



# DEO GRATUS

— Luxury Lifestyle Estate —  
WINDHOEK



# *New Detached Homes*



**Deo Gratus**  
is the perfect environment  
to live and thrive in.

First-time homeowners looking to invest,  
the young professional, the single  
parent looking for  
unmatched safety and security,  
or families looking to set up roots,  
**Deo Gratus has the perfect home for you.**







EROS AIRPORT

NEWLY CONSTRUCTED BYPASS  
HOSEA KUTAKU  
INTERNATIONAL AIRPORT



VIRGIN ACTIVE  
KLEINE KUPPE



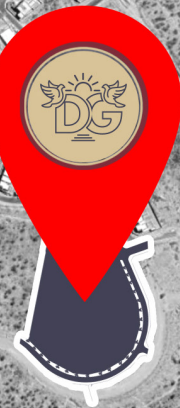
THE GROVE



LADY POHAMBA  
PRIVATE HOSPITAL

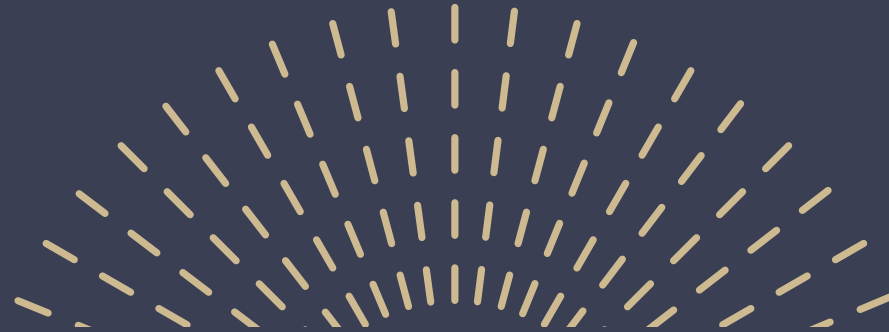


WINDHOEK GYMNASIUM  
PRIVATE SCHOOL

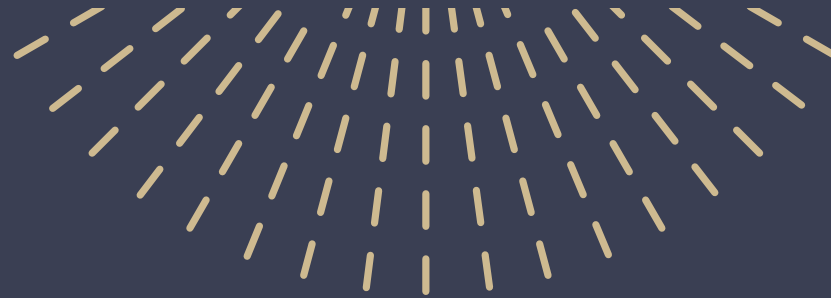


FARM WINDHOEK KLEINE  
KUPPE ENTRANCE





# Just **IMAGINE...**



**Security, comfort  
and convenience...**







**Living in your dream  
home and environment**



**Retiring in style...**  
**Single level, excellent**  
**security and convenience**





**Enjoying the closeness  
of family and nature.**







Deo Gratus is situated next to Farm Windhoek in Kleine Kuppe.



Grove Mall shopping experience with shops, movies and restaurants to choose from.



The Virgin Active Gym is just around the corner.



Outdoor exercising on your doorstep.



Walking distance to and from Windhoek Gymnasium School.



Fast and easy access to Hosea Kutako International Airport on the new Western Bypass.



Enjoying the closeness of family and nature.



Close to Lady Pohamba Private Hospital.



Well guarded gates with top-end security.



# MODERN **LIVING** AMENITIES

Deo Gratus **has been** meticulously designed **to cater for the demands of** modern-day living, **making it a** highly appealing new home acquisition.

## The Standout Features Include:

Top-end security and -24hour guarding with controlled entrance gate access

Close to the Lady Pohamba Private Hospital

Close to the Grove Mall for shopping, movies & restaurants

Close to Farm Windhoek in Kleine Kuppe for hiking, jogging and cycling

Close to the Virgin Active Gym

Next to the Windhoek Gymnasium School

Close to the new Western Bypass connection, which provides easy access to Hosea Kutako Airport







NOW SELLING





**NOW SELLING**



Priced from only  
**N\$ 1.365.000**



# SITE PLAN



- |                            |                               |
|----------------------------|-------------------------------|
| <div></div> The Millennial | - Single Garage               |
| <div></div> The Primrose   | - Single Garage               |
| <div></div> The Primrose   | - Double Garage               |
| <div></div> The Breeze 01  | - (front yard ent.)           |
| <div></div> The Breeze 02  | - (side yard ent.)            |
| <div></div> The Wayside    | - Double Garage               |
| <div></div> The Wayside    | - Double Garage & Granny Flat |

New Detached Homes

# SITE PLAN PHASE 1

- The Millennial

The Primrose

The Primrose

The Breeze 01

The Breeze 02

The Wayside

The Wayside
- Single Garage
- Single Garage
- Double Garage
- (front yard ent.)
- (side yard ent.)
- Double Garage
- Double Garage & Granny Flat



*New Detached Homes*



# UNIT TYPES

## TYPE A THE MILLENIAL



### DESCRIPTION:

Double storey, two bedrooms,  
one bathroom with a single garage

SIZE: ±91.2 m<sup>2</sup> [26 units]



## TYPE B THE PRIMROSE



### DESCRIPTION:

Double-storey, three bedrooms,  
two bathrooms with a single or double garage

SIZE:  
Single garage: ± 113 m<sup>2</sup> [29 units]  
Double garage: ± 133 m<sup>2</sup> [16 units]



# UNIT TYPES

## TYPE C THE BREEZE



### DESCRIPTION:

Single-storey, three-bedroom, two bathrooms with a single or double garage

### SIZE:

Single garage:	± 106.9 m <sup>2</sup>	[2 units]
Double garage:	± 127.1 m <sup>2</sup>	[19 units]



## TYPE D THE WAYSIDE



### DESCRIPTION:

Double-storey, four-bedroom, three bathrooms with a double garage (optional granny flat or kids' playroom)

### SIZE:

Double garage:	± 169.9 m <sup>2</sup>	[9 units]
With granny flat:	± 210.1 m <sup>2</sup>	[4 units]





**THE MILLENIAL**





\*Artists Impression





\*Artists Impression







**TWO BEDROOMS**  
**ONE BATHROOM**  
**(ONE SHOWER, ONE BATH)**  
**OPEN PLAN LIVING / KITCHEN / DINING**

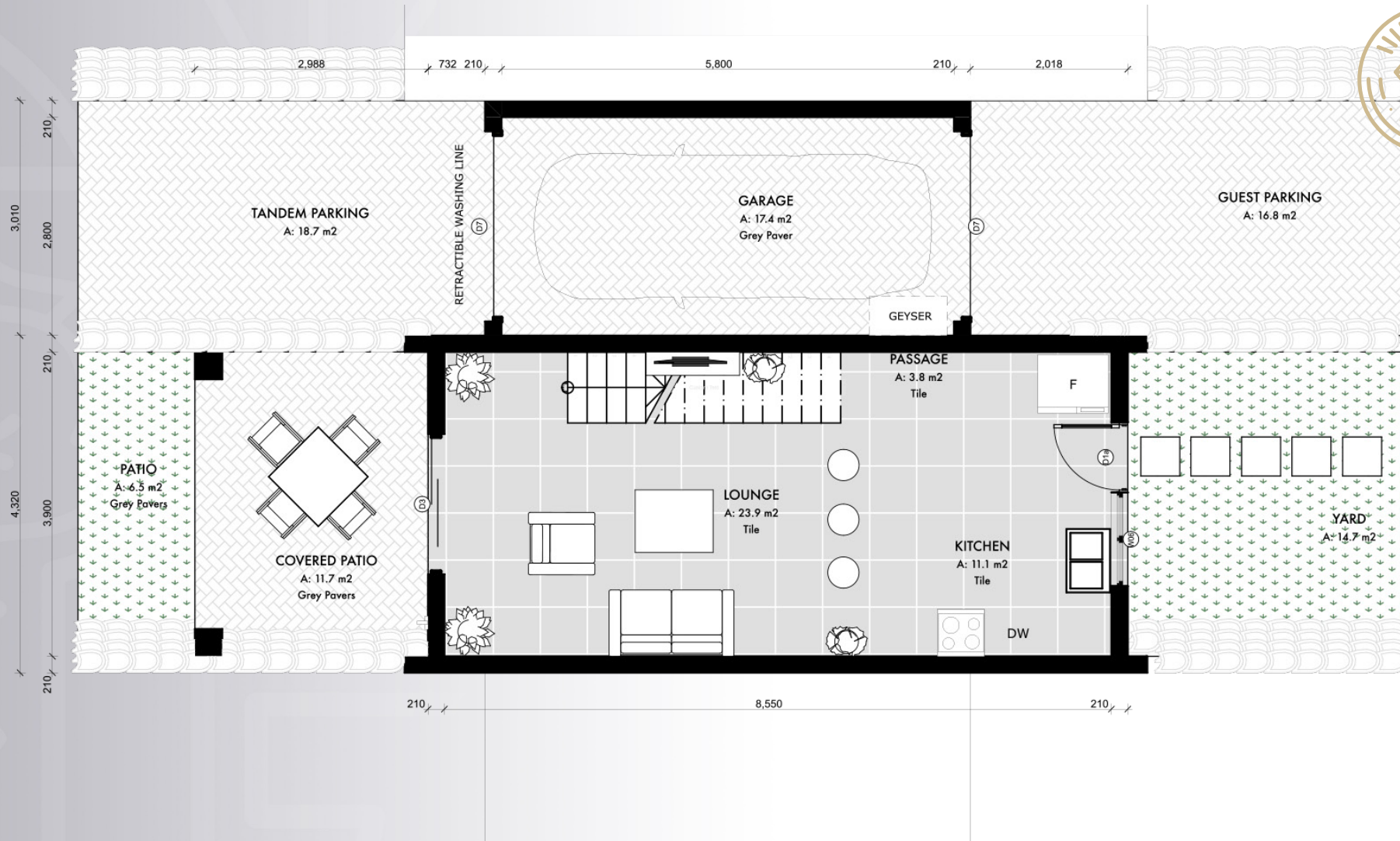






**TWO BEDROOMS**  
**ONE BATHROOM**  
**(ONE SHOWER, ONE BATH)**  
**OPEN PLAN LIVING / KITCHEN / DINING**

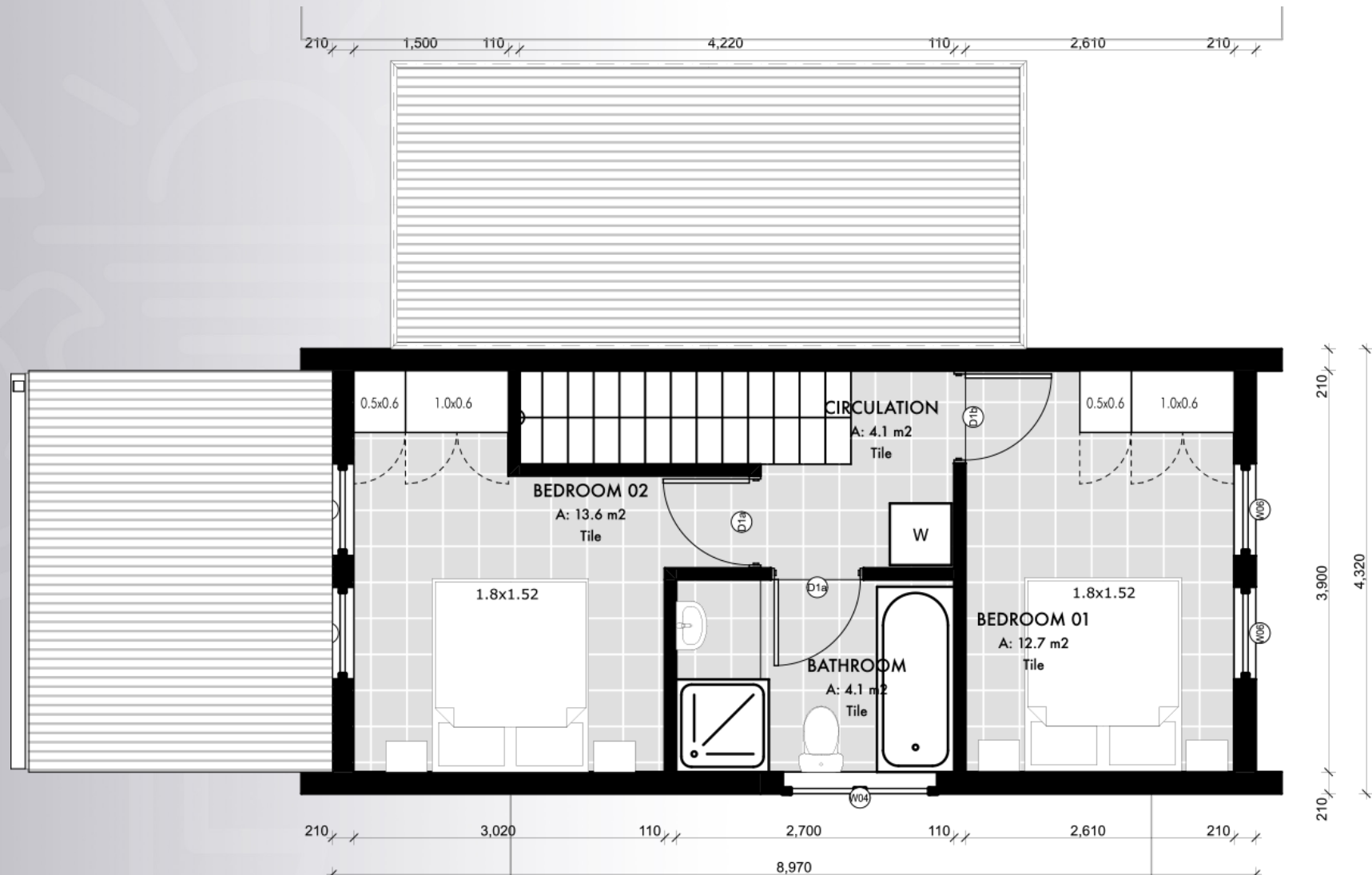




**HOUSE AREA:** 78.8 m<sup>2</sup>  
**GARAGE:** 17.4 m<sup>2</sup>  
**YARD SYNTHETIC LAWN:** 14.7 m<sup>2</sup>  
**COVERED PATIO:** 11.7 m<sup>2</sup>  
**TOTAL:** 96.2 m<sup>2</sup>

**TOTAL ALLOCATED ERF AREA IS DETERMINED  
 BY THE SPECIFIC UNIT SELECTED.**  
**PLEASE CONSULT ERF SCHEDULE.**





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**THE PRIMROSE**





\*Artists Impression





\*Artists Impression







**THREE BEDROOMS**  
**TWO BATHROOMS**  
**(TWO SHOWERS or BATH & SHOWER)**  
**OPEN PLAN LIVING / KITCHEN / DINING**

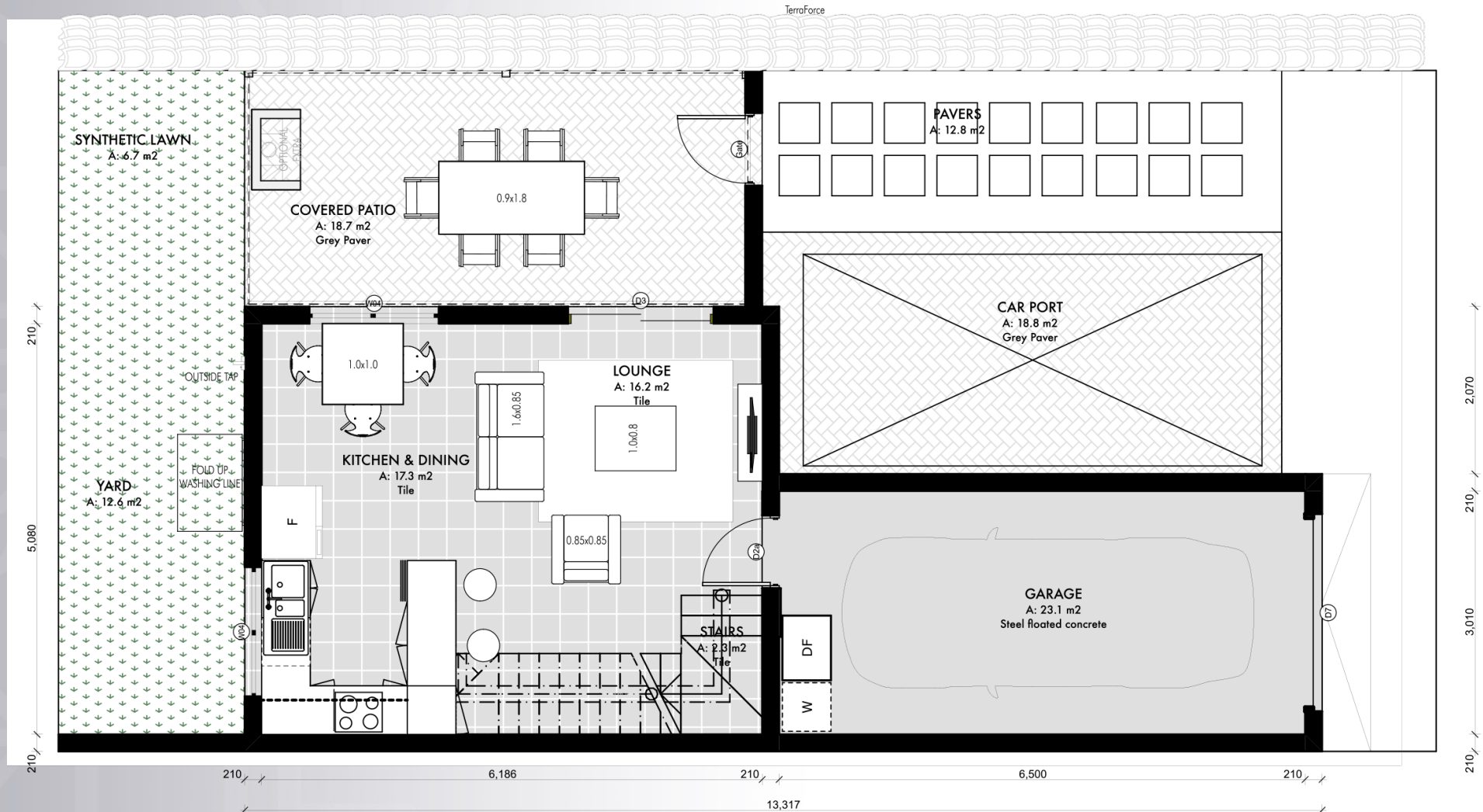






**THREE BEDROOMS**  
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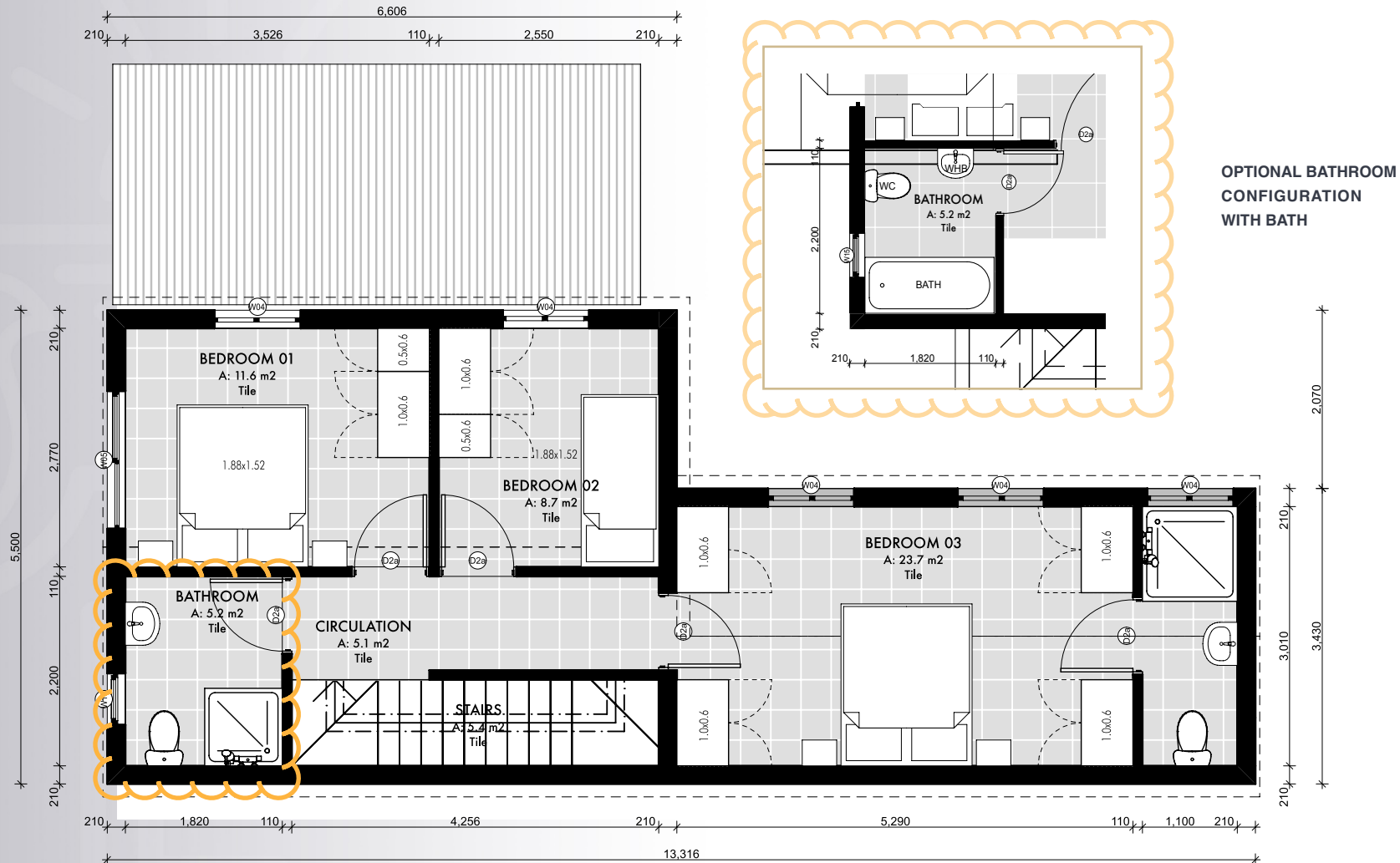




<b>HOUSE AREA:</b>	<b>90.5 m<sup>2</sup></b>
<b>GARAGE:</b>	<b>23.1 m<sup>2</sup></b>
<b>YARD SYNTHETIC LAWN:</b>	<b>6.7 m<sup>2</sup></b>
<b>YARD PAVERS:</b>	<b>12.8 m<sup>2</sup></b>
<b>COVERED PATIO:</b>	<b>18.7 m<sup>2</sup></b>
<b>TOTAL:</b>	<b>113.6 m<sup>2</sup></b>

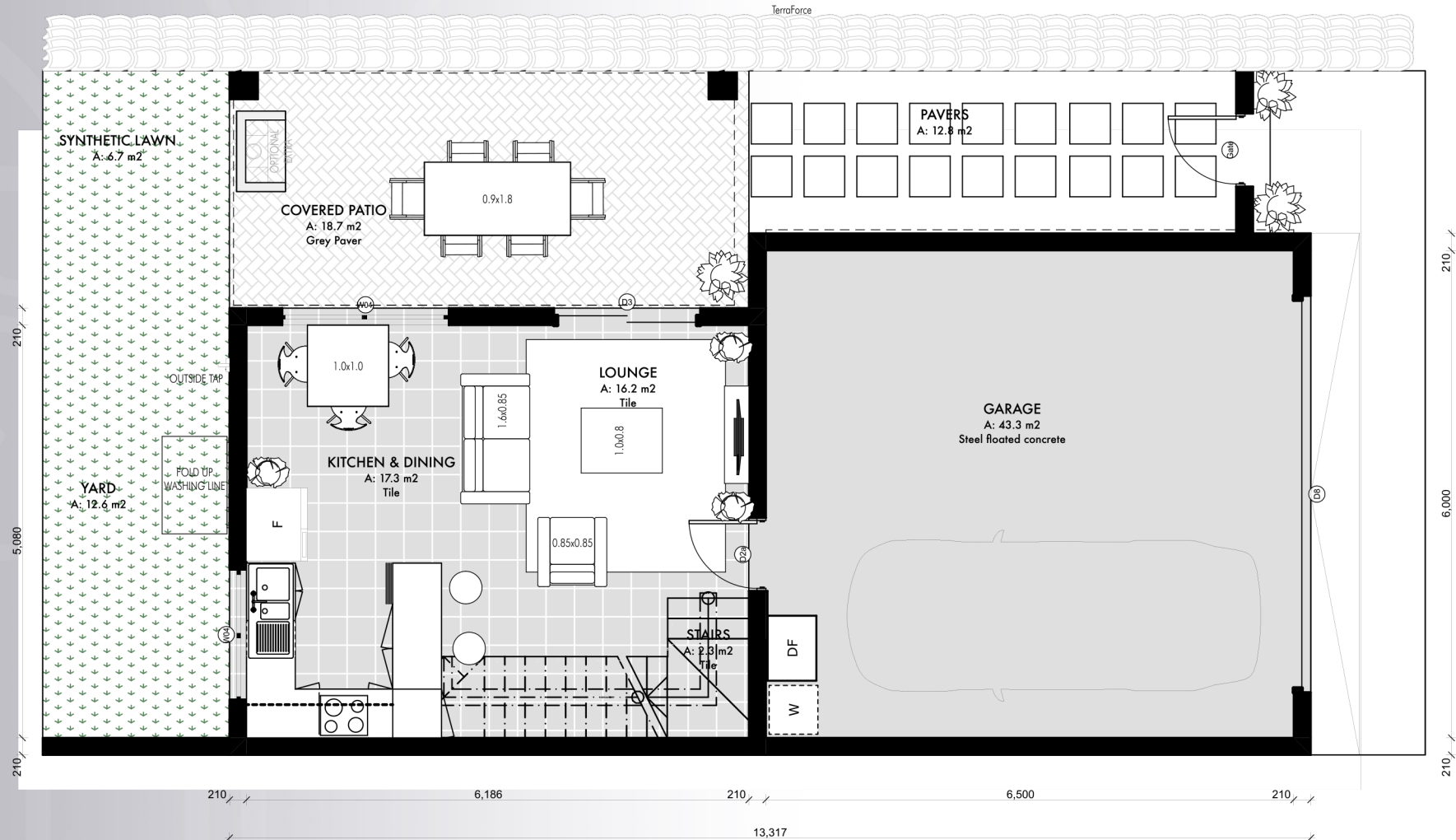
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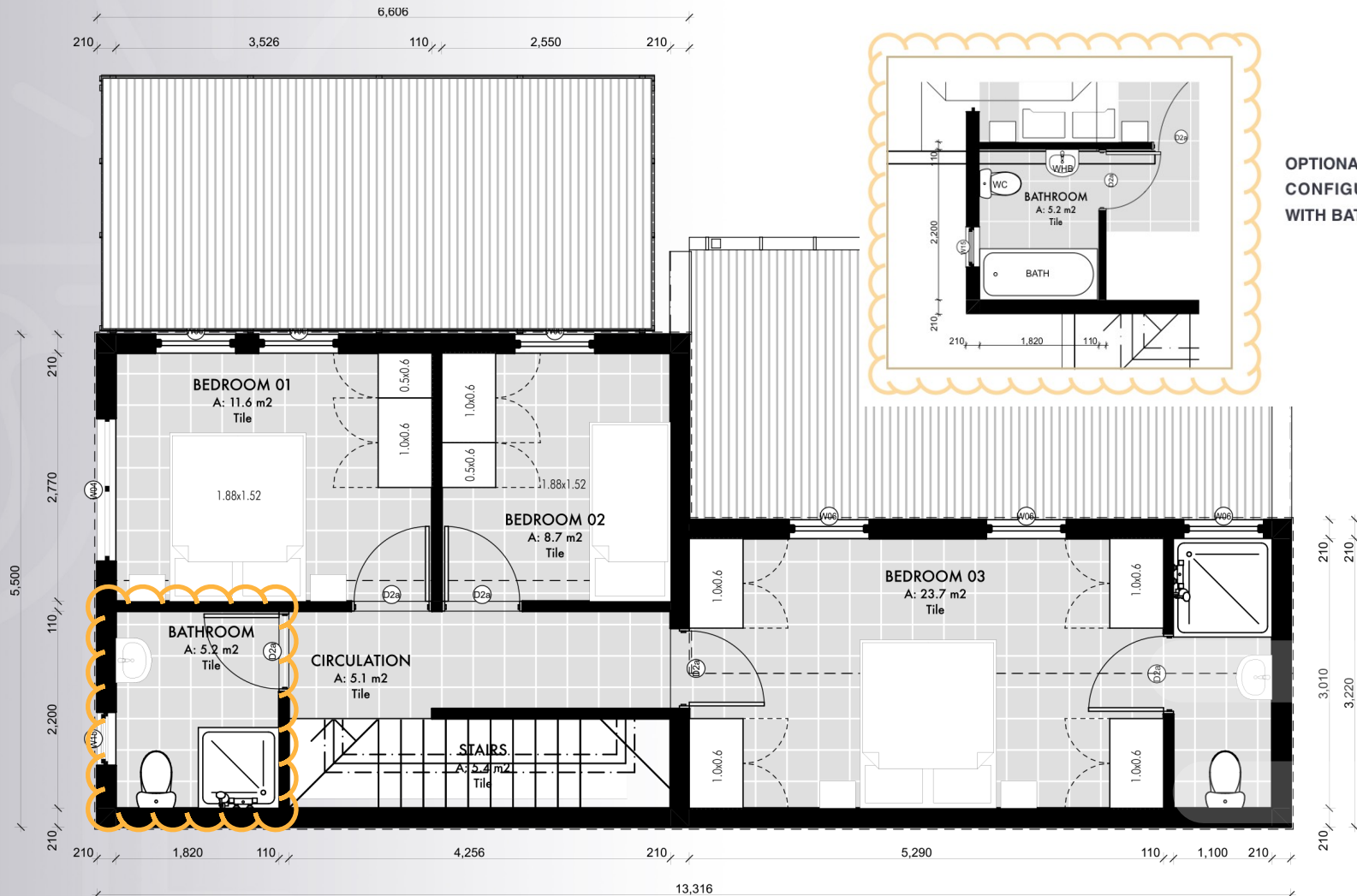
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HOUSE AREA:	89.7 m2
GARAGE:	43.3 m2
YARD SYNTHETIC LAWN:	6.7 m2
YARD PAVERS:	12.8 m2
COVERED PATIO:	18.7 m2
<b>TOTAL:</b>	<b>133 m2</b>

**TOTAL ALLOCATED ERF AREA IS DETERMINED BY THE SPECIFIC UNIT SELECTED.  
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**HOUSE AREA:** 89.7 m<sup>2</sup>  
**GARAGE:** 43.3 m<sup>2</sup>  
**YARD SYNTHETIC LAWN:** 6.7 m<sup>2</sup>  
**YARD PAVERS:** 12.8 m<sup>2</sup>  
**COVERED PATIO:** 18.7 m<sup>2</sup>  
**TOTAL:** 133 m<sup>2</sup>

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**THE BREEZE**





\*Artists Impression





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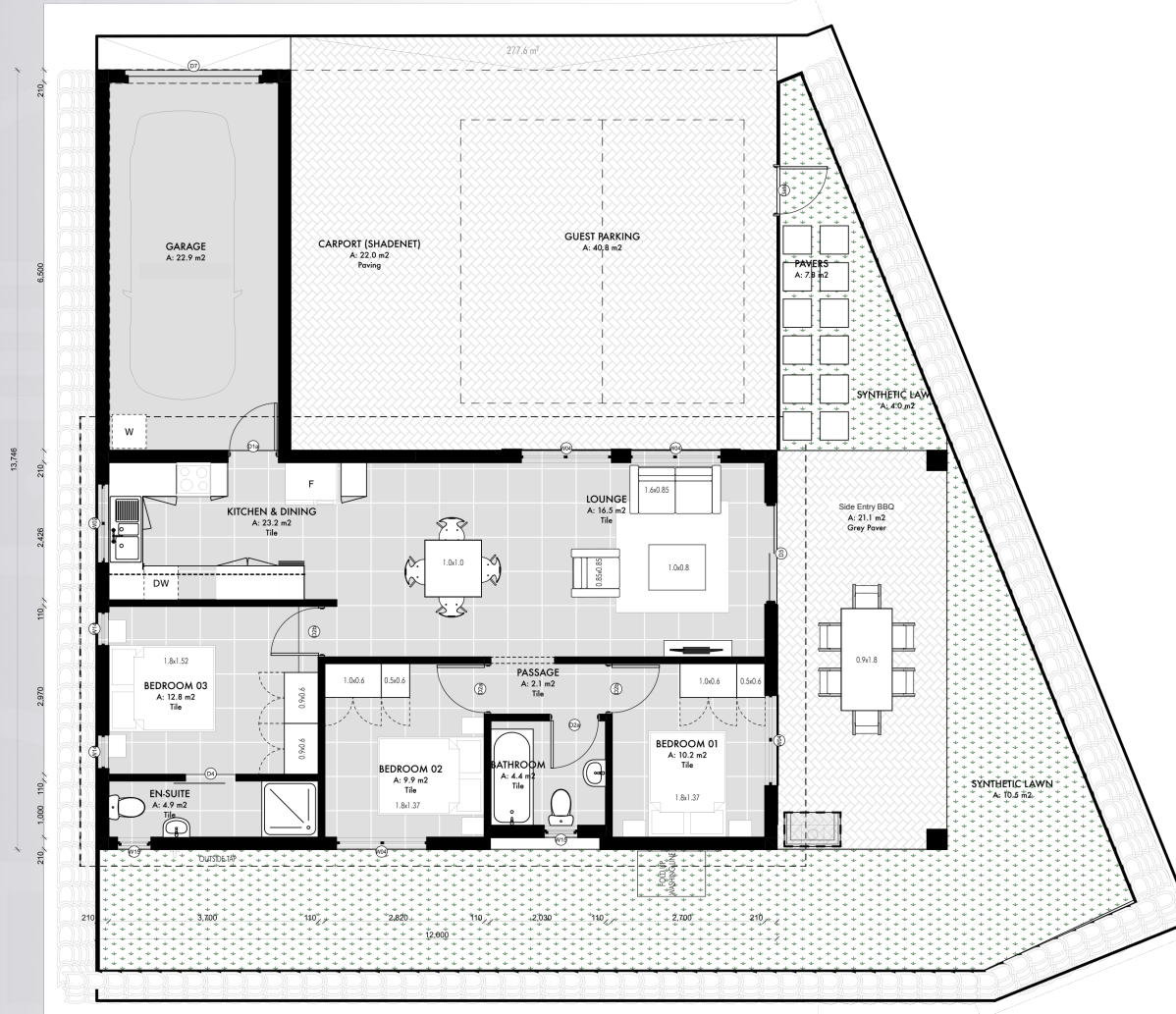




**THREE BEDROOMS**  
**TWO BATHROOMS**  
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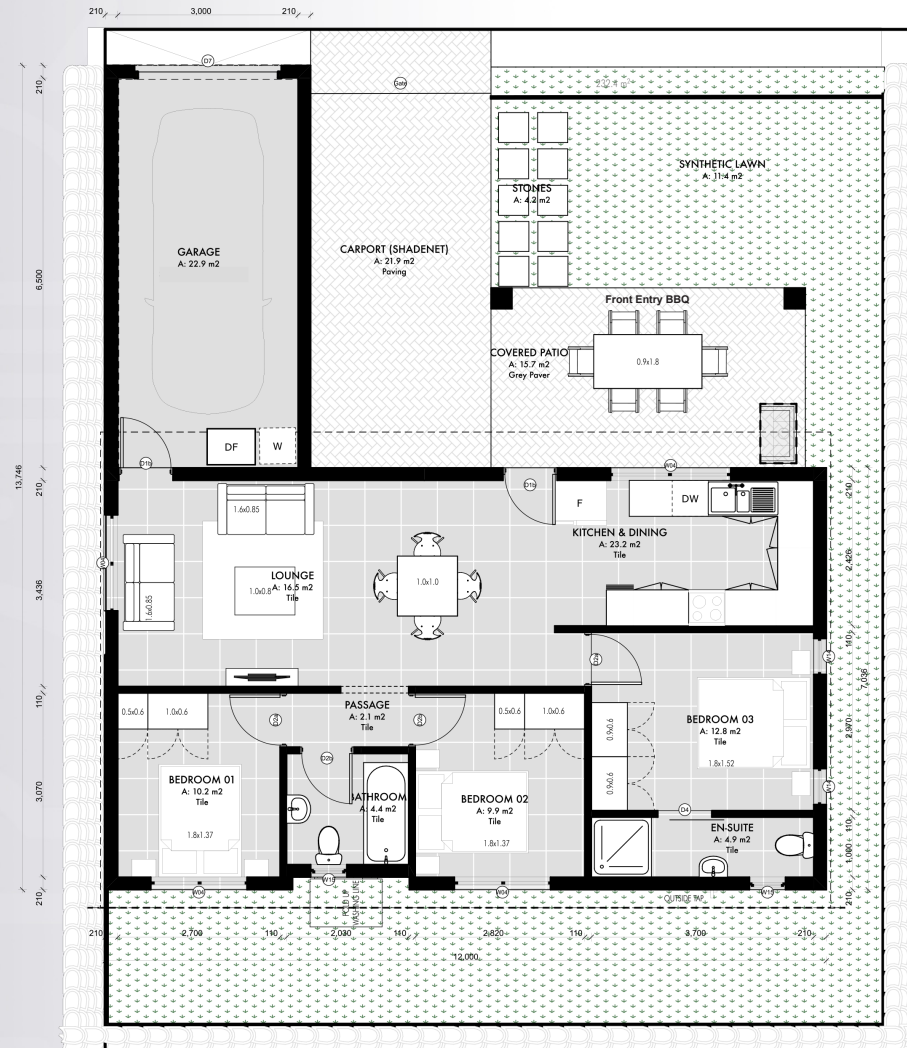






HOUSE AREA: 84 m²  
 GARAGE: 22.9 m²  
 YARD SYNTHETIC LAWN: 6.7 m²  
 YARD PAVERS: 11.4 m²  
 COVERED PATIO: 15.7 m²  
**TOTAL: 106.9 m²**

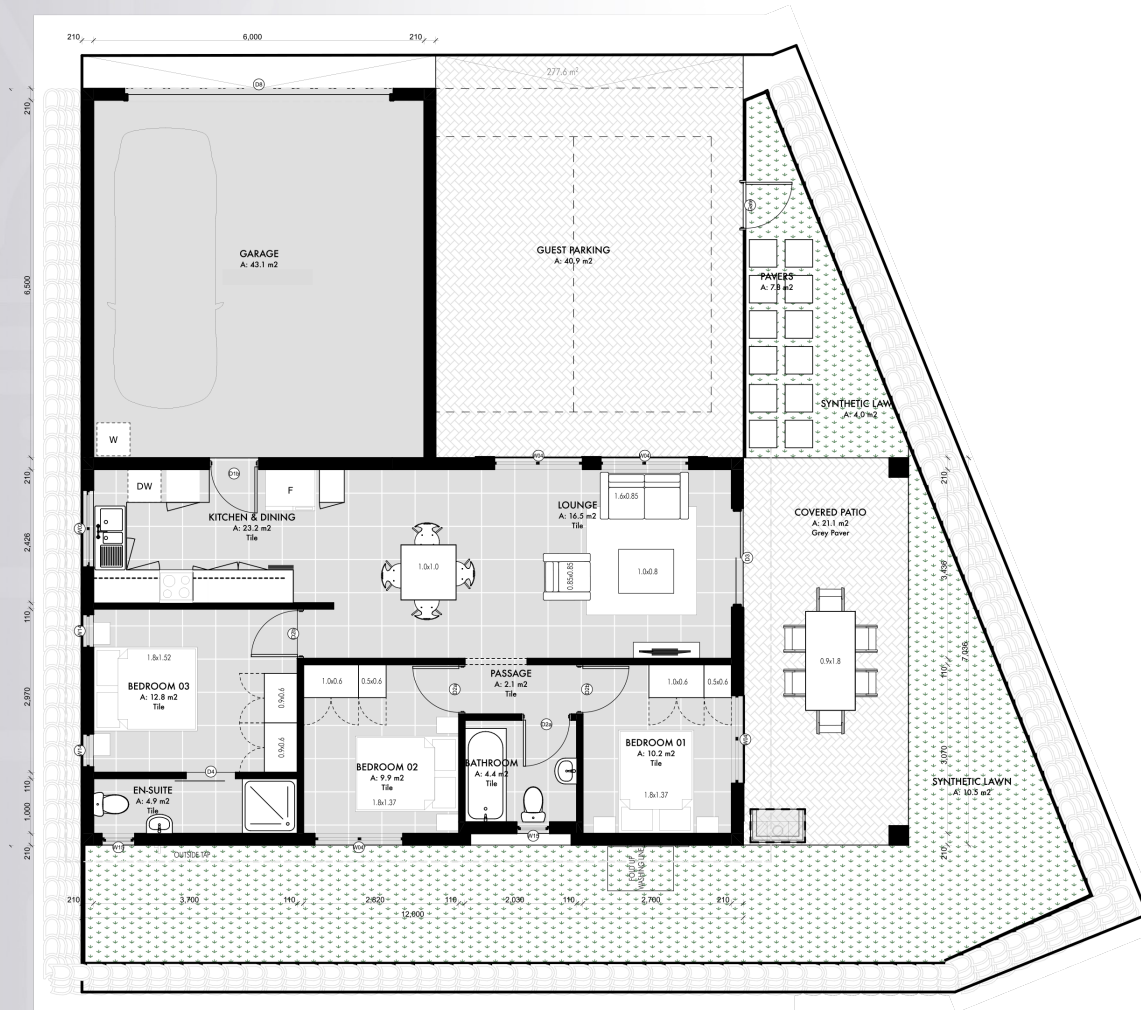
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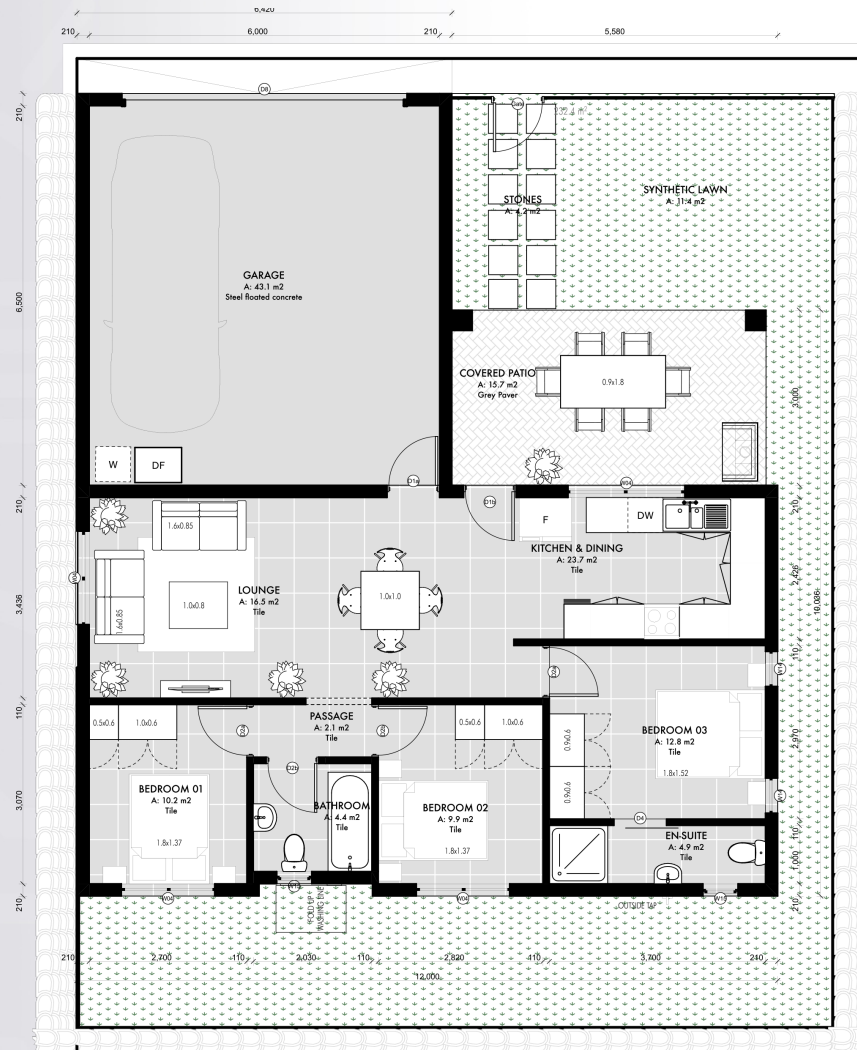
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HOUSE AREA: 84 m<sup>2</sup>  
 GARAGE: 43.1 m<sup>2</sup>  
 YARD SYNTHETIC LAWN: 11.4 m<sup>2</sup>  
 YARD PAVERS: 7.8 m<sup>2</sup>  
 COVERED PATIO: 21.1 m<sup>2</sup>  
**TOTAL: 127.1 m<sup>2</sup>**

**TOTAL ALLOCATED ERF AREA IS DETERMINED  
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HOUSE AREA:	84 m2
GARAGE:	43.1 m2
YARD SYNTHETIC LAWN:	11.4 m2
YARD PAVERS:	7.8 m2
COVERED PATIO:	21.1 m2
<b>TOTAL:</b>	<b>127.1 m2</b>

**TOTAL ALLOCATED ERF AREA IS DETERMINED BY THE SPECIFIC UNIT SELECTED.  
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**THE WAYSIDE**





\*Artists Impression





\*Artists Impression









**FOUR BEDROOMS**  
**THREE BATHROOMS**  
**(TWO SHOWERS, ONE BATH)**  
**OPEN PLAN LIVING / KITCHEN / DINING**

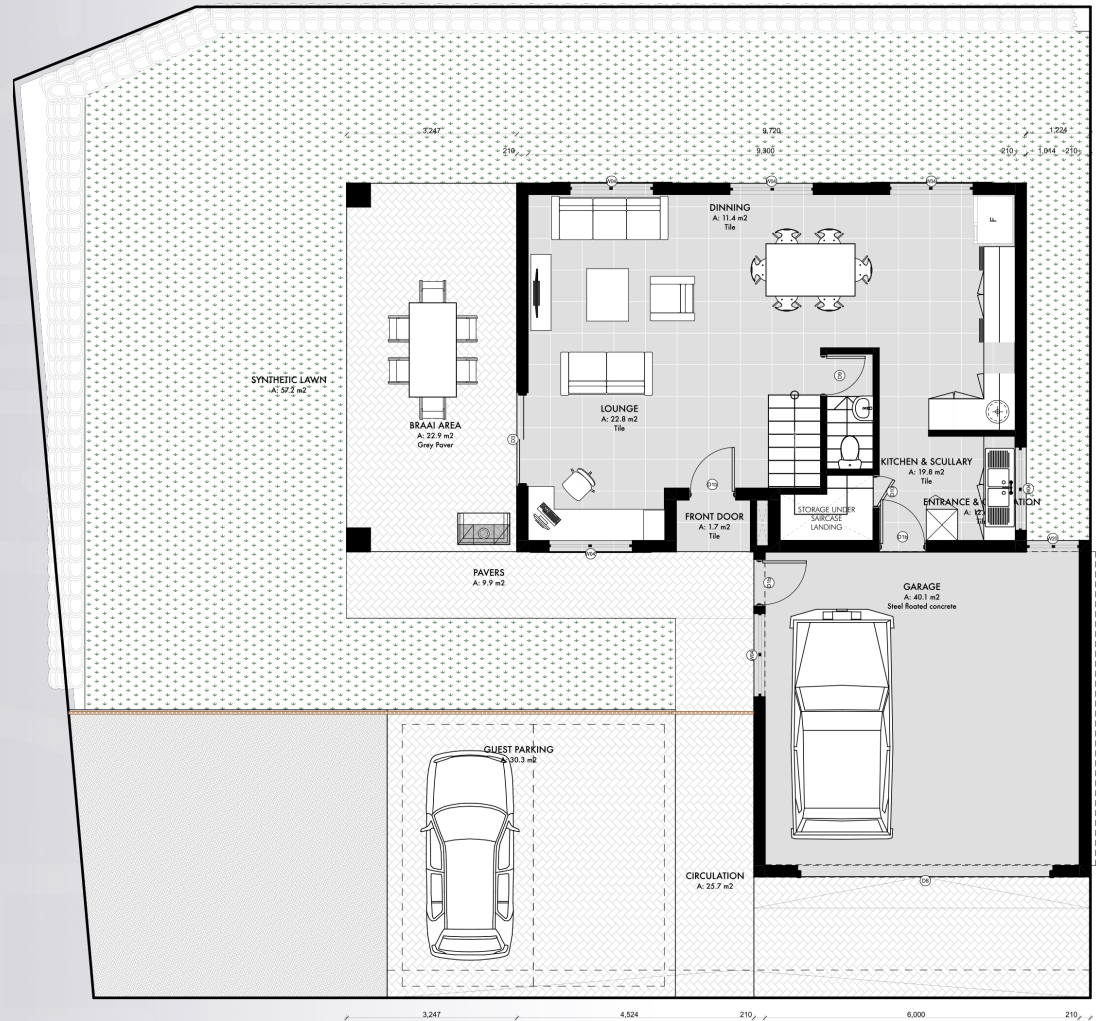




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**THREE BATHROOMS**  
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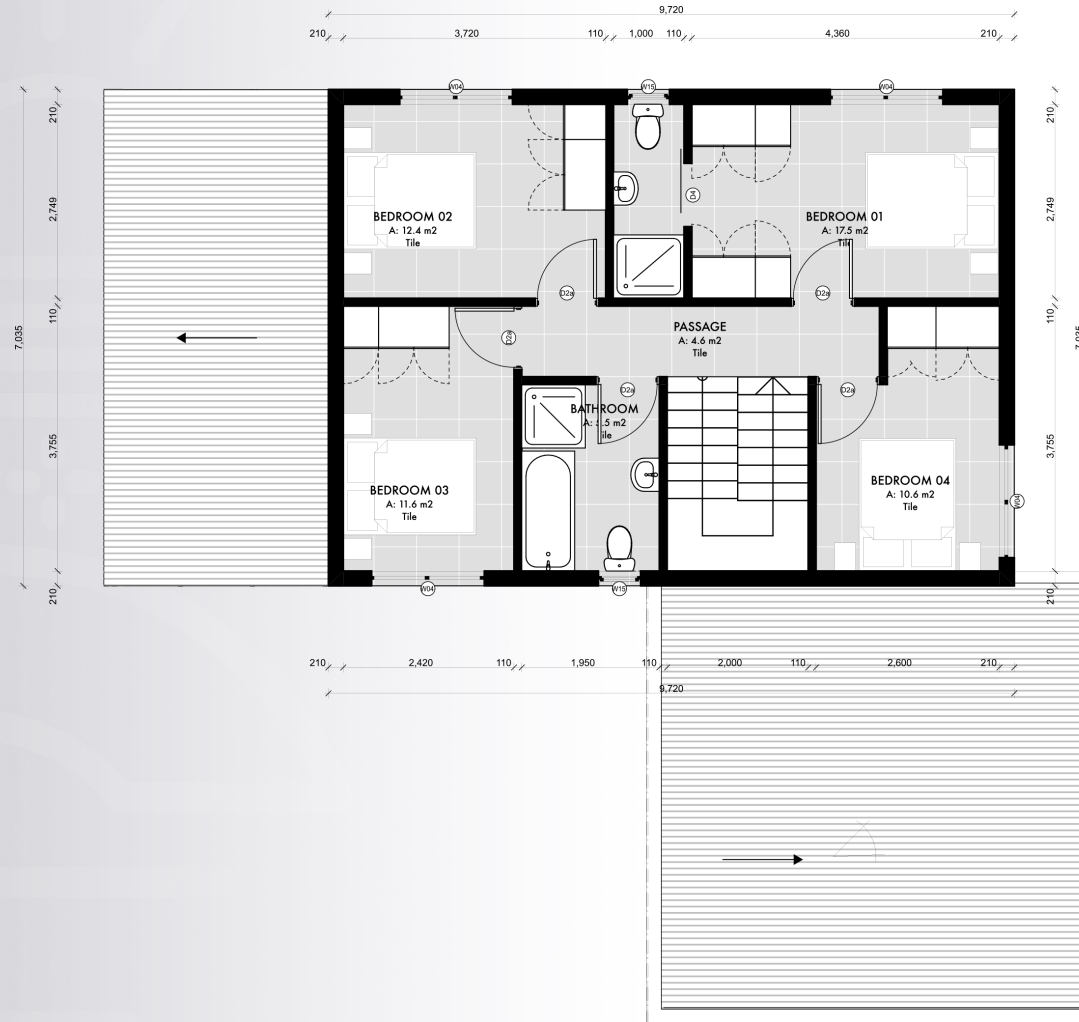






HOUSE AREA:	129.8 m²
GARAGE:	40.1 m²
YARD SYNTHETIC LAWN:	57.2 m²
YARD PAVERS:	39.9 m²
COVERED PATIO:	22.9 m²
<b>TOTAL:</b>	<b>169.9 m²</b>

**TOTAL ALLOCATED ERF AREA IS DETERMINED BY THE SPECIFIC UNIT SELECTED.**  
**PLEASE CONSULT ERF SCHEDULE.**



**HOUSE AREA:** 129.8 m<sup>2</sup>  
**GARAGE:** 40.1 m<sup>2</sup>  
**YARD SYNTHETIC LAWN:** 57.2 m<sup>2</sup>  
**YARD PAVERS:** 39.9 m<sup>2</sup>  
**COVERED PATIO:** 22.9 m<sup>2</sup>  
**TOTAL:** 169.9 m<sup>2</sup>

**TOTAL ALLOCATED ERF AREA IS DETERMINED  
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**TOTAL ALLOCATED ERF AREA IS DETERMINED BY THE SPECIFIC UNIT SELECTED.  
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HOUSE AREA: 170.8 m<sup>2</sup>  
 GARAGE: 40.1 m<sup>2</sup>  
 YARD SYNTHETIC LAWN: 57.2 m<sup>2</sup>  
 YARD PAVERS: 39.9 m<sup>2</sup>  
 COVERED PATIO: 22.9 m<sup>2</sup>  
**TOTAL: 210.1 m<sup>2</sup>**

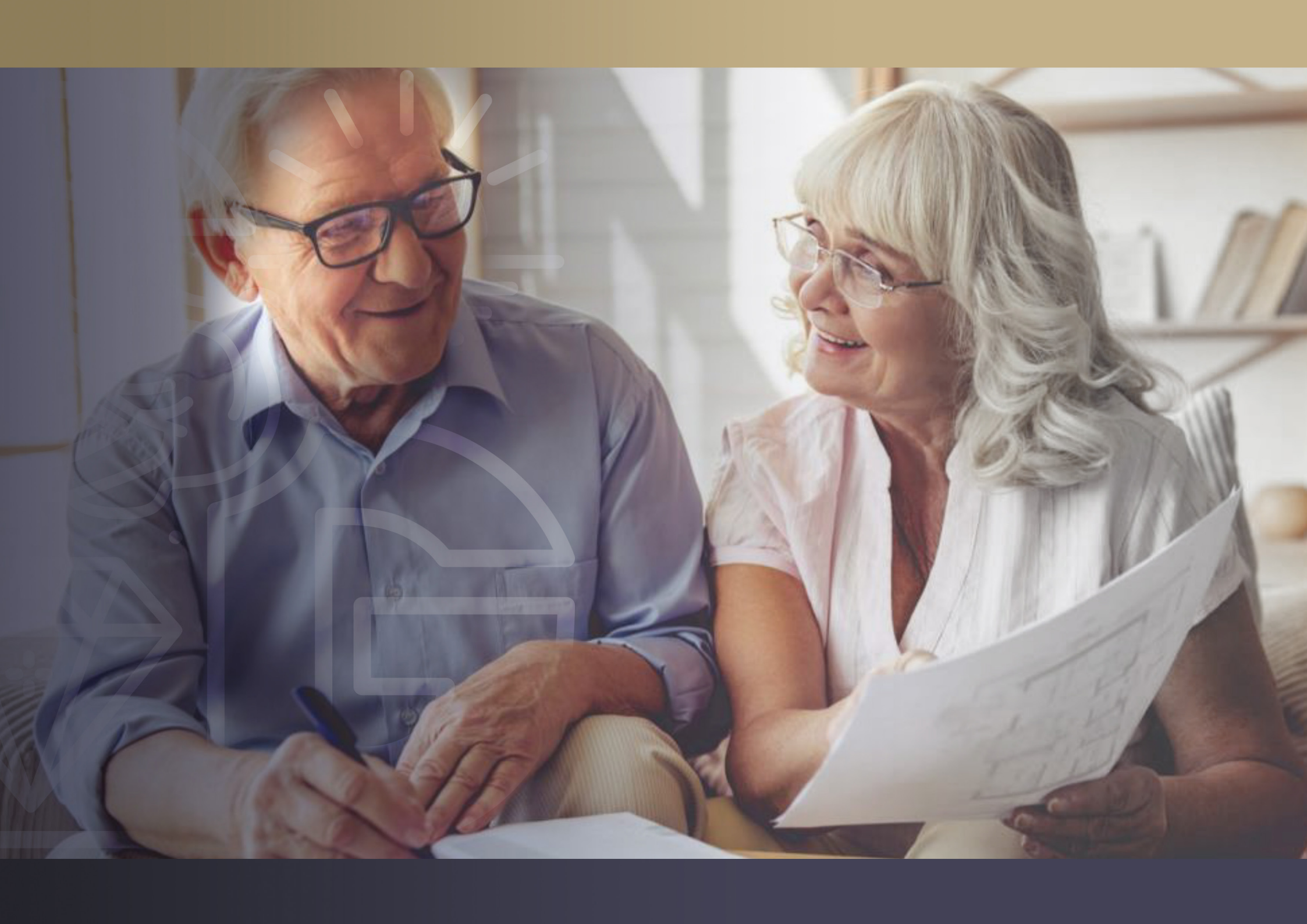
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# DEO GRATUS SECTIONAL TITLE DEVELOPMENT - KLEINE KUPPE - BIRD'S EYE VIEW









# UNIT PRICE GUIDE

## THE MILLENIAL

Single garage



Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies

**N\$1 365 000**  
**10,75%**  
**N\$ 13 900 p/m**  
**N\$ 1 600 p/m**

**Expected Rental Income**

**N\$ 11 000 p/m**



## THE PRIMROSE

Single garage



Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies

**N\$1 490 000**  
**10,75%**  
**N\$ 15 200 p/m**  
**N\$ 1 980 p/m**

**Expected Rental Income**

**N\$ 13 000 p/m**



# UNIT PRICE GUIDE

## THE PRIMROSE

Double garage



Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies

**N\$1 590 000**  
**10,75%**  
**N\$ 16 200 p/m**  
**N\$ 2 300 p/m**

**Expected Rental Income**

**N\$ 14 500 p/m**



## THE BREEZE

Single garage



Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies

**N\$1 540 000**  
**10,75%**  
**N\$ 15 600 p/m**  
**N\$ 1 880 p/m**

**Expected Rental Income**

**N\$ 13 500 p/m**





# UNIT PRICE GUIDE

## THE BREEZE

Double garage

Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies



**N\$1 600 000**  
**10,75%**  
**N\$ 16 200 p/m**  
**N\$ 2 300 p/m**

**Expected Rental Income**

**N\$ 15 000 p/m**



## THE WAYSIDE

Double garage

Purchase Price  
Interest Rate  
Bond Payment (20yrs)  
Expected Levies



**N\$2 010 000**  
**10,75%**  
**N\$ 20 400 p/m**  
**N\$ 2 980 p/m**

**Expected Rental Income**

**N\$ 17 000 p/m**



# UNIT PRICE GUIDE

## THE WAYSIDE

Double garage + granny flat



Purchase Price

**N\$2 385 000**

Interest Rate

**10,75%**

Bond Payment (20yrs)

**N\$ 24 200 p/m**

Expected Levies

**N\$ 3 680 p/m**

**Expected Rental Income**

**N\$ 18 500 p/m**



## EXTRAS AVAILABLE

**A range of extras are available, car ports, BBQ with patio and synthetic lawn.**

*(Ask your agent about the various optional extra packages.)*

**Terms and Conditions apply.**

Estimate bond repayment is calculated on 100% finance over 20 years and using the current prime rate of 10,75%.

**All figures in the Pricing Guide are estimates.**



## Media & Marketing:



**NEW LIVING**  
— REAL ESTATE —

**YOLANDA**      **081 122 2128**

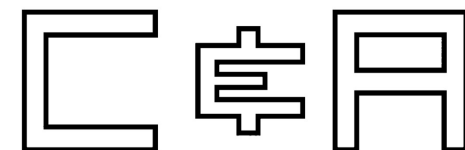
**ALIZA**      **081 272 7380**

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## Architect:



**ARCHITECTS**

ARCHITECTURE . INTERIOR DESIGN . URBAN SPACES . DEVELOPMENT

## Contractor:



11 Ongoporo Street, Prosperita, Windhoek

P.O Box 11497  
Klein Windhoek, 10012  
Namibia

Tel: +264 61 449 988

## Legal Practitioner:

DR WEDER, KAUTA & HOVEKA INC  
LEGAL PRACTITIONERS NOTARIES CONVEYANCERS

3rd Floor WKH House, Ausspannplatz  
Jan Jonker Rd, Windhoek  
PO Box 864 / 822 (WKH)  
t: +264 (0) 61 275 550  
f: +264 (0) 61 238 802

## Structural Engineer:

**VDM Consult cc**

Dirk van der Merwe  
PO Box 35364  
Windhoek  
Cell + 264 811244762



Real Estate  
Development Advisory  
Services

