



The CentralTM
SUITES

MODERN HOTEL APARTMENTS FOR SALE

START FROM
N\$1,710,000.00

ROI OF 10% FROM 35% OCCUPANCY
ROI OF 15% FROM 50% OCCUPANCY
ROI OF 20% FROM 65% OCCUPANCY

SERVICED APARTMENTS

- Steady Monthly Returns
- Diversified Investment – Tourism and Property
- Professional Property Management
- Annual Asset Appreciation

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MORE INFO

ciske@hka.com.na
+264 81 681 7211

INTRODUCTION

Welcome to The Central Suites, a world-class hospitality and lifestyle development strategically positioned in the heart of Swakopmund, Namibia's premier coastal tourism and business destination.

Designed to become one of the city's most iconic buildings, The Central Suites will rise approximately 40 metres above the city skyline, offering unrivaled panoramic views of the Atlantic Ocean, the Swakop River, the Namib Desert dunes, and the vibrant city centre.

Combining luxury accommodation, exceptional amenities, professional hospitality management and sectional title ownership,

The Central Suites offers investors a unique opportunity to participate in one of Swakopmund's most exciting new developments while generating attractive rental returns and long-term capital growth.



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The Central Suites has been carefully designed to cater for a wide variety of guests and market segments, creating a resilient and diversified revenue model. The development will appeal to:

- International leisure travellers
- Corporate and business travellers
- Tour operators and group travel companies
- Conference and event delegates
- Self-catering holidaymakers
- Local weekend visitors and staycation guests
- Long-stay professionals and consultants

Its central location places guests within walking distance of restaurants, shopping, entertainment, beaches and business districts, making it one of the most desirable accommodation destinations in Swakopmund.

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FACILITIES

Owners and guests will enjoy access to a premium collection of facilities including:

- **Signature Rooftop Restaurant**

A spectacular rooftop dining venue offering breathtaking ocean, dune and city views.

- **Luxury Swimming Pools**

Designed for relaxation and leisure.

- **Wellness Spa**

Providing premium wellness and rejuvenation experiences.

- **Fully Equipped Gymnasium**

Modern fitness facilities for residents and guests.

- **Concierge Services**

Professional hospitality support and guest services.



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ACCOMMODATION OFFERING



EXECUTIVE SUITES

Premium accommodation tailored for corporate travellers and professionals.

STANDARD SUITES

Elegant hospitality accommodation ideal for both leisure and business guests.

FAMILY SUITES

Spacious units designed for families and longer stays.



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PROFESSIONAL HOSPITALITY MANAGEMENT

The Central Suites will be professionally managed by Perfectstay Holiday Rentals, one of Namibia's leading hospitality management companies.

Services include:

- Reservations Management
- Revenue Optimization
- Digital Marketing
- Distribution Management
- Guest Communication
- Housekeeping Coordination
- Linen Management
- Property Maintenance
- Inventory Replacement
- Financial Reporting

This provides owners with a completely passive investment while maximizing revenue opportunities.



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FLOOR 2 - CORNER UNIT
N\$2,750,000.00

FLOOR 3 - CORNER UNIT
N\$2,760,000.00

FLOOR 4 - CORNER UNIT
N\$2,780,000.00

FLOOR 5 - CORNER UNIT
N\$2,795,000.00

FLOOR 6 - CORNER UNIT
N\$2,810,000.00

FLOOR 7 - CORNER UNIT
N\$2,830,000.00

FLOOR 8 - CORNER UNIT
N\$2,840,000.00

FLOOR 9 - CORNER UNIT
N\$2,860,000.00

TOP FLOOR - CORNER UNIT
N\$2,880,000.00

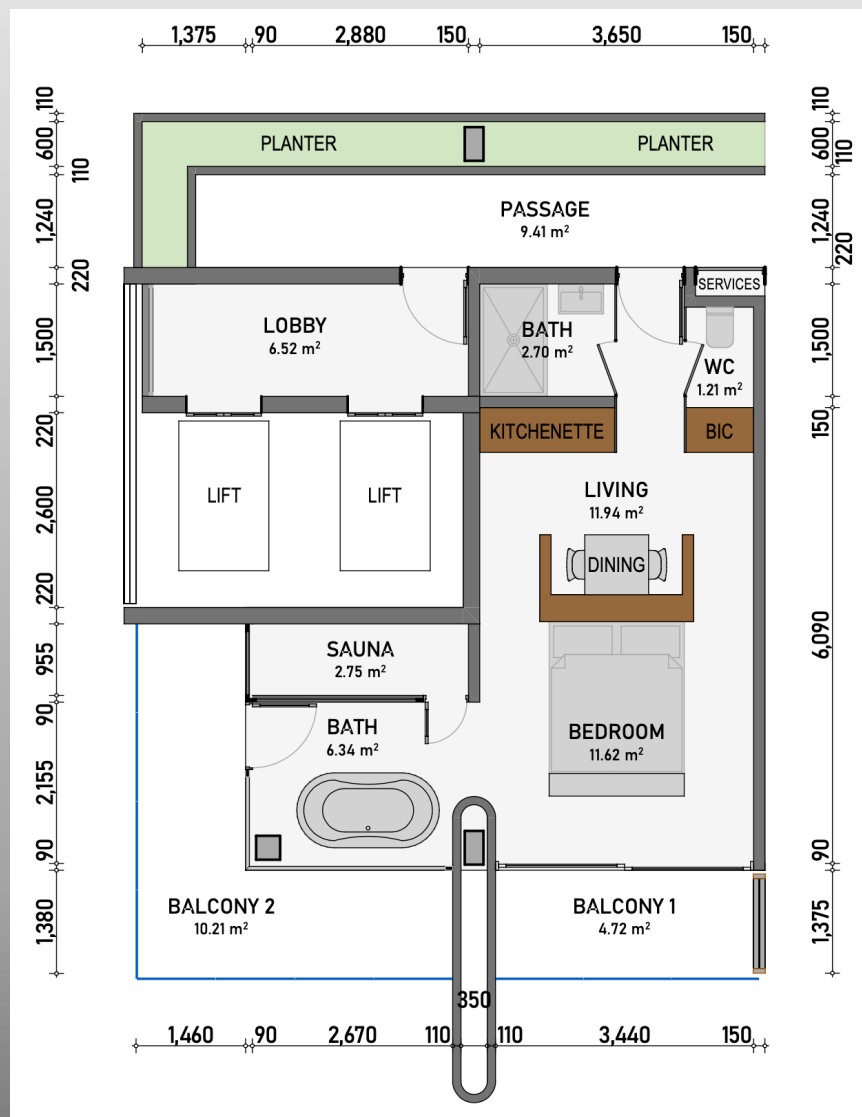
TRANSFER AND AGENT FEES INCLUDED



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NORTH WEST UNIT: TYPE A EXECUTIVE SUITE



56.28 SQM INCLUSIVE OF BALCONY

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+264 81 681 7211

FLOOR 2

N\$1,710,000.00

FLOOR 3

N\$1,720,000.00

FLOOR 4

N\$1,730,000.00

FLOOR 5

N\$1,740,000.00

FLOOR 6

N\$1,750,000.00

FLOOR 7

N\$1,760,000.00

FLOOR 8

N\$1,770,000.00

FLOOR 9

N\$1,780,000.00

TOP FLOOR

N\$1,790,000.00

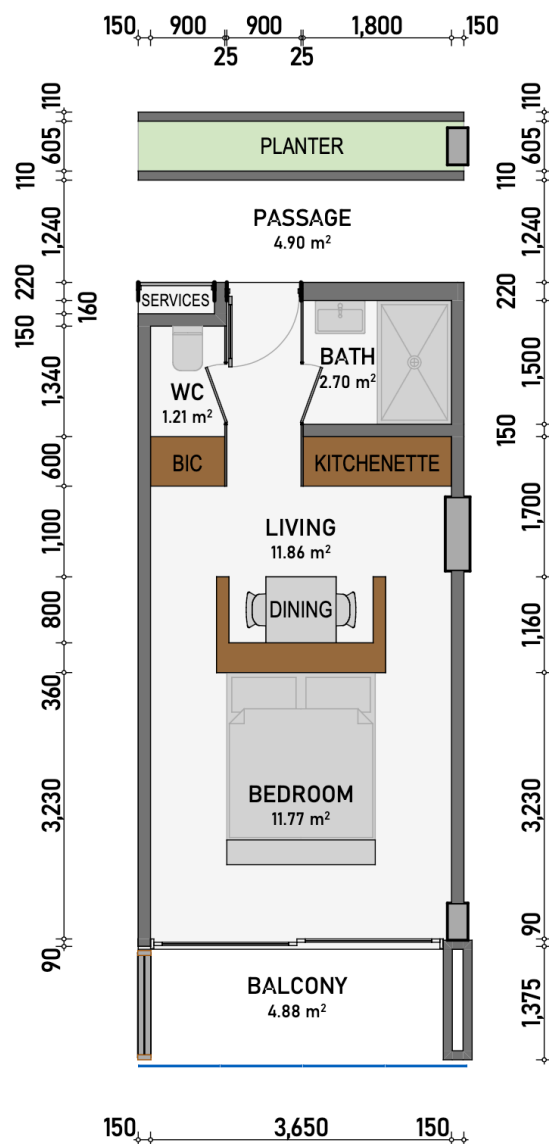
TRANSFER AND AGENT FEES INCLUDED



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STANDARD UNIT: TYPE B STANDARD SUITE



35.08 SQM INCLUSIVE OF BALCONY

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FLOOR 2 - CORNER UNIT
N\$3,720,000.00

FLOOR 3 - CORNER UNIT
N\$3,740,000.00

FLOOR 4 - CORNER UNIT
N\$3,760,000.00

FLOOR 5 - CORNER UNIT
N\$3,790,000.00

FLOOR 6 - CORNER UNIT
N\$3,810,000.00

FLOOR 7 - CORNER UNIT
N\$3,830,000.00

FLOOR 8 - CORNER UNIT
N\$3,850,000.00

FLOOR 9 - CORNER UNIT
N\$3,870,000.00

TOP FLOOR - CORNER UNIT
N\$3,900,000.00

TRANSFER AND AGENT FEES INCLUDED



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SOUTH WEST UNIT: TYPE C FAMILY SUITE



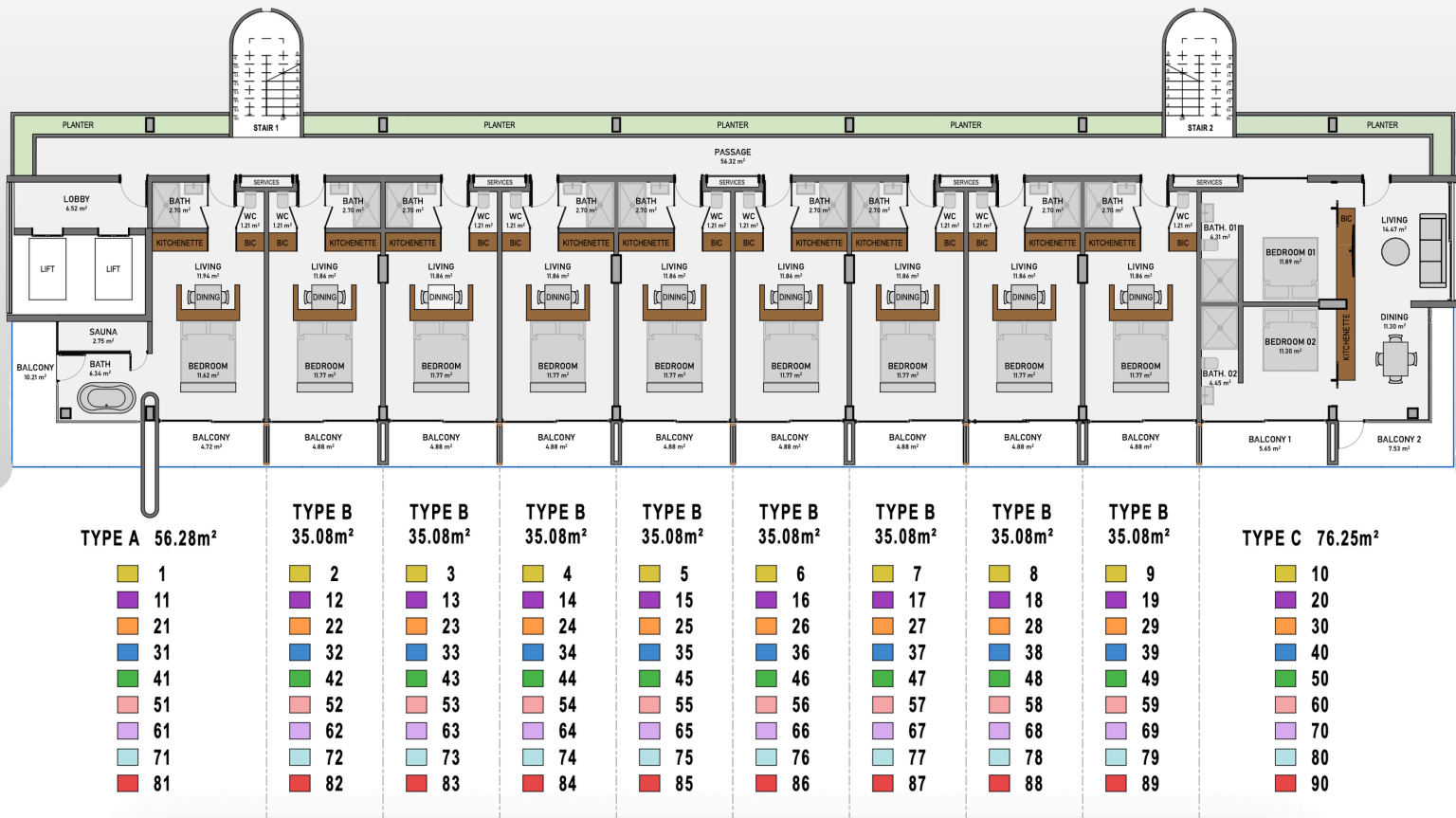
76.25 SQM INCLUSIVE OF BALCONY

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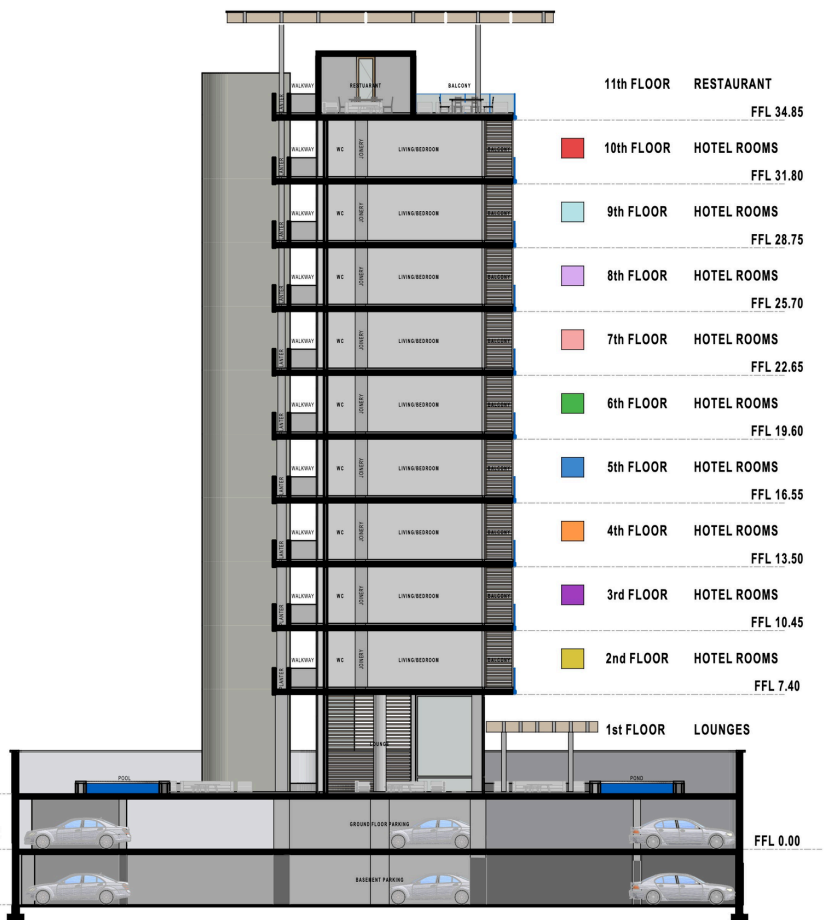
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FLOOR PLAN:



GROUND FLOOR
FOYER/PARKING GARAGE
BASEMENT FLOOR
PARKING GARAGE



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ELEMENTS / FINISHES

High-grade white hotel-type linen:

Crisp, premium bedding and towels provide the ultimate in comfort and hotel-standard luxury, ensuring every stay feels indulgent and fresh.

Bamboo flooring:

Warm, sustainable bamboo floors bring a soft, natural texture underfoot while offering durability and a light, contemporary coastal feel.

Off-shutter concrete:

Exposed, raw concrete walls and features deliver a bold, architectural character with beautiful textural depth and a modern industrial edge.

Bamboo cladding:

Elegant bamboo wall cladding adds warmth, tactility, and a strong connection to natural materials, softening the space while reinforcing the coastal theme.

Glass balustrades:

Floor-to-ceiling glass balustrades on balconies and staircases maximise unobstructed views and allow natural light to flood throughout the suites.

Black Powder coated Aluminium accents:

Clean, high-quality elements provide a sleek, timeless contrast and exceptional durability in the harsh coastal environment.

Hotel Grade Appliances:

All appliances, furniture and loose items included to the standard of a 3 star hotel/ lodge facility.

These very natural elements — predominantly bamboo, raw concrete, glass, and black aluminium — create a serene, harmonious palette inspired by the ocean, sand, and Namibian landscape. The result is a calming, luxurious environment that feels open, airy, and deeply connected to its breathtaking beachfront location.



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SUITES

LOCATION:

22°40'21.64"S 14°31'44.23"E

KRAAL STREET SWAKOPMUND

 **800M**
FROM THE MOLE BEACH

 **400M**
FROM THE CLOSEST CONVIENCE SHOP

 **700M**
FROM CENTRE TOWN



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	STANDARD UNIT		SQUARES	PER SQUARE														
LEVIES	4,700.00	35.08	133.98															
	UNIT PRICE	UNIT NR	UNIT PRICE	SIZE	OCCUPANCY FACTOR	35%	30%	133.98	ROOMS	12		INITIAL PURCHASE PRICE	INCOME PER ANNUM	ANNUAL ROI				
FIRST FLOOR						30												
1	TYPE A	01	2,750,000.00	56.08	3,225.00	33,862.50	10,158.75	7,513.57	16,190.18	194,282.17	7%	1.48%		267,415.49	9.72%		22,284.62	
2	TYPE B - STANDARD	02	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	11%	0.92%	166,283.81	9.72%			13,856.98	
3	TYPE B - STANDARD	03	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
4	TYPE B - STANDARD	04	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
5	TYPE B - STANDARD	05	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
6	TYPE B - STANDARD	06	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
7	TYPE B - STANDARD	07	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
8	TYPE B - STANDARD	08	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
9	TYPE B - STANDARD	09	1,710,000.00	35.08	2,625.00	27,562.50	8,268.75	4,700.00	14,593.75	175,125.00	10%	0.92%	166,283.81	9.72%			13,856.98	
10	TYPE C	10	3,720,000.00	76.25	3,725.00	39,112.50	11,733.75	10,215.94	17,162.81	205,953.78	6%	2.00%	361,740.23	9.72%			30,145.02	
SECOND FLOOR																		
11	TYPE A	11	2,760,000.00	56.08	3,325.00	34,912.50	10,473.75	7,513.57	16,925.18	203,102.17	7%	1.49%		268,387.91	9.72%		22,365.66	
12	TYPE B - STANDARD	12	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
13	TYPE B - STANDARD	13	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
14	TYPE B - STANDARD	14	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
15	TYPE B - STANDARD	15	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
16	TYPE B - STANDARD	16	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
17	TYPE B - STANDARD	17	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
18	TYPE B - STANDARD	18	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
19	TYPE B - STANDARD	19	1,720,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	167,256.23	9.72%			13,938.02	
20	TYPE C	20	3,740,000.00	76.25	3,825.00	40,162.50	12,048.75	10,215.94	17,897.81	214,773.78	6%	2.02%	363,685.07	9.72%			30,307.09	
THIRD FLOOR																		
21	TYPE A	21	2,780,000.00	56.08	3,325.00	34,912.50	10,473.75	7,513.57	16,925.18	203,102.17	7%	1.50%		270,332.75	9.72%		22,527.73	
22	TYPE B - STANDARD	22	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
23	TYPE B - STANDARD	23	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
24	TYPE B - STANDARD	24	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
25	TYPE B - STANDARD	25	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
26	TYPE B - STANDARD	26	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
27	TYPE B - STANDARD	27	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
28	TYPE B - STANDARD	28	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
29	TYPE B - STANDARD	29	1,730,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.93%	168,228.65	9.72%			14,019.05	
30	TYPE C	30	3,760,000.00	76.25	3,825.00	40,162.50	12,048.75	10,215.94	17,897.81	214,773.78	6%	2.03%	365,629.91	9.72%			30,469.16	
FOURTH FLOOR																		
31	TYPE A	31	2,795,000.00	56.08	3,325.00	34,912.50	10,473.75	7,513.57	16,925.18	203,102.17	7%	1.51%		271,791.38	9.72%		22,649.28	
32	TYPE B - STANDARD	32	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
33	TYPE B - STANDARD	33	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
34	TYPE B - STANDARD	34	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
35	TYPE B - STANDARD	35	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
36	TYPE B - STANDARD	36	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
37	TYPE B - STANDARD	37	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
38	TYPE B - STANDARD	38	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
39	TYPE B - STANDARD	39	1,740,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	169,201.07	9.72%			14,100.09	
40	TYPE C	40	3,790,000.00	76.25	3,825.00	40,162.50	12,048.75	10,215.94	17,897.81	214,773.78	6%	2.04%	368,547.17	9.72%			30,712.26	
FIFTH FLOOR																		
41	TYPE A	41	2,810,000.00	56.08	3,325.00	34,912.50	10,473.75	7,513.57	16,925.18	203,102.17	7%	1.51%		273,250.01	9.72%		22,770.83	
42	TYPE B - STANDARD	42	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
43	TYPE B - STANDARD	43	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
44	TYPE B - STANDARD	44	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
45	TYPE B - STANDARD	45	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
46	TYPE B - STANDARD	46	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
47	TYPE B - STANDARD	47	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
48	TYPE B - STANDARD	48	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
49	TYPE B - STANDARD	49	1,750,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	11%	0.94%	170,173.49	9.72%			14,181.12	
50	TYPE C	50	3,810,000.00	76.25	3,825.00	40,162.50	12,048.75	10,215.94	17,897.81	214,773.78	6%	2.05%	370,492.01	9.72%			30,874.33	
SIXTH FLOOR																		
51	TYPE A	51	2,830,000.00	56.08	3,325.00	34,912.50	10,473.75	7,513.57	16,925.18	203,102.17	7%	1.52%		275,194.85	9.72%		22,932.90	
52	TYPE B - STANDARD	52	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,262.16	
53	TYPE B - STANDARD	53	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,262.16	
54	TYPE B - STANDARD	54	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,262.16	
55	TYPE B - STANDARD	55	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,262.16	
56	TYPE B - STANDARD	56	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,262.16	
57	TYPE B - STANDARD	57	1,760,000.00	35.08	2,725.00	28,612.50	8,583.75	4,700.00	15,328.75	183,945.00	10%	0.95%	171,145.91	9.72%			14,2	