



# MOUNT ALPHA

RESIDENTIAL ESTATE

A Home That Elevates Your Lifestyle





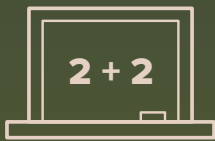
Windhoek's premier residential estate, designed for those who seek the perfect balance between modern comfort and natural serenity.

With breathtaking views, high quality finishes, and thoughtfully designed homes, this is more than just a development - it's a lifestyle.

---

## Stay Connected to Everything You Need

Experience the perfect balance of convenience and nature at Mount Alpha, located in the picturesque suburb of Avis.



### Education

Access to top-tier schools, colleges, and learning institutions just minutes away.



### Dining

Indulge in upscale restaurants and cozy cafés, some with breathtaking views—all just around the corner.



### Outdoor Adventure

Step into nature with scenic walking, running, and biking trails around the nearby Avis Dam.



### High-Security, Gated Access

Live with peace of mind in a secure estate featuring gated entry, electric fencing, and 24/7 guardhouse monitoring.



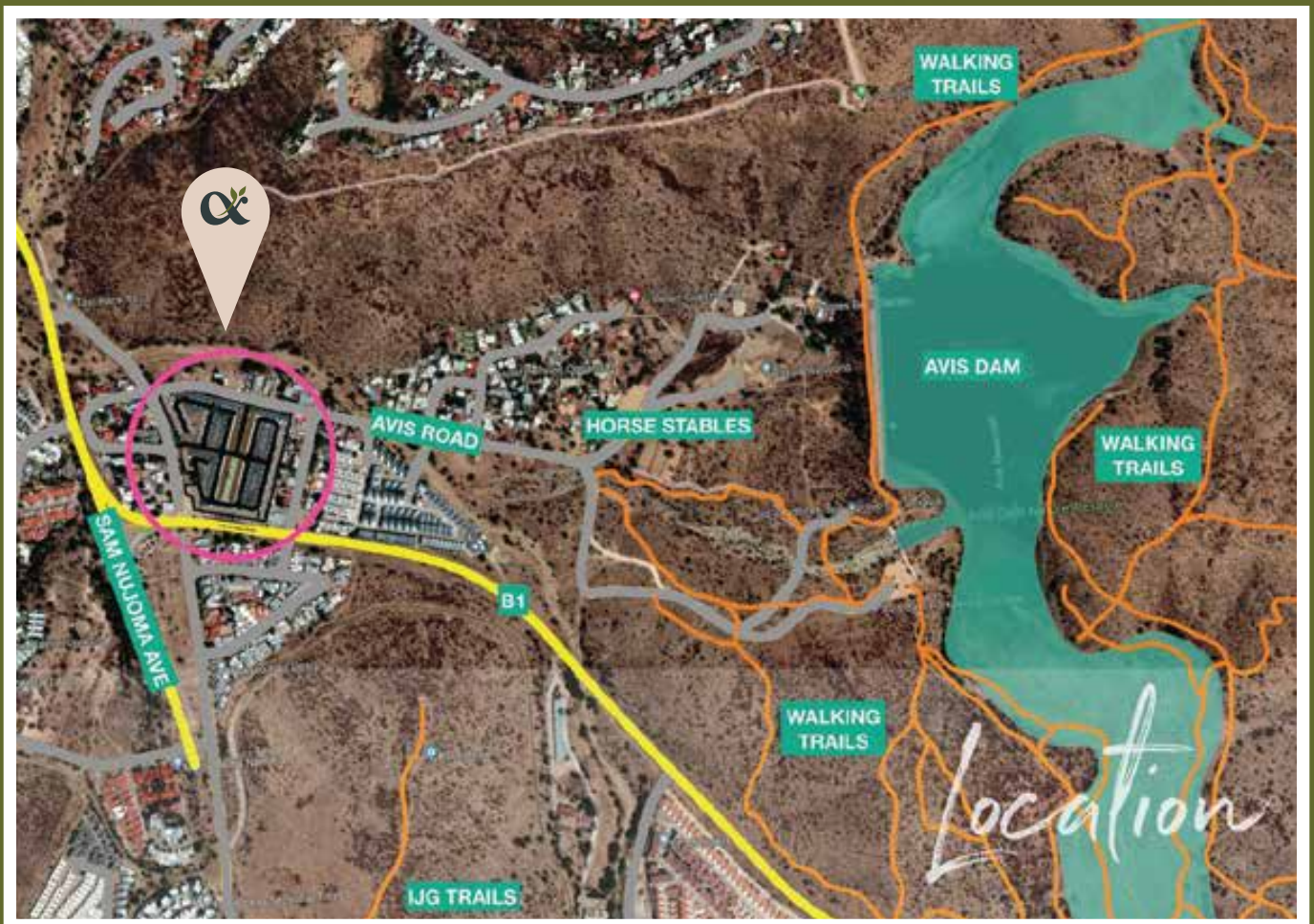
### Detached Luxury Homes

Enjoy spacious, modern living in beautifully crafted, freestanding residences.



### Pet-Friendly Environment

Discover a community where pets are welcome, with open spaces and nature trails to explore together.





A Home That  
**Elevates Your Lifestyle**





# NOW SELLING

Priced at

**N\$ 2,410,000 – N\$ 4,200,000**

# SITE PLAN



### HERON

Ground floor	51.1m <sup>2</sup>
First Floor	65.8m <sup>2</sup>
<b>Total</b>	<b>116.9m<sup>2</sup></b>
Garage	20.7m <sup>2</sup>
Entertainment	17.5m <sup>2</sup>
<b>Grand Total</b>	<b>155.2m<sup>2</sup></b>

**B-3**      **Prototype B**  
3 Bedroom Unit

### ZEPHYR

Ground floor	51.1m <sup>2</sup>
First Floor	48.4m <sup>2</sup>
<b>Total</b>	<b>99.5m<sup>2</sup></b>
Garage	20.7m <sup>2</sup>
Entertainment	17.5m <sup>2</sup>
<b>Grand Total</b>	<b>137.7m<sup>2</sup></b>

**B-2**      **Prototype B**  
2 Bedroom Unit

**70 Units**

### BLOSSOM

Ground floor	55.1m <sup>2</sup>
First Floor	72.3m <sup>2</sup>
<b>Total</b>	<b>127.3m<sup>2</sup></b>
Garage	40.0m <sup>2</sup>
Entertainment	19.5m <sup>2</sup>
<b>Grand Total</b>	<b>186.9m<sup>2</sup></b>

**C-3**      **Prototype C**  
3 Bedroom Unit

**3 Units**

### RETREAT

Ground floor	57.9m <sup>2</sup>
First Floor	66.5m <sup>2</sup>
<b>Total</b>	<b>124.4m<sup>2</sup></b>
Garage	41.5m <sup>2</sup>
Entertainment	18.7m <sup>2</sup>
<b>Grand Total</b>	<b>184.5m<sup>2</sup></b>

**E-3**      **Prototype E**  
3 Bedroom Unit

**21 Units**

### SOLACE

Ground floor	93.4m <sup>2</sup>
First Floor	81.3m <sup>2</sup>
<b>Total</b>	<b>174m<sup>2</sup></b>
Garage	40.4m <sup>2</sup>
Entertainment	24.6m <sup>2</sup>
Stoep	15.6m <sup>2</sup>
<b>Grand Total</b>	<b>255.0m<sup>2</sup></b>

**D-3**      **Prototype D**  
3 Bedroom Unit

**23 Units**

### RIVERSTONE

Ground floor	105.9m <sup>2</sup>
First Floor	89.6m <sup>2</sup>
<b>Total</b>	<b>195.5m<sup>2</sup></b>
Garage	40.4m <sup>2</sup>
Entertainment	26.3m <sup>2</sup>
<b>Grand Total</b>	<b>262.2m<sup>2</sup></b>

**G-4**      **Prototype G**  
4 Bedroom Unit

**19 Units**

<b>Phase 1 : 60 units</b> Unit 1-60	<b>Phase 2 : 36 units</b> Unit 61-96	<b>Phase 3 : 41 units</b> Unit 97-137	<b>Total Units</b> 137
----------------------------------------	-----------------------------------------	------------------------------------------	---------------------------



**DISCLAIMER:** ALL UNIT RENDERS IN THIS BROCHURE ARE AI-GENERATED AND PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY.

# ZEPHYR

( B TYPE ) 2-BEDROOM, 2-BATHROOM UNIT WITH GARAGE, COVERED BBQ AREA, AND GUEST TOILET

A cosy and stylish two-bedroom home-ideal for couples or small families seeking comfort and contemporary living. Well-priced to offer excellent value for investors.

FROM  
**N\$2,410,000**





**ZEPHYR/HERON ( B TYPE ) INTERIOR**

## UNIT AREA CALCULATED

Ground Floor:	51.1m <sup>2</sup>
First Floor:	48.4m <sup>2</sup>
Garage:	22.09m <sup>2</sup>
Entertainment:	17.59m <sup>2</sup>
Total Footprint:	139.18m <sup>2</sup>

## UNIT FINANCIAL INFO

Purchase Price:	N\$2,410,000
Interest Rate:	10.125%
Bond Payment (20yrs):	N\$23,495
Expected Levies:	N\$3,100

**Expected Rental Income: N\$16,000**



Ground Floor Plan



First Floor Plan



# HERON

( B TYPE ) 3-BEDROOM, 2-BATHROOM UNIT WITH  
GARAGE, COVERED BBQ AREA, AND GUEST TOILET

A spacious three-bedroom sanctuary designed for growing families, blending warmth with contemporary elegance.

FROM  
**N\$2,630,000**





**ZEPHYR/HERON ( B TYPE ) INTERIOR**

## UNIT AREA CALCULATED

Ground Floor:	51.1m <sup>2</sup>
First Floor:	65.8m <sup>2</sup>
Garage:	22.09m <sup>2</sup>
Entertainment:	17.59m <sup>2</sup>
Total Footprint:	155.2m <sup>2</sup>

## UNIT FINANCIAL INFO

Purchase Price:	N\$2,630,000
Interest Rate:	10.125%
Bond Payment (20yrs):	N\$25,639
Expected Levies:	N\$3,450

**Expected Rental Income: N\$18,000**



Ground Floor Plan



First Floor Plan



# SOLACE

( D TYPE ) 4-BEDROOM, 3-BATHROOM UNIT  
WITH DOUBLE GARAGE AND COVERED BBQ AREA

A peaceful retreat with generous living spaces, designed for relaxation and effortless family living.

FROM  
**N\$3,870,000**





**SOLACE ( D TYPE ) INTERIOR**

## UNIT AREA CALCULATED

Ground Floor:	93.4m <sup>2</sup>
First Floor:	81.3m <sup>2</sup>
Garage:	40.43m <sup>2</sup>
Entertainment:	23.8m <sup>2</sup>
Total Footprint:	255.36m <sup>2</sup>

## UNIT FINANCIAL INFO

Purchase Price:	N\$3,870,000
Interest Rate:	10.125%
Bond Payment (20yrs):	N\$37,731
Expected Levies:	N\$4,950

**Expected Rental Income: N\$27,000**



Ground Floor Plan



First Floor Plan



# RETREAT

( E TYPE ) 3-BEDROOM, 2-BATHROOM UNIT WITH  
DOUBLE GARAGE AND COVERED BBQ AREA

A thoughtfully designed haven that brings comfort and style together, perfect for those who crave a tranquil escape.

FROM  
**N\$3,000,000**





**RETREAT ( E TYPE ) INTERIOR**

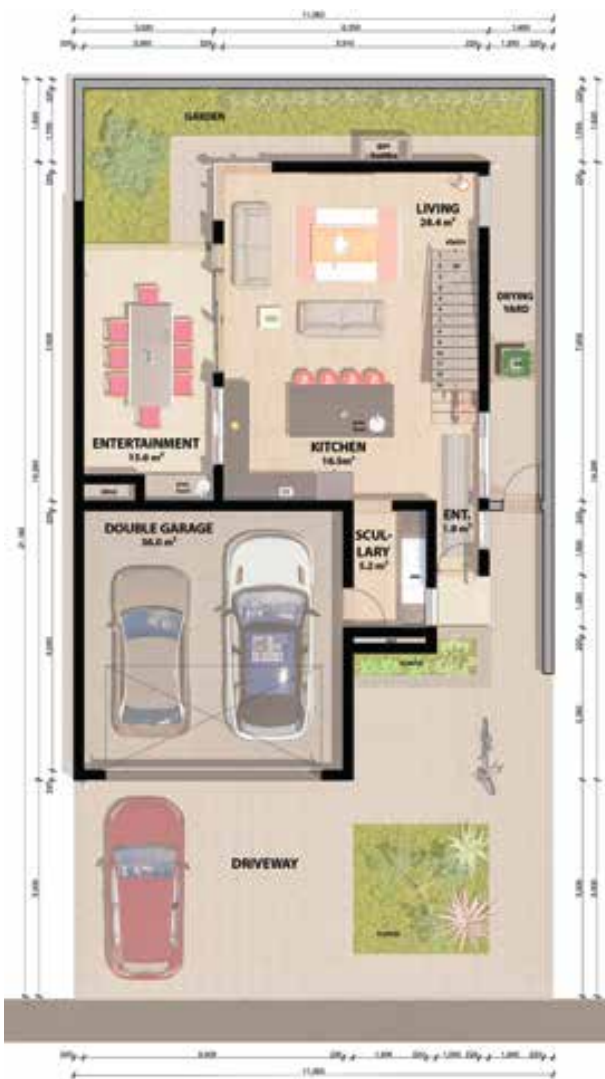
## UNIT AREA CALCULATED

Ground Floor:	57.9m <sup>2</sup>
First Floor:	66.5m <sup>2</sup>
Garage:	41.47m <sup>2</sup>
Entertainment:	18.69m <sup>2</sup>
Total Footprint:	184.56m <sup>2</sup>

## UNIT FINANCIAL INFO

Purchase Price:	N\$3,000,000
Interest Rate:	10,125%
Bond Payment (20yrs):	N\$29,250
Expected Levies:	N\$4,100

**Expected Rental Income: N\$20,000**



Ground Floor Plan



First Floor Plan



# RIVERSTONE

( G TYPE ) 4-BEDROOM, 4-BATHROOM UNIT WITH,  
STUDY, DOUBLE GARAGE AND COVERED BBQ AREA

A luxurious four-bedroom home with expansive interiors and a double garage, offering space, sophistication, and ultimate convenience.

FROM  
**N\$4,090,000**





**RIVERSTONE ( G TYPE ) INTERIOR**

## UNIT AREA CALCULATED

Ground Floor:	105.4m <sup>2</sup>
First Floor:	89.6m <sup>2</sup>
Garage:	40.45m <sup>2</sup>
Entertainment:	26.3m <sup>2</sup>
Total Footprint:	261.75m <sup>2</sup>

## UNIT FINANCIAL INFO

Purchase Price:	N\$4,090,000
Interest Rate:	10,125%
Bond Payment (20yrs):	N\$41,900
Expected Levies:	N\$5,000

**Expected Rental Income: N\$30,000**



Ground Floor Plan



First Floor Plan

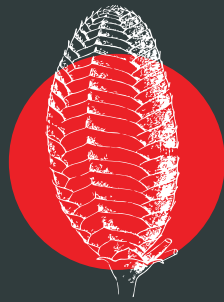




**Mount Alpha, we've designed residences that don't just house families but nurture them.**

Whether you're starting fresh, growing your family, or looking for a space that finally feels like yours, you'll find a home that fits your needs.





**NEW LIVING**  
— REAL ESTATE —

# CONTACT

Scan to speak to an agent on WhatsApp.



Liza  
081 170 1446



Nadéne  
081 694 8475



Aliza  
081 272 7380

Contact us now to schedule a viewing.

[liza@newliving.com.na](mailto:liza@newliving.com.na)



**MOUNT ALPHA**

RESIDENTIAL ESTATE

A Home That Elevates Your Lifestyle