



PropertyNews

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WINDHOEK

2018 FNB ESTATE AGENCY OF THE YEAR

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EDITOR'S NOTE

A home is the biggest investment most people will ever make. They dream about owning a home and work to get there. Whether building a brand new home or renovating an existing home, skilled trades are in the business of helping people realize their dreams.

Read on for more building & renovation related professionals that can help you with exactly that.

Enjoy our latest issue!

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Building & Renovation

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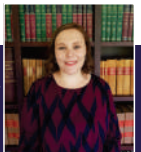
Helene Cronjé is a Namibian Attorney and Conveyancer. She holds degrees BComm (Law) and LLB from the University of Stellenbosch. Her focus is on property related matters. Helene is fully qualified to advise clients on the buying and selling process, conducting searches at the relevant authorities, drafting of sale and lease agreements, liaising with estate agents and mortgage lenders and transferring property.

An important matter to consider when you acquire or dispose of property is to update your last will and testament. At Cronjé & Co. we are dedicated to providing all levels of Estate Planning services from simple wills to more complex family trust structures.

Kindly contact Helene should you require any assistance protecting your property rights.

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Helene Cronjé
Attorney & Conveyancer





BRAND NEW
DEVELOPMENT!

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GOLF ESTATE



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For information & bookings, please call any of the approved GREENFIELD Agents:

Lourinda 081 252 6296 Marie 081 128 4281
Gerhard 081 124 4682 Frank 081 128 4386
Johnny 081 124 8589 Denis 081 124 4581



BRAND NEW
DEVELOPMENT!

THORN VALLEY



PRICED FROM N\$ 829 900

Situated 10 km outside of Windhoek en route to Okahandja, next to the B1. The project comprises of single residential plots with plans, general residential unit complexes & business erven. Public open spaces creates a close to nature feeling. THORN VALLEY offers an ideal opportunity for first time buyers to build their dream house in a secure estate. Consists of 1 Bedroom, 2 bedrooms & 3 bedrooms single residential house.

For more information on this one of a lifetime opportunity, kindly contact any of the following agents:
Gerhard @ 081 124 4682 Marie @ 081 128 4281 Denis @ 081 124 4581
Lourinda @ 081 252 6296 Johnny @ 081 124 8589

VARIOUS



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



PIONIERSPARK

N\$ 4 800 000

For the Entertainer with the extended family. 4 Bedrooms, 3 bathrooms, kitchen with scullery, dining room & lounge. Outside flat with bathroom, kitchen & lounge. LARGE erf. Spacious rooms! Double garage. Just move in & enjoy the space! Lourinda 081 252 6296



EROSPARK

N\$ 2 800 000 CC

3 Bedrooms (2 have laminated flooring), 1 has carpets, study (carpets) opening onto small courtyard with a beautiful kitchen & dining room. Lounge opening onto small covered patio, garden, extra large garage with water & TV point. Marie 081 128 4281



CENTRAL

N\$ 5 980 000 CC

THE PINNACLES - Large double storey townhouse, fabulous views, huge garage/playroom area, family room, lounge with fireplace, kitchen & scullery, 4 Bedrooms, large wooden deck with pool, lots of aircons & laminated flooring etc. N\$ 1 500 000 below valuation!!! Denis 081 124 4581



ELISENHEIM

N\$ 1 540 000

Ideal for beginners. Enjoy a quiet lifestyle in the comfort of your OWN cozy property. This lovely all on one level unit offers 2 Bedrooms, each with own bathroom. Kitchen & lounge open plan, as well as a lovely courtyard area. Lourinda 081 252 6296



SOLE MANDATE!

ELISENHEIM

N\$ 3 495 000

Enjoy one of the largest erven on the Elisenheim Estate with this fantastic Family home. 3 Bedrooms, 2 bathrooms, kitchen, dining room, lounge, double garage, swimming pool, boma area & large patio with b/i braai. This is a top purchase! Lourinda 081 252 6296



KLEINE KUPPE

N\$ 2 590 000

Selling under valuation!! Stunning duet in the market. This modern property offers 3 very spacious Bedrooms & 2 bathrooms. Open plan kitchen with living / dining area & a double garage in a cul-de-sac. Marie 081 128 4281



AVIS

N\$ 1 880 000 CC

Hurry hurry selling far below valuation!!! Double storey Townhouse features 3 Beds with 2 baths. Lower level offers o/p kitchen living area with extra space for study corner, courtyard with outdoor BBQ & double garage. Very safe & secure located in the middle of the complex. Marie 081 128 4281



KLEINE KUPPE

N\$ 2 396 000

The right price in the most perfect area - Safe & Secure, where neighbours look out for each other! 3 Bedrooms, 2 full bathrooms, kitchen, lounge, entertainment area with fireplace. Double carport & lapa. Lourinda 0812526296



KLEIN WHK

N\$ 20 000 PM

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



LUDWIGSDORF N\$ 5 950 000 CC



Lovely all on one level family home with spectacular views. 4 Bedrooms, 2 bathrooms & study nook. Spacious kitchen with separate scullery / laundry. Big open plan dining / TV room with fireplace. Outside BBQ, pool & Jacuzzi. Double garage & domestic WC.

LUDWIGSDORF N\$ 6 100 000



Older spacious 4 Bedrooms, 3 bath home with tiled outside roof. Kitchen, separate scullery / laundry. Big TV room, dining room & lovely ent. area. BBQ, patio with views, pool & established garden. 1 Bedroom flat, double garage, 2 carports & storeroom. Domestic WC.

KLEIN WINDHOEK N\$ 5 980 000 CC



Selling below valuation. 4 Bedroom, 3 bathroom unit with a study. Modern kitchen, separate scullery / laundry, open plan dining area & TV room (inclusive of fireplace) that walks out onto the patio with a pool, BBQ & stunning views! Double garage & storeroom.

PIONIERSPARK N\$ 3 375 000



Golden oldie! 1237 m² erf! Spacious kitchen, separate laundry / scullery, dining room & TV room. 3 Bedrooms & 2 bathrooms. Big shaded entertainment area outside with BBQ. Established garden. Double garage & 2 carports with servants' quarters.

ELISENHEIM N\$ 3 099 000



3 Bedrooms, 2 bathroom freestanding house with outside BBQ & pool. Open plan kitchen with separate scullery / dining room / lounge & separate TV room. Double garage, carport & lots of parking inside.

ELISENHEIM N\$ 2 800 000



3 Bedroom, 2 bathroom freestanding home offering modern kitchen with separate laundry / scullery. Open plan dining room / TV room, that walks out onto the covered stoep with BBQ & garden. 3 Garages & 52 m² of loft space.

ELISENHEIM N\$ 2 800 000



Ultra-modern & neat 4 Bedroom (main with dressing room), 2 bathroom home. Open plan kitchen, separate laundry / scullery / dining room. Entertainment area, inside BBQ & lounge. Well maintained outside area for children to play. Single garage. This is a must see!

ELISENHEIM N\$ 2 580 000



Very modern & neat freestanding house, just move in! TV room (separate from lounge) & dining room. Kitchen with separate scullery. 3 Bedrooms, 2 bathrooms, outside BBQ & splash pool. Single garage.

AVIS N\$ 2 225 000



3 Bedrooms, 2 bathroom unit in Klein Hamburg with a kitchen, dining room & TV room. Outside thatch lapa with BBQ & small garden. Single garage with 2 carports. Lovely mountain views.

ELISENHEIM N\$ 15 000 PM



All on one level freestanding house with study, 3 bedrooms, 2 bathrooms with an open plan kitchen / living area that walks out on to the covered stoep with BBQ. Single garage & carport. Available immediately.

MAERUA OFFICE N\$ 20 000 EXCL VAT



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

PROSPERITA N\$ 16 500 PM



Warehouse space 225 m² to let. With office, kitchenette & w/c. Excluding VAT, electricity & water. Available June.

SYLVIE McTEER PROPERTIES

Tel / Fax : 272117

081 124 4043

PASSIONATE ABOUT PEOPLE AND PROPERTY

LUDWIGSDORF N\$ 5 950 000 CC



SELLING BELOW VALUATION! Lovely family home built on a level erf of 980 m² offers 4 Bedrooms, 2 bathrooms, kitchen, scullery, separate dining room, large lounge & TV room with a fireplace leading onto outdoor entertainment area with a built-in BBQ. Easy maintenance garden with panoramic views and a swimming pool. Double garage & ample parking. Under roof 350 m². Claudio 081 777 4851

AVIS N\$ 2 990 000 CC



N\$ 300 000 BELOW VALUATION. Upmarket north facing townhouse offers 3 Bedrooms, 2 baths, guest toilet, pool, large lounge with fireplace & a balcony with breathtaking panoramic views. Open plan kitchen granite tops, lots of BIC, scullery with space for a dishwasher, store room, space for a wine cellar/ TV room & a double automated garage. Equipped with alarm system, beams around the house & 4 aircons. Pet-friendly. 245 m² under roof. Claudio 081 777 4851

EROS N\$ 2 490 000 CC



PRICED TO GO! Freestanding house situated in a cul-de-sac offers 3 Bedrooms, 2 bathrooms, spacious kitchen, TV area, study & large double garage. Erf size 361 m². Claudio 081 777 4851

WHK CENTRAL N\$ 1 950 000 CC



Newly built apartment offers 2 bedrooms, 2 bathrooms, open plan well designed modern kitchen & a lounge leading onto balcony with built-in BBQ. Single garage & single parking bay. Walking distance to all major amenities. Great for first time buyers & Air B&B. No pets allowed. Claudio 081 777 4851

EISENHEIM N\$ 1 300 000



Spacious top floor apartment offers 2 Bedrooms, 1 bathroom, large open plan kitchen with granite tops & TV room leading onto balcony with built-in BBQ. Single garage & single carport. Levies N\$ 1750. Rental agreement in place for N\$ 7 400. Claudio 081 777 4851

KLEIN WINDHOEK N\$ 50 000 PM



Beautiful modern furnished townhouse in sought after complex offers 5 en-suite Bedrooms, guest loo, open plan well-designed kitchen / TV & dining with glass concertina doors opening up to entertainment area with built-in BBQ & easy maintenance garden. Scullery with walk-in fridge, triple garage & laundry. Very secure complex, 24H security. Available 1 July 2018. Claudio 081 777 4851

KLEINE KUPPE N\$ 23 000 PM



Beautiful townhouse with mesmerizing views offers 3 Beds (main with WC) 1 large balcony inter-leading all rooms, 2 baths, open plan kitchen with Caesar stone tops & gas hob. Scullery, guest loo, TV room, dining room & lounge leading onto entertainment area with built in BBQ & a splash pool. Double garage, double carport, security shutters on all windows, separate laundry & outside loo. Very secure complex with 24H security & CCTV monitoring. Available immediately. Claudio 081 777 4851

LUDWIGSDORF N\$ 17 000 PM



Newly renovated townhouse with quality finishes all round offers 3 Bedrooms, 2 bathrooms (main en-suite with full bathroom & jacuzzi bath) open plan kitchen/dining/ TV area leading onto spacious outdoor BBQ area with a large deck, swimming pool & a big garden. Pet-friendly, walking distance to all major amenities. Available immediately! Claudio 081 777 4851

WHK CENTRAL N\$ 11 000 PM



Newly built apartment offers 2 Bedrooms, 2 bathrooms, open plan well designed modern kitchen & lounge leading onto balcony with built-in BBQ. Single automated garage & single parking bay. Walking distance to all major amenities. No pets allowed. Available immediately. Claudio 081 777 4851

KLEINE KUPPE N\$ 8 500 PM



Modern top floor apartment adjacent to the Grove Mall offers 2 Bedrooms, 1 bathroom & open plan kitchen/ lounge/ dining room. 1 Basement parking. No pets allowed. Available immediately. Claudio 081 777 4851

LUDWIGSDORF N\$ 8 000 PM



Furnished back yard flat with quality finishes offers kitchen, open plan Bedroom, full bathroom, TV room leading onto large courtyard and a single garage. Available immediately. Claudio 081 777 4851

PROSPERITA N\$ 75 000 PM



A grade office space offers: 12 Spacious air-conditioned offices, 2 boardrooms, reception area, 2 kitchenettes & 2 restrooms. Warehouse, staff canteen, outdoor air-conditioned office, 14 Shaded parking bays & CCTV cameras. 400 m² under roof. N\$ 187.50 per m². Claudio 081 777 4851

Marion Wolf
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Dinette Venter
Muggie Loffie-Eaton
Lourette Liebenberg
Hillie Petrus
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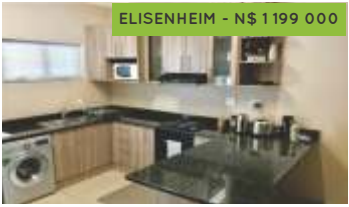
ELISENHEIM - N\$ 2 380 000

Brand New House in Phase 1.3 Bedrooms, 2 bathrooms, living area & dining area. Kitchen with scullery, outside braai, veranda & double garage. Beautiful view. Anita 081 124 6666



ELISENHEIM - N\$ 2 600 000

Phase 1. Family home with 3 bedrooms, 2 bathrooms, huge open plan living & dining area. Outside braai, veranda & 2 single garages. Erf 460 m². Anita 081 124 6666



ELISENHEIM - N\$ 1 199 000

The Hills Flat, 2 Bedrooms, 1 bathroom, open plan living & kitchen area, 1 underroof parking plus guest parking. Small balcony. Anita 081 124 6666



KLEINE KUPPE - N\$ 1 990 000 CC

Beautiful dbl storey corner unit. 3 Beds, 2 baths, big lounge/dining room, separate kitchen, big braai room with huge glass-paneled doors, lovely garden & drying yard. 1 Garage & parking. New tiles in house. Levies: N\$ 1 876 pm. Marion 081 245 2390



AVIS - N\$ 3 090 000 CC

Beautiful 3 Bed duplex unit in popular complex. Good quality finishes throughout with many extras such as fitted water cooler, electrical window shutters, underfloor heating, braai area, private courtyard with garden pavilion & dbl garage. Marion 081 245 2390



CIMBEBASIA - N\$ 2 090 000

3 BEDROOM HOUSE WITH FLAT. Neat and spacious. 3 Beds, 2 baths, o/p dining / lounge / kitchen, scullery/pantry, covered braai area, big 1-bed flat, double carport, store room, lovely garden. Aircons & solar geyser. Marion 081 245 2390



CBD - N\$ 1 500 000

Elandshof Apartment. Neat & modern. 2 Beds, 2 baths, o/p living area & kitchen. Balcony with BBQ, overlooking greenbelt, u/cover parking. Size 85 m². Selling N\$ 1 500 000 below valuation. Dinette 081 124 6732



EROS - N\$ 1 090 000

Oaks Apartment. 2 Bedrooms, 1 bathroom, open living area, kitchen, small patio with BBQ & undercover parking. Size 68 m². Dinette 081 124 6732



PIONEERSPARK - N\$ 4 200 000

Family home on 1485 m² erf. 4 Beds, 2 baths, lounge, dining, TV & study, pool & patio with BBQ, 1 Bed flat, huge meat room/ laundry, 2 Garages, car ports, domestic quarters, cooler & more. Dinette 081 124 6732



KLEINE KUPPE - N\$ 2 300 000

2 FREESTANDING HOUSES, each with cosy entertaining areas, pet & child friendly gardens... stop paying rent & levies.. NOW YOU CAN own your own house in this booming suburb! Lourette 081 124 5868



PIONIERSPARK - N\$ 2 700 000

4 Bedroom House on Erf of 1244 m², offering endless potential & lots of accommodation in a great location! Valuation N\$ 2 850 000. Lourette 081 124 5868



OLYMPIA BORDER - N\$ 5 450 000 CC

2 UPMARKET SECTIONAL TITLES AVAILABLE OFF PLAN, choose top notch finishes. 3 En-suite beds, dressing room, study, spacious living areas, 3 garages, storeroom & many more. Lourette 081 124 5868

GLENDA

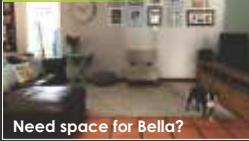
P.O. BOX 80588, OLYMPIA, WINDHOEK

CELL: 081 124 2358 | FAX: 061 237 165

E-MAIL: greendoor@mweb.com.na



AVIS - N\$ 1 850 000



Need space for Bella?

MONTE VISTA - SECTIONAL TITLE

This pet friendly townhouse is within walking distance from Farm Windhoek where you can run, cycle or walk the dog. 124 m². 3 Beds, 2 baths, open plan kitchen/lounge & dining area. Lovely garden with BBQ & single garage.
Selling below valuation!

EROS - N\$ 9 000 PM



EAGLE VIEWS

Spacious 2 bedroom apartment on the 2nd floor with a balcony overlooking town. Only 24 units in the complex of 86 m².
2 Bedrooms, 1 bathroom, open plan living area, separate drying yard for washing machine & a balcony with BBQ. 1 Basement parking, lift & 24H security. Available immediately.

PROSPERITA - 2 SIMILAR ADJACENT WAREHOUSES - N\$ 2.98 MIL/ N\$ 3.1 MIL



UNIT 2 & 3 AMARA PLATZ - Situated in sought after industrial area, in Nickel Street. Good visibility & access. 2 of 5 units situated on 1430 m². Consists of a double-volume warehouse, with IBR roofing, no ceiling, aluminum window frames & cement flooring. Double volume warehouse (132 m²) with double storey offices (102 m²). Ground floor - Reception & 2 toilets, kitchen & a storeroom. First floor - large office, small storeroom & a boardroom. Lean-to roof. 25 m². Paved, alarm, 3 aircons & remote controlled gate.

KLEINE KUPPE - N\$ 8 500 PM OR FOR SALE AT N\$ 1 380 000



DUPLEX TOWNHOUSE ADJACENT TO THE GROVE MALL

This is the perfect little starter home in a small complex with a little garden space. Situated a stone's throw from the Grove Mall & the Hospital & also a few minutes drive from schools, gym etc. It has 2 Bedrooms with 1 bathroom & an open plan living/kitchen area. Outside is a small yard with a BBQ for entertaining, a carport & ample parking. 86 m².

PIONEERSPARK
WHOLE PROJECT N\$ 4 950 000 OR 2 SEPARATE ERVEN FROM N\$ 850 000.



Zoning and sub-division is in place to divide this property of 1630 sq.m. into 3 erven. The existing house can be renovated and plans are in place for the two new properties so you can buy this as a development.

OR
The erven can be sold separately: Existing, 3 bed house with 2 baths, lounge, dining room, kitchen, pantry N\$ 2 700 000.
2 x Remaining erven of 520 m² at N\$ 850 000 each.

PIONEERSPARK - N\$ 1 975 000



DUPLEX TOWNHOUSE RIGHT OPPOSITE THE SCHOOL

- PET FRIENDLY Corner unit (116 m²) with a double garage (38 m²) & big garden. 3 Beds, 2 baths, main bed with balcony, patio (19 m²), storage space, o/p kitchen/dining & lounge in small complex. Parking for 2 vehicles inside the erf.

OFFICE TO LET - N\$ 8 580.82 (INCL VAT)



BRB BUILDING - CENTRALLY LOCATED CLOSE TO AUSSPANPLATZ

Ground floor office with reception area
1 Office, reception, shared bathroom & kitchen facilities.
1 Parking bay & 24H security
33.39 m²

KLEINE KUPPE - N\$ 1 380 000



WEAVER'S NEST

2nd Floor apartment offering open plan kitchen, lounge, 2 Bedrooms, 1 bathroom, balcony with built-in BBQ & undercover parking.
86 m²



Joanies Properties cc

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joaniesproperties@gmail.com



Joanie
081 129 6689



Willem
081 407 4274

EROS N\$ 2 990 000



SOLE MANDATE

Cozy family home on offer. Offering 3 Beds, 2 baths, o/p lounge/dining & kitchen, storeroom / pantry & 1 bachelor flat/4th bed with own entrance. Dbl garage plus extra garage for flatlet. Well secured, close to Medi-Clinic. Fantastic value on offer! Valuation in Place.

KLEINE KUPPE N\$ 3 495 000



SOLE MANDATE

3 Spacious beds, 2 baths, guest loo, o/p lounge & dining with fireplace, kitchen / scullery, pantry, dbl garage, pool, indoor BBQ, deck with Views. Exceptionally neat, water cooler, solar geyser, well secured & STUNNING Views.

EROS N\$ 4 995 000



2 Houses on 1 erf. Well maintained. House 1 offers 2 Beds, 2 baths, study/3rd bed, kitchen, scullery, laundry, lounge, dining with fireplace, dbl garage & balcony with BBQ. House 2 offers 3 Beds, 3 baths, study/hobby room, dbl carport & BBQ. Well secured & spacious erf.

KLEIN WINDHOEK N\$ 4 650 000



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

KLEIN WINDHOEK N\$ 4 500 000



Golden Oldie with lots of character. 4 Beds, 2 baths, kitchen, lounge, partial original wooden flooring, stunning indoor entertainment with BBQ, double garage, water cooler, pool PLUS 1 Bedroom flatlet.

EROSPARK N\$ 4 695 000



Neat Family Home! Spacious & well maintained offering 4 beds, 3 baths, modern kitchen, pantry, dining, lounge, study, indoor ent with BBQ & coal stove, built-in bar, covered patio with BBQ, double garage, stunning pool & spacious erf! MUST view!

SUSANNE JASPERT

real estate

susanneproperty@gmail.com

More properties & pictures on
www.susanneproperty.com

Susanne



081 298 7748

Doris

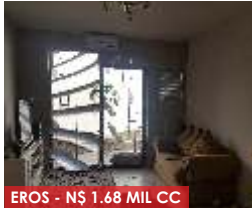


081 249 1704



EROS - N\$ 5.85 MIL CC

FOR SALE: 4 bedroom house, 3 bathrooms, study, pool, jacuzzi & 4 garages. **ON SHOW: 9 JUNE!**



EROS - N\$ 1.68 MIL CC

FOR SALE: 2 bedroom, 2 bathroom apartment, common garden, garage, near Government Park.



KLEIN WHK - N\$ 5.8 MIL NEG

FOR SALE: Near St Paul's, spacious family home in mint condition. 3 Bedrooms, garden, flat & double garage. Below valuation.



EROS - N\$ 17 500 PM NEG

ALSO FOR SALE: N\$ 5 500 000. Large older style 4 bedroom house, double garage, pool. No pets!



AVIS - N\$ 2 120 000

ALSO TO LET: N\$ 12 000 pm. Double storey, 3 bedroom house, garage & carport. Modern & secure. Below valuation.



EROS PARK - N\$ 3 500 000 CC NEG

FOR SALE: Free standing 3 bedroom house, pool, lapa and guest room.



LUDWIGSDORF - N\$ 3 750 000

FOR SALE: Sturdy, spacious farm style family house, 4 bedrooms, bachelor flat, garage, pool, large garden.



KLEIN WHK - N\$ 8 MIL NEG

FOR SALE: Best spot in Whk! Stunning view! Large 3 bedroom house, flat, pool, ent room, study, storage & 3 garages.



OLYMPIA N\$ 3 800 000



Exceptionally neat & spacious property on 1200 m² with 3 Beds, main en-suite, full sep bath, solid wood kitchen, scullery, large pantry, dining room & large TV room. Lounge with balcony & view, garage with 2 carpports, laundry, pool, lapa with BBQ & beautiful garden. Polla 081 129 9061

OLYMPIA N\$ 3 600 000



Well-kept property on a 1315 m² erf in quiet street with 3 Bedrooms, 2 bathrooms, kitchen + scullery/laundry, dining room with fireplace, lounge & office. Patio with braai, double garage, swimming pool with beautiful low maintenance garden plus 1 Bedroom flat & 1 thatched bachelor flat. Polla 081 129 9061

AVIS N\$ 3 490 000



Open & inviting. Very neat & loveable 3 Bedroom home with 3 bathrooms, guest room/study, large open plan lounge/dining room/kitchen, scullery, large double garage, established garden & a beautiful view. Sigi 081 127 8580

KLEIN WINDHOEK N\$ 2 700 000 CC



Spacious 3 Bedroom townhouse with 2 bathrooms, spacious open plan kitchen/dining room/lounge, large tandem garage to fit 3 cars & patio with BBQ overlooking the Klein Windhoek river. Valerie 081 614 5833

AVIS N\$ 2 695 000 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 & ample undercover parking. Sigi 081 127 8580

CIMBEBASIA N\$ 2 050 000



Neat Family Home with 3 Bedrooms, 2 bathrooms, open plan lounge/dining room, kitchen, study nook, lapa with BBQ & double garage. In quiet area close to schools. Poena 081 298 3431

AVIS N\$ 1 990 000 CC



All on one level!! In secure & well maintained complex. Neat & spacious 3 Bedroom townhouse with 2 bathrooms, study or 4th bedroom, kitchen & patio with built-in BBQ. Under cover parking for 4 cars & small courtyard. Sigi 081 127 8580

CIMBEBASIA N\$ 1 900 000



Flawless 3 Bedroom (2 en-suite) house with 3 bathrooms, spacious open plan, single garage with extra parking. Located in a quiet cul-de-sac. Sigi 081 127 8580.

KLEINE KUPPE N\$ 1 585 000



For the young couple or beginner!! 2 Bedroom home with 1 bathroom, open plan kitchen/living area, indoor braai, double carport, more parking space & small garden. In quiet environment, close to school & other amenities. Sigi 081 127 8580

AUASBLICK N\$ 1 400 000



Neat 1 Bedroom unit in secure Auas Hills Retirement Village available with bathroom, open plan kitchen/lounge & undercover parking. Only for those above 50. 2 Units available. Valerie 081 614 5833

WINDHOEK CBD N\$ 950 000



City Junction. For the single person, beginner or investor - this is for you! Bachelor unit available with secure basement parking. Valerie 081 614 5833

SOUTHERN INDUSTRIAL P.O.R (CC)



Warehouse of 1 300 m². More than 1000 m² under roof & 150 m² inside parking. Offices, toilets, kitchenette & exhibit area. Polla 081 129 9061



#PROPERTY

Neil: 081 128 2671

Christo: 081 266 2826

Ancôis: 081 141 4227

Madelene: 081 795 2466

Juanita: 081 166 5219

info@aucornamibia.com

www.aucornamibia.com



N\$2 400 000 CC Registered

OLYMPIA

This 243 SQM Sectional Title offers, 1 Garage, 2 Carports, 3 Bedrooms, 2 Bathrooms and Separate Toilet, Built In Cupboards, Air-Conditioned, Outside Braai Area in a stunning part of Olympia, with a playpark across the road.



Bank Owned

N\$30 000 000

SWAKOPMUND

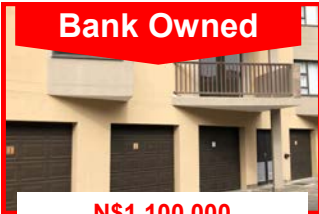
This massive property is Industrial Zoned and features Office Space of 379 SQM on Ground Floor and 384 SQM on the first Floor (763 SQM combined). 3 Workshops measuring 1375 and 2221 (Workshop 2&3) SQM. With Staff Ablution Area. Including a Kitchen, Staff Pause Area, Boardroom and Open Area as well as Closed Office Space.



N\$3 535 000 (PTY) Registered

OUT OF NATURE

Beautiful spacious house in this sought after Estate. 311 SQM house that features 3 Bedrooms, 2 Bathrooms, 1 Separate Toilet, Built in Cupboards, 3 Garages, Scullery, Office and Entertainment Area. A Boma outside, with Dove Cages, Chicken Pen and Store Room.

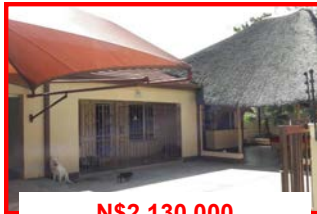


Bank Owned

N\$1 100 000

DOLPHIN BEACH

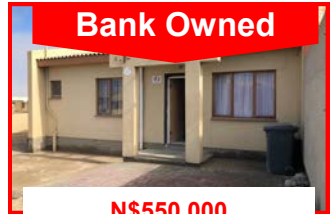
A beautiful 140 SQM Apartment including Garage, In Silver Dunes apartment block, Apartment Measuring 118 SQM, 2 Bedrooms, 2 Bathrooms, Open Plan Living Area, beautifully finished with Extensive Built In Cupboard Space and Balcony.



N\$2 130 000

ONGWEDIVA

Spacious 224 SQM House, with 3 Bedrooms, 2 Bathrooms, 2 Garages, Double Carport, Air-conditioned with Lapa Entertainment Area, Electric Fencing and Remote Gates.



Bank Owned

N\$550 000

MONDESA

Desie Court Body Corporate on a 1200 SQM plot, with Kitchen, 2 Bedrooms, 2 Bathroom and Lounge measuring 60 SQM. An Amazing Investment.



URGENT SALE

N\$2 200 000

HENTIES BAY

This beautiful 574 SQM house with well established gardens features, 4 Bedrooms, 3 Bathrooms, Lounge, Dining Room, Kitchen, Scullery, Entertainment Area, Braai and 4 Garages.

Other Listings:

Henties Bay - N\$1 400 000 - **Bank Owned** - 3 Bedrooms, 2 Bathrooms, 2 Garages 182 SQM

Swakopmund - Seagull Haven - N\$1 400 000 - **Bank Owned** - 3 Bedrooms, 2 Bathrooms, 2 Garages 189 SQM

Katutura Windhoek - N\$563 000 - **Bank Owned** - 2 Bedroom, 1 Bathroom 58SQM

Rehoboth - N\$1 350 000 - **Bank Owned** - 3 Bedroom, 2 Bathroom, 2 Garages 294 QSM

Oshikango - N\$2 200 000 - **Bank Owned** - Business premises - Warehouses 624 SQM

Oshikango - N\$8 600 000 - **Bank Owned** - Business premises - Warehouses & Shops 3718 SQM

Oshikango - N\$8 400 000 - **Bank Owned** - Business premises - Warehouses, Double Story Showroom with 2 Flats 1997 SQM

Katima Mulilo - N\$2 800 000 - **Bank Owned** - Business Premises - Reception, Workshops and 2 Flats 1037 SQM

Contact our Agents or Visit our Website or Social Media Platforms for more information and photos. All offers to be submitted to our offices/agents.



N\$2 900 000 CC Registered

KLEINE KUPPE

Modern 3 Unit Complex. A 200 SQM haven, featuring 3 Bedrooms, Two Bathrooms, Separate Toilet, Extra Depth Double Garage, Tandem Parking, Splash Pool, Big Outdoor Undercover Entertainment Area and Braai, Built in Cupboards and Linen Cupboard. A must see.

SUBMIT YOUR OFFER!



Elna Esterhuizen Properties

YOUR REALTY SPECIALISTS

Nr. 5 Schroeder (cnr Stein), Klein Windhoek



Elna | elna@ee-properties.com
Hilletje | hilletje@ee-properties.com
Lizelle | lizelle@ee-properties.com

WINDHOEK WEST - N\$ 1 298 000



Spacious 2 Bedrooms, 2 bathrooms, ground floor unit in popular complex within walking distance from CBD. 2 Covered parking bays & a large garden. **Elna 081 124 5818**

KLEIN WHK - N\$ 6 700 00 CC



Upmarket! Stunning View! Good Security! Great Location! 3 En-suite Bedrooms, guest loo, study, open plan lounge/dining room/kitchen, scullery, oversized double garage, pool & covered patio with built-in braai. **Elna 081 124 5818**

KLEIN WHK - N\$ 7 200 000 CC



PRICE DRASTICALLY REDUCED!

Owner relocating!!! Dbl Volume Executive Home. 3 Beds, 3.5 baths (2 en-suite) plus en-suite study! Gourmet kitchen. Entertainment area with bar, pool & Jacuzzi. 3 Garages, SQ with toilet & Shower. Tranquil garden with lovely views! **Elna 081 124 5818**

WHK CENTRAL - N\$ 2 750 000



Bargain of the year - 2 Beds, 2 bath penthouse in secure location, close to the city centre. Large, open plan dining, living & kitchen. Fully furnished & equipped. Guest bathroom, outside braai & balcony. **Lizelle 081 213 3588**

KLEINE KUPPE - 1 360 000 CC



1 Bedroom unit in very secure complex near all amenities. Modern finishes, open plan living area with beautiful kitchen, court yard, carport & visitors' parking. **Lizelle 081 213 3588**

EROS - 1 600 000



Very close to Medi-clinic hospital is 1 Bedroom & 1 bathroom ground floor unit. Very nice finishes & a carport. **Lizelle 081 213 3588**



Gretha Dos Santos @
grethads@afol.com.na | 081 284 3180

JUST PROPERTY

OLYMPIA - OLYMPUS VILLAGE



NEW RELEASE!!

Gretha N\$ 2.915 mil CC
Super neat duet! 3 Beds, 2 new bathrooms, TV room, Lounge / dining room, sun-room, lovely kitchen with Caesar stone tops, deck, garden with big trees, double garage, electrical fence & alarm. 550 m² Erf.

LUDWIGSDORF



FA BELOW VALUATION

Gretha N\$ 1.8 mil
Super spacious 2 Bedrooms, 1 bathroom, duplex townhouse. 102 m² under roof. Neat kitchen & open plan living area. Single garage & lots of extra parking. Pet-friendly garden. Small complex. Walking distance to amenities.

EROS



FA BELOW VALUATION

Gretha N\$ 3.6 mil
Erf 1450 m² Older, but extremely neat, property! 3 Beds, 2 baths, dining room, lounge & TV room, spacious kitchen, 3 garages, 3 carports & lots of parking, patio with mountain view, pool, good security, solar geyser.

OLD ACADEMIA



Gretha N\$ 3.150 mil
UBER-NEAT! Main house: 3 Beds, 2 baths, study, TV room, lounge, dining room, neat kitchen, laundry, heated pool, great security, 997 m² erf with lots of fruit trees. PLUS: BIG 2 Bedroom, 2 bathroom flat! Lots of parking!!

HOCHLANDRAND



NEGOTIABLE

Gretha N\$ 2.690 mil NEG
4 Bedrooms, 3 bathrooms, TV room, lounge & dining room with fire place & study. Kitchen with separate laundry, lapa & BBQ, pool, single garage & double carport. Needs some TLC. Erf 728 m². Great first home!

KLEIN WINDHOEK



BARGAIN!!!

Gretha N\$ 5.980 mil CC
356 m² Luxury unit in ever popular Pinnacles complex On top of the world with best view in Windhoek! 4 Bedrooms, 3 bathrooms, lovely living areas, deck with pool, luxury kitchen & scullery. **SELLING N\$ 1.6 MIL BELOW VALUATION!!!**



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KLEINE KUPPE N\$ 3 800 000



Below valuation! Beautiful views. Light & modern with 3 spacious bedrooms, 2 full bathrooms, WC, open plan kitchen/lounge/dining, scullery, fireplace, covered patio with braai & pool. Double garage.

KLEINE KUPPE N\$ 2 300 000 (PVT)



101 Guinas. All offers will be presented. 3 Bedrooms, 2 full bathrooms, open plan kitchen lounge & dining, generous size garden plus double garage.

KLEIN WINDHOEK N\$ 24 000 PM



Close to South African Embassy. Free standing 3 bedroom house with 2 bathrooms, open plan kitchen & lounge. Double garage plus huge 2 bedroom flat. Available 1 July 2018.

AVIS N\$ 3 300 000 CC



3 Bedrooms corner unit with open plan kitchen, lounge & dining. Scullery, double garage. Extra features include alarm, air conditioner, high quality shutters, pool, granite tops & covered patio with braai.

PIONIERSPARK N\$ 3 300 000



Valuation in place. Erf 1200 m² in quiet street. 3 Spacious beds, 2 baths, study, lounge, kitchen with en-suite dining room, scullery & double garage. Outside wc, storeroom, outside ent. area with braai, double carport & lots of trees.

PROSPERITA N\$ 3 150 000 CC



To Let or For Sale - 2 Brand new warehouses with completion mid June. All on one level. Different options to choose from. Options to let as from N\$ 16 500 pm excluding water & electricity.



Scott's Services

Real Estate & Property Management

Emill Koita
Principal Agent
Scott's Services cc
c: +264 81 146 9095
e: scottsservicescc@gmail.com

Olympia Mansion
Perfect For Any Family



Selling at N\$ 12 000 000

Features:

- 4 bedrooms, walk-in closet,
- walk-in safe,
- 3 Braai areas,
- Jacuzzi with amazing views, cinema room,
- wine cellar,
- indoor gym,
- heated swimming pool,
- koi pond,
- 3 car garage,
- parking for 5 more cars,
- solar panels,
- high security,
- 1500 m² erf,
- 700 m² under roof
- Valuation: N\$ 15 mil

SELLING BELOW VALUATION

Call us now, for professional and reliable service meeting all your property needs.



PIONIERSPARK EXT 1 N\$ 2 545 000



Very neat home on 435 m² erf. 3 Bedrooms & 2 bathrooms plus 4th guest bedroom with own bathroom separate from the main house. Nice patio with under roof BBQ. Double garage plus double carport.
Suzaan 081 790 1588

PIONIERSPARK N\$ 3 450 000



Huge family home on 1400 m² erf. 5 Bedrooms & 4 bathrooms. Very nice farmstyle kitchen, pantry, outside storeroom & 5 water tanks. Single garage & double carport. Serious pre approved buyers all welcome.
Suzaan 081 790 1588

CENTRAL N\$ 60 000 VAT INCL PM



430 m² office block in John Meinert street. 4 Closed offices & open plan desks for approx 16 people. Big boardroom, toilets & kitchen. Reception area, storeroom & lots of parking. All office furniture included. Available immediately. Rent negotiable depending on period of rental.
Suzaan 081 790 1588

AVIS N\$ 15 000 PM (NEG)



Le Mont. 3 Bedrooms & 2 Bathrooms. Modern kitchen with scullery. Nice patio with BBQ. Pet Friendly. Available 1 July 2018.
Suzaan 081 790 1588

PIONIERSPARK N\$ 1 400 000



Townhouse in Van Rhijn Village. Fully renovated kitchen, 2 Bedrooms & 2 bathrooms. Single carport & nice big courtyard. Pet friendly for small pets.
Suzaan 081 790 1588

TAUBEN GLEN N\$ 2 500 000 INCL COST



3 Bedrooms & 2 bathrooms. Study, dining room & TV room with BBQ. Single garage plus single carport. Erf 420 m².
Suzaan 08 1790 1588



Offering a Service with Trust

📞 081 143 8588

✉️ tatjana20120@gmail.com

TATJANA RAPP
REAL ESTATE



FINKENSTEIN ESTATE - N\$ 6 400 000



Stunning property with views! Corner dwelling with random game viewing! 4 Beds, 3,5 baths, flatlet, 3 garages, 2 carports, pool & ample yard space! 2500 m² yard. Secure, approved greywater system, reliable transport to & from Whk. Amenities in plan for this estate. Levies N\$ 2489. Way below valuation. Pre-approved clients only.

OLYMPIA - N\$ 4 850 000



Upmarket, huge house perfect for a big family or small guesthouse with much potential!! Offers 3 Big bedrooms (BIC & en-suite), kitchen, scullery, pantry & SQs. Huge lounge, ent area & pool. Separate laundry room, 1 bed flat with kitchen & another bachelor flat with own entrance. Huge double garage with a lot of storage space! Nearest offer to be considered.

VARIOUS SALES & RENTALS

TO LET & FOR SALE: Furnished 1 Bed flat to rent from August in Wild Olive complex, Kleine Kuppe. Flat comes with a fridge, double bed, bedside table & pull-out couch. Situated on 2nd floor with lift & 1 shaded carport. Rent: N\$ 9500 pm (W&E excl.) Selling price: N\$ 1 250 000 (transfer fees included). Levies: N\$ 1297.

RENTALS:
Double storey Townhouse in Klein Whk.
N\$ 11 500 pm (all excl.)

Another double storey townhouse in Klein Whk. Within safe complex & pet friendly. N\$ 17 000 pm (all excl.).

Fully furnished double storey duet in Klein Kuppe. Pet friendly, with pool! N\$ 20 000 pm.

Freestanding houses available from N\$ 20 000 pm in Academia & Eros.

AVIS - N\$ 2 120 000 CC



Pet friendly Townhouse!! 3 Bedrooms, 2 bathrooms, o/p lounge with kitchen, 1 garage, pet friendly yard, electrical fencing all around & nice neighbours! Lock up & go family unit, perfect for a young family. Only bank pre approved clients to apply please. Offers welcome.

EROS - N\$ 11 800 PM



LANGE REIHE!! Very safe 2 Bedroom flat with upmarket finishes, 1 bathroom, 1 guest toilet & small garden with amazing view. Very popular complex!! Plus 1 garage, perfect for young couple or single person. W&E excl. Plus deposit.

AVIS - N\$ 4 685 000



Double storey house with AMAZING VIEWS!! Erf 1578 m². Main building 267 m², potential for development. In popular area, near amenities. 3 Beds (mes), guestroom with bath, TV room, office (BIC), o/p kitchen / lounge, fireplace, dining room & scullery. Alarm, beams, electrical fence, remote entrance & extra parking space.



wkh

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Shop 27
Oshana Mall
Tel: 065 220 637



CIMBEBASIA

NS 1.750 MIL

Freestanding Home offering 3 Bedrooms, 2 bathrooms, kitchen, dining room, living room, TV room & undercover parking. Erf Measuring 300.37 m².



KLEINE KUPPE

SOLE MANDATE

NS 1.4 MIL

1 Level Townhouse offering 2 Bedrooms, 1 bathroom, living area, double carport, outdoor entertainment area with BBQ & spacious courtyard.



KLEINE KUPPE

NS 1.825 MIL

Duet offering 2 Bedrooms, 1 full bathroom, kitchen, dining with fireplace & double carport. Erf size measuring 300 m².



OLYMPIA

NS 3 050 000 CC

Offering 3 Bedrooms, 2 bathrooms, kitchen, dining, lounge, lofi, small study, scullery, 1 bedroom flatlet with bathroom, living area & extra storage. Pool, BBQ area, double carport & good security.



PIONIERSPARK

NS 3 650 000

Family Home offering 3 Bedrooms, 2 bathrooms, guest toilet, kitchen, living area, office, pool, outdoor entertainment area with BBQ, flatlet, double garages & double carport.



KHOMASDAL

FROM NS 1.150 MIL

Exciting New Development launching soon. Detailed information will be revealed via our Facebook Page soon! To receive detailed information automatically on launch date please provide your email address.

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THIS JUNE 2018 !
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ON SHOW UNIT TO VIEW

2 & 3 Bedrooms, 2 bathrooms, outside entertainment, Garage - Single and double. 114m² - 154m². Starting from NS 1 870 000 Urip 081 122 3797



MISTY HILLS, OTJOMUISE

5 home types. 1-3 Bedrooms. Completion mid 2019. Starting from NS 995 000. Gloria 081 202 6062



PIONIERSPARK - NS 2 550 000

BEST BUY!!!

Over 1000 m² erf. Spacious FS 3 Bedroom. 1 Bath & sep toilet. Modern kitchen. Big rooms. Huge open back yard for addition. Outside room with shower. Single garage with carport. Tami 081 202 6062



KLEINE KUPPE - NS 2 580 000

3 Bedrooms, 2 bathrooms, modern finishes, double garage and big courtyard. Urip 081 122 3797



EROS - NS 4 700 000

FRUIT TREE GARDEN

Freestanding 4 bed (mes) home with 3 baths, indoor bar & outdoor ent area with b/l braai, study, pool, dbl garage and great security. Tami 081 202 6062



PIONIERSPARK - NS 2 850 000

3 Bed (mes) home in quiet cul-de-sac. Renovated modern kitchen & laundry. Dining room, lounge & TV room. Electric fencing & alarm. Double garage. Big outside braai area. Spacious yard & parking. Tami 081 202 6062



MONTE PIANA - NS 2 180 000

Lovely, modern 2 bed apartment with 2 baths, o/p kitchen & living area, balcony with a braai, secure parking. Desire 081 837 9888 / Sonja 081 882 3144



ST MICHAELS PARK - NS 2 800 000 CC

TRANSFER COSTS INCLUDED

3 Bed Townhouse with 2 baths, o/p kitchen, dining & living area, scullery, outside ent area with braai & Jacuzzi. Dbl Garage with laundry area. Secure. Desire 081 837 9888 / Sonja 081 882 3144



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*Terms and Conditions Apply



Francois Properties cc

Director : M.A. Basson (Mrs)

CONTACT

Marie-Anne Basson:

081 246 5300

Michau Basson:

081 129 6944

AUASBLICK

N\$ 4 900 000

MONTE VISTA COMPLEX, AVIS

N\$ 1 900 000

5 HA PLOTS

FROM N\$ 1.9 - N\$ 2.2 MIL



3 Beds, 3 baths, dbl garage, wooden deck, pool, veranda, interlocks, electrified boundary walls, kitchen with B/C, scullery with B/C, ent area with braai & store room. Density 1:700 m². Michau 081 242 2329



Cottage style home in a very quiet neighbourhood. 2 Bedrooms, 2 bathrooms, open plan kitchen, small backyard with braai, 2 parking spaces. Very Secure. Michau 081 129 6944



Be part of the best nature estate in Namibia. Wild life & stunning views. 24 Hr security and electric fencing around the estate. 22 Km out of town on airport road B6.

HERBOTH'SBLICK

N\$ 5 250 000

NORTHERN INDUSTRIAL

N\$ 2 700 000

FREEDOM PLAZA FOR SALE & TO LET



Perfect Lock-up & Go. 15 km from Windhoek This is where your soul comes to rest. HUGE 5 ha erf with 3 beds, 2 baths, gym, office space & double garage. View to die for. Michau 081 129 6944



HUGE WAREHOUSE FOR SALE!! Reception area, 2 offices, 2 bathrooms, kitchenette, interlocks, alarm & security beams, steel gate, 3 parking spaces. Michau 081 129 6944



Next to the Hilton Hotel and 200 meters from Gustav Voigts Centre!! From N\$ 2.1 mil to N\$ 3.9 mil. To let from N\$ 10 500 to N\$ 17 500 pm. Michau 081 129 6944

City Living Real Estate

Lydia Kazimbu

061 259801 | 081 407 0017

kazimbu@yahoo.co.uk

KHOMASDAL - N\$ 1 700 000



3 Bedrooms, 2 bathrooms, kitchen, lounge, entertainment area & drive through garage. Costs excluded.

Lydia 081 407 0017

KLEINE KUPPE - N\$ 2 100 000



PRICE REDUCED!

Unit in Montana. Lovely one level townhouse, 3 bedrooms, 2 bathroom, kitchen, lounge, garden & single garage. Costs excluded. Offers are welcome! Lydia 081 407 0017

KLEIN WINDHOEK - N\$ 4 200 000



3 Bedrooms, 2 bathrooms, kitchen, lounge, TV area & 2 lapas. Swimming pool, double carport, 1 bedroom flat & lots of parking. Costs excluded. Erf Size 1420 m². Offers are welcome.

Lydia 081 407 0017

DORADO PARK - N\$ 3 195 000



5 Bedrooms, 3 bathrooms, kitchen, lounge, TV room & office. Entertainment area, swimming pool & large erf around 995 m². Costs excluded.

Lydia 081 407 0017

KATUTURA - N\$ 1 300 000



Shandubala - Newly Renovated House 2 Bedrooms, 1 bathroom, open plan kitchen, lounge , boundary wall & electrical fence. Space for extension. Costs excluded.

Lydia 081 407 0017

CBD - N\$ 45 000 PM



1990 FREEDOM PLAZA Bistro/Coffee shop, 100 m² of inside 100 m² of outside area. North facing . Plus deposit

Lydia 081 407 0017

NEW RELEASE



BACHELOR STUDIO
AVAILABLE TO LET
OLYMPIA, WINDHOEK

N\$ 7 000 PM

DESCRIPTION

This light & airy ground floor flat is situated within a huge private erf with boundary walls, electric fence & an automated gate with remote. Close to the Grove Mall, Lady Pohamba hospital and Whk Gimnasium school. Not pet friendly.

Available from 1 July,
Contact 081 1222 637



MULTI-TOW

MULTI - TOW NAMIBIA CC

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- multi-tank - 500 ltr / 900ltr / 1500ltr / 2000 ltr
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- own colour scheme
- attachment to hook up cable drums
- multi-fighter (fire fighting)
- forklift attachment
- diesel tanks

- 1.5 tons
- 2 tons
- 4.6 tons
- 6 tons

- drawn by normal 1-ton pickup
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- double axle c/w run over brakes
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Can be divided into 2 units.
Only N\$ 35 000 pm excl VAT.
Contact Tony at 081 127 1124



NAMIBIAN DEALERS

UNIT 4

200 m² workshop with 3 phase power.
Secure complex.
Excellent location.
Only N\$ 14 900 pm excluding VAT.
Contact Tony at 081 127 1124



BELL PARK - UNIT 3

200 m² workshop with private yard
and 3 offices.
Close to show grounds.
Bargain at only N\$ 16 500 pm excl VAT.
Contact Tony at 081 127 1124



BELL PARK - UNIT 5

Don't miss this one!
Available immediately.
380 m² warehouse with 6 offices and
120 m² private yard for only
N\$ 20 000 pm.
Contact Tony at 081 127 1124



BELL PARK - UNIT 8

300 m² street facing warehouse /
showroom with offices and store
room plus 200 m² private yard.
3 Phase power. Available Now.
Only N\$ 25 000 pm.
Contact Tony at 081 127 1124





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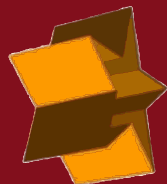
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Housing
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Renovating / With security in mind

When you think about renovating your home, you might imagine installing a new kitchen or re-doing your decking. But not all renovations are cosmetic. Have you ever thought about renovating to improve your home's safety?

Furthermore, how seriously do you take security whilst renovation work is actually taking place? The following tips should provide some food for thought the next time you succumb to the remodelling bug.

RENOVATING FOR SAFETY

Under lock and key

If you're building a new room or replacing your doors, this is a good opportunity to make sure that your home's biggest access points are up to scratch. Install peepholes and screw in dead bolts and you'll go a long way towards stopping burglars from simply walking straight in.

Windows of opportunity

If you're planning a job that requires the installation of windows, consider going for small sizes downstairs and larger upstairs. Try keep the windows away from doors. See if you can afford double- or triple-pane glass. And make sure each window has a lock.

Criminal minds

If you're involved in creating floor plans, think about how a criminal might spot opportunities, and then renovate accordingly. For instance, it's best to keep bedrooms on the second floor, far away from entry points. And if you have a single-storey, consider putting your rooms at the rear of the house with a single point of entry that can be blocked off at night with a security gate.

SAFETY DURING RENOVATIONS

Above board

Ensure that your contractors are insured and certified, as they are more likely to hire tried and trusted crew. Knowing that they wouldn't hire problematic employees who might put their certification at risk should give you peace of mind.

Do a count

Ask your contractors exactly how many workers will be at your home on a given day, and report if there appear to be too many.

Plug the holes

As the working day winds down, check for holes. These could be holes bashed from walls to access plumbing or electricity, or to install doors and windows. Make sure these are sealed before the workers leave.

Do an inspection

Once the workers have left for the day, walk around the house and check that doors, gates, windows and garages have all been locked.

SAFETY FIRST

Don't let the excitement of planning, budgeting and starting renovations get in the way of your home's security. As much as this is a perfect time to update your safety features, it's also a perfect time for a criminal to pop in for an unwelcome visit.





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.

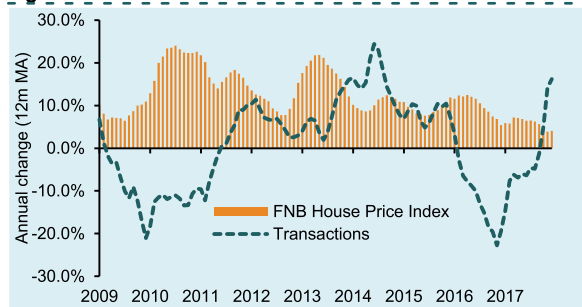
At these levels, the housing market remains resilient, in relation to the weak economic backdrop, where the economy continued to shed jobs and disposable income remained weak, to say the least. While price gains are decelerating, the volumes have accelerated. December is typically a weak month for home 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.

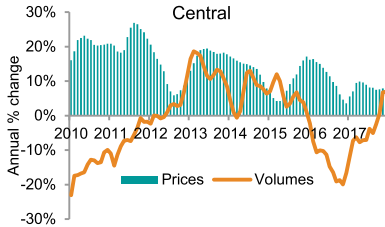
How well the housing market performs in 2018 will be determined by economic fundamentals. Whilst we expect growth to lift moderately, job losses to normalise and interest rates to remain as accommodative as possible, we are, however, of the opinion that the market could see stable or moderate improvement 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.



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Figure 1: FNB House Price Index



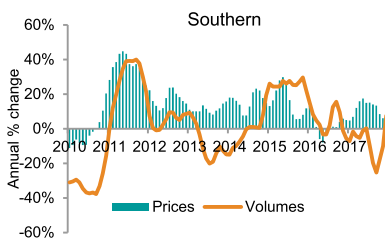
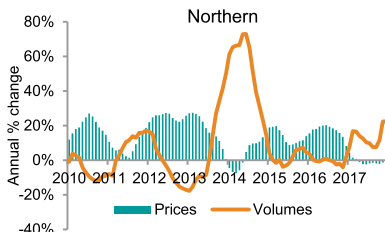
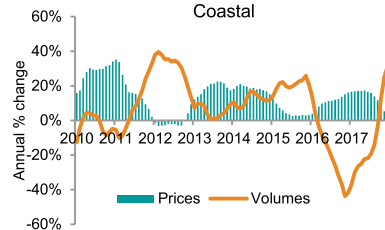


Central property prices: Central's average house price increased by 8.7% through the year to N\$ 1.5 million, well within the 7% - 10% range that prevailed throughout the year. In the capital, house price inflation index was up 7.7%, more evidence of a weakening property market. Here, we see either price 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

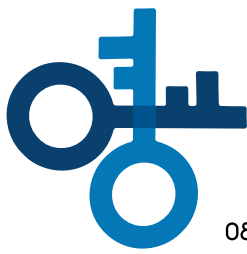
This report is based on bonds registered in the names of natural persons at the Deeds Office and as such excludes all bonds registered in the names of juristic persons such as Close Corporations, Private Companies and Trusts. Rehoboth properties (Rehoboth has its own Deeds Office), farms, properties 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.

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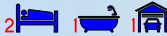
N\$ 995 000.00

NEWTON COURT WALVIS BAY

Modern & Upmarket apartment with spacious open plan kitchen / lounge area and a single garage. Quiet Area in safe & secure complex.

Claudia

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FOR RENT

from
N\$ 3 500-00 p/m

DARRA COURT KUISEBMOND

Newly built shops & offices to rent in Darra Court centrally located in Kuisebmond. Awesome location with lots of feet! You snooze you loose!

Yolanda

081 158 3463



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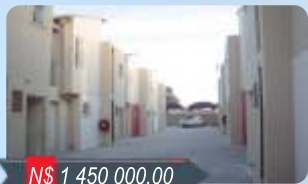
from
N\$ 8 500-00 p/m

PELICAN MALL WALVIS BAY

Newly Built 3 Storey mall ideally located in the CBD! Ground floor shops. First & second floor Offices. Extra garages & roof parking.

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N\$ 1 450 000.00

MODERN LUXURY - OSHIKANGO

Double storey Apartment with modern kitchen, lounge area, Build-in cupboards, balcony & own backyard. Selling below valuation.

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FOR RENT

Price on Request

VARIOUS MALL SPACE TO LET!

Mall space available in Gobabis, Rundu, Outapi, Ohangwena, Nkurenkuru, Omuthiya, Engela & Walvis Bay. We have the solution to your rental problem!

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PRICE REDUCED

SOLE MANDATE

N\$ 1 600 000.00

GREAT LOCATION - WALVIS BAY

Fully Furnished, Beautiful & Spacious house with open plan kitchen / lounge / living area. Indoor BBQ, courtyard & double garage.

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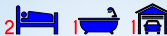
N\$ 5 950 p/m

PERFECTLY LOCATED - RUNDU

16 Apartments available in Rundu CBD. Open plan kitchen / lounge area with small courtyard & garage. (W & E Excl)

Yolanda

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Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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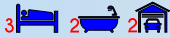
N\$ 1 990 000.00

BEST INVESTMENT - WALVIS BAY

Spacious house with open plan kitchen / dining area, guest toilet, big entertainment area, outside BBQ, big garden, laundry & tandem garage.

Claudia

081 169 6227



N\$ 1 650 000.00

INDUSTRIAL ERF ONGWEDIVA

2910m² - VACANT ERF -Behind Ongwediva trade fair. Corner ERF. Below Valuation!!

Eddie

081 157 0660



N\$ 535 000.00

ORANJEMUND EXT 5

Newly Built, stunning 2 Bed, 1 bath House with kitchen/lounge area & carport on own ERF! Erf sizes range from 575 to 875m². Selling from only N\$ 535 000.00

Angelika

081 562 2186



N\$ 1 250 000.00

CASA ES AMOR - ONGWEDIVA

Luxurious, Modern & Spacious Double storey apartments with living / dining area, kitchen, guest toilet, courtyard. Walking distance to malls & shops. Safe & Secure!

Claudia

081 169 6227



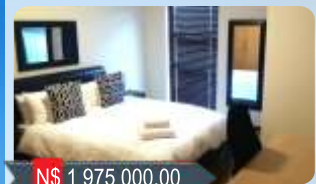
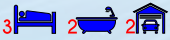
N\$ 2 150 000.00

PERFECT LOCATED WALVIS BAY

Newly built house, open plan kitchen with granite tops, big sitting room, patio, foyer, Built-in-cupboards in all rooms. Modern, Stylish & walking distance from lagoon.

Claudia

081 169 6227



N\$ 1 975 000.00

LUXURIOUS UNIT WALVIS BAY

Modern & Spacious double storey Unit, in safe & secure complex. 183m² - Townhouse with kitchen / lounge / living area. Guest Toilet, Indoor BBQ & courtyard.

Claudia

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from

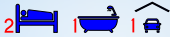
N\$ 915 795.00

MORNINGSIDE ONGWEDIVA

Luxurious, Modern & spacious 2 Bed, 1 Bath Apartments with open plan kitchen/lounge. Parking bay, secure complex with courtyard & security. Fully Furnished option.

Veronique

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N\$ 480 000.00

VACANT ERF SWAKOPMUND

Matutura - 540m² - N\$ 480 000.00
Tamariskia
536m² - N\$ 530 000.00
606m² - N\$ 590 000.00

Rosalin

081 412 4246



N\$ 880 000.00

BELOW VALUATION WALVIS BAY

Double Storey townhouse with open plan kitchen / lounge / living area. Opportunity not to be missed! CC REGISTERED!

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Warehouses



Bedroom



Bathroom



Garage



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ZEBRA PARK OKAHANDJA

2 Bedroom | 1 Bathroom | Kitchen with built-in stove |
Solar Geyser | Built-in Cupboards | Own Carport |
Own Backyard

N\$ 535 000.00

SOLE MANDATE

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N\$ 1 765 000.00

SWAKOPMUND

3 Bedroom & 2 Bedroom Apartment,
with open plan kitchen / lounge living area,
indoor BBQ and Bay parking.
Secure lock-up and Go.

Gogga

081 169 6215

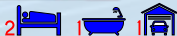


WALVIS BAY KUISEBMOND



from

N\$ 630 000.00



Perfect Investment Opportunity,
2 - 3 Bedroom , 1 - 2 bath House
options, with / without garage.

BIC in main bed & kitchen.

House sizes from 50m² to 110m².

Walking distance from beach.



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Angelika
081 562 2186



Sumari
081 627 3181



N\$ 2 450 000.00

LAGOON WALVIS BAY

3 Bedroom house, with some sea view,
30m to the lagoon, Needs TLC, with
double garage.

Joey

081 278 0518



N\$ 800 000.00

DOLPHIN BEACH WALVIS BAY

704m² - Vacant ERF - N\$ 800 000.00
CC REGISTERED!. One of the last,
Very well situated.

Joey

081 278 0518



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Price on Request

OLUZIZI PLAZA - OUTAPI

30 - 40m² Shops available for rent at the
Oluzizi Plaza (Woermann & Brock).
Please call to view this well located shops.
Call now!

Yolanda
081 158 3463



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Warehouses



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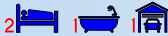
N\$ 600 000.00

NEW DEVELOPMENT GOBABIS

Newly Built 2 & 3 Bedroom houses with open plan kitchen, lounge area. With or without a garage. Each house on own 600m² erf.

Sumari

081 627 3181



N\$ 100 000.00

ARANDIS

450m² - N\$ 100 000.00 each or 2 bedroom house with own plot from only N\$ 410 000.00

Rosalin

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N\$ 960 000.00

MONDESA SWAKOPMUND

Spacious 3 Bed, 2 bath house, with open plan kitchen/lounge area, 2 Garages. 3x Outside rooms & Bathrooms. URGENT SALE!

Gogga

081 169 6215



N\$ 1 950 000.00

WALVIS BAY

Cosy 3 bedroom, 2 bathroom family house. With open plan kitchen / lounge area, near CBD / schools, Huge 1250m² ERF & 6 Garages.

Joey

081 278 0518



N\$ 1 800 000.00

CENTRAL SWAKOPMUND

Spacious 3 Bedroom, 2 Bathroom Apartment, with open plan kitchen/living, sunroom. Tandem garage. Neg!

Gogga

081 169 6215



from

N\$ 506 000 000.00

EKUKU EXT 4&5 OSHIKATI

2 Bedroom & 3 Bedroom house, with open plan, Selling from N\$ 506 000.00. PLOT & PLAN, Only 9 Available ! Bond & Transfer fees included!

Claudia

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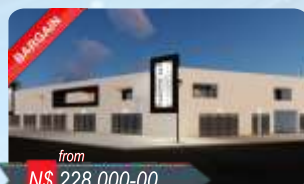
N\$ 1 050 000.00

ACADEMIA EXT1 WINDHOEK

VACANT Plot with boundary walls for sale.

Hannelle

081 223 3224



from **N\$ 228 000-00**

FOX VILLAGE KUISEBMOND

Newly built bachelor's / 1 bed apartments with open plan kitchen/lounge area & parking bay. Situated close to Multi-purpose Centre. Also available for rent!

Claudia

081 169 6227



N\$ 630 000-00

RESIDENTIAL ONGWEDIVA

1150m² - Vacant Erf - EXT11 - N\$ 630 000-00
1000m² - Vacant Erf - EXT11 - N\$ 685 000-00
1124m² - Vacant Erf - EXT11 - N\$ 740 000-00
984m² - Oshakati EXT16 - N\$ 330 000-00

Eddie

081 157 0660



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



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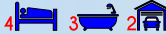
N\$ 2 200 000.00

BEST INVESTMENT - WALVIS BAY

Modern & Spacious 4 Bedroom, 3 bathroom Double storey house with open plan kitchen. Beautiful garden, Indoor BBQ, entertainment area with fireplace. FURNITURE INCLUDED!

Claudia

081 169 6227



N\$ 1 600 000.00

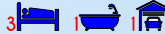
CBD WALVIS BAY

3 Bedroom, 1 bathroom house with kitchen, lounge & garage. Plus: bachelor flat at the back. Huge 1200m² ERF.

House only need a touch-up outside

Joey

081 278 0518



N\$ 4 700 000.00

LONGBEACH

3 Bed, 2 bath house, with open plan kitchen/ lounge area with breath taking sea view, In & outside BBQ, All 3 level decks, Plus: Roof terrace cottage, Bed,kitchen & BBQ on.

Joey

081 278 0518



N\$ 1 900 000.00

WALVIS BAY LAGOON

2 Bedroom, 1 bathroom House, 2 garages. Plus: 2 small flats.

Ideal for developer! Rezoned 1:150, 714m² Erf One street away from Coming Waterfront.

Joey

081 278 0518



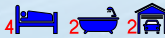
N\$ 7 100 000.00

25HA PLOT GOBABIS - neg

This lovely piece of land next to Nossob river, 4 Bed, 2 bath house, beautiful kitchen, scullery, pantry, large swimming pool, 3-phase nam-power, 18kw grid solar sys, 2 bed garden flat.

Sumari

081 627 3181



from

N\$ 680 000.00

SHAMBO VILLAGE OKAHANDJA

Exciting new Development, 200m from shopping mall, 2 x 2 Bedroom Duplex Units. 20 x Units Available. You snooze you loose!

Hannelie

081 223 3224



from

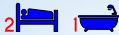
N\$ 407 000.00

DEVELOPMENT OUTAPI EXT11

2 Bed 1 Bath sectional title apartments selling from only N\$ 407 000.00 each! Free-standing 2 & 3 Bed houses each with own plot selling from only N\$ 525 000.00 each!

Dassie

081 200 3946



P.O.R

WALVIS BAY CENTRAL

Well established Guesthouse. Selling as running concern with all equipment & furniture incl. 13x Rooms, restaurant / lounge, entertainment, roof terrace, Well maintained.

Sumari

081 627 3181



N\$ 650 000-00

WALVIS BAY MEERSIG EXT 2

Private registered, 596m² - Vacant ERF, Close to the water.

Hannelie

081 223 3224



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land

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STUNNING DOUBLE STOREY

NS 5 500 000



Web Ref: 309

Amazing 4 bedroom, 4 bathroom home with Nobelia fitted kitchen, 2 living rooms, an entertainment area with indoor BBQ & a swimming pool! The property has a spacious yard, an outdoor entertainment area with a BBQ & a large double garage with storage space.

QUALITY FROM THE PAST

NS 2 750 000



Web Ref: 310

This older home has 3 Bedrooms with 2 bathrooms. There is a kitchen, dining room, living room & an enclosed entertainment area with an indoor BBQ. The house also has a lovely lapa at the back with an outdoor BBQ. There is also a 1 bedroom flat with its own kitchen, living room, bathroom & single garage. The main house has a tandem garage.

SPECTACULAR OPPORTUNITY

NS 2 300 000



Web Ref: 294

This townhouse has 3 bedrooms with 2 bathrooms. The living area is spacious with a fireplace & is open plan with the kitchen. The unit has a yard that surrounds it with a tiled area that also has an outdoor BBQ. There is a neat front garden & the unit has a double garage. Located in a secure complex with ± 130 m² living space.

ON THE COURSE!

NS 3 150 000



Web Ref: 134

The Property features 3 bedrooms, 2 bathrooms, a guest toilet, a living room, dining room, study & a kitchen with a pantry & scullery. The house has a double garage.

BRAND NEW!

NS 1 860 000



Web Ref: 228

This house features 3 Bedrooms with 2 bathrooms. It has an open plan kitchen, dining & living area with an indoor BBQ. There is also a scullery & a double garage. The total living space is 160 m².

THIS HOUSE IS UNDER CONSTRUCTION

NS 2 150 000



Web Ref: 308

This house features 3 Bedrooms with 3 bathrooms. The living area and kitchen are open plan with an indoor BBQ, scullery & a double garage. The house faces the ocean & has a neat porch.

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A photograph of a woman with dark, curly hair, wearing a light-colored blazer over a green top. She is smiling and holding a mobile phone to her ear, looking upwards and to the right.

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