



# PropertyNews

propertynews.com.na | 12 January 2018 | Issue 398: Finance & Budget



## OKAHANDJA

## ZEBRA PARK



Brand new double storey townhouses in the centre of Okahandja behind popular supermarket. Solar geyser, BIC & stove. Shaded parking with own backyard.

**Bond & Transfer fees included!** SELLING BELOW VALUATION!

### N\$ 535 000-00



Claudia  
081 169 6227

Angelika  
081 562 2186

Sumari  
081 627 3181

Emily  
081 293 0335



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**EDITOR'S NOTE**

Happy New Year! We trust you had a wonderful time away with family and friends over the Christmas holidays.

It's a new year and a great time to set some good financial goals. You should set small realistic goals to help you achieve your larger goals. You may want to start with a large goal such as buying a house or retiring early and then look at the things you will need to do to reach that larger goal.

We wish you a prosperous year ahead!

*Gerdi*

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**NEXT PUBLICATION:**  
Issue 399 | 26 January 2018  
Finance & Budget

Reaching **20 000+** people monthly,  
**Selling or buying**, look no further than  
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*A blessed 2018 to our clients*



**FINKENSTEIN**

**N\$ 8 500 000**

4 Bedrooms, 2,5 bathrooms, open plan kitchen, scullery & courtyard. Living area, big stoep to entertain with braai & pizza oven. Triple garage, freestanding 2 bedroom flat with kitchen/ living area, stoep & double garage. 9190 m<sup>2</sup> erf. Marie 081 128 4281



**JAN JONKER HEIGHTS**

**N\$ 2 195 000**

Also to let - N\$ 18 000 pm.  
Opposite near Maerua Mall - 2 Bedrooms, 2 bathrooms, kitchen with open plan lounge, balcony with views, double carport & store room. Ideal for the executive!  
Lourinda 081 252 6296



**CENTRAL**

**N\$ 900 000**

Great investment opportunity!! Walking distance from town. Spacious bachelor flat with open plan kitchen/lounge/bedroom. Separate bathroom & balcony. Excluding costs.  
Marie 081 1284281



**NORTHERN INDUSTRIAL**

**N\$ 2 300 000 CC**

Brahman Industrial Park  
220 m<sup>2</sup> Unit with reception, kitchenette, office & ablutions.  
Gerhard 081 124 4682  
[gerhard@joseph-snyman.com.na](mailto:gerhard@joseph-snyman.com.na)



**CENTRAL**

**N\$ 17 500 PM**

Beautiful 2 Bedroom corner unit with 2 bathrooms, guest toilet & covered parking. Central, secure & close to all amenities with the best view over Windhoek.  
Available January 2018.  
Gerhard 081 124 4682



**VARIOUS**

**FROM N\$ 1 710 000**

- Southern Industrial Area
- Lafrenz
- Northern Industrial Area

Frank Schultz 081 128 4386 / 061 278 143  
or [frank@joseph-snyman.com.na](mailto:frank@joseph-snyman.com.na)



**CIMBEBASIA**

**N\$ 1 195 000**

This family home has class and character! Featuring 4 bedrooms, 2 bathrooms, kitchen, open plan dining & lounge. Indoor ent area with bi braai. Single garage. Single carport & pool. Perfect for the beginners family.  
Lourinda 081 252 6296



**EROS PARK**

**N\$ 3 950 000**

Selling way below valuation! Large erf of 1929 m<sup>2</sup>. 4 Beds, 3 baths, study room Lounge, dining room, kitchen with scullery, TV room, play room, ent area, patio with built-in braai, pool and 3 large garages.  
Lourinda 081 252 6296



**CENTRAL**

**N\$ 10 000 PM**

Brand New Apartment in Field Street  
Large living area fitted with aircon & open plan kitchen. 2 Bedrooms, 2 bathrooms, balcony with built-in braai & garage with additional parking spot in front of garage. Curtain rails fitted to all windows. Preferably a non-smoker.  
Denis 081 124 4581



AVIS

N\$ 5 195 000 CC

Ever fantasized about the perfect home? This is it! 4 Beds, 4 baths, guest wc, kitchen with scullery & wine cellar, dining room, TV room, study nook, lounge, fireplace, outside ent area with 2 x braai's, garage for 4 cars, store room & more! Lourinda 081 252 6296



PROSPERITA

N\$ 37 500 PM

630 m<sup>2</sup> Warehouse  
Double volume, also 3 phase power  
Includes offices, kitchenette & toilets  
Private yard & parking  
Rental N\$ 37 500 pm Vat excl.  
Denis 081 124 4581



HENTIES BAY

N\$ 1 900 000

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



NEW DEVELOPMENT



KARIBIB

N\$ 520 000 - 1 Bedroom House with 1 Bathroom & Garage

N\$ 742 500 to N\$ 875 000 - 2 Bedroom House with 1 Bathroom & Garage

N\$ 908 500 - 3 Bedroom House with 2 Bathrooms & Garage

For bookings, please contact: Lourinda 081 252 6296 or [lourinda@joseph-snyman.com.na](mailto:lourinda@joseph-snyman.com.na) /

Marie 081 128 4281 or [marie@joseph-snyman.com.na](mailto:marie@joseph-snyman.com.na)



CIMBERASTA

N\$ 1 270 000

The perfect investment! Only 3 units on erf. Featuring 2 bedrooms, 1 full bathroom, kitchen with open plan kitchen & lounge. Front garden & back garden. Double carport. Rental income N\$ 7500 pm. Lourinda 081 252 6296



WJK-CBD

N\$ 3 500 000

I am the new benchmark for inner city living! I am super modern, boasting 2 en-suite beds, ample living space and a balcony with the best view in town. I am in the right location to make a great impression on all who know YOU. I am not cheap, but I am worth it! Do you want to meet me...? Gerhard 081 124 4682



VARIOUS

1. Retail Space - CBD TO LET.  
30 m<sup>2</sup> - 140 m<sup>2</sup> retail spaces available immediately!  
From N\$ 150- /m<sup>2</sup> (Excl. VAT) pm

2. Office Space - CBD TO LET.  
Various A-Grade offices in key locations with on-site parking. 50 m<sup>2</sup> - 1000 m<sup>2</sup>  
From N\$ 140- /m<sup>2</sup> (Excl. VAT) pm

3. Prosperita - various WAREHOUSES TO LET.  
130 m<sup>2</sup> - 2500 m<sup>2</sup> warehouses available immediately! From N\$ 55- /m<sup>2</sup> (Excl. VAT) pm

4. N. Industrial Area - WAREHOUSES TO LET.  
172 m<sup>2</sup> - 1200 m<sup>2</sup> warehouses available immediately! From N\$ 50- /m<sup>2</sup> (Excl. VAT) pm

5. N. Industrial Area - Workshop TO LET.  
1200 m<sup>2</sup> workshop & yard available immediately!  
Ideal for Panelbeater or mechanical workshop.  
N\$ 65.000 (Excl. VAT) pm

Gerhard 081 124 4682



**AVIS N\$ 2 250 000 CC**



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

**ELISENHEIM N\$ 2 999 000**



3 Bedroom, 2 bathroom home with an open plan kitchen / dining room / lounge with fireplace. Outside BBQ & garden. Double garage & 2 x carport.

**ELISENHEIM N\$ 2 800 000**



Ultra-modern & neat 4 bed (main with dressing room), 2 bath home. O/p kitchen (sep laundry / scullery) / dining room. Ent area with inside BBQ & lounge area. Well maintained outside area for children to play. Single garage. This is a must see!

**ELISENHEIM N\$ 16 000 PM**



Brand new stunning 4 bed, freestanding home with 2 baths. Study, o/p kitchen (with sep scullery) / living area that walks out onto the covered stoep with BBQ. Double garage & storeroom. Views! Available immediately.

**FINKENSTEIN N\$ 6 900 000 NEG**



Family home with breathtaking 180° mountain views! Spacious o/p kitchen (sep laundry, scullery, pantry) / dining room (incl fireplace) / lounge / TV room with b/b BBQ. Large veranda with rim flow pool & boma. 3 en-suite beds & study nook. 4 garages. SQ

**KLEINE KUPPE N\$ 2 250 000 CC**



2 En-suite bedroom unit in the Imola Complex. Extra long garage with storeroom & laundry area. Cosy boma area outside on balcony with BBQ. Open plan kitchen / TV room.

**KLEINE KUPPE N\$ 3 150 000 CC**



3 Bed, 2 bath freestanding house with study & separate laundry. O/p kitchen / dining room / lounge. Outside BBQ with thatch lapa. 2 x garages & 2 x carports. Established garden.

**EROS MOUNTAINS N\$ 3 900 000 CC**



BEAUTIFUL VIEWS! 3 beds, 3 baths, o/p kitchen and TV room, scullery, pantry, sep lounge, dbl garage, storeroom, pool and BBQ. Also available to let N\$ 23 000 pm from 1 March.

**KLEINE KUPPE N\$ 9 000 PM**



Cosy & lovely 2 bedroom 2 bathroom unit in Nirvana. Open plan kitchen / living room with outside court yard / small garden. Single garage. Available 1 February.

**MAERUA OFFICE N\$ 25 000 PM**



Perfect location in Maerua Mall 160m<sup>2</sup> office space with own w/c, overlooking the Food Court. Price excluding VAT. Available 1 February 2018.

**ELISENHEIM N\$ 22 000 PM**



4 Bedroom / 3 bathroom freestanding house. Breathtaking mountain views!! Large o/p kitchen / dining room / lounge. Spacious indoor BBQ & ent area. Dbl garage & store room. Available from 1 February 2018.

**PROSPERITA N\$ 16 500 PM**



225 m<sup>2</sup> Warehouse, including an office, kitchenette, bathroom. Available immediately, excluding water and electricity.

# SYLVIE McTEER PROPERTIES

Tel / Fax : 272117

081 124 4043

## PASSIONATE ABOUT PEOPLE AND PROPERTY

**KLEINE KUPPE** N\$ 8 500 000 CC



Proposed future development of 3 Cabana units (each 400 m<sup>2</sup>) offering ultra modern finishes, with 4 beds, 3 baths, o/p kitchen with diningroom/ lounge and large patio overlooking the Awas Mountains. No garden (container patio gardening only) with jacuzzi option and 2 garages. Lock up and go Lifestyle! Sylvie 081 124 4043

**LUDWIGSDORF** N\$ 6 800 000 CC



Spacious home of 5 bedrooms, three bathrooms, on level erf, open plan kitchen, formal lounge, dining room, TV lounge, patio, pool, garages (tandem 4 cars) Near open veld with small animals visiting.  
**ALSO TO RENT N\$ 30 000 pm.**  
Sylvie 081 124 4043

**KLEINE KUPPE** N\$ 5 950 000 CC



Large dbl storey home offers 3 beds (main with dressing room), 2 baths (mes) and pyjama lounge. All 3 beds lead onto balcony. Downstairs offers another e/s bed, guest loo, o/p kitchen (scullery), diningroom lounge with gas fireplace and stacker doors opening onto large patio. 3 Garages. **ALSO TO RENT N\$ 30 000 pm.**  
Sylvie 081 124 4043

**EROS** N\$ 5 000 000



Lovely modern family home on level erf offers four spacious rooms, dressing room, two (mes) bathroom open plan kitchen (with scullery) lounge, TV lounge and dining room, patio, pool one bedroom flat, double garage. All bedrooms lead onto pool.  
Sylvie 081 124 4043

**EROS** N\$ 3 600 000 CC



Lovely cottage on level erf offers three beds, two baths, separate kitchen with laundry, separate diningroom, lounge with fireplace, one bedroom flat with bathroom, lapa and pool, double carports.  
Sylvie 081 124 4043

**PIONEERSPARK** N\$ 3 180 000



Beautifully neat & manicured home on level erf offers 3 bedrooms with very large main bedroom, 2 bathrooms, separate kitchen, lounge & dining room, spacious indoor entertainment area, swimming pool with lapa, double tandem garage & double carport.  
Sylvie 081 124 4043

**EROS** N\$ 3 100 000 CC



Free standing home offers 3 bedrooms, 2 bathrooms, large kitchen, dining room, TV room, garden with a double garage.  
Sylvie 081 124 4043

**EROS** N\$ 2 750 000



Here is an opportunity to tackle a fixer upper with potential. This home offers 3 bedrooms, 2 bathrooms, study, open plan kitchen/dining room, lounge with fireplace, pool & double carport. Good security. Sylvie 081 124 4043

**LUDWIGSDORF** N\$ 2 450 000 CC



Lovely townhouse situated in quiet street offers 3 en-suite bedrooms, o/p kitchen, scullery, drying yard, dining room, TV Room leading onto covered patio, braai and garden. Double garage.  
Sylvie 081 124 4043

**KLEIN WINDHOEK** N\$ 10 500 PM



Modern, 1 bedroom apartment with 1 bathroom (walk in shower - no bath), o/p kitchen/lounge, undercover parking. Good security, use of pool. Includes water, electricity, DSTV, laundry and domestic services 3 times per week. Single occupant only. Preferably mature person. Sylvie 081 124 4043

**LUDWIGSDORF** N\$ 16 000 PM



Large townhouse in a small complex offers 3 Bedrooms, 2 bathrooms, open plan lounge, dining room & spacious kitchen, water cooling system throughout lovely view. Pet friendly - small animals only. Sylvie 081 124 4043

**CENTRAL** N\$ 10 000 - 20 000 PM



Freedom Plaza. Brand new loft apartment in the prestigious Freedom Plaza building offers a lock up & go lifestyle. Modern, secure open plan living with cozy bedroom area.  
Sylvie 081 124 4043

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

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dinette.rightmove@icloud.com  
muggie.rightmove@gmail.com  
lourette.rightmove@icloud.com  
hillie.rightmove@gmail.com  
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**RMP**  
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WINDHOEK

**HAPPY  
NEW  
YEAR**

Rightmove Properties wishes you a year filled with peace, love & prosperity.

**KLEIN WINDHOEK - N\$ 32 000 PM**



Offering 6 BEDROOMS (4 in main house and 2 in flat), 5 BATHROOMS, lounge with fireplace, kitchen, scullery, laundry outside, domestic quarters, store room, Absolutely Gorgous Lapa and entertainment area fit for 50 guests!!!  
3 Garages plus 3 Parkings, also off street.  
Great Sought After Location.  
Lourette 081 124 5868

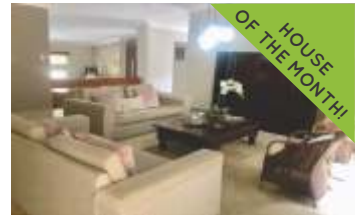


**KLEINE KUPPE - N\$ 2 550 000 CC**



Free standing home, with child and pet friendly garden, 3 bedrooms, 2 bathrooms, patio, BBQ; great location, great investment!!!  
Lourette 081 124 5868

**EROS - N\$ 4 500 000**



**HOUSE  
OF THE MONTH!**

Lovely Family Home in Mint Condition! Ample Space incl a big kitchen, STUDY, PLUS 65m<sup>2</sup> FLAT, 4 garages, marvellous garden with 2 big lapas, huge trees and lots of play space; ideal for families with young kids, working kids, stay-in nanny or granny.

Selling N\$ 300k under valuation.

Lourette 081 124 5868

Marion 081 245 2390  
 Anita 081 124 6666  
 Dinette 081 124 6732  
 Muggie 081 129 4121  
 Hillie 081 128 6783  
 Lourette 081 124 5868  
 Stefanie 081 380 9900

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## ELISENHEIM PHASE 2



CAN'T AFFORD A FREE-STANDING HOUSE?  
 EXCITING NEW DEVELOPMENT!!!

UNBEATABLE PRICE for only  
 N\$ 1 490 000

39 Duplex Units Available with:

- Garden Space
- Single Garage
- 3 Bedrooms and 2 Bathrooms
- Open Plan Living, Kitchen and Dining Areas
- Outside Braai
- Pet Friendly

Call Anita on 0811 246 666 to secure your unit TODAY!

### PIONEERSPARK EXT 1 - N\$ 2 740 000



Very neat and private duet.

Valuation N\$ 3.1 million.

3 Bedrooms, 2 bathrooms, study, tv-room, open plan living- and dining area, laundry with outside toilet, indoor entertainment with braai. Double garage with extra space, double carport, swimming pool, electric fence, and so much more.

Anita 081 124 6666



### ELISENHEIM FROM N\$ 742 500 TO N\$ 1 767 000



From 450 m<sup>2</sup> Up to 1071 m<sup>2</sup>.

Deposit N\$ 5 000 upon signature.

Also Plot & Plan Available!

Bring your pre-approval amount and we will build your dream home!!!!

Anita 081124 6666

### VARIOUS FOR SALE



Whk West:

3 bed house, erf 995m<sup>2</sup> plus garage - N\$ 4,5 mil.

3 bed house, erf 1010m<sup>2</sup> plus 1 bed flat - N\$ 4 mil.

3 bed, 3 bath townhouse - N\$ 1100 000 CC reg.

CBD: 1 bed flat - N\$ 1 050 000.

Hochlandpark: 3 bed duet, dbl garage - N\$ 2,7 mil.

Hillie 081 128 6783

### VARIOUS FOR RENT



Available Immediately:

Kleine Kuppe: Weaver's Nest

2 Beds - N\$ 8 500 pm.

Windhoek West: MK Court

3 Beds, 3 Baths - N\$ 10 000 pm.

Hillie 081 128 6783

### AVIS - N\$ 1 860 000



Newly renovated corner unit in Montebello with 3 beds, 2 baths, open plan living area and kitchen, laminated floors, 2 aircons, tandem garage, small garden.

Perfect lock up and go!!

Stefanie 081 380 9900

URGENT SALE!



# Joanies Properties cc

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joaniesproperties@grail.com



Joanie  
081 129 6689



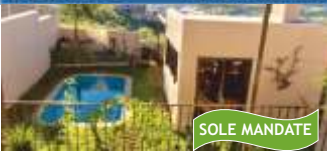
Willem  
081 407 4274

**KLEIN WINDHOEK N\$ 3 385 000**



Thinking of building your dream home? Located on a level erf, surrounded by stunning trees, tucked away for privacy. Existing house on property with 3 bedrooms, 1 bathroom, lounge, kitchen, garage, storeroom. Possible to rezone to construct 2/3 units. Erf size almost 1580 m<sup>2</sup>. Valuation in place.

**KLEINE KUPPE N\$ 3 895 000 NEG**



SOLE MANDATE

This is just one amazing property, you'll fall in love! 3 Spacious bedrooms, 2 bathrooms, guest loo, o/p lounge & dining with fireplace, kitchen/ scullery, pantry, double garage, pool, indoor BBQ, deck with views, exceptionally neat, watercooler, solar geyser, well secured, STUNNING views on offer!

**EROS N\$ 5 995 000 CC NEG**



Stunner Duplex Townhouse on offer! Fitted with the best! 3 Spacious bedrooms, 2 full bathrooms, study, guest loo, fantastic open plan living area with double volume, fireplace, stunner kitchen with scullery, dining, 2 storerooms, spacious garden, swimming pool, double garage & water cooler. Very well secured.

**OLYMPIA N\$ 4 250 000**



Endless possibilities, very well maintained. 3 Bedrooms, 2 bathrooms, guest suite with bathroom, study, huge laundry, kitchen, open plan dining & lounge with fireplace, gorgeous outdoor covered entertainment with bar & BBQ, beautiful pool & carports for 6 cars. This property is very spacious. Stunning garden. Spacious erf.

**OLYMPIA N\$ 6 300 000 CC NEG**



Duplex Family Residence with Views! Offering 4 Bedrooms, 3 bathrooms, study, open plan kitchen & 3 living areas, indoor BBQ, covered patio with BBQ, pool, jacuzzi, garage for 3 cars, domestic quarters, aircons, spacious erf & 2 entrances.

**PIONEERSPARK N\$ 3 650 000**



Lovely home close to Wanderers. Offering 3 Bedrooms, 2 bathrooms, kitchen, open plan living area with fireplace & aircon, huge office/study, laundry, loo (possible conversion for flatlet), garage, carports, covered patio with BBQ, stunning trees, Lots of space for kids to play!



**WISHING YOU A VERY HAPPY, PROSPEROUS 2018!  
THANK YOU FOR YOUR SUPPORT !**

081 143 8588  
tatjana20120@gmail.com

**TATJANA RAPP  
REAL ESTATE**



**KLEIN WINDHOEK N\$ 20 000 PM**



**MOST BEAUTIFUL DOUBLE STOREY TOWNHOUSE!!!** 3 Big beds, all en-suite with aircons, o/p lounge with kitchen, pet friendly yard & huge double garage in secure complex. Alarm system, electrical fencing with high walls. W&E excluded. Deposit of the same amount required. **Contact Tatjana**

**KLEIN WINDHOEK N\$ 13 000 PM**



**DOUBLE STOREY TOWNHOUSE TO LET.** Very near to schools & Shopping Centre. Offers 3 Bedrooms, 2 bathrooms, open plan kitchen with lounge, double garage & a lot of space in the garage! Not pet friendly. W&E excluded. **Contact Tatjana**

**KLEINE KUPPE N\$ 1 050 000**



**WILD OLIVE COMPLEX, BLOCK B.** 1 Bed flat for sale! Within walking distance to Lady Pothamba hospital & Grove Mall. Such a BARGAIN. Perfect investment opportunity! O/p bathroom with lounge. Suitable for a farmer/student. Ground floor has own carport. In secure complex. Strict BC rules apply. Or Furnished to let N\$ 9 500 pm plus deposit.

**OLYMPIA N\$ 3 585 000**



**BARGAIN! SELLING WAY BELOW VALUATION!** Erf 1380 m<sup>2</sup>. Home in quiet, safe & child friendly street. Main dwelling has 3 big beds with BIC, (mes), full bathroom, kitchen, dining room, study room, terrace with built-in braai & pool with braai area. PLUS bachelor flat adjacent to house - could be used as office. PLUS another Bachelor Cottage style flat at the back of the house! PLUS a double garage! **Contact Tatjana 081 143 8588**

**ELISENHEIM N\$ 2 640 000**



**NEWLY BUILD HOUSE - IMMEDIATELY AVAILABLE.** Valuation N\$ 2 695 000 - Erf size 450 m<sup>2</sup>, House 210 m<sup>2</sup> 3 Bedrooms with BIC, 2 modern bathrooms (1 en-suite), modern kitchen, scullery, study & linen storage area. Big double garage, patio with braai area. Provision had been made for aircons, TV. W & E excl. **Also to let N\$ 16 500 pm. Contact Tatjana**

**KLEINE KUPPE N\$ 3 300 000 CC**



**FREESTANDING HOUSE BELOW VALUATION!** With the most beautiful view! Very private entertainment area & well maintained pool. Offers 3 Bedrooms (1 en-suite), 1 big bathroom, lounge, kitchen & scullery. Double garage, extra entrance & carport. Electric fence, alarm, remote controlled gate, all in a very good condition. Compliance in place & valuation too. Grab this cosy home! **Contact Tatjana**



## EVERY AWARD TELLS A STORY



An unspoken promise that spills from the mouth of every bottle of Nederburg. A medley of all that we've put in, and all that we hope you'll draw out. Because, wine is not meant for the bottle; it's a living, breathing connection to the past and the future. This is the story waiting to be unlocked by every bottle of award-winning Nederburg wine.

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There's always a  
story in Nederburg

  
**Nederburg**  
SINCE 1791

Enjoy Responsibly. Not for Sale to Persons Under the Age of 18.



## CASA DE PAZ Elisenheim, Windhoek

Casa de Paz offers 19 freestanding homes in a secured environment. Each home has a landscape garden, braai area, open plan kitchen, living room area and additional secured parking.

**Starting at N\$1 695 000**

Type A (116 m<sup>2</sup>)  
2 Bedroom, 1 bathroom, single garage

**Starting at N\$1 975 000**

Type B (148 m<sup>2</sup>)  
3 Bedrooms, 2 bathrooms, double garage

Construction of all units to be completed by the end of the year.



**Creating a new standard of living!**  
Tel: +264 67 313 770 | E-mail: [sales@nexusgroup.com.na](mailto:sales@nexusgroup.com.na)

# SELL FAST

## REAL ESTATE & AUCTIONS



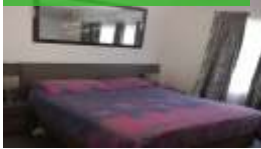
**AMBROSE VILLAGE - FROM N\$ 1 870 000**



PHASE 1 NEAR COMPLETION

Show unit coming soon!  
Bedrooms: 2&3, Bathrooms: 2  
Outside ent & Built in braai  
Garage - Single and double  
114m<sup>2</sup> - 154m<sup>2</sup>. Urip **081 122 3797**

**PIONEERSPARK EXT 1 - N\$ 1 500 000**



2 Bedroom apartment, ground floor with spacious backyard, main bedroom en-suite, open plan kitchen and lounge, secure complex. Gloria **081 398 2349**

**ELISENHEIM - N\$ 1 400 000**



Popular Lifestyle 306 complex  
Lovely 3 bedroom apartment, open plan kitchen and lounge, 2.5 bathrooms, Shaded carport  
Jules **081 317 9667**

**ROCKY CREST - N\$ 1 400 000**



Adonal Court complex. Spacious 3 bedroom townhouse, large main bedroom with en-suite, 2.5 bathrooms. Ample back yard, Single garage. Jules **081 317 9667**

**PIONEERSPARK - N\$ 3 650 000**



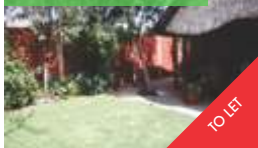
Free standing on over 1000 m<sup>2</sup> erf  
3 Beds, 2 Baths, Entertainment areas, Beautiful spacious garden  
Electric fence, alarm and gates.  
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Tami **081 202 6062**

**KLEINE KUPPE - N\$ 11 500 PM**



TO LET

Cosy freestanding with double carport, lapa and braai, pet friendly garden, 2 large bedrooms  
1 full bathroom & o/p kitchen. Avail immediately. Tami **081 202 6062**

**PIONEERSPARK EXT 1 - N\$ 10 200 PM**



TO LET

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Tami **081 202 6062**



**Suzaan**

**081 790 1588**



**Anesia**

**081 643 6788**

suzaan@suzaanrealestate.go.na  
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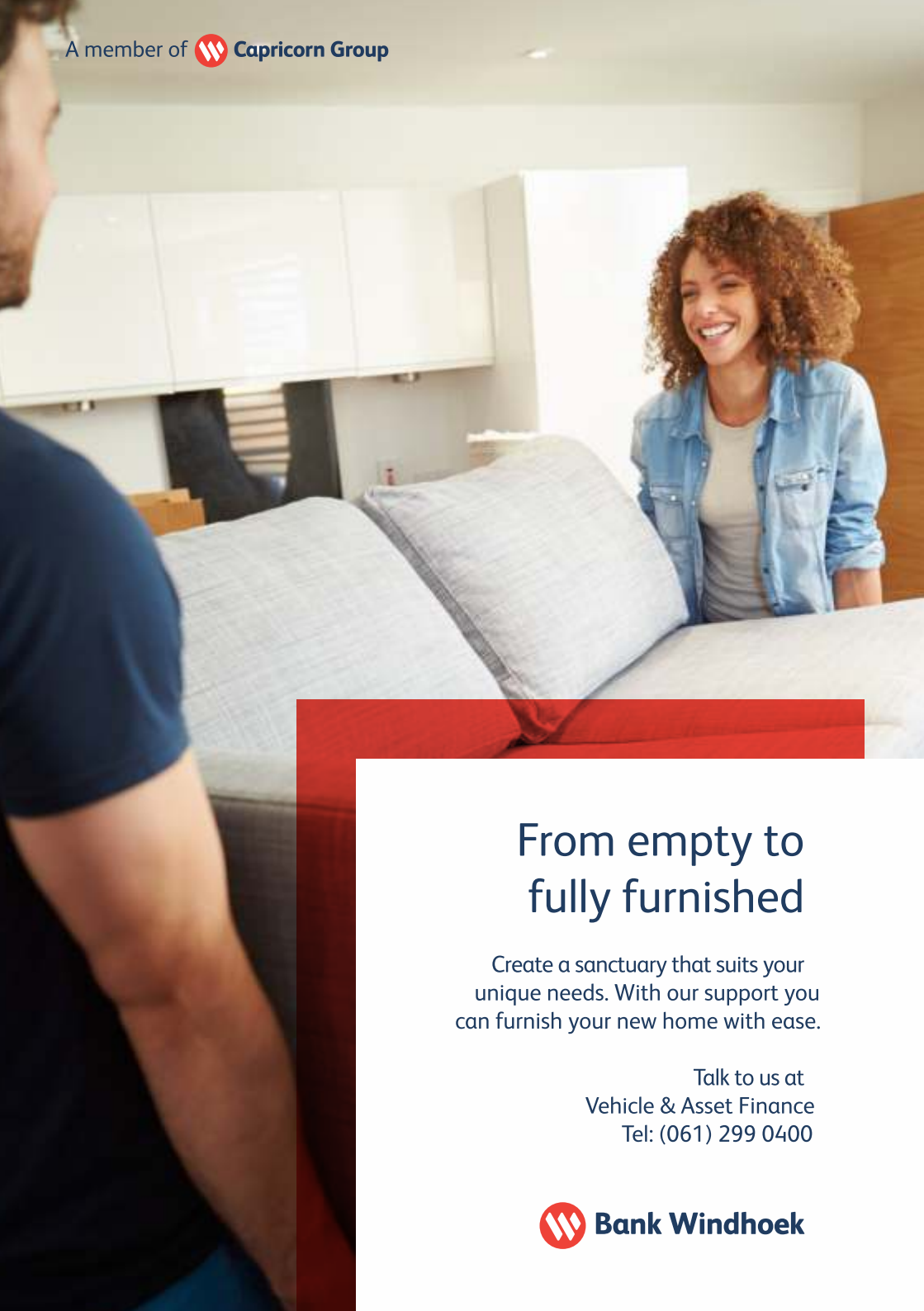


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- Bunk bed & quality mattress
- Lockable wardrobe
- Personal desk + Shelves

### Bunker Buddies

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- 2 Persons sharing
- Shared bathroom
- Bunk bed & quality mattress
- Lockable wardrobe
- Personal desk + Shelves

### Three Times the Fun

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- Shared bathroom
- Elevated bed & quality mattress
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**KLEINE KUPPE** N\$ 3 895 000

**JOINT MANDATE**

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**AMKELA ESTATE** N\$ 3 100 000

Spacious 3 bed home about 15 min drive east from Whk. 1035 m<sup>2</sup> erf. 2 baths (1 en-suite), fitted study, o/p kitchen, dining and living area. Patio with BBQ & spacious yard at back. Dbl garage. Safe and secure.

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16 Wagner street | Windhoek West  
061 221 081

Izelle 081 750 1702

Loini 081 272 3277

Anita 081 206 1077

**EROS** N\$9 950 000

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**ELISENHEIM** N\$ 1 195 000

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**KLEINE KUPPE** N\$ 1 550 000 CC

Modern 2 bed, 1 bath apartment. Secure complex. Ground floor unit with courtyard. Shaded carport. Walking distance to Grove Mall of Namibia and Mega Lifestyle centre. Izelle 081 750 1702

**DORADO** N\$ 13 500 PM

**TO LET**

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**KLEIN WINDHOEK** N\$ 4 520 000

New start! This property has everything you were asking for! Location, security, privacy, ample parking, CCTV, provision for standby generator, pool & a granny flat! The rest is obvious!

**OFFICE FOR SALE/TO LET** P.O.R

Cross Roads !!! Erf 969 m<sup>2</sup> ! Link these offices according to your needs! Office bulk 0.4. Secondary usage – Residential. All info on this property an email or call away! Rent: 3 units to choose from

**PROSPERITA BUSINESS PARK** N\$ 28 750 PM

N\$ 28 750 (including VAT)  
Double warehouse: Ground floor plus reception: 388 m<sup>2</sup>. Office space on the first floor: 69 m<sup>2</sup>. Mezzanine above store room: 53 m<sup>2</sup> & the Paved back yard 62 m<sup>2</sup>. One moths rent = Deposit. (excluding water & electricity)

**KLEINE KUPPE** N\$ 12 000 PM

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**AUASBLICK ERF** N\$ 1 980 000

(PVT registered) Build your dream home today!  
NO RESTRICTIONS! Corner erf: 1210 m<sup>2</sup>. (Above street level). Beautiful views over Auas Mountains!



# Quality over quantity

## Financial tips for 2018

Happy New Year! We all know that January tends to be about lists. We make them, we get bombarded by them, and eventually we become overwhelmed by them.

We suggest practicing quality over quantity. Instead of writing a list of 50 items to tick off, rather make small goals now that will put you on the path to achieving your bigger goals later. So take a deep breath, and start the year slowly, calmly, with the following 6 basics.

### **1. Turn your savings up a notch**

A minor increase to your regular stop order deposits could yield great results by the end of the year. Pick your targets – maybe you want to beef up your retirement savings, or put a little extra aside for a house deposit – and then make them happen. Not only are you putting yourself in good nick to reach your

goals, you're also preparing for unexpected surprises that may crop up during the year. Even an extra N\$100 a month can make a big difference, so you have very little to lose.

### **2. Bash out a budget**

No matter how much you earn, if you don't manage your money properly, you'll be broke. It's as simple as that. This is why budgeting is so important. Use the impetus of the new year to plan how you will spend your money, and then stick to it throughout 2018. This exercise will also help highlight where you're spending too much so that you can plug the hole and get your finances under control.

### **3. Get out of debt**

Let's say you've got another year or so on your car payments left. If you can muster up the balance and pay it off in one go, not only will you be freeing up thousands per month, you'll also save by



not having to pay the extra interest. It's a massive burden off your shoulders and, let's be honest, it feels great to be debt-free. It may take some sacrifice to make this happen, but it'll be worthwhile.

#### **4. Look into investing**

If your budgeting and debt payments have freed up some cash, then investment would be a good way to grow your money quickly. If you're financially savvy, you can do this on your own, but it might be worth finding a financial planner to guide you.

#### **5. Train your brain**

If you find all the above steps quite difficult to wrap your brain around, it'll be worth making a plan to improve your money management knowledge. This could be as simple as reading an article a day from a financial website. Subscribe to finance magazines. Visit the bookstore to see if anything helpful catches your eye and set yourself a goal

of reading one book a month. As you acquire more knowledge, you'll feel more comfortable handling your money.

#### **6. Check your beneficiaries**

Life moves fast, so a lot may have changed since you first assigned beneficiaries for your various policies. Are they still valid? Now's a good time to check! Have a look at your life insurance, retirement annuities, investment accounts... the list goes on. Make sure you're prepared, just in case.

#### **Get off to a good start**

If you put time into these 6 tasks, you'll feel so much better for regaining control of your finances. You'll be prepared for whatever 2018 throws at you, and you'll have set a great foundation for when you perform the same exercise this time next year. So why not get started now? There's no time like the present.

# YOU ARE NOT A LOAN

**You are not a business plan. Not an interest rate. Not an application number.**

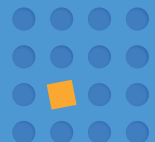
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## ‘Consistent Persistence’ Ensures Survival In A Land Of Giants

It must be the sheer size of Gauteng’s huge billboards that seems to warn that outdoor advertising is the preserve of the corporate heavyweights of the advertising world. How dare one guy working from his study at home even think of entering this land of giants, especially when he has never even worked in the advertising industry before?

Warren Fernandes not only dared to enter, but his company Admadmedia is thriving among the four giants that do indeed dominate the industry. “Consistent persistence”, is how the 33 year old describes the most important factor of his success.

His story reveals many other fascinating success factors, starting with the importance of holding on to your day job as long as possible when you’re starting out. Warren was fortunate to have had a full work-from-home agreement with IBM, the IT company where he worked as a senior specialist, which gave him the flexibility of starting a sideline. It wasn’t easy though. Juggling two jobs with lots of late nights and working weekends took great commitment.

His chance came in 2005 when a friend introduced him to the outdoor advertising industry. He found the business concept very lucrative and began researching the different formats which were used. Deciding to initially focus on moving media, Warren did intensive research on a velcro-based system, designed in the UK, that allowed billboards to be stuck onto trucks quicker than it took to off-load them.

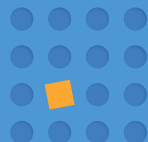
By 2007 Warren signed up his first fleet of trucks and was operational. The most difficult part was convincing the ad agencies of the power of mobile billboards. Ad agencies are sticklers for statistics, needing to report back to their clients verified numbers of how many people saw each ad. It is easy to do with a static billboard - you simply count the feet and cars that pass it every day. But how do you count the number of people who see a moving truck in one day?

Finding himself in the game of outdoor advertising, the step to static billboards seemed to be within reach and Warren soon found out that there was virtually only one thing differentiating players in the industry: location. He had huge success in securing rights to erect advertising structures on various properties across Johannesburg and Pretoria. With an emphasis on good service to both the land owner and the advertising clients and keeping the structures in pristine condition, the demand from his customers kept growing. Soon Warren found that he was taking over badly run sites and turning them around. Yet, his limitation remained lack of capital.

The banks saw him as too risky, and Warren searched for financiers, coming close to signing a deal with one private investor. But then he contacted Business Partners. “I gave them a call and managed to setup a meeting for the very next day. The first thing he asked me when we sat down is what my passion was and where I wanted to go. I looked at the guy and realized this was the first financier I came across who this approach and actually wanted to hear what my vision was before getting to my balance sheet.”

The fit was perfect, and Business Partners Limited agreed to finance more than a dozen new structures.

Warren is not only constantly on the lookout for excellent locations, but also for new ways of making advertising more effective. Admadmedia is the only outdoor advertiser he knows of that uses all black billboard structures to make the ads that they carry stand out more. Already he is looking at Durban for his next expansion, and don’t be surprised if the man who started with one billboard at a time, will start conquering one city at a time.





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**DOUBLE GARAGE:** 34 m<sup>2</sup>

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# FNB Residential Property Monthly

## June, 2017

### Highlights for the month

- Average house prices up 6.4% annually to N\$1,199,000
- Demand from first time buyers and tight supply continue to support prices
- Coastal is the region with highest price increase over the past year to June
- Transactions down -6.3% in June
- Global house price index up 5.6%, led by Iceland, Namibia ranks 24<sup>th</sup>

Headlines	Jun-17	May-17
Monthly Change	-1.8%	-1.6%
Annual Change	6.4%	6.8%
Average Price	N\$1 199 000	N\$1 222 000

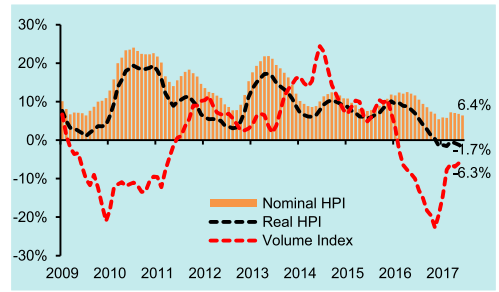


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 +264 61 299 8496

### Overall growth positive but market still slow

With the economy grinding to a lowly 1.1% last year and still shedding jobs, disposable income is under significant pressure, macroeconomic challenges continue to weigh on the Namibian housing market as annual price growth decelerated to 6.4% for the month of June. This is a substantial decline from 11.6% recorded from a year ago. This is even more evident in real price changes (i.e. CPI inflation-adjusted) which has been in the red for the past seven months on the back of upwardly sticky housing inflation as measured by the Namibia Statistics Agency. Hence housing demand is faltering under this backdrop and is hardly surprising that properties spend on average 24 weeks on the market and when they eventually do sell 98% sell below the original asking price. That being said, housing demand should remain weak and affordability ought to become more challenging against this sombre macro-economic backdrop. This is evident in the volumes data, where for the 17th consecutive month, volume growth has remained negative as June volumes came in 6.3% lower than the same period last year. Hardly surprising, the upper income segment was hardest hit with a 43.4% contraction over the same period last year and according to our Q3 Estate Agent Survey, these properties average 27 weeks on the market. As it currently stands, the northern property market is the only market that has registered meaning volume growth in June, while the central and coastal market volumes are contracting rather rapidly as confirmed by our Q3 Estate Agents Survey. This is similar weakness evident post global financial crisis back in 2010, and given the current economic backdrop coupled with limited new developments outside the northern property market, we expect volumes to remain depressed for the remainder of the year, spilling over to 2018.

Figure 1: HPI is lagging inflation, registering negative real growth



1. Switch from Median to Average method, and rebased to 2016 average prices for houses sized small to large

## Regional Snapshots

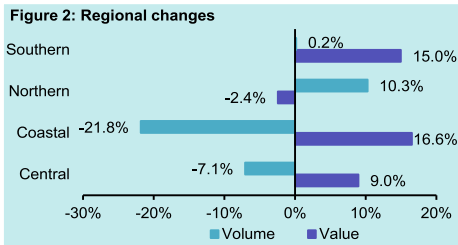
**Central market:** The average nominal value of residential properties jumped 9.0% in June compared to a year ago. After adjustment for inflation, house prices were still up, albeit marginal, in the small and medium categories, but were down in the upper income segment (figure 4).

In the capital, prices were up 9.1% through June, with the average price now N\$1 588 000. Gobabis saw house prices increase by 3.6% over the last 12 months to stand at N\$775 000. In Okahandja - where volume of property transactions increased by 8.9% (thanks to the construction boom in that area) - the average price fell by 1.5% over the year to stand at N\$848 000.

**Coastal market:** The continued growth in the region is driven by the strong growth in Swakopmund and Walvis Bay, which both grew by 22% on an annual basis. Walvis Bay's N\$1 259 000 average is third only to Windhoek (N\$1 588 000) and Tsumeb (N\$1 446 000); Swakopmund, meanwhile, ranks just below its neighbour, with an average price of N\$1 164 000 on average. The growth, however, comes largely from gains in the upper segment of the market, which rose 34.5% and outpaced other similar markets. How did the volumes perform, and especially the lower price segment?

**Southern market:** Southern property prices increased by 15% through June, while volumes remained almost unchanged and rather thin. In terms of segments, the market is predominantly active in small to medium segments, where prices rose by 16.2% and 29.4% respectively. Mariental led the growth, after posting 48.2% price growth, with prices now averaging N\$568 000. The lowest annual rate of change in that region was recorded in Keetmanshoop, where prices fell by 13.2% to stand at N\$890 000. We must however warn that the volumes are rather thin and that low volumes in some main towns can lead to substantial volatility as is the case with Mariental. Whilst efforts are made to account for this volatility, the change in price in these town levels can be influenced by the type and number of properties sold in any given period.

**Northern market:** Northern house prices dipped for the third consecutive month, to average N\$835 000 through June. Oshakati and Rundu prices fell by 29.6% and 20.5%, respectively and as such had a strong bearing on the overall picture in the northern region. What is clear is that residential construction activities are on the increase in the northern property market and it is this supply growth coupled with the weak economic backdrop that is pushing these property prices down. It remains to be seen whether this trend will precede a more widespread slowing of northern property prices. Initial impression is that it will, given the structural dependence of this market on government, which is consolidating its finances.



**Figure 3: Average price per region**

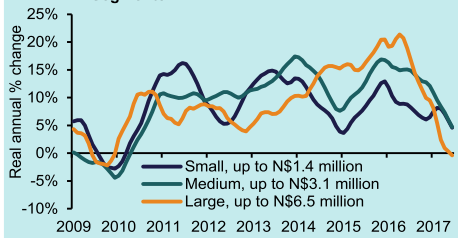
**Southern:**  
Average price: N\$858 000

**Northern:**  
Average price: N\$835 000

**Coastal:**  
Average price: N\$1 188 000

**Central:**  
Average price: N\$1 492 000

**Figure 4: Central House Price Indices by Segments**



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

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Overall mortgage advances contracted by 1.2% in June. This was driven mainly by the 2.4% decline in total value of mortgage advances for first bonds. Therefore, further bonds are on the increase and it's this increase that has softened the decline in overall mortgage advances. Given the financial pressures consumers are facing, this trend in rising further bonds is evident in the northern towns of Eenhana, Ondangwa, Rundu, Grootfontein and Okahao, and more prevalent in the small to middle price segments.

### Namibia ranks 24<sup>th</sup> in Global House Price Growths

According to the latest **Knight Frank** quarterly report, the global house prices increased by 5.6% in the year to June 2017. Iceland leads the index for the second consecutive quarter, after property prices jumped 23.2% year on year. Perennial leader, Hong Kong was not too far behind after registering 21.1% annualized price growth, followed by Malta with 14.6% price growth. The nearer term 6-month and 3-month data points suggest that the growth impetus is waning across most countries. By our calculations, Namibia slots into the 24<sup>th</sup> position, above Slovenia and three places above its neighbor South Africa. Namibia's near term data also points towards weakening growth.

**Table 1: Global House Price Movements: 2017Q2**

Rank	Country	percentage change			Rank	Country	percentage change		
		12m	6m	3m			12m	6m	3m
1	Iceland	23.2%	11.6%	6.5%	29	Malaysia	5.3%	1.3%	0.8%
2	Hong Kong	21.1%	8.9%	5.8%	30	Lithuania	5.2%	-3.0%	-3.7%
3	Malta	14.6%	1.9%	0.6%	31	Israel	4.7%	0.7%	1.3%
4	Canada	14.2%	8.6%	6.1%	32	Portugal	4.4%	1.1%	0.5%
5	Czech Republic	12.7%	7.8%	2.9%	33	Indonesia	3.2%	2.4%	1.2%
6	Turkey	12.7%	6.7%	3.1%	34	France	2.9%	0.3%	1.0%
7	Estonia	10.7%	0.0%	0.5%	35	United Kingdom	2.8%	0.8%	-0.1%
8	Hungary	10.5%	9.2%	2.9%	36	Belgium	2.6%	1.6%	1.2%
9	India	10.5%	3.1%	0.8%	37	Denmark	2.4%	0.0%	0.5%
10	New Zealand	10.4%	0.6%	0.3%	38	Luxembourg	2.3%	0.3%	-0.6%
11	Australia	10.2%	6.4%	2.2%	39	Austria	2.3%	1.6%	1.2%
12	China	9.6%	3.4%	2.1%	40	Spain	2.2%	1.7%	0.9%
13	Ireland	9.6%	3.8%	1.3%	41	Switzerland	2.2%	1.1%	0.1%
14	Latvia	9.5%	6.4%	3.3%	42	Chile	2.2%	3.1%	0.8%
15	Sweden	9.4%	5.5%	3.2%	43	Jersey	1.9%	-0.4%	2.1%
16	Bulgaria	8.8%	4.2%	1.8%	44	South Korea	1.3%	0.3%	0.3%
17	Romania	8.0%	2.9%	0.6%	45	Taiwan	1.2%	3.4%	2.1%
18	Netherlands	7.9%	4.3%	1.8%	46	Croatia	0.8%	3.2%	1.8%
19	Colombia	7.8%	3.2%	1.8%	47	Brazil	0.2%	-0.3%	-0.4%
20	Slovakia	7.1%	5.0%	2.8%	48	Cyprus	0.2%	0.6%	0.3%
21	Norway	6.9%	4.9%	1.1%	49	Italy	0.1%	0.7%	1.3%
22	Mexico	6.9%	4.3%	3.8%	50	Finland	0.0%	-1.8%	0.5%
23	Germany	6.5%	2.3%	2.5%	51	Japan	-0.2%	-0.2%	0.0%
<b>24</b>	<b>Namibia</b>	<b>6.4%</b>	<b>6.3%</b>	<b>4.6%</b>	52	Morocco	-1.2%	-1.8%	-1.2%
25	Slovenia	6.4%	3.2%	2.2%	53	Poland	-1.2%	0.4%	-9.3%
26	United States	5.8%	4.3%	3.1%	54	Greece	-1.8%	-0.3%	-0.6%
27	South Africa	5.6%	2.2%	2.2%	55	Singapore	-2.1%	-0.1%	-0.1%
28	Russia	5.5%	6.1%	0.3%	56	Ukraine	-6.0%	-0.6%	1.3%

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## Conclusion

As the economy gradually recovers, growth opportunities remain limited to the primary sectors, where mining and agriculture are rebounding from poor performances last year. However, employment and income growth is still constrained and, coupled with low consumer and business confidence, weighing on housing demand. With average time on the market increasing to 24 weeks (27 weeks in the upper income segment alone), the residential property market has shifted from a sellers' market to a buyers' market, causing price growth to drop notably, save for the coastal market. Mortgage advances have consequently decelerated. Therefore, the prognosis for the domestic market is less favourable as we expect property prices to decelerate even further. Based on our estimates, property price growth should decelerate to 6.0% in 2017 as a whole and improve to 7.8% during the course of 2018 on the back of mild economic recovery. Although interest rates are unwinding, the expected deleveraging will keep price movements in check, with possible downside risks from the mass housing program as 1,942 mass housing units are ready for occupation and a further 4,012 currently under construction.

## APPENDIX: Yearly Average values for main towns

Town	2012	2013	2014	2015	2016	2017*	5Yr %Δ	3Yr %Δ	1Yr %Δ
Arandis	300 000	299 000	494 000	456 000	532 000	569 000	89.7%	15.2%	7.0%
Eenhana	445 000	532 000	553 000	700 000	798 000	795 000	78.7%	43.8%	-0.4%
Gobabis	647 000	699 000	839 000	889 000	1 119 000	782 000	20.9%	-6.8%	-30.1%
Grootfontein	746 000	559 000	647 000	736 000	645 000	777 000	4.2%	20.1%	20.5%
Helao Nafdi	670 000	575 000	909 000	1 002 000	425 000	425 000	-36.6%	-53.2%	0.0%
Henties Bay	889 000	851 000	929 000	1 115 000	1 103 000	1 107 000	24.5%	19.2%	0.4%
Katima Mulilo	444 000	595 000	737 000	791 000	893 000	712 000	60.4%	-3.4%	-20.3%
Keetmanshoop	524 000	504 000	610 000	863 000	632 000	868 000	65.6%	42.3%	37.3%
Luderitz	466 000	527 000	509 000	584 000	829 000	612 000	31.3%	20.2%	-26.2%
Mariental	550 000	518 000	685 000	736 000	913 000	1 499 000	172.5%	118.8%	64.2%
Okahandja	553 000	624 000	820 000	922 000	856 000	877 000	58.6%	7.0%	2.5%
Okahao	562 000	466 000	492 000	491 000	611 000	542 000	-3.6%	10.2%	-11.3%
Omaruru	678 000	562 000	954 000	767 000	1 092 000	1 092 000	61.1%	14.5%	0.0%
Omuthiya	413 000	482 000	540 000	612 000	640 000	755 000	82.8%	39.8%	18.0%
Ondangwa	752 000	551 000	683 000	720 000	836 000	958 000	27.4%	40.3%	14.6%
Ongwediva	587 000	585 000	755 000	1 009 000	944 000	1 038 000	76.8%	37.5%	10.0%
Oshakati	720 000	572 000	1 163 000	974 000	679 000	776 000	7.8%	-33.3%	14.3%
Oshikuku	430 000	533 000	569 000	580 000	634 000	565 000	31.4%	-0.7%	-10.9%
Otavi	818 000	533 000	611 000	531 000	560 000	638 000	-22.0%	4.4%	13.9%
Otiwarongo	785 000	803 000	825 000	967 000	1 021 000	1 088 000	38.6%	31.9%	6.6%
Outapi	564 000	456 000	553 000	579 000	785 000	758 000	34.4%	37.1%	-3.4%
Oujjo	716 000	755 000	739 000	925 000	928 000	677 000	-5.4%	-8.4%	-27.0%
Rundu	501 000	468 000	630 000	684 000	780 000	755 000	50.7%	19.8%	-3.2%
Swakopmund	938 000	1 019 000	993 000	1 096 000	1 334 000	1 412 000	50.5%	42.2%	5.8%
Tsumeb	620 000	741 000	750 000	966 000	1 162 000	1 220 000	96.8%	62.7%	5.0%
Usakos	206 000	316 000	427 000	657 000	445 000	630 000	205.8%	47.5%	41.6%
Walvis Bay	629 000	854 000	1 042 000	992 000	1 156 000	1 322 000	110.2%	26.9%	14.4%
Windhoek	982 000	1 152 000	1 209 000	1 440 000	1 514 000	1 595 000	62.4%	31.9%	5.4%
<b>Total</b>	<b>815 000</b>	<b>895 000</b>	<b>972 000</b>	<b>1 110 000</b>	<b>1 151 000</b>	<b>1 242 000</b>	<b>52.4%</b>	<b>27.8%</b>	<b>7.9%</b>

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WALVIS BAY N\$ 3 000 000-00



**BIG FAMILY HOUSE!**



Stylish, elegant & modern house, with big kitchen, 2 x lounge / tv room / dining area, laundry. Stunning indoor & outside garden. Plus: Servant room & bath.

Claudia 081 169 6227

KUISEBMOND from N\$ 3500 p/m



**TO LET**



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

WALVIS BAY from N\$ 8500 p/m



**PELICAN MALL**



Brand new 3 storey mall in the CBD! Ideal location! Ground floor shops. First & second floor Offices. Extra garages & roof parking.

Yolanda 081 158 3463

OSHIKANGO N\$ 1 450 000-00



**MODERN & LUXURY!**



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

Claudia 081 169 6227

MALL SPACE TO LET P.O.R



**BEST LOCATION!**



Mill space in Gobabis, Rundu, Outapi, ohangwena, Nkurenkuru, Omuthiya, Engela & Walvis bay. We have the solution to your rental problem.

Yolanda 081 158 3463

RUNDU N\$ 5950-00 p/m



**PERFECT LOCATED!**



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

Yolanda 081 158 3463

WALVIS BAY N\$ 1 900 000-00



**PERFECT SITUATED!**



Beautiful House with open plan kitchen / lounge / living area. Indoor BBQ, courtyard & double garage. Furniture Included!

Claudia 081 169 6227

ONGWEDIVA N\$ 1 250 000-00



**LUXURIOUS & SPACIOUS**



Stunning double storey apartments with dining area, kitchen, guest toilet, courtyard and double garage. Walking distance from doctor's

Claudia 081 169 6227

OUTAPI TO LET



**BEST LOCATION!**



At the Oluzizi Plaza ( Woermann & Brock) there are shops ranging from 30m<sup>2</sup> - 400m<sup>2</sup>. Please call to view this well located shops. Do not wait!

Yolanda 081 158 3463



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land



WALVIS BAY N\$ 950 000-00



PRICE REDUCED

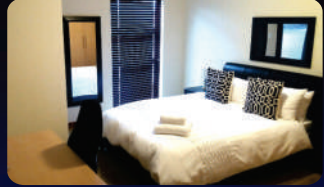
### NEWTON COURT!



Modern & Upmarket Newly renovated townhouses with spacious open plan kitchen / lounge area & single garage.

📞 Claudia 081 169 6227

WALVIS BAY N\$ 1 925 000-00



### LUXURIOUS FURNISHED UNIT!



Modern & Spacious double storey Unit in Safe & secure complex. 183m<sup>2</sup> - Town house with kitchen / lounge / living area. Guest toilet, Indoor BBQ & courtyard.

📞 Claudia 081 169 6227

WALVIS BAY N\$ 880 000-00



BARGAIN

### BELOW VALUATION!



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

📞 Claudia 081 169 6227

WALVIS BAY N\$ 1 950 000-00



### GREAT INVESTMENT!



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

📞 Claudia 081 169 6227

WALVIS BAY N\$ 2 350 000-00



### PERFECTLY LOCATED!



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

📞 Claudia 081 169 6227

WALVIS BAY N\$ 1 150 000 p/m



PRICE REDUCED

### EXCEPTIONAL ELEGANCE



Stylish, Luxurious, Modern & Upmarket double storey Townhouse with designer open plan kitchen, lounge, BIC, indoor BBQ. Exclusive of W & E.

📞 Talitha 081 337 3669

## WALVIS BAY

## ALEX COURT

Brand new double storey Development Unit with or without garage selling N\$ 425 000! Construction commences on 80% Guarantees. 1 Yr to completion.

**N\$ 950 000-00**



Claudia  
081 169 6227

Joey  
081 278 0518



OSHIKANGO from N\$ 15 000 p/m



TO LET

### PERFECTLY LOCATED!



3 x Warehouses To let, suitable for storage, wholesale, manufacturing, Cooler storage, Offices with Air-con, Kitchenette also 3 phase power.

📞 Claudia 081 169 6227



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is to refer us to your friends & colleagues.





**RAMOS**  
REALTORS NAMIBIA



Walvis Bay  
+264 64 212 440  
081 169 6227

pa@ramos.na / www.ramos.na

WINDHOEK N\$ 1 390 000-00



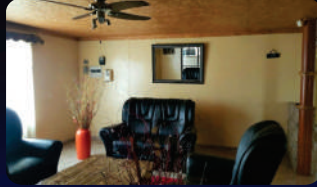
**SAFE AND SECURE !**



Spacious Apartment with open plan kitchen / living area, & garage. Burglar bars & safety door, BIS & BIC.

Sumari 081 627 3181

NARRAVILLE N\$ 1 425 000-00



**LARGE FAMILY HOME!**



Big house with kitchen, BIS & BIC, dining area, lounge, Entertainment area, Indoor BBQ & double garage. Erf size - 858m<sup>2</sup>, Plans for 4 flats.

Sumari 081 627 3181

HERMES N\$ 1 785 000-00



**LOTS OF SPACE!**



Spacious home with kitchen, BIS, BIC, dining area, pantry, lounge with BBQ, large yard space, 6 car - garages.

Sumari 081 627 3181

WALVIS BAY N\$ 900 000-00



**CENTRALLY LOCATED!**



Perfect Apartment with lounge, kitchen, Build in cupboards, 2 x balconies, 2 x courtyards & garage

Sumari 081 627 3181

WALVIS BAY RENTAL



**NEW WAREHOUSE TO LET!**



Brand new modern warehouse with Industrial roller door, upstairs office & courtyard. Option 1: 204m<sup>2</sup>, Option 2: 174m<sup>2</sup> @ N\$ 55.00 p/m<sup>2</sup> excl VAT.

Talitha 081 337 3669

WALVIS BAY N\$ 1 980 000-00



**PERFECTLY LOCATED!**

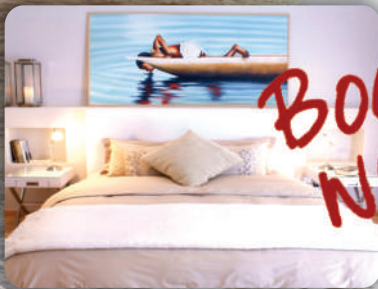


Big & spacious house with open plan kitchen / living area, Indoor BBQ. Plus: 2 bed, 2 bath flat with kitchen & lounge area.

Claudia 081 169 6227

e-mail: [reservations@ramos.na](mailto:reservations@ramos.na)

[www.selfcatering.com.na](http://www.selfcatering.com.na)



**BOOK!  
NOW!**



Margo - 081 257 8707

Units starting from N\$ 575.00 per night

*Make your visit to the coast a memorable one by staying with us*



Consumer Traffic



Offices



Shops



Warehouses



Bedroom



Bathroom



Garage



Vacant Land





WALVIS BAY N\$ 1 690 000-00



**NEWLY BUILT!**



Spacious house with open plan kitchen / living area, & double garage. Upmarket finishes and full bathrooms.

Joey 081 278 0518

WALVIS BAY N\$ 2 450 000-00



**SPACIOUS!**



Family home with main bed with walk-in closet & extra closet, open plan kitchen, entertainment, BBQ, BIS, BIC, 2 garages. 528m<sup>2</sup> ERF.

Sumari 081 627 3181

WALVIS BAY N\$ 1 190 000-00



**FAIRWAYS!**



Safe and Upmarket complex, with open plan kitchen / lounge, guest toilet, pre paid. alarm.

Joey 081 278 0518

LONG BEACH N\$ 5 500 000-00



**STUNNING!**



Upmarket house with sea view, huge open plan, inside, outside BBQ, balconies, patios, double garage and much more!! Select furniture to go with.

Sumari 081 627 3181

WALVIS BAY N\$ 1 190 000-00



**UNBELIEVABLE OFFER!**



Fairways unit with cosy kitchen / lounge, courtyard & 1 automated garage. CC Registered.

Joey 081 278 0518

WALVIS BAY N\$ 1 160 000-00



**FAIRWAYS**



Unit in a stunning complex, with open plan kitchen / lounge area, huge garage. CC Registered. Selling Below valuation.

Joey 081 278 0518

WALVIS BAY N\$ 590 000-00



**CLOSE TO LAGOON!**



Safe and secure complex in our Prime area. Bachelor flat with kitchen, bathroom & own courtyard. NOT TO BE MISSED!

Joey 081 278 0518

WALVIS BAY N\$ 4 200 000-00



**BUSINESS RIGHTS!**



Well maintained house with Jacuzzi room with Erf size of 1250m<sup>2</sup>. Plus: 1 bed flat, own entrance & garage. Don't hesitate!

Joey 081 278 0518

WINDHOEK N\$ 1 900 000-00



**ROCKY CREST**



Cool of in this home, kitchen, lounge & dining area , outdoor BBQ, entertainment area, swimming pool & carport. Plus: 1 bed flat.

Sumari 081 627 3181



The biggest compliment you can ever give us,  
is to refer us to your friends & colleagues.



# COLORBLINDS

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## HAPPY NEW YEAR!

Measurements are **FREE** for up to 30 km outside of Windhoek!

Colorblinds agents also available in: Walvisbay, Oljivarongo and Gobabis.



**BLOCKHOUSE**  
SHUTTERS  
BEAUTIFULLY SAFE

CONTACT US FOR A FREE QUOTE

HIGH LEVEL SAFETY

INTERNAL OR EXTERNAL

10 YEAR GUARANTEE

ECO/ENVIRO FRIENDLY

SHORT LEAD TIME

## Shade Centre cc

### Aluminium Security Shutters

Strong, Safe & Beautiful Shutters that will provide you with peace of mind!  
High Level Safety, Internal or External Use & 10 Year Guarantee.

**Tel: 061 301 845 | Cell: 081 124 9685 | 43 Nickel Str, Prosperita**

**We also install:** all types of blinds, carports, enclosures, fixed awnings, patio covers & retractable awnings

### COZY AND WONDERFUL

N\$ 1 200 000



WEB REF: 019

This lovely apartment is on 1st floor of complex and is near main beach and town centre. 1 Bed with en-suite bath, living area and kitchen. Plus large single garage.

### COZY COTTAGE

N\$ 1 850 000



WEB REF: 226

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

### RETIREMENT VILLAGE

N\$ 1 080 000



WEB REF: 255

This unit features 2 bedrooms with 2 bathrooms. The 2 bedrooms have doors that lead to the outside and the living area has a cosy porch. The unit has a lovely open plan kitchen and living area. There is also a single garage.

### BARGAIN PROPERTY!!

N\$ 2 100 000



N\$ 1 200 000



WEB REF: 287

Bargain Property!!

Beautiful 3 bedroom, 3 bathroom home with extra safety gates installed. There is a living room, dining area, indoor BBQ and 3 garages. Beautiful courtyard for some extra privacy.

### GOOD AND SPACIOUS

N\$ 2 950 000



WEB REF: 007

Spacious main house and a bachelor flat in the back. Main house has 3 bedroom with 2 bathrooms and a lovely dining and living area with a kitchen. There is a lovely entertainment area with an indoor BBQ.

### CENTRALLY LOCATED APARTMENT

N\$ 1 550 000



WEB REF: 219

Features: 2 bedrooms, 2 bathrooms, open plan kitchen, living area, lovely balcony and a tandem garage.

### BRAND NEW

FROM N\$ 3 000 000



WEB REF: 252

House features: 3 bedrooms, 2 bathrooms, living room, dining room, entertainment area with indoor BBQ, kitchen with pantry and scullery and 3 garages.



## VIS FEES

Inspiring a culinary celebration of Namibian heritage.

ATMOSPHERE

Original, Unique and truly Namibian kitchens.



**ANISKA**  
081 861 7135



**SUSAN**  
081 275 7929



**HETTIE**  
081 374 9787



**LANGSTRAND**  
**LORIN**  
081 332 8037

**SWAKOPMUND - N\$ 1.78 M**



**BEST BUY IN SUNNY KRAMERSDORF!**

Is offering this one level, spacious townhouse with double garage and small garden. The right time to buy property at the coast!

**SWAKOPMUND - N\$ 2.4 M**



**SPLENDID PROPERTY IN OCEAN VIEW!**

It feels like home! This newly built 3 bedroom house has got all you need. The owner is prepared to sell as is and leave the lovely furniture at cost price!

**SWAKOPMUND - N\$ 2.7 M**



**VINETA - SOUTH**

Enjoy the sunset over the ocean! Front row delight! Small house with big character!  
2 Outside guest rooms and lovely courtyard with braai.

**LANGSTRAND - N\$ 1.1 M CC**



**AFFORDABLE APARTMENT**

2 Bedrooms, 2 Bathrooms, open plan lounge, kitchen, balcony with outdoor BBQ and tandem garage.

**LANGSTRAND - N\$ 3.5 M CC**



**BEACHFRONT TOWNHOUSE**

3 Bedrooms, 3 Bathrooms, open plan lounge, kitchen, scullery, indoor BBQ, study, double garage and wooden deck with amazing views.

**LANGSTRAND - N\$ 1.97 M**



**LOTS OF SPACE!**

3 Spacious bedrooms, 2 Bathrooms, open plan lounge, kitchen, scullery/laundry, court yard, large entertainment area with indoor BBQ and balcony with sea views.

**LANGSTRAND - N\$ 1.330 M CC**



**APARTMENT WITH SEA VIEW**

Offering 3 Bedrooms, 2 Bathrooms, open plan lounge kitchen, patio with outdoor BBQ and tandem garage. Furniture included

**LANGSTRAND - N\$ 1.1 M**



**SECURITY COMPLEX**

Drastically reduced price! 2 Bedrooms, 1 full bathroom, o/p lounge, kitchen, small yard, outdoor BBQ, single garage and patio.

**LANGSTRAND - N\$ 850 000**



**BACHELOR APARTMENT**

Ground floor apartment with open plan lounge and kitchen. Separate bathroom, enclosed balcony with indoor BBQ, ideal for entertaining. Single garage. Priced right!

SWITCH &  
**SAVE**

2018 YOUR YEAR TO SAVE ON CAR INSURANCE.



### HATCHBACK

2018 VW Move Up! 1.0 5dr

Premium: **N\$ 594 pm**

OUTbonus: **N\$ 2 268**

27-year-old female | Hail damage cover included



### SUV

2018 Ford EcoSport 1.5 TDCi Titanium

Premium: **N\$ 474 pm**

OUTbonus: **N\$ 1 809**

66-year-old female | Hail damage cover included



### HATCHBACK

2018 VW Polo Vivo GP 1.4 Trendline 5dr

Premium: **N\$ 658 pm**

OUTbonus: **N\$ 2 513**

42-year-old male | Hail damage cover included



### BAKKIE

2018 Toyota Hilux 2.8 GD-6 RB Raider P/U D/C

Premium: **N\$ 769 pm**

OUTbonus: **N\$ 2 936**

65-year-old male | Hail damage cover included

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And if we can't beat your car premium, we'll give you **N\$400**.

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car

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