

Ombili 5



AM WASSERBERG STREET
KLEIN WINDHOEK
(ERF 1696 KW)

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A German Colonial Klein Windhoek property for sale overlooking Ludwigsdorf and Avis that has been authentically and meticulously restored and modernized according to Palladian principles.



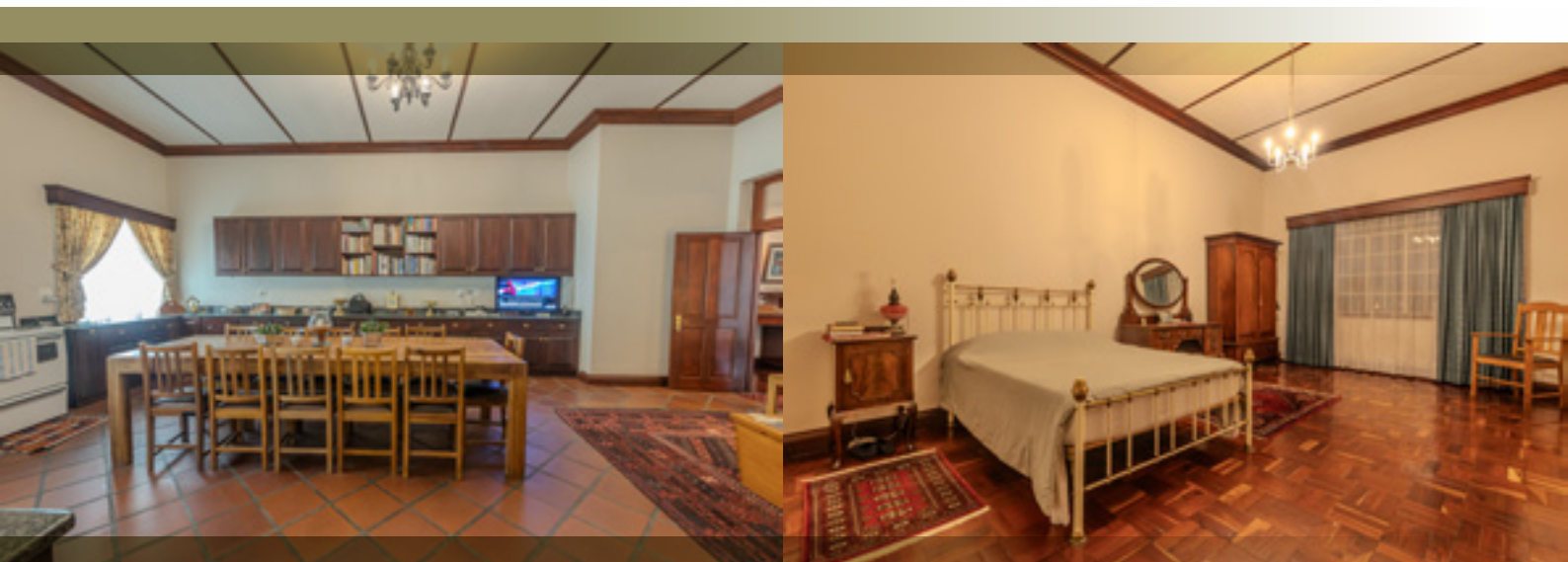
1. Stand – 2063 m²
2. A historic property overlooking Klein Windhoek, Ludwigsdorf and Avis that has been authentically and meticulously restored and modernised according to Palladian principles.
3. Total area under roof – 841 m²
4. Main building (526 m²) – 2 verandas, entrance hall, lounge/dining room, television lounge/home theatre, study, walk-in safe serving as wine cellar and gun room, master bedroom, 3 en-suite double bedrooms, 1 single en-suite bedroom, guest toilet, kitchen, pantry and scullery/laundry.

ADDITIONAL INFORMATION

- 4.1 Verandas with handcrafted cornices, antique light fittings and floors of terracotta tiles.
- 4.2 Entrance hall with handcrafted cornices, teak pelmets and window sills and black and white chess board floor of Karibib marble and granite.
- 4.3 Lounge/ dining room with handcrafted cornices, teak arch sills, solid brass ceiling and wall mounted lights, teak parquet floor, antique fireplace fitted with a no-vent gas appliance, connections for paddle fans and a service bell.
- 4.4 Television lounge/home theatre with handcrafted cornices, teak pelmets and window-sills, solid brass ceiling and wall mounted lights, teak parquet floor, facilities for a home theatre system and a connection for a paddle fan.
- 4.5 Study with handcrafted cornices, teak pelmet and window-sill, teak parquet floor, handcrafted build-in teak bookcase and connections for telephone and internet.
- 4.6 Master bedroom with handcrafted cornices, teak pelmet and window-sill, antique light fitting, teak parquet floor, dressing room with antique teak chests of drawers and additional hanging room, panel heater and connections for TV, telephone and internet.



- 4.7 3 Bedrooms with handcrafted cornices, teak pelmets and window-sills, teak parquet floors, handcrafted teak wardrobes with bevelled mirrors, panel heaters and connections for TV, telephone and internet.
- 4.8 1 Staff bedroom on lower level with teak parquet floor, teak pelmet and connections for TV, telephone and internet.
- 4.9. 4 Bathrooms with handcrafted cornices, teak pelmets and window sills, handcrafted teak mirrors with bevelled glass, antique solid brass taps, double basins, bath, shower, toilet, bidet, infrared heaters, connections for heated towel rails, ceramic wall tiles and floors of Karibib marble and granite.
- 4.10 Staff bedroom bathroom with handcrafted teak mirror with bevelled glass, antique solid brass taps, basin, toilet, shower, ceramic wall tiles and floor of Karibib marble and granite.
- 4.11 Guest toilet with handcrafted cornices and teak mirror with bevelled glass, antique solid brass taps, basin, black and white chess board floor of Karibib marble and granite.
- 4.12 Kitchen with handcrafted cornices, teak pelmets and window sills, antique wrought iron light fitting, a no-vent gas fireplace, handcrafted teak cupboards with granite tops and solid brass handles and floor of terracotta tiles.
- 4.13 Pantry with handcrafted cornices and floor of terracotta tiles.
- 4.14 Scullery/laundry with standard facilities, handcrafted cornices, teak pelmet and window sill, handcrafted teak cupboards and floor of terracotta tiles..
- 4.15 Four panelled hard wood doors with architraves and solid brass handles fitted throughout the house.
- 4.16 Completely new electrical system.
- 4.17 Three phase power.
- 4.18 Completely new water system.
- 4.19 Completely new sanitation system.



5. SECOND DWELLING (124 M2) - LIVING ROOM/KITCHEN, 4 BEDROOMS AND 1,5 BATHROOMS

- 5.1 Living room with TV, telephone, internet and standard kitchen connections.
- 5.2 Main bedroom with en-suite 0,5 bathroom and TV, telephone and internet connections.
- 5.3 Three additional bedrooms with TV, telephone and internet connections.
- 5.4 Bathroom with basin, bath, shower, toilet.

6. OUTBUILDINGS

- 6.1 Double storey servant's quarters (22 m2) with living-, bed- and bathroom and connections to the main building.
- 6.2 Four garages (84 m2).
- 6.3 Lapa (85 m2) with antique wrought iron light fittings, braai, shower, toilet and room with connections for a small sauna or steam room.
- 6.4 Swimming pool with cover.
- 6.5 Store room

7. SECURITY

- 7.1 Advanced alarm system installed in both the Main building and Second dwelling.
- 7.2 Security beams and automatic LED security lights installed over entire property.
- 7.3 Motorised and lockable 3,0 m high vehicle entrance gate.
- 7.4 Remote controlled video facility for pedestrian entrance gate.
- 7.5 Double storey servants quarters that can easily be converted into a guard room.
- 7.6 Entire Main Building fitted with burglar bars and safety gates.
- 7.7 Entire Second dwelling fitted with burglar bars.
- 7.8 Entire Main Building, except the bathrooms, fitted with safety glass.
- 7.9 Entire Second dwelling, except the bathrooms, fitted with safety glass.
- 7.10 Double story servants quarters fitted with safety glass.

8.0 ENVIRONMENTAL FRIENDLY INSTALLATIONS

- 8.1 Completely new Aluzinc roof painted with heat reflective paint on the Main Building with 3,5 m high ceilings and big louvres for ventilation and climate control.
- 8.2 Completely new Aluzinc roof painted with heat reflective paint and 3,0 m high ceilings with on the Second dwelling for climate control.
- 8.3 LED lighting fitted to the entire property.
- 8.4 Gardens mainly planted with indigenous plants to conserve water.

9.0 GARDEN

- 9.1 Established garden.
- 9.2 Herb garden at kitchen door.
- 9.3 Irrigation control system.
- 9.4 Water feature in eastern garden.

MAIN BUILDING INTERIOR





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MAIN BUILDING INTERIOR

SECOND DWELLING INTERIOR





SECOND DWELLING INTERIOR

EXTERIOR & GARDEN





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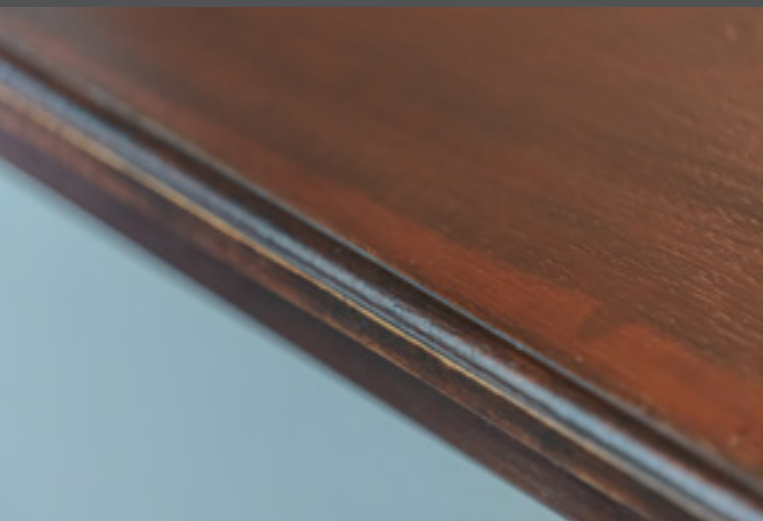
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DETAILS & FINISHES





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