

STATE OF THE ART RETIREMENT FACILITY



NAMIBIA - FOR SALE





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PROPERTY OVERVIEW

LOCATION: 30km South of Windhoek, Namibia

ASKING PRICE: € 3 500 000

ERF SIZE: 8839 m²

BUILDINGS: 4235 m²

**including covered stoep areas*



Located on a beautiful Lifestyle & Golf Estate 30km from Windhoek, accessed from the B1 main road, the Care Centre offers an idyllic care free country lifestyle. Retire like on holiday in a luxurious and safe location surrounded by camel thorn trees and mountain views.

Omeya Golf & Residential Estate is spread across approximately 300 hectares of beautiful Namibian bush with camel thorn trees, surrounded by stately mountains. The Care Centre is a short drive from the main gate of the estate.

The ground floor consists of a reception area, spacious bedrooms, a conference room, additional guest toilets, heated indoor swimming pool, sauna, dining area, kitchen and laundry. The top floor, which can be accessed by stairs or a lift, was designed to be used as a Frail Care and Palliative Care facility with 8 frail care rooms, a pharmacy, doctor's rooms and treatment rooms. Also on the top floor is a gym, admin offices and a staff room.



LUXURY ROOMS & SUITES

The property has 38 spacious rooms suitable for assisted living - 36 luxury rooms and two suites. Each room has an air conditioning unit and underfloor heating. 21 of these rooms are beautifully furnished.

The rooms offer privacy and plenty of space to relax. 24 of the luxury rooms are located on the ground floor. Each room has its own en-suite bathroom with shower, basin and toilet. The kitchenette is equipped with a fridge, microwave, kettle and sink, ideal as a coffee station. The rooms also have a lounge area and built-in cupboards.

The rooms open up to a covered stoep. All rooms have big windows with views of the lush gardens and beautiful surroundings.



12 more luxury rooms are located on the top floor, with access to a covered balcony.

The two suites are also located on the top floor, each with 65m² of floor space. This spacious layout includes a lounge area, built-in cupboards, kitchenette and an en-suite bathroom with large shower, basin and toilet.

8 Specialised rooms, designed as frail care units, can also be found on the top floor. These rooms also have an en-suite bathroom with a big shower, toilet and basin, built-in cupboards and access to shared balconies.



ASSISTED LIVING, FRAIL CARE & PALLIATIVE UNIT

Assisted living is suited for those who are experiencing the physical changes associated with aging, for example hearing loss, vision impairment, mobility challenges, cognitive changes or due to conditions caused by arthritis, cancer, diabetes, heart problems, hip replacements, musculoskeletal disorders, stroke, Parkinson's disease, etc. The luxury units, as mentioned in the previous section, was designed for those who need access to housekeeping, nursing care and caretakers.

The frail care unit offers services for residents who are in need of daily assistance with activities such as eating, personal hygiene and moving about with support. A resident's health is constantly monitored and changes in condition can be responded to quickly and professionally. The 8 specialised rooms were designed with this in mind.





DOCTOR'S CONSULTING & TREATMENT ROOMS

Doctor's consulting rooms and treatment rooms are located on the first floor.

The City of Windhoek issued the facility with a Fitness Certificate as Private Hospital in January 2019.



PHARMACY

A pharmacy with storage and counter space is also located on the first floor.





RELAXATION AMENITIES

The property offers the following spaces for recreational activities:

- Heated indoor pool
- Sauna
- Gym
- Library





THE EATERY & KITCHEN

The spacious dining area has a welcoming atmosphere where residents can experience Namibian hospitality and enjoy a good meal. Several seating areas can accommodate residents seated at tables indoors or outside on the stoep, or gathered around the fireplace in the cozy lounge area. This space also includes ablutions, a reception, storerooms and an office area.

The kitchen area consists of a kitchen, office, prep-room, cold storage, freezer rooms as well as locker rooms. The space is fully equipped with industrial catering equipment, including a gas stove and industrial dishwasher. A small garden supplies the kitchen with fresh produce.



CLUB HOUSE & OUTDOOR ENTERTAINMENT

The property boasts several outdoor spaces where residents can enjoy the Namibian lifestyle and lovely weather. The clubhouse consists of a lounge area, bar area, office as well as ablutions. This cosy space has a warm, friendly atmosphere - the ideal place to gather for a refreshment and a game of Knobel. A big chess board and bowls green can provide hours of entertainment. The big shade trees offer plenty of spots to relax or to have a picnic. The Estate is safe to explore on foot or bicycle. Residents can view free roaming game while on a late afternoon walk.

Residents also have unrestricted access to play golf on the 18-hole Peter Matkovich signature designed golf course. The Care Centre and surrounds encourages a healthy lifestyle filled with adventure and experiences with nature on your doorstep.





Spend your days outside surrounded by nature and birdsong. Enjoy the abundance of sunny days Namibia has to offer in this idyllic location.

ADMINISTRATIVE AREAS

The property has all of the necessary rooms and equipment to run a Care Centre with frail care, including:

- Admin Offices
- Staff Room
- Laundry
- Sluice
- Store Rooms
- Additional guest toilets
- Safety equipment



OMEYA GOLF ESTATE & SURROUNDS

Omeya Golf & Residential Estate is conveniently located 30km from Windhoek, but far enough from the busy city life to offer residents a care free country lifestyle. Here you can really live, and live with peace of mind. The Estate offers residents countless ways to be more connected to loved ones and the nature around them. The idyllic landscape encourages a healthy lifestyle.

The estate is strewn with an array of the most magnificent camel thorn trees in every possible stage of life - a testimony to the lifestyle opportunities which Omeya offers to resident and home owners who also range in age from young families to pensioners. Tranquil savannahs surrounded by stately old mountains are the trademarks of this family estate.

“Omeya” means water in the local dialect of the Oshiwambo. One of the biggest aquifers (underground water supply) ever found in Namibia, supplies the property with abundant and plentiful water. Upon completion Omeya will consist of 384 residential plots, 14 townhouse developments, a retirement village with a frail care centre, a private school, a business village and an 18-hole Peter Matkovich signature designed golf course.



OTHER ACTIVITIES NEARBY:

- A round of golf on the magnificent Omeya Golf course
- Farm stall with various eats and treats located across the road.
- Strawberry and flower farm open for picking most Saturdays.
- Oanob dam
- Explore the city of Windhoek (30km)
- Various game lodges with game drives
- The Estate is located next to the B1 main road, which is on-route to Sossusvlei



BEAUTIFUL NAMIBIA

Namibia is known for sunny days all year round, magnificent natural landscapes and once-in-a-lifetime wildlife sightings. Being centrally located near Windhoek, this is the ideal base to explore from.

With a sophisticated infrastructure and a well developed economy, Namibia offers a wealth of business and property investment opportunities. The present return rate on investment in Africa is more than 30%, making the continent the fastest growing region in the developing world. Not only does Namibia enjoy one of Africa's most peaceful and politically stable environments, but also has the infrastructure to rival those of many developed countries.

What makes it more attractive is it's natural and diverse landscapes, moderate temperature and the fact that it is one of the most sparsely populated countries in the world, with an estimate population of 2,2 million people.

The country has an abundance of natural resources. The economy centers on agriculture (crops, stock farming and hunting), fishing and mining, which is Namibia's most important earner of foreign exchange. The rich fishing oceans place the country among the top ten nations in the international fishing industry while the mining and natural resources include, amongst others, world class diamonds and uranium, copper, lead, zinc, gold, semi-precious stones, industrial minerals, salt and fluorspar. The economic future of the country holds promise when considering the new Green Hydrogen project near Luderitz and the discovery of large oil reserves off Namibia's coast.

With Namibia being one of the most beautiful and safest countries in Africa to visit, tourism is also a rapidly growing sector - a major earner of foreign exchange, job and income generator for the nation. No wonder that so many foreigners fall in love with Namibia after their first visit to the country and then want to know how to invest in Namibia and obtain Foreign Investment Status. Indeed Namibia does offer excellent opportunities for investment across all these and other sectors. Most of the country's primary resources are exported, while almost all consumer goods are imported. Thus there is particular scope and advantages for investment in manufacturing for both local and international markets.

Few restrictions are being placed on the acquisition of landownership by foreigners. As long as a foreigner did not enter Namibia illegally, and his/her permit does not prohibit the acquisition of immovable property, he/she may certainly buy, own and sell real estate in Namibia. A new "Golden Visa" will soon be instated that will grant persons over 60 years of age that invest more than N\$3,5mil in the country, especially in real estate, permanent residence.





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