



# PropertyNews



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# ATMOSPHERE

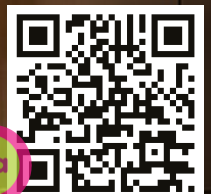
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# TRANSFER DUTY AND STAMP DUTY AMENDMENTS EFFECTIVE 1 OCTOBER 2024

The new amendments to the Transfer Duty Act 14 of 1993 and Stamp Duties Act 15 of 1993 have come into operation on the 1st of October 2024. These amendments will impact the rates at which transfer duty and stamp duty are charged on property transactions. The transfer duty rates and stamp duty rates that will apply with effect from 1 October 2024 are set out below.

## 1. NATURAL PERSONS

### 1.1 TRANSFER DUTY payable on transfer of Property to a Natural Person, with effect from 1 October 2024:

PURCHASE PRICE / VALUE	NEW TRANSFER DUTY RATE
N\$0.00 - N\$1 100 000.00	N\$0.00 – Exempt
N\$1 100 000.00 < - ≥ N\$1 580 000.00	1% of the amount that exceeds N\$1 100 000.00
N\$1 580 000.00 < - ≥ N\$3 150 000.00	N\$4 800.00 plus 5% of the amount that exceeds N\$1 580 000.00
N\$3 150 000.00 < - ≥ N\$12 100 000.00	N\$83 300.00 plus 8% of the amount that exceeds N\$3 150 000.00
N\$12 100 000.00 <	N\$799 300.00 plus 11% of the amount that exceeds N\$12 100 000.00

### 1.2 STAMP DUTY payable on transfer of Property to a Natural Person, with effect from 1 October 2024:

PURCHASE PRICE / VALUE	NEW STAMP DUTY RATE
N\$0.00 - N\$1 100 000.00	N\$0.00 – Exempt
N\$1 100 000.00 <	N\$10.00 for every N\$1 000.00 or part thereof of the amount that exceeds N\$1 100 000.00

## 2. LEGAL PERSONS / ENTITIES

The transfer duty and stamp duty rates payable on transfer of Property to a Legal Person / Entity are not affected by the amendments and remain unchanged, as follows:

### 2.1 TRANSFER DUTY payable on transfer of Property to a Legal Person/Entity, remains unchanged:

PURCHASE PRICE / VALUE	TRANSFER DUTY
	Transfer Duty calculated at a fixed rate of 12% on the purchase price/ value

### 2.2 STAMP DUTY payable on transfer of Property to a Legal Person/Entity, remains unchanged:

PURCHASE PRICE / VALUE	STAMP DUTY RATE
	Stamp Duty calculated at a fixed rate of 1,2% on the purchase price/ value

## 3. COMPANIES, CLOSE CORPORATIONS AND TRUSTS

**TRANSFER DUTY** now applies to transfer of shares in a Company, member's interest in a Close Corporation and Trust that own residential property, with effect from 1 October 2024.

The definition of **Property** now also includes a share in a Company, member's interest in a Close Corporation or a Trust that owns **residential property**. Transfer Duty will accordingly also be payable on a transaction in relation to any transfer of shares, member's interest or trust that owns residential property, in accordance with the transfer duty rates set out in the tables under 1.1 and 2.1 above. **Residential property** is defined as any dwelling house, holiday home, apartment or similar abode or improved or unimproved land zoned for residential purposes.

Koep & Partners t/a Bowmans

beate.loch@bowmanslaw.com | willem.kotze@bowmanslaw.com  
info-na@bowmanslaw.com | www.bowmanslaw.com  
33 Schanzen Road, Windhoek, Namibia  
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**Sales: Wilet**

081 275 2465

wilet@propertynews.com.na

**Production: Shaun**

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# Creating Magnificent Kitchens: The Art of Bespoke Joinery

When it comes to designing a kitchen, you don't need to compromise on style, quality, or functionality. At Atmosphere, we believe that every home deserves a world-class kitchen—without breaking the bank.

By combining expert joinery craftsmanship with thoughtful design, we create kitchens that are both beautiful and practical.

## 1. The Power of Good Lighting

Lighting can make or break a kitchen. Thoughtful, well-placed lighting transforms the space, highlighting key design features and creating ambiance. From task lighting over work areas to accent lighting that enhances your cabinetry, we ensure that your kitchen glows with warmth and functionality.

## 2. Functionality at Its Core

A kitchen is a space where both form and function must coexist. With our bespoke joinery solutions, we tailor every inch to suit your needs—whether it is innovative storage solutions, sleek worktops, or ergonomically designed cabinetry. The end result? A kitchen that works as hard as it looks.

## 3. High-Quality Finishes

Quality materials and finishes elevate your kitchen to the next level. At Atmosphere, we source the finest materials, whether it is natural wood, modern laminates, or durable stone surfaces. The attention to detail in the finishing touches ensures that your kitchen not only looks great but lasts for years to come.

## 4. Trending Designs and Materials

We stay on top of the latest design trends to offer you the most current materials and finishes—whether it is matte cabinetry, integrated appliances, or subtle textured finishes. We understand that keeping your kitchen timelessly stylish without going over budget is important, so we focus on designs that remain chic and relevant for years.

With the right balance of lighting, quality finishes, functionality, and the latest design trends, we can create a kitchen that is truly world-class—and affordable. At Atmosphere, bespoke joinery isn't just about making something custom; it's about crafting a space that you'll love for years to come.

Let's create the kitchen of your dreams today!

**PS.** Yes, we make kitchens. But we also make bespoke joinery solutions for every room in your home. Whether it's a kitchen, living room, office, or—let's be honest—any space you can dream up, we're here to craft something magnificent.



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**TSUMEB**  
**FOR SALE | N\$ 6 369 000**



Photo for illustration purpose only

Extent in hectares: 2,517.5455 hectares. Land use: Livestock and crop farming. Waiver in place. On the property:  
**BUILDINGS:** Main house, Workshop and storeroom.

**WATER INFRASTRUCTURE:** 5 boreholes (1 uninstalled), 1 windmill (non-functional), 1 Lister engine, 11 solar panels, 1 x 10,000-liter PVC water tank, 7 drinking troughs, 4 water reservoirs.

**ANIMAL HANDLING FACILITIES:** 14 kraals, Loading ramp, Neck clamp, manga, and scale. All facilities are in fair state of repair.  
**IRRIGATION:** 30.5 hectares: under irrigation and rainfed farming.

**FENCING:** Boundary fence made of five to seven strands of wire on wooden poles and droppers. 12 camps on the farm fenced with similar material. The fence is in a fair state of repair.

**POWER:** Solar power  
CRAIG 081 205 1516

**LAFRENZ**  
**FOR SALE | N\$ 1 120 000**



Well located double volume warehouse with office, mezzanine areas, bathrooms, and shared parking in an industrial park  
Erf 3 582m<sup>2</sup>, Warehouse 124m<sup>2</sup>, Mezzanine office 35m<sup>2</sup>.

Zoning: Industrial  
Coverage: 75%  
Bulk: 1

Height restrictions 17.2m.

JACQUE 081 122 0081

**BRAKWATER**  
**FOR SALE | N\$ 4 800 000**



Modern Beautiful house on a 5ha plot. Property offers:  
Stunning Nature views and outdoor experience. 5 bedrooms. Main bedroom with en-suite and Walkin closet. 2 bathrooms and Guest toilet. Entrance hall, Lounge and family room. Open kitchen with pantry and scullery and Dining room. Swimming pool and entertainment area. Off-grid 5KW Solar system. Solar Geyser. Borehole. Double garage(64sqm).  
Extras: Flatlet, garden and Patio, BBQ area, Security.

CRAIG 081 205 1516

**WINDHOEK CENTRAL**  
**FOR SALE | N\$ 5 700 000**



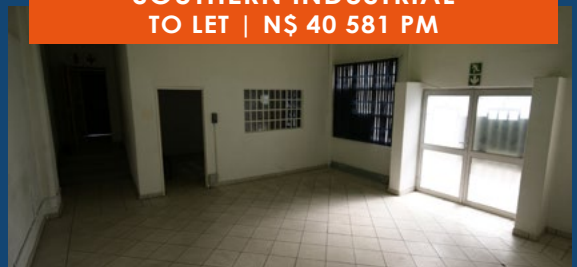
A Grade Office Accommodation.

Floor Area: 246 m<sup>2</sup>. Consisting of: Reception Area, 6 glass enclosed offices, Kitchenette, Ablution facilities, Storeroom, Small Balcony, 2 Basement & 2 shaded parking bays, Easy access & close to amenities.

ALSO AVAILABEL TO LET: N\$ 51 900 PM (excluding VAT & Utilities)

ROBBIE 085 552 0143

**SOUTHERN INDUSTRIAL**  
**TO LET | N\$ 40 581 PM**



WAREHOUSE TO LET

Total size: Approx. 450.9 m<sup>2</sup>

Consisting of: Office reception area: approx. 31.7 m<sup>2</sup>

Existing office: approx. 14.4 m<sup>2</sup>

Warehouse: approx. 404.8 m<sup>2</sup>

ROBBIE 085 552 0143

**EROSPARK - N\$ 5 000 000**



**FOR THE ENTERTAINER!**

Modern home on an erf of approx. 1800m<sup>2</sup>. 4 En-Suite Bedrooms, wine cellar, hobby room, separate laundry/scullery, modern open plan kitchen, with granite finishes, dining room/ lounge, private TV room, big thatched entertainment area, pool, 3 garages, 8 AC, etc

**OLYMPIA - N\$ 4 650 000**



**SPACIOUS FAMILY HOME WITH A VIEW!**

This beautiful home, offers 4 bedrooms, main en suite bathroom and a study, or 5th bedroom, 2nd bathroom, big open plan lounge dining room, leading to a covered entertainment area and BBQ, kitchen with separate laundry/ scullery, 2nd study, AND a 2 bedroom 2 bathroom flat, lounge, dining room, kitchen. AS WELL AS a big double garage with a storeroom, 4 covered parking, a sparkling pool and established garden, etc.

**A MUST TO VIEW!!**



**EROSPARK - N\$ 4 200 000 CC**



**FAMILY HOME!!**

4 Garages, good security, 4 bedrooms, 2 bathrooms, study, TV room, big open plan kitchen with a lounge/ dining room, fire place, pool, big covered entertainment area.

**PROSPERITA - N\$ 3 995 000**



**WAREHOUSES!!**

A sectional title, consisting of 2 units, each 225m<sup>2</sup>, each with an office, 2 x kitchenettes, 2 toilets and a court yard.  
Or, buy one of the 2, at NS1 999 000.

**EISENHEIM - N\$ 3 675 000**



**VIEWS AND BRAND NEW !!!**

A modern 3 bedroom, 3 bathroom house, main with a dressing room, open plan kitchen and dining room, pantry, separate scullery / laundry, lounge walking out to a big patio, and a double garage. All of this, on an erf of 649m<sup>2</sup>. ALSO TO LET AS N\$ 30 000 PM

**EROS HEUWELS - N\$ 3 400 000**



**JOINT SOLE MANDATE**

**MOUNTAIN VIEWS AND QUIET STREET!**

Spacious single story family home on a 1493m<sup>2</sup> erf. 4 Bedrooms, (main with dressing room) 3 bathrooms, open plan lounge, family room with a fireplace. Big kitchen and dining room, covered entertainment area, workshop, complete battery system with solar panels

**EISENHEIM - N\$ 2 830 000**



**MODERN AND VERY NEAT!!**

Beautiful family home, 3 bedrooms, 2 bathrooms, study of 4th bedroom, open plan lounge dining room, kitchen with lovely mountain views, laundry/scullery, covered entertainment area with a BBQ, opening to a neat garden, Double garage and outside loo.

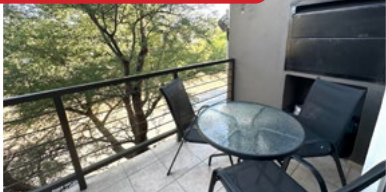
**OLYMPIA - N\$ 2 100 000**



**VERY NEAT AND IN A POPULAR COMPLEX!!**

Just move into this very secure 3 bedroom, 2 bathroom unit, with a kitchen, open plan lounge and dining room, walking out to the covered entertainment area, BBQ and low maintenance garden. Single garage and 1 shade net port.

**EISENHEIM - N\$ 1 250 000**



**MODERN AND VERY NEAT!!**

A beautiful 2 bedroom, one bathroom unit in a popular complex within walking distance to the shopping centre!! Open plan lounge dining room and kitchen, single garage, carport and own drying yard! One AC, balcony with a BBQ.

**CENTRAL - N\$ 945 000**



**RENOVATED, VIEWS!!**

A one bedroom one bathroom flat, with an open plan lounge dining room and kitchen, balcony and one shade net parking.

**EISENHEIM - N\$ 1 100 000 PM**



**TO LET**

**SECURE!**

3 bedroom 2 bathroom unit, guest toilet, and an open plan lounge dining room and kitchen, garden, and 1 parking bay.

**NO PETS, AVAILABLE 1 MARCH 2025**

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Cell: +264 81 124 5217  
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Address: 51 On Lazarett (Unit 8)  
51 Lazarett Street





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**ELISENHEIM | N\$ 2 800 000**



**EXCLUSIVE SOLE MANDATE**

3 Bedrooms, 2 Bathrooms, Open-plan living, dining, Kitchen with granite tops, Garden, paving, artificial grass, Double garage (78 sqm), laundry, storeroom. Veranda with a built-in BBQ.

Anita 081 124 6666  
 anita.rightmove@gmail.com

**EROS | N\$ 2 550 000**



**TOWNHOUSE**

4 Bedrooms, 2 bathrooms, lounge, dining room, TV-room, hobby room, dressing room, stunning kitchen, guest loo, study corner, entertainment lapa and garden, 1 garage & 1 carport.

Marion 081 245 2390  
 marion.rightmove@gmail.com

**HOCHLANDPARK | N\$ 2 615 000**



**HOUSE OF THE MONTH**

ONE LEVEL 4 (FOUR) Bedroom house; open plan lounge, kitchen & dining; lovely outside entertainment area. Double Garage & Carports.

Erf 1,215 m<sup>2</sup>. Move-In-Ready!  
 Lourette 081 124 5868  
 lourette.rightmove@icloud.com

**ELISENHEIM | N\$ 2 450 000**



3 Bedrooms, 2 Bathrooms, Open-Plan Living & Dining Area, Kitchen, Separate scullery, Double Garage (42 sqm), Front Porch with BBQ, Blinds, burglar bars and Alarm, 1x Aircon.

Anita 081 124 6666  
 anita.rightmove@gmail.com

**KLEIN WINDHOEK | N\$ 4 200 000**



**DEVELOPMENT POTENTIAL**

Excellent location and gorgeous views! Old-fashioned house on 2 storeys. 2 Bedrooms, 1 bathroom, lounge, kitchen, laundry, 2 flats. Single & double garage. Erf size: 1 493m<sup>2</sup>

Marion 081 245 2390  
 marion.rightmove@gmail.com

**OMEYA | N\$ 3 980 000**



**BEAUTIFUL GOLF COURSE VIEWS**

3 En-Suite bedrooms, modern open plan kitchen, lounge and dining room, study, veranda with built-in BBQ, Guest WC, Large garden, 2 double garages with parking space, solar power.

Elwin 081 643 3400  
 elwin.rightmove@gmail.com

**ROCKY CREST | N\$ 1 100 000**



Neat Townhouse with 2 Bedrooms, 1 Full Bathroom, Open plan kitchen and Living room, downstairs WC, Double garage.

Levies N\$ 1 200 p/m  
 Sven 081 311 7369  
 sven.rightmove@gmail.com

**KHOMASDAL | N\$ 1 850 000**



3 Bedrooms, 2 Bathrooms (1 En-suite), Lounge, Dining, Kitchen, Tv-Room, 3 Airocons, BBQ, Single Tandem Garage.

Extra: 1 Bedroom flat with a courtyard.  
 Marlene 081 331 0005  
 marlene.rightmove@gmail.com

**SUIDERHOF | N\$ 1 400 000**



Spacious and comfortable, it offers a good size lounge with air condition and dining area, lovely kitchen. 2 Spacious bedrooms with 2 bathrooms. Separate toilet. Close to amenities, Splash Pool.

Marie 081 128 4281  
 marief.rightmove@gmail.com

**NORTHERN IND | N\$ 1 770 000**



Industrial property for sale in small complex, with easy access for your client's!

Measuring - 183 m<sup>2</sup>  
 PTY Registered. Negotiable.  
 Leandra 081 256 0290  
 LG@lway.na

**I AM SOLD OUT!!!**

Looking for property in all areas of Windhoek.  
 Let me help you make the Right Move!  
 Allison 081 127 1584  
 allisonb@afol.com.na

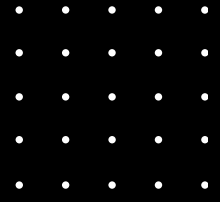
**EROS | N\$ 19 500 PM**



Open-plan kitchen, living, and dining area, patio with scenic views. 3 Bedrooms, 2 bathrooms, Outdoor BBQ area, ample yard space. Double and single garages with extra parking, Solar power.

Stefanie 081 380 9900  
 stefanie.rightmove@gmail.com

# HOUSE



## VIEWING CHECKLIST

### **STRUCTURAL CONDITION:**

This impacts the safety, functionality, and value of a property. It's advisable to conduct detailed inspections.

### **SAFETY FEATURES:**

When evaluating a property, consider how this meets your needs and whether any improvements or upgrades are needed.

### **UTILITIES AND APPLIANCES:**

Ensure that these are working properly as its crucial for several reasons: safety, comfort, property value, cost efficiency, convenience, and overall maintenance.

### **NEIGHBORHOOD AND SURROUNDINGS:**

This is for practical reasons like safety, amenities, and accessibility, as well as for community. It affects both the value and quality of the property.



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**AVIS | N\$ 2 675 000**

Beautiful modern unit featuring, 3 Bedrooms, 2 bathrooms, Scullery, Kitchen, Enclosed BBQ area with stackable doors to the small courtyard, Double garage. **Andreya 081 128 2424**



**PIONIERSPARK | N\$ 3 495 000**

2 Spacious Living Rooms, Dining Room, Kitchen, Study, 5 Bedrooms, 3 Bathrooms, Double garage, Lapa with BBQ Area, Enclosed Patio, Swimming Pool. **Andreya 081 128 2424**



**HOCHFELD | N\$ 2 580 000**

Only 1 plot available 85. 7071 hectare plot. Stock Proof Boundry Fence, Borehole, Free-Roaming Game. Only 80km from Okahandja, 50km gravel road. **Andreya 081 128 2424**



**KLEIN WINDHOEK | N\$ 4 940 000**

Entrance Hall, 2 living rooms, scullery, open plan kitchen, 3 bedrooms, 2 bathrooms, pool, under-roof parking, patio with BBQ. Flat with 2 bedrooms, 1 bathroom. **Andreya 081 128 2424**



**SOLE AND EXCLUSIVE MANDATE**

**KLEIN WINDHOEK | N\$ 7 215 000 CC**

Scullery, modern kitchen, open plan living and dining room, pajama lounge, 4 en-suite bedrooms, 2 studies, guest loo, 2 under roof patios, pool, Double garage. **Andreya 081 128 2424**



**KLEINE KUPPE | N\$ 8 800 000**

Guest Room with small kitchenette, open plan living area, lounge, kitchen, 4 en-suite bedrooms, pajama lounge, bachelor flat, laundry, servants toilet, double garage. **Andreya 081 128 2424**

# EON



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Kandume*

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2 Bedroom 2 Bathrooms starting price: N\$ 845 000  
3 Bedroom 2 Bathrooms starting price: N\$ 940 000  
Pre-Approval required!

**KLEINE KUPPE**  
**N\$ 1 150 000**



**LA RENE COMPLEX**  
Upper Floor, 2 bedrooms (1 Airon), Full bathroom, Dinning area includes BBQ facilities, lounge

**EROS**  
**N\$ 5 500 000**



**FREESTANDING HOUSE / BUSINESS REZONED**  
3 Bedrooms, 3 bathrooms, Lounge, Kitchen, Dining, TV area with fireplace Guest Toilet, Double garage, 1 bedroom apartment, Carport for 2 cars, Servant's quarters, 5 carports, Security features.

**WINDHOEK NORTH**  
**N\$ 850 000**

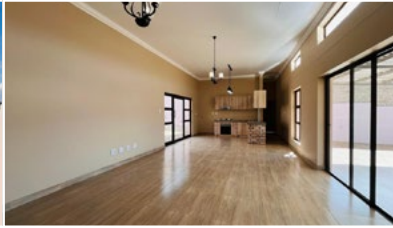


Discover the perfect blend of comfort and convenience at Hosea Kutako Apartments! This spacious 2-bedroom apartment with built-in cupboards (BIC) features a full bathroom, a modern kitchen, and a cosy lounge.





**KLEINE KUPPE | N\$ 3 200 000**



**BRAND NEW HOME**

This modern home features:

3 Spacious Bedrooms, 2 Bathrooms (Main bathroom is full with all amenities), Kitchen with Scullery, Open Plan Lounge and Dining Area, Large Patio with Built-in Braai – Perfect for entertaining, Oversized Double Garage, Stunning Views – Enjoy breathtaking scenery, Convenient Location – Walking distance to Windhoek Gymnasium School, Close proximity to Lady Pohamba Hospital and Grove Mall.

**EROS PARK | N\$ 6 300 000**



**SOLE AND EXCLUSIVE LISTING**

This charming family home in the sought-after Eros Park neighbourhood offers breathtaking views and ample space for comfortable living. 3 Spacious Bedrooms, 2 Modern Bathrooms, 2 Guest WCs, Well-appointed Kitchen with Scullery, Open Dining Area, Inviting Entertainment Area with Built-in Braai, Large, Cozy Lounge Patio with Stunning Views, Double Garage, Sparkling Swimming Pool. This is the perfect home for families seeking a blend of comfort, style, and convenience. Enjoy the serenity of scenic views while being just minutes away from local amenities.



BEING A RESIDENT  
@ ELISENHEIM  
MYSELF

*Suzaan Hennig*

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OUT YOUR PROPERTY IN THE NEW YEAR.

MAKE SURE YOU LIST YOUR PROPERTY  
WITH ME.



**Suzaan Hennig**  
WhatsApp: 081 790 1588  
suzaan@suzaanrealestate.go.na

## WINDHOEK: EXCLUSIVE LIFESTYLE AND BUSINESS OFFERINGS OF HIGH-DEFINITION LIVING



### WINDHOEK AUASBLICK HIGHLY EXCLUSIVE LIFESTYLE SALE OFFERING OF A FULLY AUTOMATED SMART HIGH-DEFINITION LIVING, WELCOMING YOU TO THE FUTURE: N\$28 million

This highly exclusive lifestyle sale offering home, comes fully automated, featuring Keyless Biometric Access Control, and High-Definition Living environments. The Villa is situated in an exclusive, luxury and highly secure presidential neighbourhood. It comes with a domestic house lift for access of the 3 levels of luxury living environments, featuring 3 circuits networks of only LED automated multi-lighting systems and 4 levels of security barriers. This over 700m<sup>2</sup> build-up area, situated on over 1600m<sup>2</sup> land, offers luxury inside living environments of a double volume entrance foyer, double volume sitting room with a grand gas fireplace, aircons, open plan dining, 6 in-suite with inbuilt storage spaces and large balconies with views bedrooms, top floor morning kitchen, outside sauna room with bathroom facilities, laundry, office, large kitchen, wine cellar, 3 garages and carports with a top deck connected to the Cinema Room and many more features. The outside luxury story of this Villa is completed and supported by a secure pedestrian and royal vehicle entrance gates, grand front staircase entrance and highly private large back garden areas with mature fruit trees and a number of natural bushes and Acacia trees supporting a variety of birdlife. This exclusive lifestyle Villa offers great sunsets views of the City of Windhoek, the Auas Mountains and the Grand State House, and all in the immediate backdrop of the double level African styled thatched Gazebo (Lapa) with BBQ facilities, a private fully equipped gym with ablution facilities, a very large swimming pool and a grand and majestic water fall feature.



### WINDHOEK CBD RARE, HISTORIC AND DOUBLE PACKAGE BUSINESS PROPERTIES FOR SALE: N\$ 16 million

Two (2) separate CBD connected properties for sale opportunity of a lifetime. The 609sqm 1<sup>st</sup> property holds greater development opportunities and has a fully renovated rare historic German architectural property offering 3 LED lighting system with air-conditions in all the rooms. This 1<sup>st</sup> property offers a reception area, entrance foyer, boardroom, 5 offices, kitchen, inside, and outside bathroom facilities, 1 garage, grand designer garden overlooking the Ministry of Finance, Franco Namibian Cultural Centre & the City Center and rich with a variety of mature trees, bushes and wildlife and fully secured by 3 security barriers. The 2<sup>nd</sup> property is a beautiful open plot with greater development opportunities / consolidation with the 1<sup>st</sup> property & measuring 862sqm and directly connected to the 1<sup>st</sup> property. Both properties have separate direct street accesses.

**CONTACTS (NO AGENTS): 0812772546 / 0811413229 / [frontdesk@rbs.com.na](mailto:frontdesk@rbs.com.na)**



# KATIMA MULILO: EXCLUSIVE LIFESTYLE AND BUSINESS OFFERINGS OF HIGH-DEFINITION LIVING



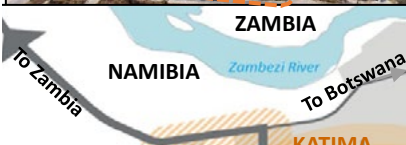
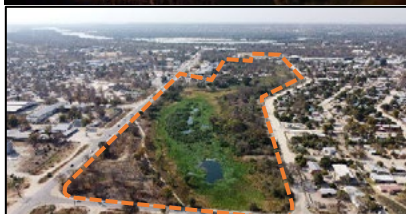
## KATIMA MULILO CBD, RARE AND UNIQUE DESIGN OF A BUSINESS PROPERTY FOR SALE N\$12 million

This brand new unfurnished 16 ensuite Units sits on a 2500m<sup>2</sup> land situated within the CBD area of Katima Mulilo. This unique architectural masterpiece business property is highly suitable for a Town Lodge, Step Down Medical Facility, Private School Centre or a Unique Office Complex. In addition to the 16 unique domes designs Units, the property has triple double story administration block holding a reception area, kitchen, ablution facility, multiple service rooms, 2 offices, 3 very large spaces that can serve as a restaurant, private lounging and meeting rooms areas. One of the large ground level rooms is connected to the outside pool area via a thatched gazebo. The property is powered by LED multicolored strip, star and down lights lighting systems. The outdoor area of this property is completed with interlocked drive ways, car park and walk ways all carefully layout within a well-designed garden living environment complete with mature palm trees, bushes around a central large swimming pool.



## KATIMA MULILO CBD, 16.7 Ha SUBDIVIDED LAND DEVELOPMENT PROJECT READY WITH DESIGNS & PLANS FOR SALE N\$24 million

This 16.7 Ha land development project with ready-to-go layouts, designs and detailed plans is strategically located along the Trans-Caprivi-Corridor (TCC) and falls within the CBD of Katima Mulilo, a strategic SADC regional logistic hub. The development project is fully surveyed, and subdivided into 68 plots which are registered with the Deeds Office. The 68 plots comprising 2 businesses, 42 free standing houses and 14 general residential plots. The development concept is focused on developing a unique private park with open water lake and vegetated ponds linked to a network of canals with a number of islands and vegetated areas with indigenous water-based plants in support of this unique business, residential and recreational high-definition natural living environments in the heart of Katima Mulilo.



CONTACTS (NO AGENTS): 0812772546 / 0811413229 / [frontdesk@rbs.com.na](mailto:frontdesk@rbs.com.na)



# Site Plan

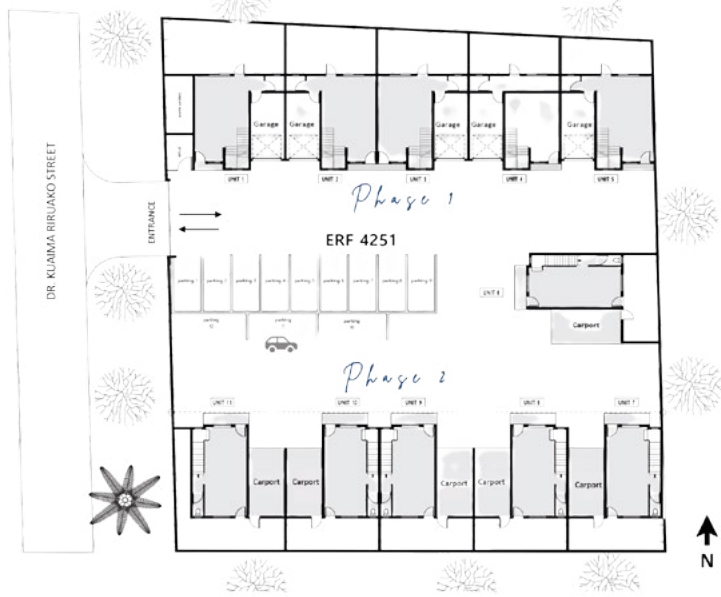
ERF 4251  
DR. KUAIMA RIRUAKO STREET  
WINDHOEK WEST

## Phase 1

3 BEDROOM UNITS  
WITH GARAGE  
UNITS 1 TO 5

## Phase 2

2 BEDROOM UNITS  
WITH CARPORT  
UNITS 6 TO 11



# BACH VIEW

2 BEDROOM UNITS WITH CARPORT  
FROM N\$ 1 250 000

## Phase 2 2 BEDROOM UNIT



GROUND FLOOR  
41.7m<sup>2</sup>



FIRST FLOOR  
41.7m<sup>2</sup>

## Unit Type



Size 83.4m<sup>2</sup>

Bedroom 2

Bathroom 2

N\$ 1 250 000



**!NANSEB**

PROPERTY DEVELOPERS



# OFFICE SPACE TO LET

TENBERGEN VILLAGE

**N\$ 35 000 PM**

EXCL VAT | T&C'S APPLY

PRIME LOCATION WITH COFFEE  
SHOP, UNDER COVER PARKING  
AND 24 HOUR SECURITY

**UNIT SIZE: 150M<sup>2</sup>**

CONTACT US TODAY FOR MORE INFORMATION

**081 665 0077**



# Brakwater

## Olden Charm

AVAILABLE 1 FEBRUARY 2025

Features include

2 Bedrooms | 1 Bathroom | Kitchen

Living Room | Garage

Very Big Yard

**N\$7 500 per month** (Excl Water and Electricity)

Situated next to City Sand & Bricks, Brakwater

**Samantha - 081 665 0077**



# RETIREMENT LIVING

Be A Part Of Our Community

## About Us :

Located only 12 kilometers from Windhoek, this area boasts a welcoming community filled with compassionate neighbours and peaceful natural landscapes. Nursing care is provided for all Manor residents, ensuring comfort and support. It truly doesn't get better than this! Reach out to us today.

## Our Facilities :

- Nature/Pond Park
- 24/7 Security
- Manor Clinic
- Quick Shop at the Main Offices



## ERVEN AVAILABLE

Erven from NAD 1 550 per sqm with several plan options to choose from

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# COMMERCIAL OFFICE SPACE

## Monthly Lease

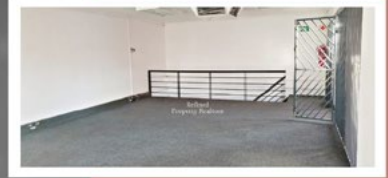
N\$ 40 000 PM (excl vat & utilities)

Reception area with 2 spacious open plan offices.

**DOWN STAIRS:** 4 Separate offices • Server room • Kitchenette with BIC • Veranda • Tiny security room • Shared his and hers restrooms  
Private courtyard

**UP STAIRS:** 2 Big offices • Board room • File/ storage room with shelving

Safe and secure with sliding doors and burglar bars • High traffic volume • 4 Designated parkings with additional parking available for clients



**CONTACT HILDA FOR MORE INFORMATION**

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Unit 3, 16A, Lessing Street, Windhoek, Namibia

PO Box 86270, Windhoek, Namibia, 10005





# PROPERTY HUNTERS



## SWAKOPMUND

N\$ 3 700 000

4 Bedrooms, 2 Bathrooms, Guest toilet, Lounge/ Family room, Dining room, Office/Study, Kitchen, Laundry, Scullery, Indoor entertainment area, Jacuzzi Flat: 1 Bedroom, 1 Bathroom.

**ARNETT 081 407 4982**



## HENTIES BAY

N\$ 3 070 000

3 Bedrooms, 2 Bathrooms Open Plan Living Area Balcony with see view. 3 Garages.

**ARNETT 081 407 4982**



## SUIDERHOF

N\$ 1 390 000

Perfect investment! Kitchen with BIC, 1 Guest toilet, 2 Spacious bedrooms with BIC, 1 Full Bathroom, Shaded carport for one vehicle, Enclosed carport for one vehicle.

**MARION 081 314 9111**



## OKAHANDJA

N\$ 4 000 000

Smallholding. 27 Ha. 6 Bedrooms, 3 Bathrooms. Managers house. 3 Boreholes. Valuation N\$ 4 500 000

**CJ 081 791 0133**



## KARIBIB

N\$ 7 800 000

Business Premises Great investment Erf size: 2304 sqm Ground floor: 1290 sqm 1st floor: 562 sqm Valuation N\$ 8 500 000

**CJ 081 791 0133**

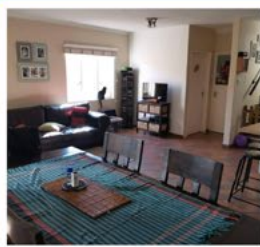


## MANY HILLS

N\$ 1 200 000

PLOTS Hurry! Almost Sold OUT! 32Ha.

**SAMANTHA 081 129 6897**



## PIONIERSPARK

N\$ 1 690 000

Full House!! - A Perfectly charming townhouse with everything. 3 Bedrooms, Beautiful kitchen, store room, air conditioning, double garage. Close to schools and shops. Pet friendly!

**SAMANTHA 081 129 6897**



## GOBABIS

N\$ 1 250 000

2 Bedrooms BIC, 2 Bathrooms, Open Plan Lounge, Dining room, and Kitchen with BIC/BIS, Motorized single garage, Enclosed built in BBQ area, Fully fenced with motorized gate access, Own enclosed yard space.

**LINDY 081 630 6652**



## GOBABIS

PRICE ON REQUEST

3 Bedrooms BIC, 2 Bathrooms, Open plan Kitchen with BIC/BIS Lounge, Corrugated carport. Extras: Fully walled with 2 entrances with motorized gates, Burglar bars & security gates. Approved plans for double garage

**LINDY 081 630 6652**



## SWAKOPMUND

N\$ 2 300 000

2 Studio apartments. Commercial property. Great investment!

**CJ 081 791 0133**



## ROCKY CREST

N\$ 1 700 000

Kitchen, Dining room, Lounge, 3 Bedrooms, 2 Full Bathrooms, Sunroom. Flat: 1 Bedroom, Open plan kitchen & living area, Carport.

**MARION 081 314 9111**



## EAST OF WHK

PRICE ON REQUEST


Business opportunity! 26.5 ha with buildings.


**MARION 081 314 9111**



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TO SOUTHERN PLOTS**



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**11.6677Ha to 32Ha.**

Transfer cost excluded

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*Possibilities*

**BUILD YOUR OWN FARM HOUSE**

**YOUR OWN FENCING**

**SOLAR OR NAMPOWER ENERGY**

**GARDENING**

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**OWN BOREHOLE**

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**NAMIBIAN RESIDENTS ONLY**

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**FERTILE LAND AND STRONG  
UNDERGROUND WATER**

**N\$ 50 000  
PER HECTARE**

PLEASE NOTE NO 1Ha AVAILABLE

DISTANCE FROM WINDHOEK 67 KM ON B1  
ROUTE SOUTHERN DIRECTION.

TURN OFF ON D1232  
3KM FROM MAIN ROAD

CONTACT US NOW FOR MORE DETAILS



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#### JOINERY & FURNITURE

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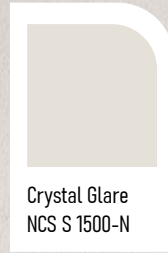
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**N\$ 1 500** CASH

**N\$ 103** CREDIT

x24 months | 10% deposit

Snapp Chef

**Cook Together**



**Cordless Hand Blender**

KMJB021 | Colours: Red or Black

**N\$ 1 150** CASH

**N\$ 103** CREDIT

x24 months | 10% deposit



**Cast Iron Combo**

SCSC003 | Colour: Red & Cream

**N\$ 6 500** CASH

**N\$ 375** CREDIT

x24 months | 10% deposit

includes 5 Piece

Utensil Set

Snapp Chef



**8 Piece Ratchet Set**

**N\$ 670** CASH

**Chainsaw**

TG5451811 | Gasoline

**N\$ 2 800** CASH

**N\$ 195** CREDIT

x18 months | 20% deposit



**DIY Together**

**TOTAL TOOLS**





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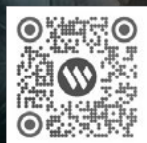
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LANGSTRAND | N\$ 3 300 000



**FURNISHED TOWNHOUSE**

3 Bedrooms, 3 bathrooms, Open plan living and dining room with fireplace. Built in BBQ. Fitted kitchen. Entertainment area with bar and BBQ.

**WEB REF 2347462**

SWAKOPMUND RIVER PLOTS | N\$ 5 250 000



**SMALLHOLDING**

4 Bedrooms, 2 bathrooms, open plan living and dining room with fireplace. Fitted kitchen. Beautiful views of Moon Valley. 2 garages. Fruit trees.

**WEB REF 2348548**

SWAKOPMUND MILE 4 EXT 1 | N\$ 2 495 000



**MODERN AND BEAUTIFUL HOME**

3 Bedrooms, 2 bathrooms, Open plan living/dining room with built in BBQ. Fully fitted kitchen, scullery. Outside guest bedroom, double garage.

**WEB REF 2335141**

SWAKOPMUND KRAMERSDORF | VARIOUS



**NEW TOWNHOUSE DEVELOPMENT**

2 Bedrooms, 2 bathroom – N\$ 1 995 000

**WEB REF 2333824**

3 Bedrooms, 2 bathrooms – N\$ 2 340 000

**WEB REF 2333842**

SWAKOPMUND WATERFRONT | N\$ 6 000 000



**SPACIOUS AND MODERN NEW HOUSE**

5 Bedrooms, 4 bathrooms, open plan living/dining area. Fully fitted kitchen, scullery, living/dining room, kitchen and balcony. 3 automated garage.

**WEB REF 2348563**

OMARURU | N\$ 4 750 000



**FARM**

House with 5 bedrooms, 3 bathrooms, Open plan living/dining room with BBQ, kitchen with pantry. 8 Boreholes, store & cool room, double garage.

**WEB REF 2345105**



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