



## COMMERCIAL PROPERTY FOR SALE IN WINDHOEK

Price **NAD31,200,000**



REF: 3034142

### PROPERTY FEATURES

- Borehole
- Warehouse
- Factory
- 24 Hour Access
- Greenhouse
- Nature Reserve Lifestyle
- Estate

Mixed Development land available FOR SALE in a prime residential area!!  
 Discover a truly unique property located on the eastern outskirts of Avis, positioned along the Sam Nujoma Drive en-route to the Hosea Kutako Airport.  
 This extraordinary parcel of land encompasses a variety of structures, presenting an unparalleled opportunity for a comprehensive mixed development and extension.

#### Key Structures:

- Warehouse (1848sqm)
- Factory (483sqm)
- Greenhouses (10237sqm)
- Offices (200sqm)
- Dwelling (203sqm)
- Open Shed (77sqm)
- Garage (23sqm)
- Borehole +/- 90m & Concrete Reservoir: Ensuring a sustainable water supply.

Zoning: SPECIAL!!

#### Primary Use: Hotel & Places of Amusement

This prime location offers an exceptional opportunity for a comprehensive mixed-use development, seamlessly integrating residential buildings, free-standing houses, essential amenities, shops, parks, day care centers, leisure facilities, and entertainment options.

With its strategic position along the main road to Hosea Kutako International Airport, the property is also well-suited for a roadside hotel and potentially a casino.

The "Special Zoning" designation further allows for the inclusion of educational facilities such as middle schools and pre-primary schools, ensuring compliance with municipal regulations.

Land Size 37,729sqm

Valuated at N\$ 34,350,000

Selling below valuation at N\$ 31,200,000

Seize this extraordinary opportunity! Whether you envision a thriving residential community or a unique commercial venture, this property offers endless possibilities.

Contact us for more details and to schedule a viewing.

PROPERTY PHOTOS



LOCATION



No Media available

**No Floorplans available**