

NOW SELLING

APARTMENTS

2 BED | 1 BATH

FROM N$ 690 000

TRANSFER COSTS INCL

DUNES ESTATE

www.dunes-estate.co.na

YOUR GATEWAY TO AFFORDABLE LUXURY









NOW SELLING

2 BED, 1 BATH
FREE-STANDING HOMES

FROM N$690 000

424 RESIDENTIAL UNITS

ABOUT

Discover a new standard of living in Walvis Bay, Namibia, with The Dunes Estate. Our secure, vibrant community offers 424 single-story homes designed for comfort and convenience. Embrace modern living surrounded by lush green spaces, just steps away from the bustling Dunes Mall.

PARTNERS

IHSPM REAL ESTATE
A HUNT COMPANY

International Housing Solutions
A HUNT COMPANY

ELEMENT Consulting Engineers
A FIFTH DIMENSION TO ENGINEERING

CONDEV projects

HOWARDKROGH ARCHITECTS

Edge
Excellence in Design For Greater Efficiencies

LOCATION

Located adjacent to major roads and the Dunes Mall, The Dunes Estate offers unparalleled convenience. Easy access to the B2 National Freeway and Walvis Bay Harbour ensures you're always connected to key destinations.

Immerse yourself in a vibrant community that offers the best of both worlds. With nearby amenities, schools, and recreational facilities, The Dunes Estate is designed for a balanced work/play lifestyle.

ENTERTAINMENT

- Bird Sanctuary 1.4km
- Kidz Kingdom 3.2km
- JC Harries Park 3.4km
- Parkplatz an der Promenade 5.5km
- Walvisbay Golf Course 4.4km

ACCESS NODES

- Walvisbay International Airport 13.7km
- C14 220m
- Walvisbay Train Station 3.3km

OFFICE PARKS

- The Business Park 2.5km
- Walvisbay Port 4.5km
- Seawork Fish Processor 4.6km
- Gendev Group 3.6km

SHOPPING CENTRES

- Dunes Mall - Next door
- Shoreline Square 5.5km
- Link Point Hub 3.9km
- Spar 3.0km
- Street House Walvisbay 3.3km
- Shoprite Walvisbay 3.6km

HEALTH & WELLNESS

- Welwitchia Hospital 2.3km
- Walvisbay State Hospital 3.4km
- Core Fitness Centre 2.5km
- Kuisebmond Gym 4.9km
- Fit Health Studio 6.4km

EDUCATION

- The International School Of Walvisbay 3.1km
- Duneside High School 7.0km
- Tutalen Primary School 7.2km
- Kuisebmond Primary 4.7km
- Walvisbay Private School 3.6km
- De Duine Secondary 3.4km
- Flamingo Primary School 4.0km



LIFESTYLE & AMENITIES ON SITE







24H SECURITY ACCESS CONTROL

PRIVATE YARDS

KIDS PLAY AREA

FIBRE READY

PRE-PAID ELECTRICITY

SOLAR GEYSERS

COMMUNAL GREEN SPACES

EDGE CERTIFICATION

Excellence in Design For Greater Efficiencies

Edge

SAVE over 30% on

- Reduced Window to Wall Ratio
- Solar Hot Water Collector
- Lighting Controls for Common Areas
- Energy-saving Light Bulbs
- Low-flow Showerheads
- Low-flow Faucets for Kitchen Sinks
- Low-flow Faucets for Washbasins
- Dual Flush for Water Closets



FAQ

FREQUENTLY ASKED QUESTIONS

Who is the Developer?
International Housing Solutions (IHS) in conjunction with Element Consulting and Condev Projects.

Who is the building contractor?
Condev Projects CC

Are the units full or sectional title?
Sectional Title

How much is the deposit?
A deposit of N$ 5000 within 7 days of the signature of sale agreement, payable to the Conveyancers, and kept in trust on behalf of the purchaser.

What levies and R&T are expected?
Final figures will be determined by the Body Corporate which will have home owners as Trustees, but the levies are expected to be between N$950 and N$1150 per month per unit and will include security, R&T, etc.

How much is Bond & Transfer Costs?
Bond & Transfer costs depend on the apartment type and start from approximately N$40 000. However as you are buying from the developer you do not need to pay Transfer Costs & we also cover your bond costs up to N$ 10 000 which means you enjoy massive savings. (T's & C's Apply)

When do you anticipate construction to be complete?
The development is constructed in phases, but the first units will be ready for occupation from Q2/2026.

If I buy as an investment, do you offer rental management?
We do offer a full turn-key solution for investors where we secure a tenant & manage your rental unit on their behalf.

What security measures are in place for the protection of residents?
Residents will have 24-hour security, with strong perimeter fencing and a manned gatehouse to enter and exit the premises, which the Developer will hand over to the Body Corporate in completion of the scheme.

What provision has been made to ensure the property is not flooded with water during heavy rainfalls or to avoid smells and mosquitos from the swamp water in the area?
The Developer is building a new pipeline from the Walvis Bay sewer works to the "Flamingo dam", to replace the old open canal that fell into disrepair. This means that no more effluent water will dam up in the vicinity of the Dunes Estate site anymore, eradicating any current smells and mosquitos. In addition, the site is being stabilised and filled up with soil to raise the natural ground level and allow for proper stormwater drainage.

How do I get internet connection, telephone connection and DSTV?
New owners will need to arrange for connection to these external services themselves, but the scheme will have sleeves installed underground, to facilitate easier reticulation of cabling.

Are pets allowed?
Pets will be allowed under the rules of the Body Corporate and Sectional Titles Act.

What is the current demand for affordable housing in Namibia?
Namibia has an estimated housing shortage of 100,000 units, growing at 4% annually. This makes affordable housing developments like The Dunes Estate a highly sought-after investment.

What are the expected rental yields in this area?
Rental yields depend on various factors such as market conditions and unit type, but with proximity to essential amenities and employment nodes, The Dunes Estate offers strong potential for rental income. Investors are encouraged to consult local property experts for detailed projections.

What is the potential for capital growth in the area?
The Developer has based their investment decisions on capital growth of 5% per year, but real growth can be lower, or much higher!

SITEMAP

DUNES ESTATE



01 SITE PLAN - FULL COLOUR 1:500

UNITS

















TYPE A

2 — 74.39m²

1 — 22.32m²

from N$770 000

TYPE B

2 — 54.30m²

1 — 26.05m²

from N$690 000

TYPE C

2 — 74.39m²

1 — 22.32m²

from N$770 000

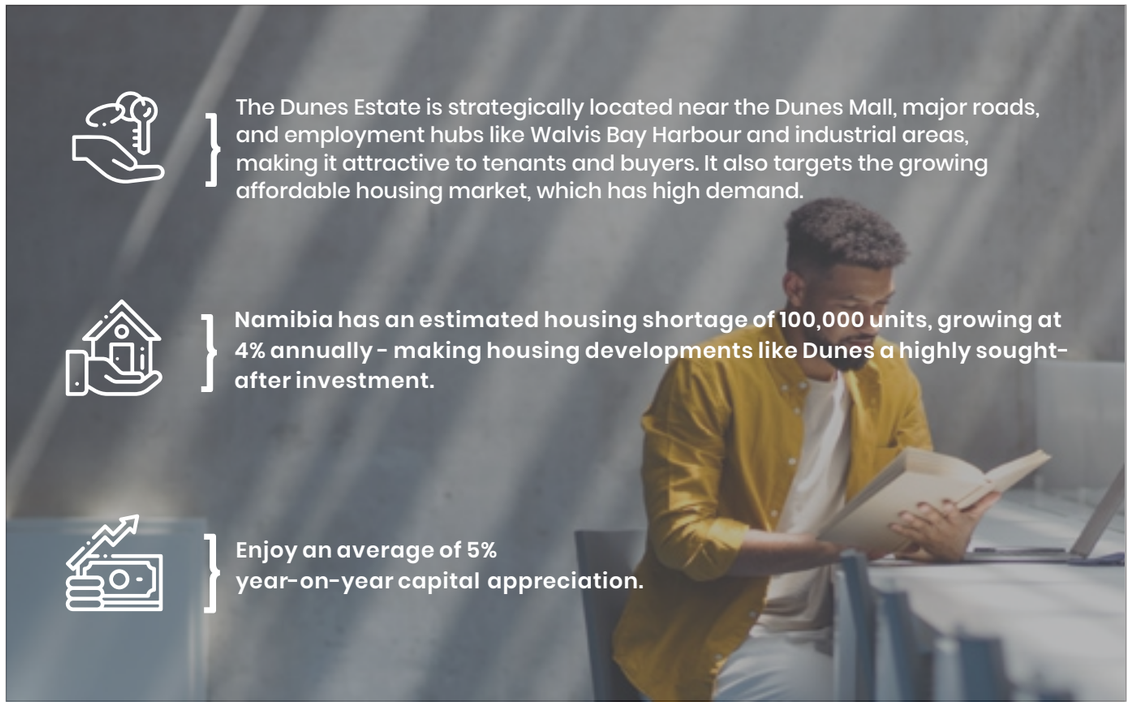
TYPE D

2 — 54.30m²

1 — 26.05m²

from N$690 000

FINANCE



-

Benefit from early investment growth

Excellent ROI

Only N$ 5 000 deposit

Reputable & trusted residential developer

DUNES ESTATE						
Unit Type	Purchase Price	Indicative Rental	Bond Repayment @ 10.75%	How much must I earn to qualify?	Transfer savings*	Indicative R&T + Levies
Type A	N$ 770 000	N$ 7 000	N$ 7 817	N$ 26 500	N$ 16 224	N$ 1 150
Type B	N$ 690 000	N$ 6 500	N$ 7 005	N$ 23 500	N$ 14 844	N$ 950
Type C	N$ 770 000	N$ 7 000	N$ 7 817	N$ 26 500	N$ 16 224	N$ 1150
Type D	N$ 690 000	N$ 6 500	N$ 7 005	N$ 23 500	N$ 14 844	N$ 950

HOW DO I APPLY?

You can apply for a pre-approval from your nearest bank, or online should your bank offer that service. FNB, Bank Windhoek & Nedbank are amongst the institutions which offer this facility. Alternatively if you are not pre-qualified, then you are welcome to come & sign your offer to purchase with us, and submit that together with your application for formal approval.

WHAT DOCUMENTS DO I NEED IN ORDER TO APPLY?

- Valid identification
- Marriage certificate (if applicable)
- Antenuptial Contract (ANC) if you are married out of community
- Income and expenditure and assets and liabilities statement
- Payslips to serve as proof of your income (and that of spouse if applicable)
- If you are self-employed, you will need to bring current financial statements or an auditor's letter confirming your income

HOW LONG DOES IT TAKE?

The average time for a bond to transfer is approx 3 months, but this could differ should there be any complications during the transaction.

WHEN WILL I HAVE TO PAY MY FIRST INSTALMENT?

You will only start paying for the loan from the date of registration of transfer of the property into your name. If the bond is registered within the first 15 days of any month, the first payment will be due and payable at the end of that month. If the bond is registered after the 15th day of any month, the first payment will then be due at the end of the following month.







* Figures above serves only as a standard guideline.
* Final bond approval will vary from person to person.
* Individual credit scores are taken into account when applying for a bond.
* Figures based on a base interest rate of 11.25%, over 240 months with N$0 deposit.
* Transfer costs included only if making use of our specified attorneys.

***Includes Transfer Costs + we will cover your bond costs of up to N$ 10 000!**

THE ROADMAP TO YOUR NEW HOME





SIGN OFFER TO PURCHASE



APPLY FOR BOND FINANCE



BOND APPROVED & ACCEPTED BY BUYER



TRANSFER ATTORNEY OBTAINS DOCUMENTS FROM BUYER & SELLER



SIGN TRANSFER DOCUMENTS



- **TRANSFER COSTS** (We carry this cost at all/most developments)
- **SELLER TO PAY MUNICIPAL / LEVY CLEARANCE FIGURES**



SELLER TO ...
- **OBTAIN RATES CLEARANCE CERTIFICATE / LEVY CLEARANCE CERTIFICATE**
- **OBTAIN SARS TRANSFER DUTY RECEIPT**
- **OBTAIN ELECTRICAL COMPLIANCE CERTIFICATE**



LIASE WITH BOND & CANCELLATION ATTORNEY (If applicable)



FILE LODGED AT THE DEEDS OFFICE



PREP (Examination complete, ready for registration)



REGISTER

Contact details:
081 455 7422 | 081 548 6880 | 081 8570266
Sales@Dunes-Estate.co.na | www.Dunes-Estate.co.na

IHSPM FINANCE