



# 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

## Property attributes (1/2)

### Size

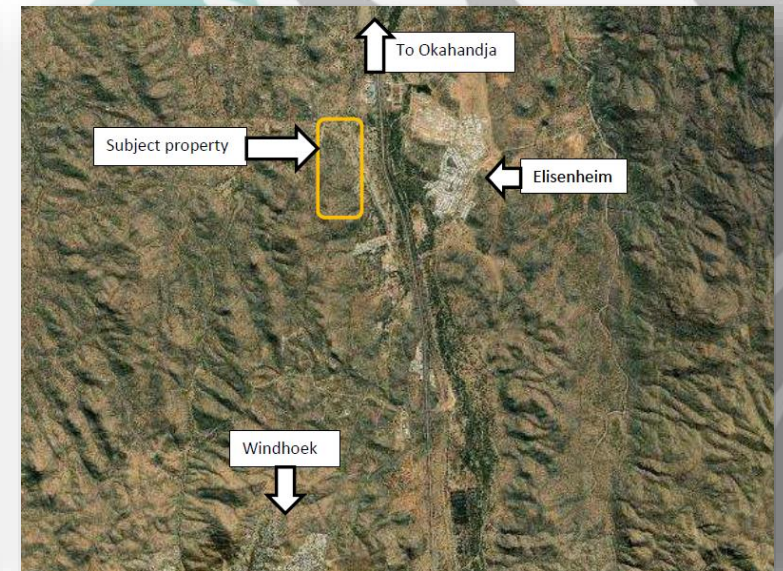
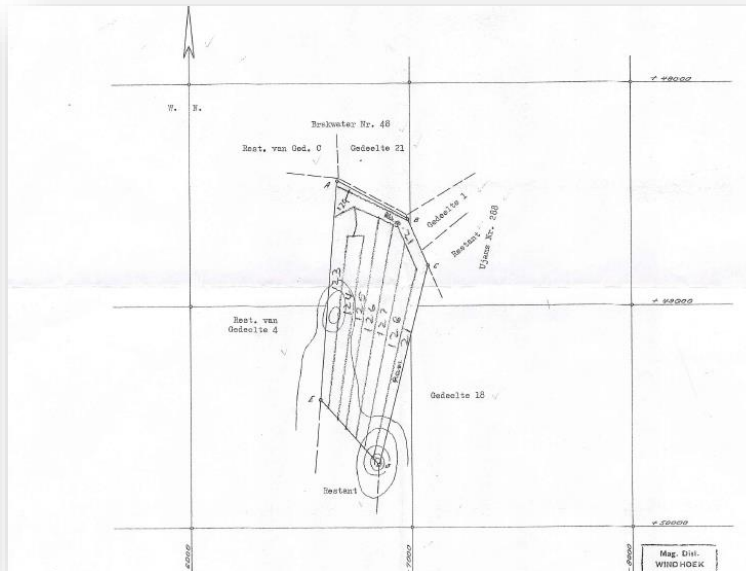
- 40 hectares
- 120,000 sqm flat land (30%)
- Remaining ~70% rolling hills

### 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 duties<sup>1</sup>

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	N\$ 14,460,000.00



<sup>1</sup> 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**



# Aerial view of built-up area toward B1



B1

B1 service road

Nuabamis Flats Rd.

Property entrance 1

Property entrance 2