



Rosewood

ACADEMY

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Brakwater Property Promotional Flyer
August 2022

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Executive summary



Rosewood Academy (a Windhoek-based private school) is seeking a buyer for a land parcel it owns in Brakwater, north of Windhoek

- **Size:** 40 hectares
- **Zoning:** Undetermined
- **Location:** 20km north of Windhoek
- **Infrastructure:** NamPower, 3 x boreholes
- **Current development:** 3 farmhouses and 8 prefab units previously used as temp classrooms
- **Valuation:** N\$14.5m (April 2020)

Rosewood Academy is seeking a buyer for a large land parcel it owns in Brakwater, north of Windhoek

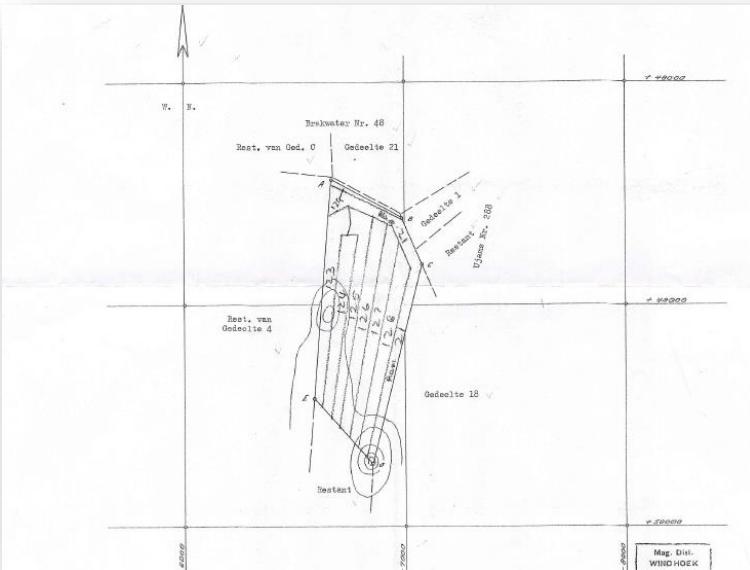
Size

- 40 hectares
- 120,000 sqm flat land (30%)
- Remaining ~70% rolling hills



Zoning

- Erf number: 21/20/37
- Undetermined zoning due to status as farm before coming under jurisdiction of Windhoek municipality



Location

- In Brakwater South
- On Nubuamis Flats Road
- 20km north of Windhoek on B1
- 4km from Elisenheim turnoff



Rosewood Academy is seeking a buyer for a large land parcel it owns in Brakwater, north of Windhoek

Property attributes (2/2)

Infrastructure

- NamPower electricity connection serving existing dwellings
- 3 x boreholes for water



Developments

- 3 farmhouses (230-320 sqm each)
- Farmhouses



Valuation

- N\$14.5 million (April 2020)
- No transfer duties¹

INSTRUCTION

I was instructed to determine the present market value of the above-mentioned property.

LOCATION OF PROPERTY

Khomas division "K"

AREA OF LAND

39.5156 Ha

ZONING

Undetermined

DATE OF VALUATION

15 April 2020

RECOMMENDED MARKET VALUE NS 14,460,000.00



¹ Property is held in Pty entity

Contact us to learn more



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Existing developments

Farmhouse 1: 318 sqm



Farmhouse 2: 235 sqm
Single-family home –



Farmhouse 3: ~300 sqm

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Aerial view of built-up area toward B1



B1

B1 service road

Nuabamis Flats Rd.

Property entrance 1

Property entrance 2