

# New country lifestyle estate south of Windhoek

For South Africans with family ties or connections with Namibia, perhaps from having spent memorable holidays there, a new 856 hectare country lifestyle estate, just 35km south of Windhoek provides an opportunity to acquire their own piece of the Namibian bushveld.

Pam Golding Properties (PGP) in Windhoek, Namibia, is marketing the 28 serviced plots at Mountain View, each between 20 and 100 hectares in size and with a great deal of open space, offering privacy and scenic views over the estate and bushveld, dotted with hills and outcrops, while being easily accessible to the city and airport. The plots are competitively priced from N\$2.6 million (Namibian dollar is equivalent to South African rand).

Paul Kruger, joint area principal for PGP commented: "At Mountain View you have the freedom to develop your entire plot according to your own style and needs, and then sit back and enjoy panoramic views of untouched landscapes and free roaming game from the comfort of your veranda.

"We have already sold plots to Canadian, French and Namibian buyers, who are purchasing for a mix of leisure and permanent use. This development is ideal for expatriates from Namibia or South Africans who seek the rural farm lifestyle, but without the complications and running costs of an actual farm. It's also ideal for regular holidaymakers who want a base in Namibia. Mountain View is only 70km from the international airport Hosea Kotako; however the plots are large enough to accommodate a helipad."

## A private and secluded escape

Kruger said that Mountain View has appeal for both foreign buyers - including those from Germany and elsewhere in Europe, as well as local professionals and business owners.

The buyers, to date, have purchased for various reasons. "Some will live on the estate permanently, because of its close proximity to the city, while others have purchased in this development as a second or third property for the lifestyle and entertainment purposes. It offers a private and secluded escape, without strict development guidelines. It's very appealing for nature lovers and those who want to keep some chickens and plant their own vegetables, or simply to enjoy country living at its best. Rise each day with the sounds of nature and view tranquil sunsets while watching free roaming game, such as springbuck, oryx and kudu around a water hole."

The largest plot incorporates the estate's most dominant mountain feature, while the next-largest plots are located in the lowland area to the east, close to the river. Some of the plots between 20 and 50ha are situated in the western plains and north-eastern low-lying areas, with a few located in the western hills and positioned to maximise the spectacular views.

Access to the development is from the B1 highway en route south from Windhoek, with a 2km gravel road connecting it with the highway and with another estate providing a buffer between the road and Mountain View. This is a highly-sought-after location with four other very different existing developments in the vicinity, with services and amenities that Mountain View owners can make use of, including a golf course and large private nature reserve with lodge and spa.

## **An eco-friendly development**

Said Kruger: "Although the development of lifestyle estates has proven a familiar concept and successful product in the Namibian property market, Mountain View is the first development of its kind to offer a combination of large plots in such a broad size range. Already registered into CCs, each of the properties offers freehold ownership for both local and international buyers, and because the development has met all development prescriptions and regulations transfer can take place directly after purchase."

He said other factors contributing to the uniqueness of the development include the layout of the property and natural topography of the land, ensuring total privacy to each of the owners. Quality services including roads, water reticulation and security in the form of a 2.4m-high electric fence with a control zone and manned entrance gate, plus free-roaming game will be supplied by the developer, with the cost already included in the price for each property.

Added Kruger: "This is an eco-friendly development with a very low environmental impact. Water for the entire estate is supplied by borehole with additional boreholes already drilled as back-up, should the main service borehole require maintenance. Provision for additional boreholes is made in the estate rules, and each owner can apply to drill his own, taking into account the sensitivity of the water resource. Electricity is 100% solar powered."

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