



Omira
your place to begin



NEW LIVING
— REAL ESTATE —

A first home. A fresh start. Your place to begin.

Omira brings a fresh approach to home ownership in the heart of Khomasdal.

A limited development of just **32 detached sectional-title homes**, Omira offers a choice of thoughtfully designed **2- and 3-bedroom homes**, with garage options available on both.

Every home is single-storey and completely detached, with no shared walls, its own private garden and a sense of space and independence that is increasingly difficult to find at this price point.

Whether you are buying your first home, looking for more space for a growing family, or simply ready for a home of your own, Omira offers modern, practical living in an established Windhoek neighbourhood.

Priced from N\$1,100,000, with conveyancing transfer fees included.

Your own home. Your own space. Your place to begin.



**Shops and
Daily services**



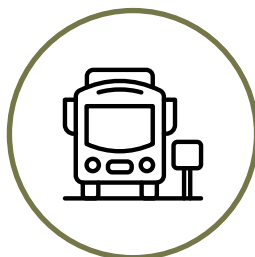
**Schools
nearby**



Room to grow



**Freestanding homes,
not apartments**



Transport links



Secure complex



AN ESTABLISHED NEIGHBOURHOOD. A NEW PLACE TO CALL HOME.

Khomasdal is a **well-established neighbourhood that generations of Windhoek families have called home.**

Its appeal lies in the things that make everyday life easier: established schools, shops, businesses, community facilities and essential services, with convenient access to the rest of Windhoek.

It is a neighbourhood with a strong sense of community and an established residential character that is familiar, connected and close to the places that matter.

Omira brings something new to this established setting: a contemporary residential development of just 32 detached sectional-title homes, accessed through a controlled vehicle entrance.

Here, you can enjoy the benefits of a brand-new home without giving up the convenience and familiarity of an established neighbourhood.

Established surroundings. A fresh beginning. Welcome to Omira.

Location

Everyone starts somewhere.
Start here.



NOW SELLING

Priced at

N\$ 1,100,000 – N\$ 1,700,000

**Transfer Fees Included*



Site Plan



Units

	Type A		2 Bed, 2 Bath		70.4m ²		No Garage	9
	Type A1		2 Bed, 2 Bath		89.5m ²		Single Garage	8
	Type B		3 Bed, 2 Bath		91.1m ²		No Garage	12
	Type B1		3 Bed, 2 Bath		110.1m ²		Single Garage	3

Unit A

2-bedroom, 2-bathroom unit
Main bedroom en-suite



UNIT A: SMART, MODERN LIVING

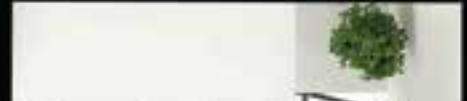
A thoughtfully designed **2-bedroom, 2-bathroom home** that makes the most of every square metre.

The open-plan kitchen and living area forms the heart of the home, while the main bedroom has its **own en-suite bathroom**. A second bedroom and bathroom add flexibility for a child, guest, partner or home office.

Single-storey and completely detached, with **no shared walls and your own private garden**, Unit A offers the independence of a home of your own.

An ideal first home: practical, private and designed for the way you live.

From
N\$1,100,000



**For illustration purposes only.*

Floor Plan

UNIT A	UNIT AREA		UNIT FINANCIAL INFO	
	Unit Size	73.6	Purchase Price	NAD 1,100,000
	Total Unit Area	73.6	Interest Rate	10.25%
			Bond Repayment (20yrs)	NAD 10,800
			Expected Levies	NAD 1,840



Type	Unit Size	Garage	Price
Unit A - 2 Bed, 2 Bath	70.4m²	No	N\$ 1,100,000.00
Transfer Fees Included			



Unit A1

2-bedroom, 2-bathroom unit
main bedroom en-suite, single garage



UNIT A1: MORE SPACE. MORE CONVENIENCE.

Everything that makes Unit A such a smart first home, with the added convenience of your **own single garage**.

This **2-bedroom, 2-bathroom home** combines an open-plan kitchen and living area with a main bedroom en-suite, a second bedroom and bathroom, and a private garden.

The integrated garage adds secure parking and valuable extra space for storage and everyday living.

At **89.5 m²**, Unit A1 suits buyers who want the affordability of a 2-bedroom home with that little bit extra.

A smart step up, with space designed around real life.

From
N\$1,250,000



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Floor Plan

UNIT A1	UNIT AREA		UNIT FINANCIAL INFO	
	Unit Size	73.6	Purchase Price	NAD 1,280,000
	Garage	16.5	Interest Rate	10.25%
	Total Unit Area	90.1	Bond Repayment (20yrs)	NAD 12,600
			Expected Levies	NAD 2,253



Type	Unit Size	Garage	Price
Unit A1 - 2 Bed, 2 Bath	89.5m ²	Yes	N\$ 1,280,000.00
Transfer Fees Included			



Unit A & A1 - Kitchen



**All pictures shown are for illustration purposes only.*

Unit B

3-bedroom, 2-bathroom unit
main bedroom en-suite, with guest toilet



UNIT B: ROOM FOR LIFE TO GROW

Designed for families who need a little more room, Unit B offers **three bedrooms, two bathrooms and a separate guest toilet** in a practical, contemporary single-storey layout.

The main bedroom has its own **en-suite bathroom**, while two further bedrooms flex to suit children, guests or a dedicated home office.

The open-plan kitchen and living area creates a natural centre to the home, with space to spend time together.

Completely detached, with **no shared walls and your own private garden**, Unit B gives your family the space and independence to make it your own.

More bedrooms. More flexibility. More room for what comes next.

From
N\$1,410,000



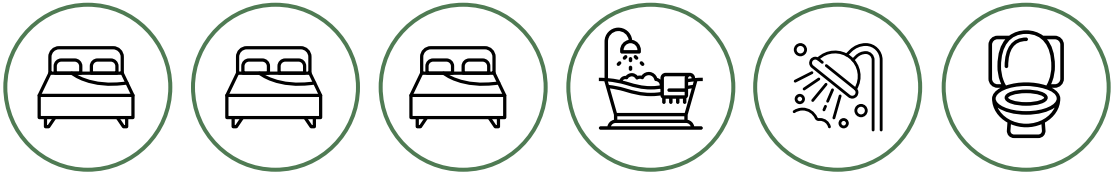
**For illustration purposes only.*

Floor Plan

UNIT B	UNIT AREA		UNIT FINANCIAL INFO	
	Unit Size	94.6	Purchase Price	NAD 1,410,000
	Total Unit Area	94.6	Interest Rate	10.25%
			Bond Repayment (20yrs)	NAD 13,900
			Expected Levies	NAD 2,365



Type	Unit Size	Garage	Price
Unit B - 3 Bed, 2 Bath	91.1m²	No	N\$ 1,410,000.00
Transfer Fees Included			



Unit B1

3-bedroom, 2-bathroom unit, main bedroom en-suite with single garage and guest toilet



UNIT B1: THE COMPLETE OMIRA HOME

The flagship of the Omira collection, Unit B1 brings together space, comfort and everyday convenience.

At 110.1 m², it offers **three bedrooms, two bathrooms, a separate guest toilet and an integrated single garage**, designed around the needs of modern family living.

The main bedroom has the privacy of its own **en-suite bathroom**, while two further bedrooms provide space for family, guests or working from home. The open-plan kitchen and living area flows into your own private outdoor space.

The garage adds secure parking and practicality, completing a home designed not simply for today, but for the years ahead.

Our most spacious Omira home, and the one that gives you more of everything that matters.

From
N\$1,700,000



**For illustration purposes only.*

Floor Plan

UNIT B1	UNIT AREA		UNIT FINANCIAL INFO	
	Unit Size	113.6	Purchase Price	NAD 1,670,000
	Garage	16.5	Interest Rate	10.25%
	Total Unit Area	130.1	Bond Repayment (20yrs)	NAD 16,400
			Expected Levies	NAD 3,253



Type	Unit Size	Garage	Price
Unit B1 - 3 Bed, 2 Bath	110.1m²	Yes	N\$ 1,700,000.00
Transfer Fees Included			



Unit B & B1 - Kitchen



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MORE THAN A HOME. A PLACE OF YOUR OWN.

There is something different about owning the place you come home to.

Your own front door.

Your own garden.

Your own space to grow,
build memories and plan what comes next.

At Omira, we have created homes for people ready to take
that next step: modern, practical and completely
detached, in a neighbourhood that generations have
already called home.

**This is more than a new address.
It's your place to begin.**





CONTACT

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