



# PropertyNews

propertynews.com.na | 3 October 2019 | Issue 440: Garden & Outdoor

## SAND WORX WINDHOEK



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### SANDWORX WINDHOEK

#### Contact Details

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Charlene	081 156 0450
Sales	085 550 5032
Accounts	085 550 8158



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**NEXT PUBLICATION:**

Issue 441 | 17 Oct 2019

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**DID YOU KNOW?** Obeco sells 2cm thick Porcelain Garden Pavers?



## Thatch Maintenance & Fire Guard 081 124 9678

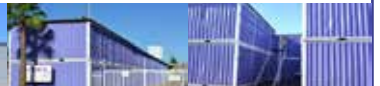


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**OLD PIONEERSPARK**

**N\$ 2 850 000**

**4 Bedrooms, 3 bathrooms, Kitchen with scullery, TV Room, Lounge, Dining Room. Large patio with BI Braai. 2 x outside bedrooms with bathroom. Double garage. Ample space. Situated close to primary school & shops. For viewing & more information, please do not hesitate to contact Lourinda 081 252 6296**



**RUNDU CBD**

**N\$ 2 450 000**

**Size: 1767 m<sup>2</sup>. Zoning: Business. Corner plot on the main road. Perfect for any business which requires high visibility and accessibility for deliveries & dispatch. Gerhard - 081 124 4682**



**RUNDU**

**N\$ 5 000 000**

**Size: 27575m<sup>2</sup>, Zoning: Business. Bulk 1.0. Ideal location for Transport Depot, DC even a Medium size shopping centre will benefit from this site. Gerhard 081 124 4682**



**LUDWIGSDORF**

**N\$ 1 650 000 CC**

**Price reduced!! 3 Bedroom 2 bathroom unit. Single Garage and communal pool. Johnny 081 124 8589**



**PIONEERSPARK**

**TO LET REDUCED - N\$ 15 000 p/m**

**200 /m2 Offices / Consulting Rooms Secure Staff Parking / Ample Parking For Clients / Kitchenette Immediately Available Carl 081 383 0389**



**AVIS**

**N\$ 2 180 000 CC**

**Very well maintained townhouse offering 3 bedrooms and 2 bathrooms. Beautiful low maintenance garden and double garage. Marie 081 128 4281**



**CITY JUNCTION**

**N\$ 950 000**

**Bachelor Flat City Junction Immediately available Denis 081 124 4581**



**OLYMPIA**

**N\$ 4 500 000 NEGOTIABLE**

**Zoned for offices! Erf 1 550m<sup>2</sup>.....building 375m<sup>2</sup> Ideal for professionals Call me and maybe we can talk price! Denis 081 124 4581**



**EISENHEIM N\$ 950 000**



Bargain!! 2 Bedroom, 1 bathroom unit. Open plan kitchen / living area. Balcony with BBQ. Single garage & parking.

**EISENHEIM N\$ 2 700 000**



Just move into this well maintained, modern 3 bedr , 2 bath, freestanding home with o/p kitchen and pantry, living area, outside patio & BBQ, neat garden and 2 garages.

**EISENHEIM N\$ 2 990 000**



Must see! Modern kitchen with scullery & laundry. 4 Bedrooms, 3 bathrooms & a study. 3 x garages & lots of parking inside the yard. Built in BBQ with Garden & Pool

**EISENHEIM N\$ 2 990 000**



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

**KLEINE KUPPE N\$ 2 990 000**



4 Bedroom, 3 bathroom house with open plan kitchen sep scullery/laundry. Living area. Inside entertainment area with BBQ. Garden with pool. 2 garages and storeroom

**KLEINE KUPPE N\$ 3 295 000**



Henning Village – stunning views!! 3 Bedrooms, 2 bathrooms & study nook. Open plan kitchen / living area with outside BBQ & pool. Double garage.

**OLYMPIA N\$ 4 400 000**



3 Bedroom, 3 bathroom, study. Kitchen with laundry/scullery. Open plan dining room. Established garden, outside BBQ / entertainment area with pool. Double Garage. 1 Bedroom Flat and SQ.

**KLEIN WINDHOEK N\$ 6 240 000**



Stunning 360 degree city views! Renovated 4 bedrooms, 2 bathrooms & a study. Kitchen with scullery. TV Room with fireplace. 3 Garages with storeroom. Also to let at N\$ 22000 pm. Available November 2019.

**KLEIN WINDHOEK N\$ 8 320 000 CC**



4 En-suite bedrooms & study. Modern Miele kitchen sep scullery / laundry. Open plan TV room / dining room with stunning views. Entertainment area with BBQ & pool. 4 x garages, storeroom & SQ.

**EISENHEIM N\$ 6 500 PM**



2 Bedroom, 1 bathroom unit with an open plan kitchen / living area. Balcony with BBQ. 2 x carpports. NO PETS! Available 1 November

TO LET

**CENTRAL N\$ 7 000 PM**



2 Bedroom, 1 bathroom unit with a living area, kitchen & garage. Communal BBQ area. NO PETS! Available immediately.

TO LET

**FINKENSTEIN MANOR N\$ 10 000 PM**



For the above 50! Brand new one level spacious unit! Open plan kitchen / living area with separate scullery / laundry. 2 Bedroom, 2 bathroom. Double garage.

TO LET

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



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 www.rightmoveproperties.com.na

**AUASBLICK - N\$ 5 600 000**



Spectacular Views. 4 bedrooms, 3 bathrooms. Large kitchen and living area. Entertainment area with 2 BBQ and pizza oven. Spacious Flat with 30m<sup>2</sup> office. Marion 081 245 2390

**KLEIN WHK - N\$ 2 300 000 CC**



Duet house with 3 bedrooms, 2 bathrooms. Lounge with fire place. Dining & TV Room. Kitchen. Double Garage with Laundry corner. Outside Toilet. Marion 081 245 2390

**OLYMPIA - N\$ 3 290 000**



Beautiful house, Lovely location. 3 Beds, 2 baths, stunning kitchen & scullery, lounge, dining room, TV-room, bachelor flat, garden, covered veranda & carports. Erf 1249m<sup>2</sup>. Marion 081 245 2390

**KLEIN WHK - N\$ 3 895 000**



Guesthouse Zoning. 7 Bedroom house plus 2 outside rooms. Lovely entertainment areas around the pool. Laundry, ample parking. Erf 1400m<sup>2</sup> Lourette 081 124 5868

BACKPACKERS POTENTIAL

**AUASBLICK - N\$ 3 995 000 CC**



AMAZING VIEWS. 3 En-suite bedrooms. Open plan areas, BBQ Room, stylish kitchen, scullery, guest loo, double garages. Plenty Parking. Erf 737m<sup>2</sup> Lourette 081 124 5868

OFFERS WELCOME

**PIONEERSPARK - N\$ 2 900 000**



4 Bedroom & 2 bathroom. Big Stoep. 2 Outside Bedrooms with 1 full bathroom. Lapa, pool, beautiful garden with artificial lawn. Double Garages with plenty parking space. Lourette 081 124 5868

STEAL DEAL

**KLEINE KUPPE IN CUL DE SAC - N\$ 2 980 000**



Freestanding, 3 bed family home with 2 baths; o/p kitchen & scullery, lounge and tv room; spacious indoor ent room with braai. Large storeroom. Garden & pool. Dbl garage plus dbl carport. Bonus: DQs/guest suite/flat or home office. Alarm, beams & e/fence. All on one level! Erf 600m<sup>2</sup>. U/roof 285m<sup>2</sup>. Anita 081 124 6666

URGENT SALE!



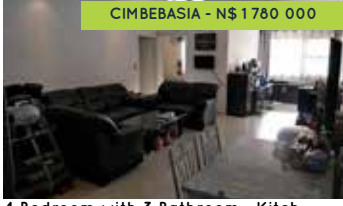
NEW LISTING!

**EISENHEIM - N\$ 2 480 000**



Newly Built. 3 Bed and 2 Bath. Beautiful Kitchen with Gas Hop and Granite tops. Electric Stove. Scullery. Big under roof BBQ area. Double Garage. Erf 450m<sup>2</sup> Anita 081 124 6666

**CIMBEBASIA - N\$ 1 780 000**



4 Bedroom with 3 Bathroom. Kitchen with open plan lounge. 3 Aircons throughout the house. Garage. Hillie 081 128 6783

**KLEIN WINDHOEK - N\$ 3 700 000**



DEVELOPMENT POTENTIAL. Located on a hilltop with Wonderful Views. Set on a plot of 2092 m<sup>2</sup>, surrounded by Sectional Titles. Can build at least 4 S/Titles!! Lourette 081 124 5868

**KLEINE KUPPE - N\$ 2 650 000 CC**



Gorgeous duet house. 3 Beds, 3 baths, main en-suite and dressing room, office upstairs. Big living areas and kitchen, lovely garden with pool and BBQ, 2 garage. Marion 081 245 2390



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*Hannelie Suckley*

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## GOLF CLUB



01 October 2019  
N\$ 17 000 PM

3 Bedroom, 2 Bathroom town house in Windhoek Golf Estate. Stroll down to the course for an easy 9.

## LUDWIGSDORF



01 October 2019  
N\$ 25 000 PM

Stunning 3 Bedroom, 2 Bathroom free standing home, fully furnished. Double garage with a beautiful garden and refreshing pool.

## KLEINE KUPPE



01 October 2019  
N\$ 18 000 PM

3 Bedroom, all en-suite bathrooms, double garage and splash pool. Interesting artistic use of various textures and materials.

## COUNTRY CLUB



N\$ 3 050 000  
CC REGISTERED

Exclusive finishes and great attention to detail. Welcomes to this 3 Bedroom, 2 Bathroom property, including double garage and splash pool. A must see!

## OLYMPIA



N\$ P.O.R  
PRIVATE REGISTERED

Huge family home featuring great entertainment areas and top notch security. 4 Bedrooms, 4 bathrooms, triple garage with parking and large pool.

## OLIVIA ESTATE



N\$ P.O.R  
CC REGISTERED

Beautiful 3 Bedroom, 2 Bathroom town house with large communal garden and play park. Double garage with additional parking and splash pool.

## HENNING VILLAGE



N\$ 3 700 000  
CC REGISTERED

Own this beautiful home with amazing views over Windhoek. 3 Bedroom, 2 Bathroom home with ample parking in highly secure complex.

## KLEINE KUPPE



N\$ 4 300 000  
CC REGISTERED

Well designed with upper class finishes in this 3 Bedroom, 3 Bathroom home with splash pool, double garage and additional parking.

## ST MICHAELS



N\$ 2 500 000  
CC REGISTERED

3 Bedroom, 2 Bathroom town house in the sought after complex of St Michaels. Double garage with additional parking available.



# MERENSKY TOWERS



**FOR SALE**  
**N\$ 900 000**  
**Negotiable**  
**OFFERS WELCOME!**

Fixed Term Tenant in place

Monthly Rent N\$7 000.00  
Monthly Levies N\$1 900.00

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**Samantha - 081 665 0077**  
**Shaun - 081 285 4921**



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**PIONIERSPARK - N\$ 2.720 MIL**



3 Bedrooms/2.5 Bathroom/2 Garages  
 \* Spacious duet, private and secure  
 \* Kitchen with open plan living  
 \* Indoor BBQ area, living room.

**EISENHEIM - N\$ 2.990 MIL**



4 Bedrooms/3 Bathrooms/2 Garages  
 \* Quiet, Private and safe environment  
 \* Kitchen, scullery, dining and living room  
 \* BBQ on veranda, spacious garden

**PIONIERSPARK - N\$ 3.400 MIL**



5 Bedrooms/3.5 Bathrooms/2 Garages  
 \* Newly renovated, all on one level  
 \* Including all furniture and a car.  
 \* Separate 2 Bedroom flat, use as office.

**AUASBLICK - N\$ 4.200 MIL**



4 Bedrooms/4 Bathrooms/4 Garages  
 \* Splitlevel Home with mountain view  
 \* Kitchen, Scullery, Open plan living and TV  
 \* Pool with entertainment.

**EROS - N\$ 3.500 MIL**



5 Bedrooms/3 Bathroom/2 Garage  
 \* In a cul-de-sac, with two entrances  
 \* Dining, living and TV room.  
 \* 1 Bedroom can be a bachelors flat

**EROS - N\$ 3.990 MIL**



3 Bedrooms/2 Bathrooms/2 Garages  
 \* Walking distance to WAP  
 \* Separate Flat / Playroom  
 \* Pool with entertainment area



**PIONIERSPARK EXT 1**

**N\$1 935 000**

**A LITTLE TREASURE**

Duet, 2 spacious en-suite Bedrooms, Garage (can be converted into 3rd bedroom), Huge backyard +600sqm.



**PIONIERSPARK**

**N\$2 800 000**

**A GOLDEN OPPORTUNITY**

4 Bedrooms, 2 Bathrooms, Garage, Kitchen, Lounge, Dining Area, Domestic Quarters, Outside room, Huge Erf 1125sqm



**PIONIERSPARK**

**N\$2 900 000**

**SPACIOUS FAMILY LIVING**

3 Bedrooms, 2 Bathrooms, Study, 2 Garages, Carport, 2 Outside Rooms, Swimming Pool, Lapa, Huge Erf 1134 sqm



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Willem Joanie  
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## LUDWIGSDORF - N\$ 2.3 MIL CC



Offering 3 bedrooms, 2 bathrooms, lounge with fire place, dining, tv room with fire place, kitchen, double garage, spacious garden area, well secured, close to all amenities.

## LUXURY HILL - N\$ 3.695 MIL



Zoned with full office rights!. Older solid home with 3 Beds, 2 baths, lounge, dining, study, kitchen, store room, dbl garage, pool plus 2 bed flatlet, lounge & kitchen. Spacious erf.

## OLYMPIA - N\$ 3 195 000 CC



One level townhouse in popular complex. Extra spacious with double volume. 3 Bedrooms, 2 Bathrooms, Open Plan Lounge and dining, Kitchen, Scullery, Pation with BBQ, 2 Garages.

## AVIS - N\$ 1 395 000 CC



Modernised townhouse. 2 beds, 1 bath, o/p lounge/dining with a/c, stunner kitchen with gas hob, courtyard with wooden deck and BBQ, dbl carport, alarm, well secured.

## SUIDERHOF - N\$ 1.8 MIL CC



Amazing price for all that is on offer with this duet. 3 Bedrooms, 2 Bathrooms, Lounge/ Dining, Kitchen, 2 x A/C, Single Garage, Lots of extra parking, well secured.

## PIONIERSPARK - N\$ 2.295 MIL



Spacious and neat duet. 3 Beds, 3 baths (2 en-suite), lounge with fireplace & dining, o/p with kitchen, indoor ent with BBQ and Jacuzzi, covered patio, pool, dbl garage, space for kids to play still, well secured.



Chané Hälbich  
081 302 1268



Frieda Iiyambo  
081 400 5957



Alet Halbich  
081 122 9191



Imelda Schmidt  
081 720 0019



Zandri Scholtz  
081 247 8353

## KEINE KUPPE - N\$ 1.8 MIL



Neat as a pin. 2 Bedrooms and 1 Bathroom. Airconditioner. Wooden Blinds throughout unit. Open plan kitchen/ lounge. Single Garage. Alarm System

## LUDWIGSDORF - N\$ 2.430 MIL



Sunny and Quiet. 3 En-suite bedrooms. Open plan kitchen/dining area. Lounge with sliding doors to Patio. Double Garage. Dry Yard. Levies: N\$ 2 800.00

## AVIS - N\$ 1.655 MIL



En suite Master Bedroom with air conditioner, plus 2 Bedrooms and bathroom Guest W/C, Open plan Kitchen/Dining/ Lounge with sliding doors. Double Garage

## AVIS - N\$ 1.555 MIL



CC Registered. 3 Bedrooms (BIC), 2 Bathrooms. Open plan kitchen. Single Garage with ample parking. Courtyard with manual garden irrigation.

## KLEINE KUPPE - N\$2.5 MIL



3 Bedroom, 2 Bathrooms. O/plan kitchen, granite tops, scullery, lounge, fireplace entertainment area, built-in braai, swimming pool. Double garage

## WILD OLIVE - N\$ 1.275 MIL



1 Bedroom, 1 Bathroom Open plan kitchen & lounge. Built in cupboards and stove included. Basement parking Additional Store Room of 6.5m2

## EISENHEIM - N\$ 890 000



Excellent investment. Spacious 2 bedrooms. 1 Bathroom. Large open plan kitchen/lounge. Balcony with built in braai. Designated under roof parking

## KLEINE KUPPE - N\$ 2.850 MIL



3 Bedrooms, 2 Full Bathrooms. Open plan kitchen/dining room. TV room. Built in braai. Outside toilet. Laundry room. Storeroom. Double Garage



# Gretha Dos Santos

grethads@afol.com.na | 081 284 3180

Nobody does property better!

# JUST PROPERTY

**SOLE MANDATE**

**KLEIN WINDHOEK**

**FAR BELOW VALUATION**

Gretha N\$ 3.998 mil (PTY)  
Ultra-modern, compact home. 4 Beds with own bathroom, guest loo, open-plan lounge & dining area, kitchen, pantry, scullery, patio & BBQ, pool, double garage.

**SOLE MANDATE**

**LUDWIGSDORF**

**NEWLY RE-DONE**

Gretha N\$ 2.250 mil CC  
Lovely townhouse with gorgeous view! 3 Beds, 2 Baths, guest loo, brand new kitchen, open plan living, deck & BBQ with top view, single garage & single dedicated parking.

**FAR BELOW VALUATION!**

**AUASBLICK**

**URGENT SALE**

Gretha N\$ 3.995 mil CC  
Erf 737sqm. 3 Beds, 3 Baths, guest loo, kitchen & big scullery, double volume dining area, lounge, separate BBQ room, patio with great view, pool, double garage.

**OLD PIONEERSPARK**

Gretha N\$ 2.995 mil  
Main house with 3 beds, 2 baths, spacious living areas, pool, double barrage & LOTS of parking. PLUS: Modern bachelors flat! Erf of 1100sqm.

**PIONEERSPARK EXT 1**

Gretha N\$ 1.850 mil (PTY)  
Single-level townhouse with huge erf! 2 Beds, 2 Baths, Separate TV room (or extra bedroom), big open plan lounge & kitchen, 1 x Garage, 1 x Carport, LOTS of parking!

**LPPH SUITS WEST (KLEINE KUPPE)**

Gretha N\$ 3.585 mil CC  
A Grade office/consulting room! 3 offices, lovely reception, 2 x toilets, kitchenette, elevator access, three dedicated parkings, great location with lots of parking.



**ANJA BASSON**  
Realty

Anja Basson | Agent

**Anja Basson Realty**

p: 0812588360

e: basson.anja@outlook.com



Follow us on:

**REINHEITZ COURT - N\$ 825 000**

Privately Registered. Unit Size 78m².  
Monthly Levy: N\$ 1,435.32



**WINDHOEK NORTH - N\$ 825 000**

Unit size 66m². CC Registered.  
Monthly Levy: N\$ 1 530



**CITY JUNCTION - N\$ 830 000**

Privately Registered. Bachelor Unit.  
Price slightly negotiable



**KLEINE KUPPE - N\$ 1.865 MIL**

Corner Unit. Unit Size 134m².  
Garage & covered carport.



**KLEINE KUPPE - N\$ 1.950 MIL**

**URGENT SALE**

Erf size 290m². CC Registered.  
Sellers ready to move on



**KLEINE KUPPE - N\$ 2.400MIL**

**TO RENT**

Erf size 342m. CC Registered.  
To Rent: N\$ 12 000.00 (Excl W&E)





Garden Design



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Synthetic Grass



Mini Golf Courses



Lush Waterwise Garden



Pavers



Greenhouses



Water Features



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- Small paving works
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- Building of Greenhouses

Contact Hugo Truter (N. Dip. Hort.)

Cell: 081 253 2131

Tel: 061 244447

Email: htruter@iway.na

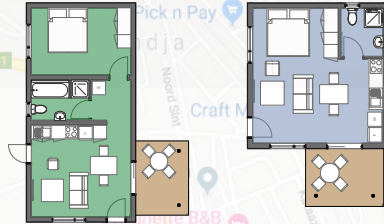


# Dolerite Ridge

**REAL DEAL**  
 • FULL TITLE HOME •

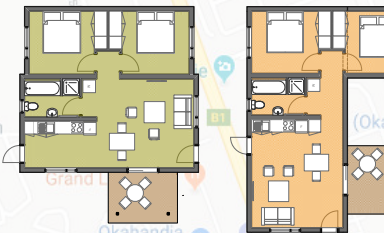
includes 450 sqm erf

0812955329 0812148056 0813394403 0816273181 0814539353 0813117369



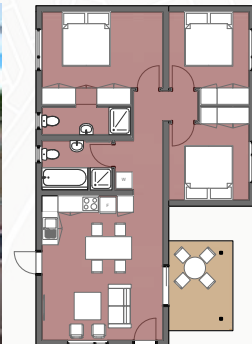
FROM **N\$595,000**  
 \*INCLUDES 450 sqm ERF

FROM **N\$500,000**  
 \*INCLUDES 450 sqm ERF



FROM **N\$695,000**  
 \*INCLUDES 450 sqm ERF

FROM **N\$695,000**  
 \*INCLUDES 450 sqm ERF



FROM **N\$790,000**  
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**Full Title Deed Houses**  
 450 Square Meter Erf included  
 No Deposit  
 Transfer Costs included  
 Wall-to-Wall Porcelain Tiles  
 Full Height Cupboards  
 Tiled Roof  
 Brick Construction  
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 Commercial Land options  
 Institutional Land options  
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\*Terms & Conditions of Sale apply. See website for details. Contact an Agent

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Walvis Bay  
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**Sharon Yakeya**  
Rundu  
Tel: +264 66 266 722



**Bank Windhoek**  
a member of **Capricorn Group**



**KLEINE KUPPE**  
N\$ 2 790 000



Erf Size: 410m<sup>2</sup>  
House Size: 263m<sup>2</sup>  
3beds/2baths/dbl garage/kitchen/living/  
stoep with bbq/water cooler/solar geyser  
REF: 1862922

**OLYMPIA**  
N\$ 3 745 000



Erf Size: 1443m<sup>2</sup>  
House Size: 390m<sup>2</sup>  
4beds/2baths/ 4 garages/kitchen/scullery/  
pool/ bachelor's flat/ parking for 6 cars  
REF: 1862651

**ELISENHEIM**  
N\$ 1 260 000



2 Beds /2 Baths/ OP kitchen living/ air-con/  
sliding doors to patio/ small yard /pool/  
carport  
REF: 1285347

**AUASBLICK**  
N\$ 2 650 000



House Size: 270m<sup>2</sup>  
Levies: N\$2 677.97  
3beds/ 2baths/kitchen/lounge aircon/laun-  
dry/guest toilet/store room/dbl garage  
REF: 1862781

**KLEINE KUPPE**  
N\$ 1 890 000



101 Guinas Court  
2bed/1bath/kitchen/loung/BBQ /garden/  
garage/ 2 extra parking area  
REF: 1862538

**OLYMPIA (REG IN A CC)**  
N\$ 2 890 000



Furnished - N\$25 000  
Unfurnished - N\$18 000  
House Size: 214m<sup>2</sup>  
3 beds/2 baths/ living/dining/kitchen/air-  
cons/laundry/dbl garage/dbl carport/pool



**Helga Molzahn**  
Cell: 081 124 7357

**Office: 061 252 553**  
Email: helga@afol.com.na

**LUXURY HILL - N\$ 6 500 000**



**LOVLEY OLD GERMAN HOUSE WITH LOTS OF SPACE FOR THE BIG FAMILY.**

Lots of space for children and pets.

3 Bedrooms, 2 Bathrooms, Lounge with fire Palace, Dining room, Kitchen with Scullery, 1 Bedroom Flat with Sauna, 1 Bachelor Flat, Laundry, 4 Garages, Parking for 6 Cars. Swimming Pool, Lovely Terrace, Big Trees  
**HUGE ERF !! A MUST TO SEE !!!!**

Please call **HELGA** TO VIEW THIS HOUSE. CELL 081 124 7357



**\*First month  
rent free**



**WORK IN WINDHOEK  
LIVE & PLAY IN OKAHANDJA**

# BRAND NEW 2 BED UNITS TO LET FROM N\$4150

## ON SHOW DAILY



24H



Prime



Playpark



Geyser



Savings

An easy 48 min commute to Windhoek  
Car Pool with Family & friends to work  
and enjoying more cash in pocket  
every month!

Close to shopping centres & more  
Quality finishes & fittings  
24 hour security & gate control access  
(Vehicular and Pedestrian)  
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(\*T's & C's Apply. Limited Offer)

#### FEATURES:

- Land Size: **3.3279 Ha**
- Hotel: 863m<sup>2</sup>
- Boardroom: 37m<sup>2</sup>
- Electrical room: 19m<sup>2</sup>
- Lapa: 54 m<sup>2</sup>
- Manager House: 196m<sup>2</sup>
- Workshop: 67m<sup>2</sup>
- Shed: 152m<sup>2</sup>
- Cheese Processing Room: 35m<sup>2</sup>
- Backpackers: 210m<sup>2</sup>
- 2 x Underground Cellars
- Cold room
- Industrial Kitchen
- Pool & Bar

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# #PROPERTY

Contact us at: Windhoek +264 61 257 974/5  
Email address: info@aucornamibia.com  
www.aucornamibia.com

## PROPERTY AUCTION

Date: Tuesday  
15 October 2019  
@ 12:00

DULY INSTRUCTED BY OUR CLIENTS, AUCOR NAMIBIA (PTY) LTD, WILL SELL THE FOLLOWING PROPERTIES ON PUBLIC AUCTION:

**Erf 3764, 8 Independence Ave, Katutura, Khomas Region**

- Size 3967 m<sup>2</sup>, Zoning - Institutional
- Ground Floor: 18 x Offices, Reception, Kitchen, Size 848 m<sup>2</sup>
- Warehouse - Size 400 m<sup>2</sup>
- 3 x Store Rooms, Ablution - Size 194 m<sup>2</sup>
- First Floor: 8 x Offices, Reception, Kitchen - Size 286 m<sup>2</sup>
- Paving, Electric Fence & Remote entrance

**Erf 1243 - 1244, Rundu, Kavango East**

- Size 1170 m<sup>2</sup>, Zoning - Institutional
- Main Building: Reception, Kitchen, Office, Bathroom
- Conference Hall & Store Room

**Red Cross, Oshakati, Oshana Region**

- Size 400 m<sup>2</sup>
- Main Building: Offices & Toilets & Garage

**Erf 421 & 422, Opuwo, Kunene Region**

- Size 2400 m<sup>2</sup>, Zoning - Business
- Main Building: Reception, 4 x Offices, Store room & Toilets
- Outbuilding: Room & Toilets

**Erven 182 - 189, Eenhana, Ohangwena Region**

- Size 2048 m<sup>2</sup>. (Combined)
- Main Building: Reception, 3 x Offices, Training Room, Toilets, Storeroom

**Portion 3 & 6 of Farm Tseberis No. 48, Windhoek District**

- 318 Ha & 478 Ha (combined)
- Dwelling: 2 Bedrooms, Lounge/Dining room, Kitchen, Bathroom, Guest Toilet, Veranda & Lean-To
- 1 Borehole, 3 x Plastic Water Tanks

**Erf 608, 36 Morija Street, Auasblick, Windhoek**

- Size 736 m<sup>2</sup>
- Main Dwelling: 4 Bedrooms, 3 Bathrooms, Dressing Room
- Entrance, Lounge, Kitchen, Dining room, Family Room
- Double Garage, Swimming Pool

**Erf 4488, 168 Diaz Str, Suiderhof, Windhoek**

- Size 1230 m<sup>2</sup>
- Main Dwelling: 4 Bedrooms, 2 Bathrooms, Separate Toilet, Entrance, Lounge, Kitchen, Pantry & Scullery
- 2nd Dwelling: Bachelors Flat with Bathroom
- Garage

Venue: c/o Michelle Mclean & Platinum Streets, Prosperita, Windhoek

**Erf 40, 46 Hercules Str, Dorado Park, Windhoek**

- Size 681 m<sup>2</sup>
- Main Dwelling: 4 Bedrooms, 3 Bathrooms, Separate Toilet, Lounge, Family Room, Kitchen, Scullery, Dressing area
- Entertainment Area & Swimming Pool
- 2nd Dwelling: 1 Bedroom, Bathroom, Lounge, Kitchen
- 2 Garages, 4 Carports

**Erf 1233, Corob Bean Street, Rehoboth**

- Size 633 m<sup>2</sup>
- Main Dwelling: 3 Bedrooms, 2 Bathrooms, Lounge, Kitchen
- 2nd Dwelling: 1 Bedroom, Bathroom, Kitchen/Lounge
- 2 Carports

**Erf 3066, c/o 19 Portia/Joseph Mukwayo Ithana Streets, Klein-Windhoek, Ludwigsdorf, Windhoek**

- Size 927 m<sup>2</sup>
- Main Dwelling: Entrance, Lounge/Dining Room/Family Room, Kitchen, Laundry, Study, Storeroom, Dressing Room, 5 Bedrooms, 4 Bathrooms, Guest Toilet
- First Floor: Bedroom, Bathroom, Lounge/Kitchen, Storeroom
- Garage & Storeroom, Outside Toilet

**Erf E96, Omeya**

- Size 1445 m<sup>2</sup> - Vacant Erf

Viewing: By appointment only



Registration: N\$5,000.00 by bank transfer or cash only. Copy of ID upon registration. Property will be sold subject to confirmation. 10 % payable on fall of hammer. Finance must be approved prior to bidding. Buyers being financed must produce an irrevocable letter of credit within 14 days after sale. Details subject to change without prior notice.





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# FNB Residential Property Report

June 2019

## Key Highlights

- House price index recorded at -3.7%
- Price contractions recorded in all four regions
- Growth in volumes eases – recorded at 27.4%
- National average property prices at N\$ 1 066 908

## Regional snapshots

<b>Central:</b>	N\$1 404 000	(-6.1%)
<b>Coastal:</b>	N\$1 025 000	(-11.4%)
<b>Northern:</b>	N\$822 000	(-6.5%)
<b>Southern:</b>	N\$832 000	(-5.1%)

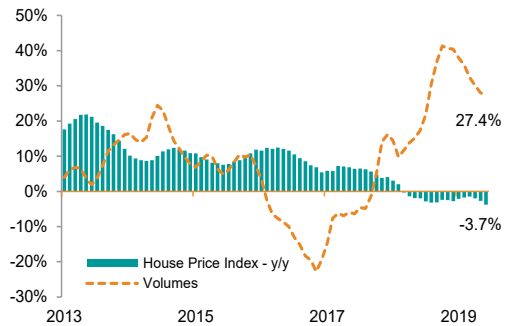
## FNB Housing Segments

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



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Figure 1: FNB House Price Index (Prices and Volumes)



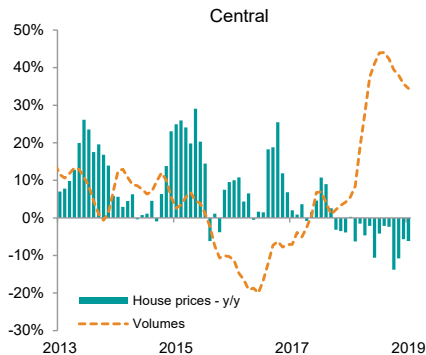
## Annual growth in property prices reaches 9-year low

The subdued economic environment has continued to cast a pall on house prices, with the FNB House Price Index contracting by 3.7% y/y at the end of June 2019 compared to a contraction of 2.0% over the same period last year. The poor showing in the index is the worst performance recorded since 2009 and comes on the back of price contractions across all four regions in the country. The contraction brings the average national house price at the end of June 2019 to N\$ 1 066 908, which is similar to the mean price recorded in February 2016.

The Volume Index recorded growth of 27.4% y/y at the end of June 2019, driven solely by growth in the small housing segment. While this is an improvement from the growth of 17.4% recorded over the same period last year, we have noted that growth in transaction volumes has been decelerating over the course of the year.

The slowing activity and declining prices in the property market reflect weak demand and a deteriorating outlook with regards to state of the overall economy. We thus expect property prices to show little growth as risks to the economy remain tilted to the downside.

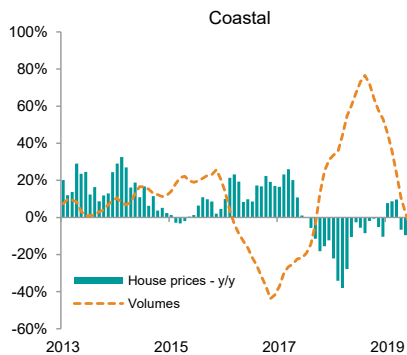
**Figure 2: Central property prices contract, while volumes accelerate**



Central property prices showed a contraction of 6.1% y/y at the end of June 2019 compared to a growth of 0.3% y/y observed over the same period last year. This contraction brings the average house price down to N\$1.4 million compared to N\$1.5 million recorded over the same period last year. The negative growth was driven by slowdowns across all segments. The small, medium and luxury segments of 1.9% y/y, 0.1% y/y and 27.0% y/y. Furthermore, growth in the large segment slowed down significantly to 4.9% y/y.

The Central Volume Index stood at 34.5% y/y compared to 5.6% y/y recorded at the end of June 2018, driven by increased transaction volumes in the small segment where growth was recorded at 60.9% y/y. Growth in the medium segment on the other hand slowed to 7.5% y/y, while demand for properties in the large and luxury segment remain mute with recorded contractions of 29.5% y/y and 6.9% y/y respectively.

**Figure 3: Coastal property prices record largest contraction**

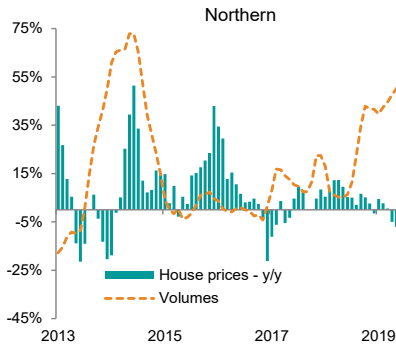


The Coastal region is the weakest performer with property prices showing a deeper contraction of 11.4% compared to a contraction of 2.6% over the same period last year. While the small, medium and large segments record growth of 2.3% y/y, 0.7% y/y and 4.8% y/y respectively, this was counteracted by the lack of activity in the luxury segment in which no transactions have taken place since November 2017. Henties Bay recorded the biggest price contraction of 37.5%, followed by Swakopmund which recorded a contraction of 15.8% and Walvis Bay which recorded a contraction of 14.8%. The average house price in the Coastal region has consequently come down to N\$1 025 000 compared to N\$1 157 000 recorded in June 2018.

The Coastal Volume Index stood at -4.7% y/y, further corroborating substantial weakness in the demand for property in this region. Demand seems to be concentrated in the large and medium segments where growth of 10.1% and 29.1% was observed respectively. This growth was, however, not adequate to counteract the contraction recorded at 31.7%. The contraction in the Coastal Volume Index was further exacerbated by the previously mentioned lack of activity in the luxury segment.

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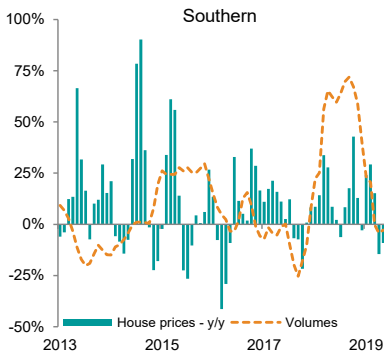
**Figure 4: Northern transaction volumes remain robust**



Northern property prices have also continued to retreat, contracting by 6.5% y/y, compared to a growth of 5.3% recorded over the same period in 2018. This contraction is driven by price contractions in the small segment of 1.9%, which offset growth in the medium and large segments of 3.0% y/y and 9.8% y/y. The average house price in the Northern region is now N\$822 000, the lowest it has been this year. The average house price over the same period last year was recorded at N\$879 000.

Transaction volumes continue to pick up in the Northern region with the Northern Volume Index reaching its highest level this year at 54.9% y/y. The increase was mainly observed in the small and large segments where transaction volumes picked up by 53.6% y/y and 33.3% y/y respectively. The medium and large segments also recorded growth of 18.7% y/y and 11.7% y/y. The largest increase in transaction volumes were observed in Oshakati and Eenhana, with growth in these towns recorded at 189% and 50% respectively.

**Figure 5: Southern prices and volumes contract**



The price index for the Southern region showed the smallest contraction of 5.1% y/y compared to growth of 2.2% recorded over the same period last year. The average house price in the Southern region is now N\$832 000 compared to N\$877 000 recorded in June 2018 with this decline driven solely by a contraction in the small housing segment.

The Southern Volume Index remains in the red at -3.0% y/y at the end of June 2019 after dipping into negative territory during the first quarter. The contraction was driven by poor growth in the medium segment of -16.7% y/y. The Southern region which is characterised by a low number of transactions also recorded no activity in the large and luxury segments.

We once again emphasise that housing transactions in the South are characterised by thin and volatile trading volumes. Therefore, all growth figures should be carefully interpreted within this context.

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## Accommodative monetary policy to support property market

Bank of Namibia announced a 25-basis point cut in the Repo rate at its recent monetary policy meeting, bringing the repo rate down to 6.50%. Table 1 shows the impact of a 25-basis point cut to the FNB Home Base Loan Rate on the monthly repayment amounts for a bond valued at N\$1 100 000 taken over a period of 20 years. Ordinarily, the effects of a lower interest rate on the uptake of mortgage credit would be observed in the market after 12 months. However, we do not expect these dynamics to play out in the property market given that a 25bps cut is unlikely to provide sufficient stimulus to induce a turn in the property market. The interest rate cut will, however, offer marginal relief to already indebted consumers.

In addition to the repo rate cut, Bank of Namibia announced changes to Loan-To-Value (LTV) regulations implemented in 2017 as shown in table 2. These ratios were initially implemented to curb excessive uptake in mortgage credit which was seen to be fuelling the overheating of the housing market and thus posing a threat to the stability of the overall financial system. Given that the property market has since started to lose ground, the central bank took the decision to review these ratios as a stimulus measure to curb the slowdown in the housing market. Much like the changes to the repo rate, the new LTV ratios will provide some support in terms of affordability but will not spur a significant improvement in the overall property market.

We maintain our view that a significant overall improvement in the property market will largely depend on higher disposable incomes through increases in real wages. We do not see the situation in the property market improving given the depressed economic environment, the precarious unemployment situation and anaemic consumer spending. We therefore expect the housing market to remain in the red, with any improvements are likely to be slow and gradual. We are of the view that a turnaround in the economy that will bolster real wage growth and consumer spending is the vital catalyst that is will place growth in the property market on a stronger footing.

Table 1: Impact of repo rate cut on home loan repayment

Old interest rate		New interest rate	
<b>Loan amount</b>	N\$ 1 100 000	Loan amount	N\$ 1 100 000
<b>Annual interest rate</b>	11.5%	Annual interest rate	11.25%
<b>Loan term</b>	240 months	Loan term	240 months
<b>Repayment amount</b>	N\$11 729.19	Repayment amount	N\$11 540.34

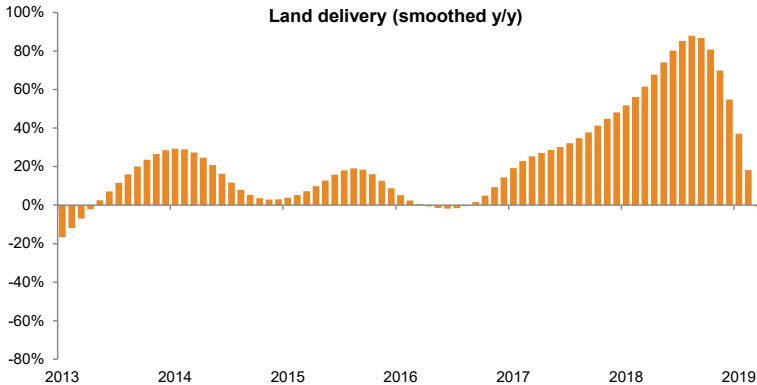
Table 2: Changes to Loan-To-Value regulations

	Current Maximum LTV %	New Maximum LTV
<b>Primary Home</b>	N/A	N/A
<b>Non-primary residences:</b>		
<b>Number 1</b>	80%	90%
<b>Number 2</b>	70%	80%
<b>Number 3</b>	60%	80%
<b>Number 4 &amp; further</b>	50%	80%

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## Land Delivery



The backlog in land delivery currently being experienced across the country does not seem to be easing any time soon. The pace of land delivery remains in the doldrums, with a contraction of -53.7% y/y recorded at the end of June 2019. The slow pace of land delivery has been attributed to high costs involved in servicing land as well as administrative and legal bottlenecks.

## Conclusion

The continued contraction in housing prices is not a surprising outcome given the severely depressed economic environment. Our view is therefore that the risk of further declines in house prices remains elevated, as risks to the macroeconomic outlook remain on the downside and disposable income growth comes under pressure. While the rate of uptake in mortgage credit is still positive – recorded at 7.6% y/y at the end of June – we have noted that the overall trend in mortgage credit extension has been slowing. With consumer demand waning, we do not expect that the recently announced repo rate cut and the change in LTV regulations will turn the property market around.

Several municipalities in the Northern, Coastal and Central region have indicated their intention to address the ever-increasing housing backlog through the phasing out and formalisation of informal settlements in the Northern, Coastal and Central regions. The Swakopmund municipality, for example, intends to build 1590 low-cost and debt-financed houses through the 40/40 housing initiative for low income earners over the next two years. In addition, the governor of the Erongo region in his State of the Region Address announced an infrastructural and housing project that will construct 61 000 houses over the next 5 years. In the Central region, phase 1 of the Ongos Valley project will construct 4500 housing units over the next 5 years. We thus maintain our view that housing market activity will most likely remain concentrated in the small segment. These landings are, however, only expected to make their way into the property market over the next 2 to 5 years. We do not expect the high-end market to regain momentum as the dynamics in this market are currently in favour of buyers, who are well positioned to bargain prices downwards.

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## Appendix: ANNUAL AVERAGE HOUSE PRICES

Town	2013	2014	2015	2016	2017	2018	2019	YTD %Δ	3Yr %Δ	5Yr %Δ
Arandis	299 000	494 000	456 000	532 000	640 000	664 223	913 132	37.5%	71.6%	84.8%
Eenhana	532 000	553 000	700 000	798 000	770 000	884 080	824 616	-6.7%	3.3%	49.1%
Gobabis	699 000	839 000	889 000	1 119 000	908 000	1 041 947	804 229	-22.8%	-28.1%	-4.1%
Groofterfontein	559 000	647 000	736 000	645 000	812 000	679 531	811 282	19.4%	25.8%	25.4%
Helao Nafidi	575 000	909 000	1 002 000	425 000	607 000	607 000	-	-	-	-
Henties Bay	851 000	929 000	1 115 000	1 103 000	1 190 000	1 242 714	974 389	-21.6%	-11.7%	4.9%
Katima Mulilo	595 000	737 000	791 000	893 000	673 000	1 076 965	872 861	-19.0%	-2.3%	18.4%
Keetmanshoop	504 000	610 000	863 000	632 000	686 000	819 361	762 042	-7.0%	20.6%	24.9%
Luderitz	527 000	509 000	584 000	829 000	811 000	711 800	946 095	32.9%	14.1%	85.9%
Mariental	518 000	685 000	736 000	913 000	1 336 000	1 041 857	1 895 000	81.9%	107.6%	176.6%
Okahandja	624 000	820 000	922 000	856 000	937 000	976 097	882 842	-9.5%	3.1%	7.7%
Okahao	466 000	492 000	491 000	611 000	568 000	739 952	783 686	5.9%	28.3%	59.3%
Omaturu	562 000	954 000	767 000	1 092 000	1 111 000	737 470	599 240	-18.7%	-45.1%	-37.2%
Omuthiya	482 000	540 000	612 000	640 000	750 000	1 138 340	1 327 330	16.6%	107.4%	145.8%
Ondangwa	551 000	683 000	720 000	836 000	910 000	894 783	866 296	-3.2%	3.6%	26.8%
Ongwediva	585 000	755 000	1 009 000	944 000	951 000	1 033 958	1 092 641	5.7%	15.7%	44.7%
Oshakati	572 000	1 163 000	974 000	679 000	785 000	791 197	846 847	7.0%	24.7%	-27.2%
Oshikuku	533 000	569 000	580 000	634 000	635 000	750 415	724 829	-3.4%	14.3%	27.4%
Olavi	533 000	611 000	531 000	560 000	647 000	701 872	514 405	-26.7%	-8.1%	-15.8%
Oljijwarongo	803 000	825 000	967 000	1 021 000	1 069 000	936 829	858 089	-8.4%	-16.0%	4.0%
Outapi	456 000	553 000	579 000	785 000	738 000	983 147	768 924	-21.8%	-2.0%	39.0%
Outjo	755 000	739 000	925 000	928 000	809 000	918 706	874 667	-4.8%	-5.7%	18.4%
Ruacana	707 000	855 000	898 000	968 000	875 000	788 945	649 370	-17.7%	-32.9%	-24.1%
Rundu	468 000	630 000	684 000	780 000	727 000	905 202	724 435	-20.0%	-7.1%	15.0%
Swakopmund	1 019 000	993 000	1 096 000	1 334 000	1 348 000	1 224 611	1 139 680	-6.9%	-14.6%	14.8%
Tsumeb	741 000	750 000	966 000	1 162 000	1 222 000	957 641	1 131 511	18.2%	-2.6%	50.9%
Usakos	715 000	427 000	657 000	445 000	617 000	660 000	2 800 000	324.2%	529.2%	555.7%
Walvis Bay	854 000	1 042 000	992 000	1 156 000	1 079 000	954 716	953 547	-0.1%	-17.5%	-8.5%
Windhoek	1 152 000	1 209 000	1 440 000	1 514 000	1 614 000	1 542 364	1 525 272	-1.1%	0.7%	26.2%
<b>Namibia**</b>	<b>895 000</b>	<b>972 000</b>	<b>1 110 000</b>	<b>1 151 000</b>	<b>1 187 000</b>	<b>1 199 179</b>	<b>1 068 644</b>	<b>-10.9%</b>	<b>-7.2%</b>	<b>9.9%</b>

**\*\*Namibia number in above table does not indicate the whole country but rather the average prices across the towns indicated within the table.**

### 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 100,000m<sup>2</sup> and properties in industrial areas, are excluded, as these may not always be residential properties. Outliers below N\$100,000 (2007 prices adjusted annually) are also excluded, along with further bonds (second, third, fourth, etc. bonds over the same properties). Exclusions were rigorously tested using existing data, to filter out as much noise as possible. Cash transactions are too, excluded due to a lack of data. Sectional bonds have been excluded into the housing index.

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

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**OCEAN VIEW - N\$ 1 250 000 CC**



**Web Ref 240**

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**LONGBEACH - N\$ 2 500 000**



**Web Ref 322**

4 Bedrooms/3 Bathrooms, Open plan living/ dining, indoor BBQ/kitchen with granite tops/scullery/guest toilet/double garage

**TOWN CENTRE- N\$ 1 200 000**



**Web Ref 158**

Very neat warm north facing apartment, Airbnb letting allowed in complex/2 Bedrooms/1 Full Bathroom/sun veranda/single garage/ walk to main beach and town centre

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## CENTRAL, SWAKOPMUND



**N\$ 15.750 MIL**

**NO COMPROMISE ON FINISHES. SEA VIEW.** Double storey with lift. Gourmet Kitchen, Scullery, Dining, Study Nook, Guest Loo, 3 Bedroom en-suite, Large Living Room, 3 Garages. Website ref: 1280494

## CENTRAL, WALVIS BAY



**N\$ 2.590 MIL**

**Great flat potential:** 4 Bedr, 3 Bath, Lounge, Dining room (indoor BBQ), TV room, 2 studies, beautiful kitchen, scullery, cold room, garage for 3 cars. Website ref: 1299178

## EXT 6 , HENTIES BAY



**N\$ 2.580 MIL**

**Great, modern design:** Home: Reception, 3 Bedr, 2 Bathr, Lounge/Dining room o/p with Kitchen, Scullery, Pantry, 2 Garage. Flat. Share 2 Garages with home, 2 Bedr, 1 Bathr, Large living area, Kitchen. Website Ref: 1299901

## EXT 9, SWAKOPMUND



**N\$ 3.830 MIL**

**Versatile:** One of bedrooms can be used for either flat or home: Home: 3 Bedr en-suite, Study, Guest loo, Living area (fireplace, BBQ & Bar), Kitchen, Scullery, 3 Garages. Flat: 1 Garage, Kitchen, Scullery, living area, 2 bedr en-suite, outdoor BBQ. Website Ref: 1291125

## EXT 9, SWAKOPMUND



**N\$ 2.900 MIL**

**Large living area:** Lounge, Dining room, BBQ/TV room, 3 bedr (MES), 2 Bath, Lovely kitchen, scullery, 3 garages. Large yard  
 Website ref: 929591

## EXT 10, HENTIES BAY



**N\$ 5.050 MIL**

**Awesome views from all bedrooms and living area:** 4 Bedr en-suite, guest loo, Kitchen, Scullery/Laundry, Living area (indoor BBQ), Veranda, 3 Tandem Garage, 3 Carport. Webref: 1251738

## EXT 11, HENTIES BAY



**N\$ 2.100 MIL**

**Large living areas with stone cladding:** Lounge (fireplace), TV room, BBQ/Dining Room, BEAUTIFUL Kitchen, Laundry, Scullery, double garage, 3 Bedr (MES), 2 Bathr. Website Ref: 1292344

## EXT 19, SWAKOPMUND



**N\$ 1.680 MIL**

**Large area of plot available for expansion:** 2 large Bedr, 1 Bathr, Kitchen (granite), scullery, double garage. Webref: 1276157

## FAIRWAY ESTATES, WALVIS BAY



**N\$ 2.195 MIL**

**Lock-up-and-go style:** 2 Bedr en-suite (upstairs), Large living area (dining room/lounge) with indoor BBQ, beautiful kitchen, scullery/laundry, guest loo, double garage. Webref: 1299911

## LONG BEACH EXT 1, WALVIS BAY



**N\$ 3.295 MIL**

**Double storey, with huge rooftop patio.** High ceilings, large window, LOTS OF LIGHT. 3 Bedr, 3 Bathr, BEAUTIFUL Kitchen, Living Area (indoor BBQ), Tandem Garage, Balconies. Webref: 1289104

## LONG BEACH EXT 2, WALVIS BAY



**N\$ 10.000 MIL**

**Space, Light, Luxury, Beauty:** 4 Bedr en-suite, HUGE living area with fireplace and indoor BBQ, Theatre Room, fantastic kitchen, scullery, wine cellar, 2 double garages... Too much to mention. Website ref: 1265941

## MEERSIG, WALVIS BAY



**N\$ 1.580MIL**

**Potential to expand:** 2 Bedr, 1 Bathr, Dining room (indoor BBQ), Lounge, kitchen, laundry room, double garage. Website ref: 1299289



# NAMIBIA

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Swakopmund | N\$ 8 600 000

### DREAM HOME WITH SEA VIEW

Bedroom 3 | Bathroom 2,5 | Garage 6 | 1 Bedroom Flat

This dream home situated in Vogelstrand offers privacy and direct beach access, stunning features and quality finishes.

Robert Cell: +264 (0)81 150 5000 | robert.willson@seeff.com

WEB REF: 1286952



Swakopmund | from N\$ 790 000

### WELL LOCATED TOWN HOUSES

1 Bed Apartments | 2 Bed Units | 3 Bed Units

This brand new development in Kramersdorp offers affordable and well located units that will suit the need of most potential buyers.

Robert Cell: +264 (0)81 150 5000 | robert.willson@seeff.com

WEB REF: 2050132



Swakopmund | from N\$ 1 490 000

### CENTRAL TOWN, LIFE STYLE LIVING

2 Bed Apartments | 2 Bed Loft Unit | Offices

This development represents the essence of lifestyle living. Office space and apartments with panoramic views of the town and desert.

Robert Cell: +264 (0)81 150 5000 | robert.willson@seeff.com

WEB REF: 1593458



Swakopmund | N\$ 13 990 000

### EXCLUSIVE BEACH FRONT HOUSE

4 Bedroom | 4 Bathroom | 6 Garages

Vast open-plan living area with top quality finishes and craftsmanship. This property offers inside and outside entertainment areas.

Robert Cell: +264 (0)81 150 5000 | robert.willson@seeff.com

WEB REF: 1703443



Long Beach | N\$ 12 750 000

### 780 SQM OF PURE BLISS

6 Bedroom | 5 Bathroom | 5 Garages

Modern beach house that offers luxury and leisure. Entertainment area with pizza oven, living area with uninterrupted sea view.

Robert Cell: +264 (0)81 150 5000 | robert.willson@seeff.com

WEB REF: 1609998



Walvis Bay | N\$ 3 830 000

### LUXURY LAGOON VIEW PROPERTY

3 Bedroom | 3 Bathroom | 4 Garages

Upmarket home with exceptional finishes. Walking distance from the scenic lagoon. An Entertainers delight with an open plan layout.

Jeanette Cell: +264 (0)81 1495000 | jeanette.scheun@seeff.com

WEB REF: RL31472



Henties Bay | N\$ 6 500 000

### 180\* UNINTERRUPTED SEA VIEW

4 Bedroom | 2,5 Bathroom | 3 Garages

This well located home offers uninterrupted sea view with direct access to the sun kissed beach of Henties Bay.

Shawn Cell +264 (0)81 152 5000 | shawn.dehaas@seeff.com

WEB REF: RL35251



Henties Bay | N\$ 1 600 000

### BUILD YOUR DREAM HOME

605 sqm vacant sea front stand

This property offers a potential buyer the opportunity to build their dream home on a 605 sqm sea front stand with direct beach access.

Shawn Cell +264 (0)81 152 5000 | shawn.dehaas@seeff.com

WEB REF: RL33112



Henties Bay | N\$ 2 260 000

### AMAZING POTENTIAL

5 Bedroom | 3,5 Bathroom | 2 Garages

This 5 bedroom, well laid out home offers amazing potential. It is situated in a lovely quite area of Henties Bay

Shawn Cell +264 (0)81 152 5000 | shawn.dehaas@seeff.com

WEB REF: RL29911



**SWAKOPMUND**



**N\$ 3 570 000**

This very neat property is waiting for a new family who wants to be in a quiet area.

This home will offer 4 Bedrooms, large living areas, with indoor BBQ, fireplace.

PLUS a full 1 Bedroom FLAT & Servant quarters

**MILE 4**



**N\$ 1 380 000**

Duplex Townhouse offering 2 Bedrooms, 2 Bathrooms, Outdoor BBQ and Tandem garage

Very secure with additional features such as an alarm system and electric fencing.

**SWAKOPMUND**



**N\$ 3 400 000**

Beautiful Sunny Luxury Sea View Apartment

Very neat, modern and popular complex, also for day to day accommodation.

Walking distance to the beach and town center shops. Sea and Jetty views from living area, main bedroom and balconies.



Arina 081 239 4984  
Coastal Agent



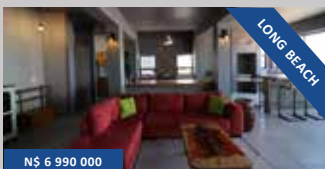
Michelle 081 620 1358  
Coastal Agent



Nicolene 081 698 6331  
Windhoek Agent



Martinette 081 127 5979  
Swakopmund Agent



**N\$ 6 990 000**

Modern and inviting home with beautiful rustic finishes. Open plan Kitchen. Living area with lounge. 4 Bedrooms. 4 Bathrooms. 4 Garages. 1 Bedroom Flat. Seafront Home. Web ref 1299137



**N\$ 948 000**

Ready to move in. 2 Bedrooms and 2 Bathrooms. Kitchen and Lounge. Veranda. Spacious Yard. Single garage with carports. Potential for expansion. Web ref 1289530



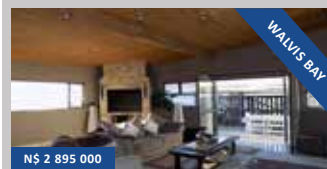
**N\$ 975 000**

Situated in a central location in Eros. A PERFECT bachelor's flat. 1 Bedroom. 1 Bathroom with shower. Open-plan kitchen with lounge. BIC. Fitted Aircon Web ref 1288947



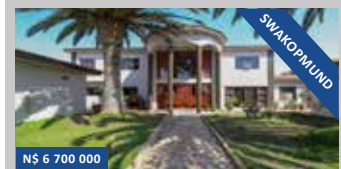
**N\$ 2 080 000**

Spacious Family home with sufficient space to add a flat. 3 Bedrooms with 3 Bathrooms. Living room with lounge and dining area. Kitchen with separate scullery and breakfast nook. 2 Garages. Web ref 1297855



**N\$ 2 895 000**

Home with LOADS of potential selling for a bargain price. Open plan living area with kitchen, dining area & lounge. 5 Bedrooms, 2 Bathrooms, 3 Garages. 1 Bedroom spacious flat with garage. Web ref 1286414



**N\$ 6 700 000**

A beautifully designed duplex 4 bedroom house. Modern, affordable with full view over the Namib Desert. Comfortable and satisfying elements built into this home. Web ref 1300090



**ROSSMUND N\$ 3 395 000**



Luxurious residence with semi-enclosed patio & outdoor braai. Low maintenance garden. Lounge/dining area with fireplace, aircon in selected rooms.

**HAGE HEIGHTS N\$ 3 200 000**



Beautiful light-filled family home in a quiet upmarket residential area. Enjoy the tranquility of the large sculptured garden. Free standing fire place.

**ROSSMUND N\$ 1 750 000**



Stylish 2 bed sectional title unit set amidst lush garden areas in this quiet sunny retreat just outside of Swakopmund. Roof terrace offers good views of the Swakop River.

**INVESTMENT OPPORTUNITY**



Pathcare Body Corporate commercial sections 1,2, 4 & 5 (80m<sup>2</sup> - 96m<sup>2</sup>) each with: Reception / consulting area, kitchenette & W.C. From N\$ 1 128 850.00 excl. VAT.

**WATERFRONT N\$ 1 135 000**



At the end of a cul-de-sac, in well established neighbourhood. Close to seafont and shopping mall, yet away from traffic in quiet area. Ideal for your dream house! 755m<sup>2</sup>

**KRAMERSDORF N\$ 1 180 000**



Master bedroom with access to balcony. Dining / lounge area faces east. Open balcony. Perfect for the rent-vestor or for the first time buyers. Close to town centre.

**KRAMERSDORF N\$ 6 850 000**



Space galore with outstanding views of the dunes! Generous lounge & dining area with bar & braai to patio from where to enjoy leisure sundowners.

**WATERFRONT N\$ 4 500 000**



Beachfront living at its best! This house is surrounded by extravagant and well maintained gardens and offers the most beautiful sea views.



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- Double IBR carport
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- Covered patio
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- BBQ

**Contact Samantha  
081 665 0077**

**HENNING VILLAGE**



**N\$ 1 275 000**

**CHARMING AND SECURE APARTMENT IN TOWN**  
Perfect for the retiring couple that would like to scale down.



**N\$ 1 880 000**

**BRAND SPANKING NEW IN AN ESTABLISHED BLOCK**  
Priced to sale fast. Don't delay call to view today.



**N\$ 1 995 000**

**STUNNING FAMILY HOME, CLOSE TO PRO ED**  
Irrigated lawn garden all around for kids and pets to play. Quality finishes



**N\$ 1 970 000**

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**SIMONE VERMAAK**  
C: 081 403 6646  
E: [rent@vre.properties](mailto:rent@vre.properties)

**SWAKOPMUND**

**ANISKA VOLLGRAAFF**  
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**Jo van der Merwe**  
+264 (0) 81 260 0432



**Werdi Engelbrecht**  
+264 (0) 81 125 6090

**KRAMERSDORF - N\$ 930 000**

**THIS IS A BIG DEAL!**



In with the old! 2 bed, 2 bath apartment in the old German building style. Close to town. Investment for retirement, new beginnings or holiday flat to lock up & go. Laminated flooring & indoor fireplace.

**EXT 9 - N\$ 1.950 MIL**

**MASSIVE ERF**



Large erf of 1,481m<sup>2</sup> with existing flat that consists of 2 bedrooms, 2 bathroom, open plan kitchen. Spacious dining and lounge area with indoor BBQ. Laundry room, alarm system and single garage.

**MILE 4 - N\$ 1.280 MIL**

**GREAT DEAL**



Modern Townhouse with 2 Bedroom and 1 Bathroom. Open plan kitchenm dining and lounge. Guest toilet, Study area, courtyard with braai and single garage. Walking distance to beach.

**EXT 15 - N\$ 2.850 MIL**

**UPMARKET HOME**



Consists of 3 bedrooms, study. Kitchen with cottage look, scullery, laundry. Indoor BBQ. Open wood trusses, Entertainment area, Double Garage. Safe and Secure.

**KRAMERSDORF - N\$ 3.6 MIL**

**REDUCED PRICE**



This open plan style home has beautiful wooden roof & high open trusses, a loft main bedroom & office, indoor splash pool, 3 garages, garden, alarm, fireplace and big indoor BBQ.

**VINETA - N\$ 2.247 MIL**

**REDUCED PRICE**



Ideal Holiday getaway flat. 2 Bedroom with 1 Bathroom. Kitchen and lounge area. Double Garage and a beautiful garden with view of the ocean. Perfect getaway.

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Registration Holder: Agro-Serve (Pty) Ltd. Reg. No. 1973/000868/07. Wonder™ Lawn & Leaf 7:1:3 + C (8)SR\* Reg. No. L8299, N-F 0580, W 130553 contains 95 g/kg N, 14 g/kg P, 41 g/kg K, 80 g/kg C. Wonder™ Deep Green LAN + C (8) Reg. No. K8581, N-F 0627, W130579 contains 170 g/kg N, 80 g/kg C. Wonder™ Plant Starter All Purpose 2:3:2 (14) + C (8) SR\* Reg. No. K8301, N-F 0588, W130552 contains 40 g/kg N, 60 g/kg P, 40 g/kg K, 80 g/kg C. Wonder™ Lawn Pest & Green 4:1:1 (24) Granular Fertiliser + Insecticide Reg. No. K8911 & L9117, N-F 1268, W13075 contains 160 g/kg N, 40 g/kg P, 40 g/kg K. Wonder™ Plant Booster All Purpose 3:2:1 (28) SR\* Reg. No. K5748, N-F 0013, W130216 contains 140 g/kg N, 93 g/kg P, 47 g/kg K. Products are registered under Act No. 36 of 1947.

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National Diploma: Real Estate  
(Technicon South Africa)  
Sworn Appraiser

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