4 Beds | 3.5 Baths | 2 Garages
2 Beds | 1 Bath | 1 Garage
 2 houses on 1 ha plot with views
 Kitchen, scullery, pantry & laundry
 Dining room, living room, TV room
 Walk-in cool room and safe
 Pool with ent area, irrigated gardens

AVIS **N\$ 3 500 000**



3 Beds | 1 Bath | 1 Flat
 All on 1 level family home
 Big erf, suitable for expansion
 Kitchen with scullery and pantry
 Dining room, TV room
 Separate 1 bedroom flat
 Shaded parking for 4 cars

KHOMASDAL **N\$ 1 750 000**



3 Beds | 2 Baths | 4 Parking spaces
 In a quiet cul-de-sac
 North facing home on spacious erf
 Kitchen with dining area
 Living room, TV room
 Shaded parking for 4 cars
 Near schools and play park

HOCHLANDPARK **N\$ 2 500 000**



3 Beds | 2 Baths | 2 Garages
 Kitchen with scullery
 Dining room, living room
 Balcony with view
 Garden and BBQ area
 Ample security
 Extra parking

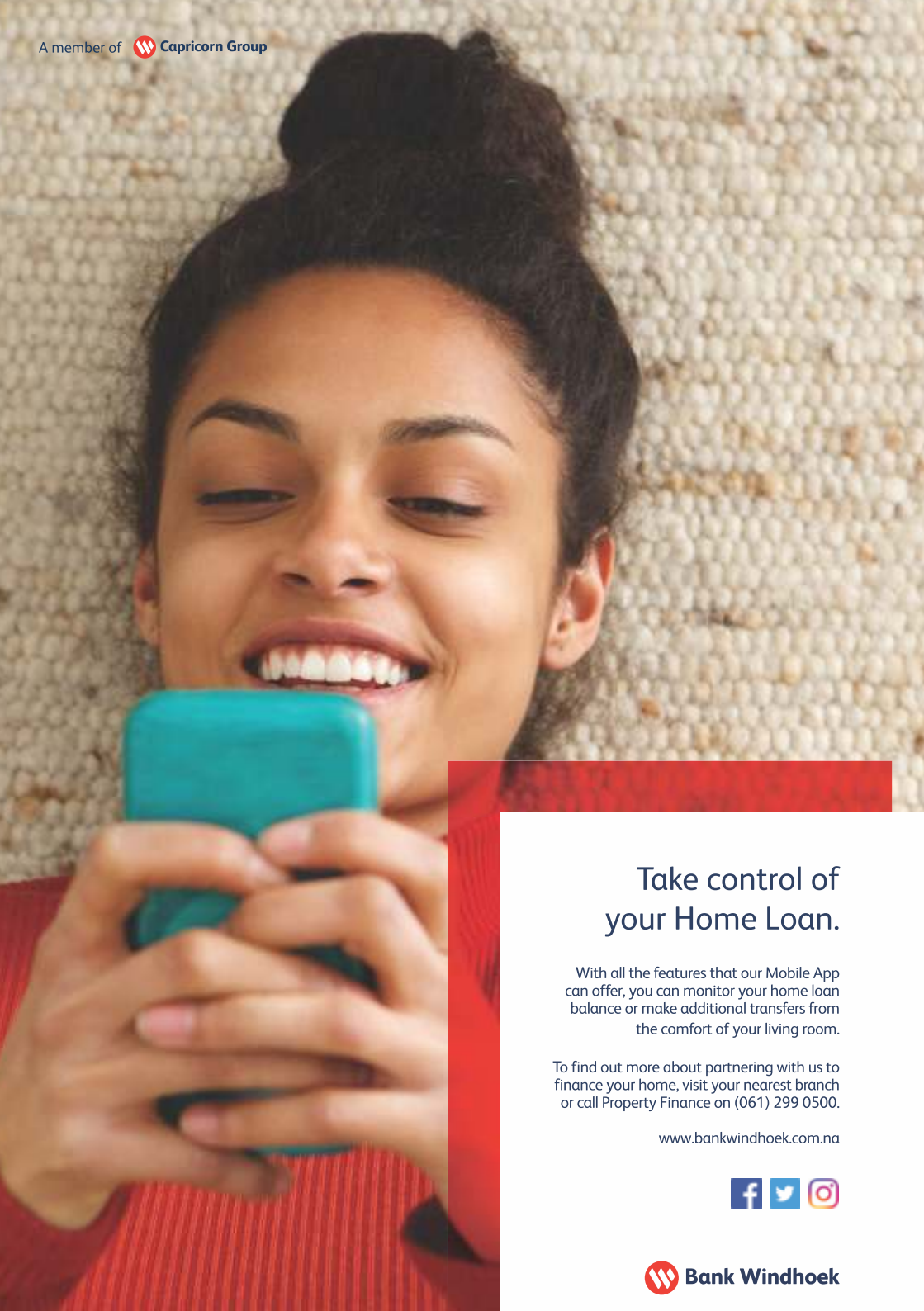
VARIOUS RENTAL PROPERTIES

Kleine Kuppe
 N\$ 22 000 pm
 4 Bedrooms/4 bathrooms/2 garages
 2 Entertainment areas

Finkenstejn
 N\$ 15 000 pm
 Retirement village
 3 Bedrooms/2 bathrooms/2 garages
 BBQ area on stoep

CBD
 N\$ 15 000 pm
 Fully furnished
 2 Bedrooms/2 bathrooms/1 parking
 BBQ on balcony

CBD
 N\$ 42 000 pm
 8 Offices
 Ample parking



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KLEIN WHK - N\$ 1.81 MIL

2 Bedroom, 1.5 bathroom townhouse with garden, carport & storage room. Costs excluded.



EROS - N\$ 2.41 MIL CC

Fully furnished, 3 bedroom, 2 bathroom townhouse with garden & garage. Costs excluded.



KLEIN WHK - N\$ 2.12 MIL

2 Bedroom apartment with BBQ balcony, double garage. Excluding costs.



SUIDERHOF - N\$ 3.95 MIL CC

Modern 3 Bedroom townhouse, splash pool & garden in small complex.



HERBOTH'S BLICK - N\$ 5.4 MIL

Newly built 3 Bedroom house on 5 ha land with approved plans for flat & pool. Costs excluded.



KLEIN WHK - N\$ 5.58 MIL CC

ideal family house - 3 Bedrooms, 2.5 bathrooms, study, guestroom, BBQ with pool, jacuzzi & 3 garages.



LUDWIGSDORF - N\$ 8.3 MIL (TRUST)

Well maintained 3 Bedroom house on a large erf, flat, pool & garages.



KLEIN WHK - N\$ 8.35 MIL

Guesthouse potential with spectacular views on large erf - immaculate!! Costs excluded



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



KLEINE KUPPE

**N\$ 1 500 000
CC**

2 Bedroom, 1 bathroom unit in Villa Palmyra Complex. Open plan kitchen/living area & carport. Walking distance from Grove Mall. **Estelle 081 226 1494**



KLEINE KUPPE

N\$ 3 950 000

Stylish Home in safe & secure complex. O/p kitchen, dining / lounge, aircons & scullery. 3 Beds, 2 en-suite baths, guest toilet, pool, BBQ, dbl garage & 1 bed flat. Price reduced **Estelle 081 226 1494**



OMEYA GOLF ESTATE

N\$ 2 800 000

3 Beds, 3 bath double storey unit with open plan kitchen, dining & living area. 4 Garages, patio, built-in BBQ, deck & beautiful views. Valuation N\$ 3 300 000 **Estelle 081 226 1494**



OUT OF NATURE ESTATE

N\$ 3 640 000

3 Bedroom, 2 1/2 bathroom house with lounge, dining room, TV room & study. Kitchen, scullery & 3 garages on big 10 018 m² Erf **Estelle 081 226 1494**



OLYMPIA

**N\$ 6 240 000
CC**

6 Beds, 7 bath house on 1205 m² erf o/p dining, lounge & fireplace. Kitchen scullery, study, dbl garages, 2 carports, 2 storerooms & outside toilet. B/I BBQ, garden & pool. **Estelle 081 226 1494**



OLYMPIA

N\$ 4 950 000

3 Beds, 3 bath house, o/p dining/lounge/family room. Double garage, 5 carports, lapa, b/i BBQ, pool & neat garden. 2 Beds, 2 bath flat. Valuation in place. **Estelle 081 226 1494**



SWAKOPMUND

**N\$ 1 890 000
CC**

Phase 1-(26) 2 Bed dbl storey units - sectional title. Ervens from 219 - 239 m². 2 Beds (main en-suite), full bath, guest toilet, o/p living / kitchen, scullery, b/i BBQ & dbl garage. 166 m². Completion end 03/2018. **Estelle 081 226 1494**



SWAKOPMUND EXT 9

N\$ 2 995 000

Beautiful 3 Beds (all en-suite) dbl storey freestanding house, o/p lounge, dining, kitchen & scullery/ laundry. Guest toilet, study & 3 garages. Valuation N\$ 3 200 000. **Estelle 081 226 1494**



NAMAGRI

THE WAY FORWARD



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Mara-lee Doiseb +264 81 142 0137 or
Christo Brisley +264 81 122 0691 or
Ingo Oosthuisen +264 81 124 7668.
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PUBLIC AUCTION! SATURDAY, 17 MARCH | 10AM | OMUTI NATURE ESTATE, OKAHANDJA



22 x RESIDENTIAL ERVEN FOR SALE

Namagri Property Auctioneers presents the sale of 22 Exclusive Erven. So, you are the private type of individual and the rat race is too much, but your business needs to be centrally located? This is for you. Wake up in the mornings surrounded by the sweetest sounds of nature in an exclusive protected Estate in the mountains of Okahandja. With the new high-way completed, Windhoek is just 20 minutes away. Enjoy the financial savings of a more affordable lifestyle with the luxury of exclusivity. Exploit this buyers' market situation currently. Pre-qualify yourself at your bank and come buy your piece of land. Enjoy spectacular sunsets as the view will take you miles away with the Okahandja River on your doorstep.

HENNING VILLAGE

FROM N\$ 23 000 PM



Modern luxury villa with amazing views available for rent!
Features 3 bedrooms (main with own balcony, walk-in closet and aircon), 2 bathrooms, guest toilet, o/p kitchen with BIC and gas stove plus double volume living area. Granny flat with BIC, full bathroom, o/p kitchen and lounge.
Double garage, double IBR carport, servant's WC and covered patio, BBQ and splash pool.
Contact 081 665 0077



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*For the Month of March
Additional Senior Citizen's Discount!*



15% off
Kelims



10% off
Regular Carpets



20% off
Gabbah



PRIVATE SALE

PRIME LOCATION IN CUL DE SAC

ARCHITECTURAL MASTERPIECE

Area: Ludwigsdorf
Building Size: 390m²
Stand Size: ±1957m²
Three levels

**Selling: N\$7 900 000
Below Valuation.**

Magnificent views over Klein Windhoek; superior custom-made finishes throughout.

Excellent security.

For further enquiries & appointment to view, contact owner, T. Weylandt
thomasweylandt@gmail.com

Regrettably No Agents



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Eye-catching / Design trends



800 | 123456789



Each year brings with it a new batch of global trends in home design and remodelling. This year, flexibility is the big buzzword – with so many people renting these days, furniture and décor need to be adaptable and portable.

If you're on the hunt for inspiration, have a look at what some of the world's trend forecasters are predicting, based on consumer data and research.

The rich look

Warm, rich colours are increasingly making their way into our rooms, especially in the kitchen where people are growing tired of white and other bland hues. Think about warm wood tones, strong neutrals like blue or dark grey, and earthy reds or yellows.

Concrete is cool

Already a staple of floors and countertops, versatile concrete is now popping up everywhere, from vases to lighting to furniture. In fact, if you can think of it, someone out there can cast it in concrete. As an added bonus, it's a lot cheaper than marble and fulfils much the same function.

Old-school lighting

Vintage light fixtures tend to be better made than their modern counterparts, plus they look cool, which goes a long way to explaining their rise in popularity. They also add a different, and unique, quality to rooms in need of a boost.

Feeling plush

In terms of fabrics, it looks like plush is the way

forward this year, with velvet making a strong comeback. These add a tactile quality to furnishings as well as a sense of uber-luxuriousness.

Looking up

Designers are now referring to ceilings as the fifth wall, with loads of homeowners making bold choices with paint or wallpaper. So dust off the old stepladder and move your design aspirations up in the world.

Farmhouse chic

People have been going to town with farm-styles for years, but expect a few refinements in the future with folks choosing one or two farmhouse elements – such as trough sinks and wood details - instead of going the whole hog.

Inspiration is everywhere

Designing isn't just for designers anymore. With such an abundance of resources and inspiration available, anyone with an eye for style can give their home a unique touch that reflects their personality.



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WITH NEO



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YOUR FAVOURITE
HARDWARE STORES



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Paul Wirths cutlery made in Solingen, Germany.
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Great as a wedding gift. Children's cutlery also on offer.
Now available in store at Kitchen Pro.



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Cnr Nickel & Zinc Str, Prosperita

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FNB Residential Property Monthly | December 2017

Highlights for the month

- House price inflation eased to 4.0%, down from 5.4% in 2016
- Volumes up 16.2%, the highest in over 3 years
- Central property prices up 8.7%, well within the 7% - 10% range that prevailed since February
- Weak price growth in Katima Mulilo, Ongwediva and Rundu offsets growth in the North
- More properties selling below asking price according to estate agents

Regional Snapshots

Southern:

Average price: N\$ 831 000 (+5.4%)

Northern:

Average price: N\$ 799 000 (+1.0%)

Coastal:

Average price: N\$ 1 082 000 (+2.9%)

Central:

Average price: N\$ 1 528 000 (+8.7%)

Resilient house prices rise by a modest 4.0% in 2017

House prices increased by a modest 4.0% through 2017. Whilst the headline rate is still positive, momentum now looks weaker due to the downwardly growth rates recorded in the second half of the year. This was triggered by mounting pressure on household incomes, which exerted an increasing drag on consumer confidence. The average property price increased to N\$ 1.1 million in December, slightly higher than this time last year.

At these levels, the housing market remains resilient, in relation to the weak economic backdrop, where the economy continued to shed jobs and disposable income remained weak, to say the least. While price gains are decelerating, the volumes have accelerated. December is typically a weak month for home sales, but 2017 December saw all regions register robust volume growth for the first time in two years. Overall, transactions were up 16.2%, most likely boosted by increased supply of new housing stock at more affordable pricing. The FNB Estate Agent Survey reveals improved trading activity levels and rising discounts, even though distressed sales picked up.

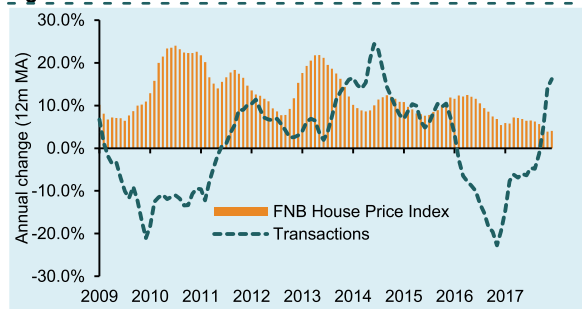
How well the housing market performs in 2018 will be determined by economic fundamentals. Whilst we expect growth to lift moderately, job losses to normalise and interest rates to remain as accommodative as possible, we are, however, of the opinion that the market could see stable or moderate improvement in house price movements through 2018. Our core view is for the house price to grow by 5% - 6%, with downside risks in the wake of last year's recession.

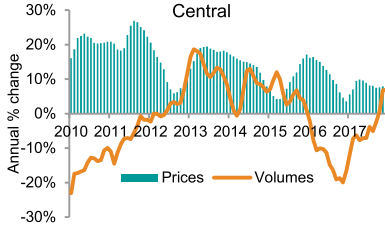


Josephat Nambashu - Analyst

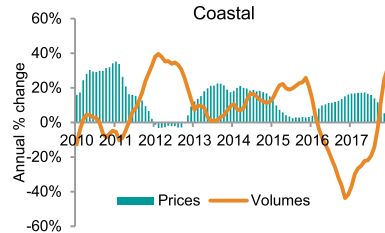
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Figure 1: FNB House Price Index

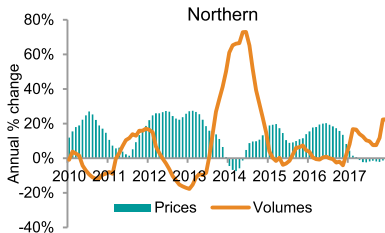




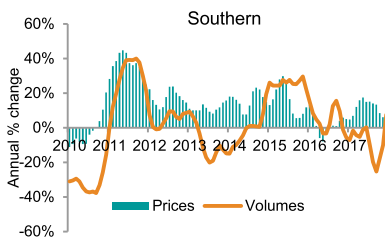
Central property prices: Central's average house price increased by 8.7% through the year to N\$ 1.5 million, well within the 7% - 10% range that prevailed throughout the year. In the capital, house price inflation index was up 7.7%, more evidence of a weakening property market. Here, we see either price growth diminishing or contracting in the upper segments while the opposite is happening in the low income segments as the market's dynamics shift. Transactions in the capital were up 10.3% over the year. We believe, however, that property price growth still lags disposable income growth and as such, we expect prices to weaken during the first half of 2018, particularly at the higher end of the property ladder. Elsewhere, Okahandja price developments gained some lost momentum in the second half of the year to end 2017 14.0% higher. With new affordable housing units entering this market in 2017, sales were up by as much as 12.1%. Meanwhile, Gobabis property contracted off a high base set in 2016. All in all, volumes rose 6.9%, indicative of improved activity levels in the region, particularly in the lower to middle price bands.



Coastal property prices: Coastal property price growth converged to 2.9% to set the average house price at N\$ 1.1 million. This property market follows the domestic tourism market and as the tourism season winds down, prices normalise in line with our expectations. According to the FNB estate agency survey, both buy to let and foreign buying have tapered, with both Walvis Bay and Swakopmund property price growths decelerating to 9.8% and 5.6% respectively. Both these two coastal giants saw volumes rising by more than 30%, on the back of mass housing and aggressive land delivery.



Northern property prices: House price inflation in the North posted a lowly 1.0% increase over the year, with the average price now N\$ 799 000. Ondangwa property prices increased by a respectable 11.9%, while Grootfontein, Oshikuku, Otjiwarongo and Oshakati property prices increased by 3% - 7% through 2017. House prices fell across katima Mulilo (-18.4%), Ongwediva (-15.1%) and Rundu (-9.9%) - as supply increased in these three markets to the detriment of the average selling price. A total of N\$ 1.5 bn mortgages was extended to Northern towns in 2017, with Tsumeb leading the pack (N\$ 237 m) followed by Ondangwa (N\$ 234 m) and Eenhana (N\$ 227 m). These three towns have muscled their way into the top six mortgage markets in Namibia.



Southern property prices: Like the coastal, southern house price converged to more realistic levels of 5.4% at the end of the year, speaking to the tumultuous 2017 beset by economic frailties. Mariental, however, posted the highest price growth (+29.0%), followed by Keetmanshoop with 2.0% price growth. Volumes were up 7.5% in the south through December, but still remains a small base and as such it is greatly advised to always treat these price movements with utmost caution as the price movements are extremely volatile.



Appendix: Yearly average house price by towns

Town	2012	2013	2014	2015	2016	2017	1Yr %Δ	3Yr %Δ	5Yr %Δ
Mariental	550 000	518 000	685 000	736 000	913 000	1 336 000	46.3%	95.0%	142.9%
Helao Nafidi	670 000	575 000	909 000	1 002 000	425 000	607 000	42.8%	-33.2%	-9.4%
Usakos	715 000	715 000	427 000	657 000	445 000	617 000	38.7%	44.5%	-13.7%
Grootfontein	746 000	559 000	647 000	736 000	645 000	812 000	25.9%	25.5%	8.8%
Arandis	300 000	299 000	494 000	456 000	532 000	640 000	20.3%	29.6%	113.3%
Omuthiya	413 000	482 000	540 000	612 000	640 000	750 000	17.2%	38.9%	81.6%
Oshakati	720 000	572 000	1 163 000	974 000	679 000	785 000	15.6%	-32.5%	9.0%
Otavi	818 000	533 000	611 000	531 000	560 000	647 000	15.5%	5.9%	-20.9%
Okahandja	553 000	624 000	820 000	922 000	856 000	937 000	9.5%	14.3%	69.4%
Ondangwa	752 000	551 000	683 000	720 000	836 000	910 000	8.9%	33.2%	21.0%
Keetmanshoop	524 000	504 000	610 000	863 000	632 000	686 000	8.5%	12.5%	30.9%
Henties Bay	889 000	851 000	929 000	1 115 000	1 103 000	1 190 000	7.9%	28.1%	33.9%
Windhoek	982 000	1 152 000	1 209 000	1 440 000	1 514 000	1 614 000	6.6%	33.5%	64.4%
Tsumeb	620 000	741 000	750 000	966 000	1 162 000	1 222 000	5.2%	62.9%	97.1%
Otjiwarongo	785 000	803 000	825 000	967 000	1 021 000	1 069 000	4.7%	29.6%	36.2%
Omaruru	678 000	562 000	954 000	767 000	1 092 000	1 111 000	1.7%	16.5%	63.9%
Swakopmund	938 000	1 019 000	993 000	1 096 000	1 334 000	1 348 000	1.0%	35.8%	43.7%
Ongwediva	587 000	585 000	755 000	1 009 000	944 000	951 000	0.7%	26.0%	62.0%
Oshikuku	430 000	533 000	569 000	580 000	634 000	635 000	0.2%	11.6%	47.7%
Luderitz	466 000	527 000	509 000	584 000	829 000	811 000	-2.2%	59.3%	74.0%
Eenhana	445 000	532 000	553 000	700 000	798 000	770 000	-3.5%	39.2%	73.0%
Outapi	564 000	456 000	553 000	579 000	785 000	738 000	-6.0%	33.5%	30.9%
Walvis Bay	629 000	854 000	1 042 000	992 000	1 156 000	1 079 000	-6.7%	3.6%	71.5%
Rundu	501 000	468 000	630 000	684 000	780 000	727 000	-6.8%	15.4%	45.1%
Okahao	562 000	466 000	492 000	491 000	611 000	568 000	-7.0%	15.4%	1.1%
Ruacana	665 000	707 000	855 000	898 000	968 000	875 000	-9.6%	2.3%	31.6%
Outjo	716 000	755 000	739 000	925 000	928 000	809 000	-12.8%	9.5%	13.0%
Gobabis	647 000	699 000	839 000	889 000	1 119 000	908 000	-18.9%	8.2%	40.3%
Katima Mulilo	444 000	595 000	737 000	791 000	893 000	673 000	-24.6%	-8.7%	51.6%
Namibia	815 000	895 000	972 000	1 110 000	1 151 000	1 187 000	3.1%	22.1%	45.6%



Conclusion

While moderate economic growth in 2018 is expected, a forecast of 1.3% real GDP growth for 2018 is not any significant additional support for the housing market. Therefore, household incomes will remain under pressure and thus consumer and business confidence will remain low weak. This will transpire into waning housing demand in the middle to upper price segments. From recent price developments, it is clear that size matters. Smaller will be better as it has been towards the end of 2017, as many aging homeowners downscale and distressed sales fuel smaller property demand. Hopefully mass housing will lift housing supply to the lower end and help manage segment price inflation. Rising housing demand in the lower price segment will regrettably not offset the waning demand in the middle to upper price segments and as such the housing market as a whole will remain depressed to an average house price growth rate of about 5.4% in 2018. Although macro fundamentals suggest property prices should contract at this stage of the economic cycle, the sheer size of the housing backlog, will likely keep overall property prices in the black.

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 100 000 m² and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$ 100 000 (2017 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 included 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.

Published by: FNB Namibia **Address:** @Parkside, 130 Independence Avenue, Windhoek

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Hook-In System



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Bathroom



Garage



Vacant Land





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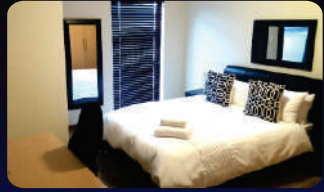
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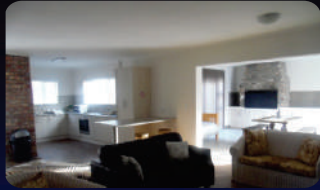


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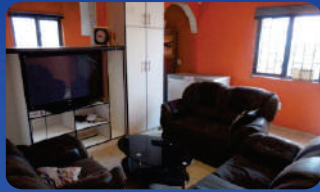
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Lizl

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Angelika

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Web Ref: 226

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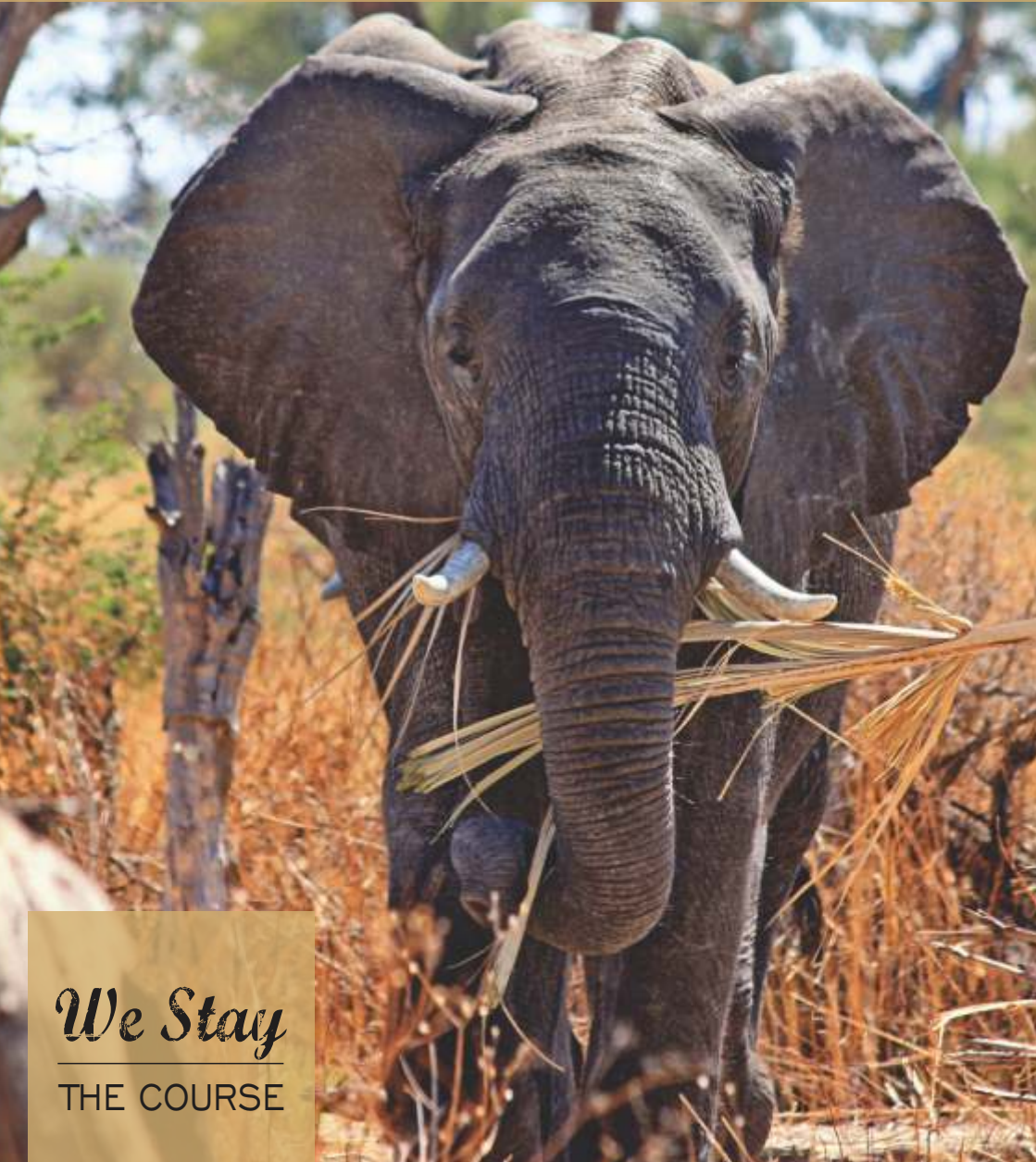
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Ausspannplatz,
Tel: 061 27 55 50

Swakopmund
Platz Am Meer,
1st Floor
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