

A modern sectional-title industrial warehouse development engineered for the severe coastal environment of Swakopmund. This summary describes the building specification a purchaser acquires under the Standard Shell offering and is provided to support a bond application. The unit price and erf details for a specific unit are set out in that purchaser's signed Offer to Purchase.

51

Units in scheme (50 + 1 management)

23

Units in Phase 1

C4

Marine corrosivity class

~3 km

From the Atlantic coast

DEVELOPMENT & TITLE

Development	Atlantic Industrial Park (AIP)
Erf / address	ERF 4897, Patrick Lungadha Street, Extension 10, Swakopmund
Total site area	19,477 m ² (1.9477 ha), cadastral verified
Scheme	51-unit sectional-title scheme (50 warehouse + 1 management), phased
Offering basis	Standard Shell, sold off-plan (sectional title)
Development entity / seller	Old Power Station Investments (Pty) Ltd (Reg 2001/124)
Status	Phase 1 construction underway; building plans lodged with City of Swakopmund

PROFESSIONAL TEAM & BUILDER

Builder / construction partner	Namib Housing (Pty) Ltd, a wholly Namibian-owned developer-contractor
Builder track record	Established 1991 · 2,500+ homes delivered · builder of the ~30,000 m ² Okahandja Shopping Centre (~N\$350m)
Civil & structural engineer	Apex Project Consultants CC (Swakopmund & Windhoek), Pr Eng and project supervisor
Mechanical & electrical	Consulting mechanical and electrical engineer (appointment in progress)
Conveyancer	Bruyns Legal Practitioners

CONSTRUCTION SPECIFICATION

Structural frame

Primary structure	Reinforced-concrete columns capped by a reinforced-concrete ring beam (concrete grade 25 MPa to engineer's design)
Roof frame	Steel roof frame seated on the ring beams, fixed by a steel base plate with anchor bolts and a bolted end-plate connection
Internal space	Clear-span steel roof frame providing a column-free footprint within each unit
Steel protection	Steel roof frame finished with an anti-corrosion protective coating
Foundations	Concrete pad foundations to engineer's design (post-geotechnical)
Floor slab	Concrete surface bed on a compacted sand sub-base, power-floated finish with sawn control joints, to engineer's design

Roof system

Profile	Klip-Lok 700 concealed-fix standing seam (penetration-free, solar-clamp compatible)
Substrate	G550 pre-painted Galvalume, 0.53 mm total coated thickness
Metallic coating	AZ200 Aluzinc coating (200 g/m ²)
Topcoat	Fluoropolymer coating (Kynar 500), RAL 7016 anthracite
Fixings / insulation	Stainless-steel fasteners; sisalation under-sheet

Walls, doors, windows & services

Walls	Brick infill masonry between the concrete columns, plastered both sides, painted light neutral (Fog White)
Roller-shutter door	4,000 × 4,500 mm per unit; hot-dip galvanised plus powder coating
External doors & windows	Aluminium
Internal doors & windows	Standard items

Office area	Tiled floor, delivered as a usable bare office (no internal partitioning or fit-out)
Electrical	Three-phase supply point per unit; metered embedded network (final rating to the mechanical and electrical engineer's design)
Water, sewer & plumbing	Municipal water and sewer connection per unit; toilets and wash basins connected
Stormwater	Surface stormwater drained to the road; engineered site falls, all surfaces above adjacent road level
Solar provision	Roof designed to accommodate a future rooftop solar embedded network (provision only)

COASTAL DURABILITY

The site sits within ~3 km of the Atlantic in a C4 (marine) corrosivity environment. Every exposed component is specified for that environment, a durability advantage over conventional coastal stock and a key consideration for asset valuation.

Steel roof frame	Finished with an anti-corrosion protective coating
Roof sheet	G550 pre-painted Galvalume, AZ200 Aluzinc coating and fluoropolymer (Kynar 500) topcoat
Fasteners	Stainless steel
Roller doors	Hot-dip galvanised plus powder-coat dual protection

STANDARD SHELL HANDOVER SCOPE

Included	Structure (reinforced-concrete columns and ring beams with a steel roof frame) · roof sheeting system · brick infill walls plastered and painted · reinforced-concrete floor slab · one roller-shutter door · aluminium external doors and windows · standard internal doors and windows · plumbing with toilets and wash basins · tiled, usable office area · three-phase electrical supply point · water and sewer connection
Excluded	Internal partitioning · Epoxy flooring · mezzanine · machine connections · racking · alarm · CCTV.
Optional extras	Considered per case and quoted as additional scope: office fit-out · additional power · additional water, sewer or plumbing connections · additional lighting.

Pricing is for the Standard Shell. Any optional extras or changes are quoted separately and carry an additional cost. The signed Offer to Purchase is definitive.

COMMERCIAL FRAMEWORK

Offering	Sectional-title unit, sold off-plan (Standard Shell)
Deposit	5% on signature (within 21 days)
Balance	95% on transfer / registration (within 30 days)
Occupational rental	1% per month of price, pre-transfer occupation
Governing agreement	Sectional Title Off-Plan Offer to Purchase + annexures

Unit number, size and purchase price are stated in the purchaser's signed Offer to Purchase.

Indicative specification. Important notice. This document is an indicative summary reflecting the current design intent as at 18 June 2026. It is provided to assist a purchaser's finance / bond application and does not form part of any agreement. The specification is subject to final engineering detailing, geotechnical investigation and City of Swakopmund building-plan approval; the project engineers may refine quantities, dimensions and component selections without reducing the overall standard of the building. Where a coastal-rated component is specified, an equivalent or superior coastal-rated component may be substituted. The signed Offer to Purchase (Sectional Title Off-Plan Agreement) together with its annexures constitutes the sole binding description of the unit and its specification. Errors and omissions excepted (E&OE).

Atlantic Industrial Park · An Old Power Station Development · Built by Namib Housing (Pty) Ltd · ERF 4897, Extension 10, Swakopmund, Namibia · atlanticindustrialpark.com.na