



The WaterfrontTM

S Q U A R E





The Waterfront™

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Nestled at the edge of the awe-inspiring Skeleton Coast, our luxury beachfront resort in Namibia beckons to those seeking the extraordinary.

Welcome to a world where nature's wonders meet refined elegance, where adventure and relaxation harmonise in perfect balance.



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The Waterfront[™]
SQUARE

INVEST IN LUXURY LIVING

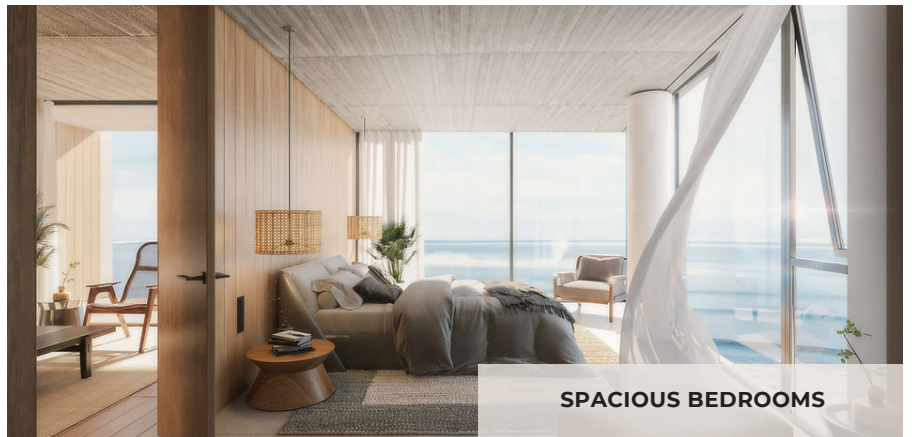
Discover the ultimate investment opportunity at The Waterfront Square, Swakopmund. Own a boutique serviced apartment and earn money while you sleep.

The Waterfront Square in Swakopmund redefines luxury living with fully serviced apartments that offer more than just a place to stay; they provide an experience of a lifetime.

- ✓ Permanent ownership | Sectional title
- ✓ Premier sought-after location
- ✓ Private beach
- ✓ Ideal for short term rental market
- ✓ Next generation transfer

Experience the best of both worlds at our luxury beachfront resort. Luxuriate in the comforts of our world-class accommodations, dine on sumptuous cuisine, and rejuvenate in our spa, all while being mere steps away from the untamed beauty of the Skeleton Coast.

Your adventure begins here; discover the unparalleled wonder of Namibia with us.



SPACIOUS BEDROOMS



ELEGANT DINING ROOMS



LUXURY LIVING ROOMS



Ground Floor

Foyer, café, restaurant, co-working, conferencing & events, activity desk, sun deck, bar sales desk, reception.



1st Floor

Eight 2 bedroom & 2 bathroom fully serviced sea facing boutique apartments designed for discerning investors.



2nd - 4th Floors

Nine exquisite oceanfront apartments on each floor, offering unparalleled and breathtaking sea vistas.

Investing in the Waterfront Square

Whether you're a resident or an investor, The Waterfront Square offers a plethora of amenities to enhance your daily life and make every moment here truly unforgettable.

Our boutique serviced apartments offer more than just a glimpse of luxury; they provide an opportunity for permanent ownership through sectional titles in a premiere, sea-facing location.

OPPORTUNITY



EXCLUSIVE INVESTMENT SUITES DESIGNED FOR THE DISCERNING INVESTOR

Investment Opportunity	Furniture Value	Levies
N\$ 3-5 M Two bedroom serviced apartments – including transfer and furniture	N\$ 250k Estimated value of the listed furnishings	N\$ 2-4000 Average monthly levies cover the following amenities
Average Base Rate – N\$ 3,000 per night	Washing Machine	General Building Maintenance
3 Pax – N\$ 4,000 per night	Tumble Dryer	Insurance
4 Pax – N\$ 5,000 per night	Dishwasher	Window Cleaning
Optional extra (sleeper couch 1 pax) N\$ 600 per night	Smart TV	Gardening & Up-keep
	Sofas	WiFi
	Bed	Netflix

At The Waterfront Square, Swakopmund, we invite you to embark on a remarkable investment journey.

Own a boutique serviced apartment and unlock the potential to earn money while you sleep. Imagine having a piece of paradise to call your own, nestled on the shores of the Atlantic Ocean. Our luxury apartments offer more than just a breathtaking view; they are a gateway to a life of opulence and financial opportunity.

With permanent ownership options through sectional titles, you can secure your future in this premiere, sea-facing location. The limited stock ensures exclusivity, and the short-term rental market promises a high ROI of 9-25% annually.

Additionally, our apartments boast a capital gain potential of 10-15% per year, making them not only a luxurious retreat but also a sound investment choice.

Experience the allure of guaranteed rental income, and when you're ready to indulge in a getaway, enjoy personal use of your apartment. The Waterfront Square is not just an investment; it's a lifestyle choice for the discerning few.



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MANAGEMENT LEVIES

In the world of property management, the term “Management Levies” might sound like another financial burden, but it’s more than just a fee; it’s a gateway to a world of convenience and peace of mind.

Our Management Levies are designed to cover a wide spectrum of services that cater to property owners and their valued guests. Here’s a breakdown of what our Management Levies encompass.

Hospitality Services

- ✓ Bedside chocolates
- ✓ Luxury soap, shampoo & conditioners
- ✓ Toiletries
- ✓ Guest airport transfers
- ✓ Personal guest check-in
- ✓ Concierge service & guest support
- ✓ 5-star reviews
- ✓ Guest communication

Front Desk Services

- ✓ Welcoming & front desk services

Administrative & Management Services

- ✓ Marketing & sales
- ✓ Dynamic pricing
- ✓ Booking & payment processing
- ✓ Staff management
- ✓ House manual & neighbourhood guide
- ✓ 24/7 support & assistance
- ✓ Staff hiring & management
- ✓ Legal & tax consulting
- ✓ Laundry

Property Maintenance Services

- ✓ Cleaning materials
- ✓ Maintenance
- ✓ Cleaning
- ✓ Property inspection & maintenance
- ✓ Restocking of amenities
- ✓ Handyman & emergency support

Our Management Levies offer an all-encompassing solution to property owners, ensuring that their properties are well-maintained, guests are delighted, and the business thrives.

It’s not just a fee; it’s a partnership in providing top-notch service and a seamless experience for everyone involved.



UNIT TYPE A

Starting From
N\$ 3,825 m

TOP FLOOR – N\$ 4 m





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UNIT TYPE A

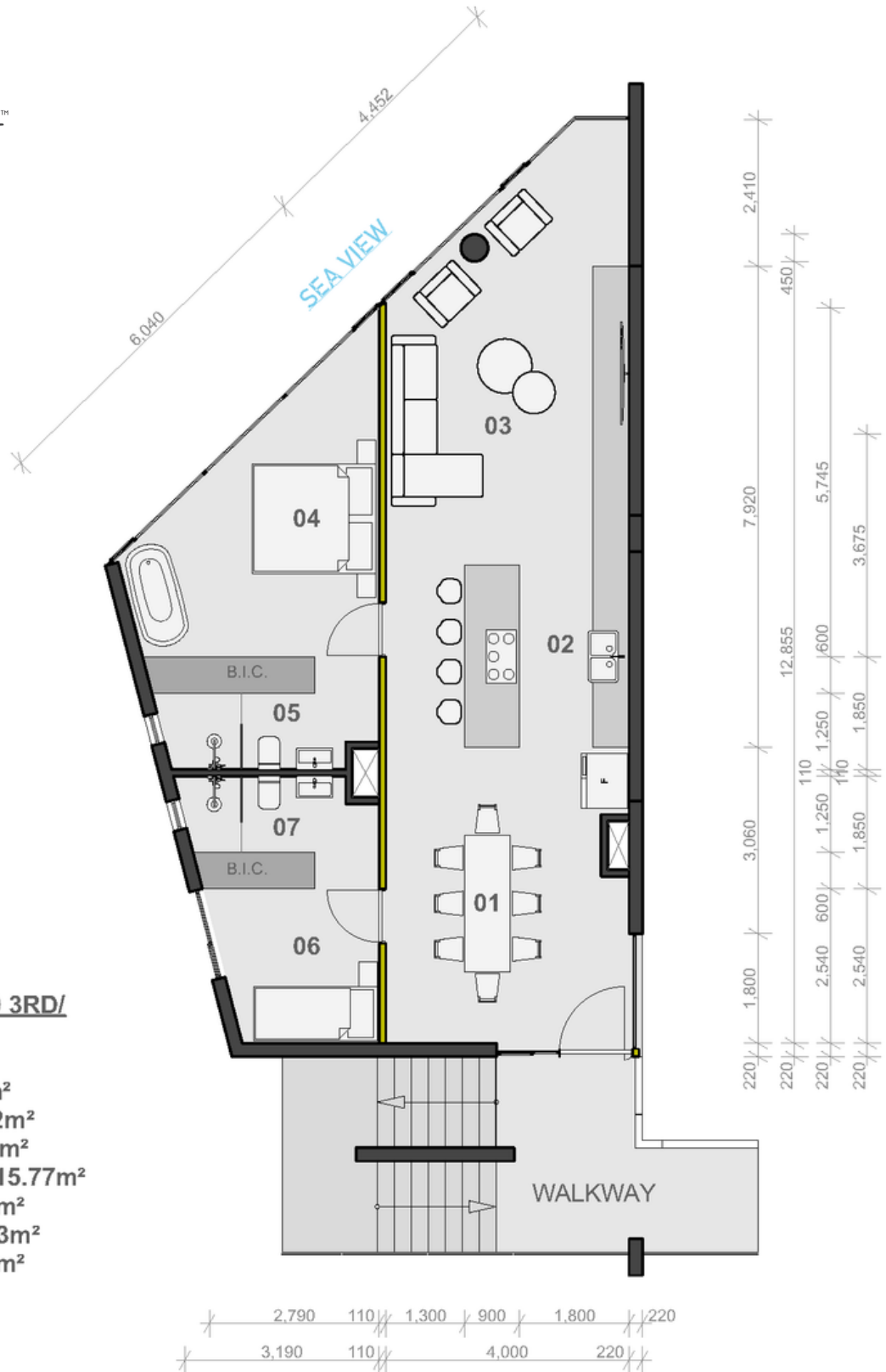
LEGEND:

- WOOD
- STRUCTURE

BLOCK A
**UNIT 1 FF/10 2ND/19 3RD/
27 4TH**

- 01 - DINING - 15.04m²
- 02 - KITCHEN - 17.22m²
- 03 - LOUNGE - 24.11m²
- 04 - MAIN BEDRM - 15.77m²
- 05 - EN SUITE - 4.22m²
- 06 - BEDROOM - 8.33m²
- 07 - EN SUITE - 3.78m²

TOTAL - 98.35m²



Spellbound Seaside Vistas

For nature enthusiasts and photographers, the Skeleton Coast is an unmissable adventure, and our resort is your gateway to this captivating landscape.

Take on the skies from our top floor luxury boutique apartments, that reveal the vastness of this untouched realm, offering breathtaking sea views that will leave you spellbound.

UNIT TYPE A PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
IT OFFERS A LEGACY FOR GENERATIONS TO COME.**

Conservative Projection	Average Projection	High Projection
35% Occupancy	60% Occupancy	80% Occupancy
8%	14%	19%
ROI calculated at N\$ 39,900 x 12	ROI calculated at N\$ 68,400 x 12	ROI calculated at N\$ 91,200 x 12
N\$ 39,900 income p/m N\$ 3,800 p/n @ 35% Occupancy	N\$ 68,400 income p/m N\$ 3,800 p/n @ 60% Occupancy	N\$ 91,200 income p/m N\$ 3,800 p/n @ 80% Occupancy
Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 11,970	Less 30% Management Fee – N\$ 20,520	Less 30% Management Fee – N\$ 27,360
NET Income N\$ 24,430	NET Income N\$ 44,380	NET Income N\$ 60,340
Annual ROI N\$ 293,160.00 (8%)	Annual ROI N\$ 532,560.00 (14%)	Annual ROI N\$ 724,080.00 (19%)

UNIT TYPE A – TOP FLOOR PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
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Conservative Projection	Average Projection	High Projection
35% Occupancy	60% Occupancy	80% Occupancy
8%	14%	19%
ROI calculated at N\$ 42,000 x 12	ROI calculated at N\$ 72,000 x 12	ROI calculated at N\$ 96,000 x 12
N\$ 39,900 income p/m N\$ 4,000 p/n @ 35% Occupancy	N\$ 68,400 income p/m N\$ 4,000 p/n @ 60% Occupancy	N\$ 91,200 income p/m N\$ 4,000 p/n @ 80% Occupancy
Less Expenses – N\$ 4,000	Less Expenses – N\$ 4,000	Less Expenses – N\$ 4,000
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 12,600	Less 30% Management Fee – N\$ 21,600	Less 30% Management Fee – N\$ 28,800
NET Income N\$ 25,400	NET Income N\$ 46,400	NET Income N\$ 63,200
Annual ROI N\$ 304,800.00 (8%)	Annual ROI N\$ 556,800.00 (14%)	Annual ROI N\$ 758,400.00 (19%)



UNIT TYPE B

Starting From
N\$ 3,74 m

TOP FLOOR – N\$ 3,91 m



UNIT TYPE B

LEGEND:

-  WOOD
-  STRUCTURE

BLOCK A

UNIT 2-8 FF/11-17 2ND/20-26 3RD/
29-35 4TH

- 01 - KITCHEN/DINING - 25.71m²
- 02 - LOUNGE - 20.03m²
- 03 - MAIN BEDRM - 17.35m²
- 04 - EN SUITE - 3.35m²
- 05 - BEDROOM - 11.40m²
- 06 - EN SUITE - 3.33m²
- 07 - BALCONY - 7.39m²

TOTAL - 96.91m²



An Oasis in the Wilderness

Immerse yourself in the heart of this pristine wilderness and explore remote areas teeming with unique flora, fauna, and landscapes.

This is a place where every moment is a work of art waiting to be captured.

UNIT TYPE B PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
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Conservative Projection	Average Projection	High Projection
35% Occupancy	60% Occupancy	80% Occupancy
8%	14%	19%
ROI calculated at N\$ 38,850 x 12	ROI calculated at N\$ 66,600 x 12	ROI calculated at N\$ 88,800 x 12
N\$ 38,850 income p/m N\$ 3,700 p/n @ 35% Occupancy	N\$ 66,000 income p/m N\$ 3,700 p/n @ 60% Occupancy	N\$ 47,000 income p/m N\$ 3,700 p/n @ 80% Occupancy
Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 11,655	Less 30% Management Fee – N\$ 19,980	Less 30% Management Fee – N\$ 26,640
NET Income N\$ 23,695	NET Income N\$ 43,120	NET Income N\$ 58,660
Annual ROI N\$ 284,340.00 (8%)	Annual ROI N\$ 517,440.00 (14%)	Annual ROI N\$ 703,920.00 (19%)

UNIT TYPE B – TOP FLOOR PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
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Conservative Projection	Average Projection	High Projection
35% Occupancy	60% Occupancy	80% Occupancy
8%	14%	19%
ROI calculated at N\$ 40,950 x 12	ROI calculated at N\$ 70,200 x 12	ROI calculated at N\$ 93,600 x 12
N\$ 40,950 income p/m N\$ 3,900 p/n @ 35% Occupancy	N\$ 70,200 income p/m N\$ 3,900 p/n @ 60% Occupancy	N\$ 93,600 income p/m N\$ 3,900 p/n @ 80% Occupancy
Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500	Less Expenses – N\$ 3,500
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 12,285	Less 30% Management Fee – N\$ 21,060	Less 30% Management Fee – N\$ 28,080
NET Income N\$ 25,165	NET Income N\$ 45,640	NET Income N\$ 62,020
Annual ROI N\$ 301,980.00 (8%)	Annual ROI N\$ 547,680.00 (14%)	Annual ROI N\$ 744,240.00 (19%)



UNIT TYPE C

Starting From

N\$ 4,70 m

TOP FLOOR – N\$ 5 m





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UNIT TYPE C

LEGEND:

- WOOD
- STRUCTURE

BLOCK A

UNIT 9 FF/18 2ND/27 3RD/
36 4TH

- 01 - KITCHEN/DINING - 21.68m²
- 02 - DINING - 12.33m²
- 03 - LOUNGE - 21.18m²
- 04 - MAIN BEDRM - 21.17m²
- 05 - EN SUITE - 4.22m²
- 06 - BEDROOM 2 - 12.28m²
- 07 - EN SUITE - 4.26m²
- 08 - STUDY - 7.30m²
- 09 - BALCONY - 7.39m²

TOTAL - 123.20m²



Discover Serenity in Swakopmund

Embrace the harmonious contrast of dunes and sea as Swakopmund nestles between the mighty Atlantic Ocean and the ethereal Namib Desert.

Here, you'll relish long sandy beaches, captivating sunsets, and the invigorating sea breeze.

Join us for an unforgettable seaside escape.

UNIT TYPE C PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
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Conservative Projection	Average Projection	High Projection
35% Occupancy	60% Occupancy	35% Occupancy
8%	14%	19%
ROI calculated at N\$ 49,350 x 12	ROI calculated at N\$ 84,600 x 12	ROI calculated at N\$ 112,800 x 12
N\$ 49,350 income p/m N\$ 4,700 p/n @ 35% Occupancy	N\$ 84,600 income p/m N\$ 4,700 p/n @ 60% Occupancy	N\$ 112,800 income p/m N\$ 4,700 p/n @ 80% Occupancy
Less Expenses – N\$ 4,500	Less Expenses – N\$ 4,500	Less Expenses – N\$ 4,500
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 14,805	Less 30% Management Fee – N\$ 25,380	Less 30% Management Fee – N\$ 33,840
NET Income N\$ 30,045	NET Income N\$ 54,720	NET Income N\$ 74,460
Annual ROI N\$ 360,540.00 (8%)	Annual ROI N\$ 656,640.00 (14%)	Annual ROI N\$ 893,520.00 (19%)

UNIT TYPE C – TOP FLOOR PROJECTED ROI



**THE WATERFRONT SQUARE OFFERS NOT JUST A HOME;
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Conservative Projection 35% Occupancy 8% ROI calculated at N\$ 52,500 x 12	Average Projection 60% Occupancy 14% ROI calculated at N\$ 90,000 x 12	High Projection 35% Occupancy 19% ROI calculated at N\$ 120,000 x 12
N\$ 52,500 income p/m N\$ 5,000 p/n @ 35% Occupancy	N\$ 90,000 income p/m N\$ 5,000 p/n @ 60% Occupancy	N\$ 120,000 income p/m N\$ 5,000 p/n @ 80% Occupancy
Less Expenses – N\$ 5,000	Less Expenses – N\$ 5,000	Less Expenses – N\$ 5,000
Body Corporate Water & Lights	Body Corporate Water & Lights	Body Corporate Water & Lights
Less 30% Management Fee – N\$ 15,750	Less 30% Management Fee – N\$ 27,000	Less 30% Management Fee – N\$ 36,000
NET Income N\$ 31,750	NET Income N\$ 58,000	NET Income N\$ 79,000
Annual ROI N\$ 381,000.00 (8%)	Annual ROI N\$ 696,000.00 (14%)	Annual ROI N\$ 948,000.00 (19%)



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Investing in Namibia

Robust Economy and Infrastructure

Namibia's economy has shown consistent growth over the years. Its strategic location, well-developed infrastructure, and access to regional markets make it an attractive hub for business. The country's ports, road networks, and communication systems are modern and efficient.

Political Stability and Investor-Friendly Policies

Namibia enjoys a stable political environment, actively welcoming foreign investment through policies like the Promotion of Investment Act, offering incentives and investor protection.

Investing in Namibia presents a multitude of opportunities across various sectors, all within the framework of a stable political environment and investor-friendly policies. Namibia offers a promising landscape for growth and success.

Namibia's natural beauty and cultural attractions continue to draw visitors from around the world. Serviced apartments in Namibia benefit from a consistent demand for accommodation, driven by tourists, business travellers, and expatriates.

Namibia's real estate market has shown consistent growth over the years. Investing in serviced apartments not only generates rental income but also has the potential for property appreciation, further enhancing your long-term ROI.

As the country continues to develop and expand its global ties, it's no wonder that more and more investors are turning their attention to this thriving African nation.



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INVESTING IN SWAKOPMUND, NAMIBIA'S COASTAL GEM, IS AN OPPORTUNITY LIKE NO OTHER.

Your extraordinary experience begins here, at our luxury beachfront resort on the captivating Skeleton Coast of Namibia.

Our luxury investment apartments offer a unique blend of exclusivity and potential, where the tranquil beauty of the ocean meets the promise of prosperous returns.

With this unparalleled investment, you're not just securing a piece of prime real estate; you're claiming a stake in the future of a destination where beauty and financial opportunity intertwine.

Make the wise choice today, and let Swakopmund's horizon be the backdrop for your prosperous tomorrow.





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