



Stunning Estate for Sale in Henties Bay Namibia



Info Agente

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Property Type:	Apartments
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Detalles del anuncio

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Descripción:	Stunning Estate for Sale in Henties Bay Namibia

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Erf 2755, Sunbay. Corner of Sir Charles Elliot and Karimona Street
Henties Bay
Erongo Region
9000
Namibia

Discover Sunbay in Henties Bay, Namibia

An exclusive coastal gateway combining a premium African lifestyle with a high-yielding global investment, owning this home isn't just a property investment—it's a gateway to Namibia's ultimate coastal lifestyle. Nestled where the towering dunes of the world's oldest desert meet the roaring Atlantic Ocean, this property serves as the ultimate basecamp for international investors and adventure seekers alike.



Gateway to Adventure and Eco-Tourism

The estate offers seamless access to Namibia's most iconic natural wonders. It sits right on the doorstep of the wild Skeleton Coast, while providing effortless weekend travel to the big-game watering holes of Etosha National Park, the massive red dunes of Sossusvlei, and the ancient rock art of Damaraland.

Positioned in a Booming Micro-Market

Positioned in the booming Erongo region—Namibia's fastest-growing coastal wealth micro-market—this property delivers exceptional capital appreciation. Driven by massive global investments in green energy, oil, and gas, the area attracts a steady influx of international corporate executives, diplomats, and luxury travelers.

Lucrative Investment Potential

This turnkey asset is perfectly optimized as a lucrative holiday rental or Airbnb, successfully capturing the high-budget international self-drive safari and angling markets. Located in a pristine, safe neighborhood, residents enjoy a refreshing coastal microclimate, world-class shore angling, and close-up marine safari encounters with dolphins and whales off Pelican Point.

Unmatched Lifestyle and Financial Value

Whether you are searching for a secure multi-generational family retreat, a peaceful retirement haven, or a resilient, high-yield luxury rental asset, this Sunbay home delivers unmatched location and financial value. Secure your piece of Namibia's multi-million dollar eco-tourism boom. This property is your gateway to the best the continent has to offer.

Strategic Location and Regional Proximity

- * Walvis Bay International Airport (WVB): 110 km (68 miles)
- * Hosea Kutako International Airport (WDH): 413 km (256 miles)
- * Golf Course Henties Bay: 5.7 km (3.5 miles)
- * Rossmund Golf Course (Swakopmund): 71 km (44 miles) — Premier golf course in Swakopmund, famous for being one of only a few fully grassed desert golf courses in the world, often featuring wild springbok roaming the fairways.

The Ultimate Atlantic Enclave | Sunbay, Henties Bay, Namibia

Property Executive Summary

- * Property Type: Turnkey Luxury Estate, Income-Generating Boutique Guesthouse, or Corporate Syndicate Angling Headquarters
- * Location: Sunbay, Henties Bay, Erongo Region, Namibia (2 Blocks / 3-Min Walk to the Atlantic Coast)
- * Erf / Plot Size: 890 m²
- * Total Under Roof: 506 m² (plus 50 m² elevated viewing decks)



* Price & Inclusions: Premium Turnkey Estate (Sold Lock-Stock-and-Barrel / Fully Furnished)

Investment Highlights & Global Advantages

- * **0% Capital Gains Tax:** Positioned in Namibia's tax-friendly jurisdiction, international buyers enjoy zero capital gains tax on residential property sales, allowing you to retain 100% of your investment growth.
- * **Unprecedented Dollar Strength:** Capitalize on the exceptionally strong US Dollar (USD) against the local pegged currency (NAD/ZAR). Your investment capital stretches multi-folds further in this booming coastal market.
- * **Proximity to the Energy Boom:** Located just north of the hyper-growth Walvis Bay maritime and logistics energy corridor, this estate is perfectly positioned to capture premium corporate accommodation leases for international engineering and executive teams.
- * **High-Yield Tourism & Airbnb Potential:** Fully configured to launch immediately as an elite boutique guesthouse. Henties Bay is world-renowned for its deep-sea angling tourism, and this asset features the highest-spec short-term holiday infrastructure on the Erongo coast.

Property Overview & Architectural Innovations

Discover an unparalleled coastal sanctuary masterfully engineered for absolute privacy, luxury living, and turn-key hospitality. Functioning seamlessly as a grand multi-generational family compound, an executive corporate syndicate retreat, or a lucrative short-term rental business, this 506 m2 architectural masterpiece is offered completely furnished and equipped.

The Micro-Climate Innovation (A Coastal Rarity)

The Erongo coastline is famous for its bracing Atlantic breezes. This estate features a monumental, engineered 4.5-meter boundary wall encircling the entire 890 m2 property. This structural asset completely deflects the ocean wind, trapping the African sunlight to create a warm, windless micro-climate courtyard. Here, a lush garden, herb zones, and a fruit orchard thrive—a feat virtually impossible elsewhere on the exposed coast. It provides absolute visual privacy for guests and unmatched lock-up-and-go security for international owners.

Detailed Architectural Breakdown

1. Main Residence (195 m2)

A sophisticated, open-plan master home finished with timeless white plaster, warm wood-finish windows, and premium tiled floors.

- * **Master Suite:** King-size layout with a dedicated walk-in closet room and a luxury en-suite bathroom.
- * **Gourmet Kitchen & Living:** Expansive open-plan lounge with an atmospheric built-in fireplace. The raised chef's kitchen features a massive social island, integrated power, gas stove, and a deep walk-in pantry.
- * **Executive Infrastructure:** Private study with custom cabinetry and executive desk. Includes an ultra-



secure walk-in safe room equipped with specialized ammunition reloading shelves.

* Subterranean Bunkers: A rare coastal engineering feat. Two separate concrete-engineered basements house a custom wine cellar (with authentic barrels and racks) and a separate heavy-duty bulk storage bunker.

* Mezzanine Fitness Deck: A striking spiral staircase leads to an upper home gym space, opening directly onto an elevated 50 m2 viewing deck with sunbeds for ocean-air relaxation.

2. Premium Hospitality Flatlets (156 m2 Total)

Three fully independent, high-end self-catering units offer immediate capacity for premium B&B operations or independent guest stays.

* Flat 1 (50 m2): Master bedroom, en-suite bathroom, custom kitchen island, open lounge, and integrated office workspace.

* Flat 2 (50 m2): Master bedroom, en-suite bathroom, custom breakfast bar, and open-plan living layout.

* Flat 3 (56 m2): Master bedroom, en-suite bathroom, spacious kitchen, private workspace, and an independent staircase leading to the elevated walking deck.

World-Class Entertainment & Sport-Fishing Utilities

* The Ultimate Barbecue Pavilion (34 m2): A rustic slate-floored indoor entertainment hall designed for year-round hosting. Features a massive 8-seater sleeper-wood dining set, indoor braai (BBQ), integrated smoker, gas griller, authentic built-in Pizza oven, traditional Dover wood-burning stove, and a specialized biltong drying cabinet.

* Deep-Sea Angling Garages (87 m2 Total): Garage 1 (56 m2) and Garage 2 (31 m2) are automated, extra-length facilities built to house large marine craft and 4x4s. They come equipped with heavy-duty workbenches, tool-hanging boards, a workshop room, and integrated fishing rod racks.

* Commercial Freezer Room (4 m2): A dedicated cold-storage facility built to preserve major deep-sea catches, complete with double freezers and commercial cooler chests.

* Estate Systems: A dedicated laundry facility (4 m2), external guest bathroom, and an industrial-grade pressurized water pump system ensuring flawless, simultaneous water pressure across all 4 kitchens and 5 bathrooms.

* Fortress-Grade Security: Full digital CCTV camera network, automated security lighting, reinforced security gates, and an automated primary entrance gate.

100% Turnkey Inventory Included

The estate is sold lock-stock-and-barrel. Your investment includes:

* Furnishings: Premium leather lounges, a unique custom Mokorro couch, island seating, executive office furniture, and four premium mattress sets.

* Appliances: 4 Microwaves, 3 electric stoves, 1 grand gas range, 4 refrigerator/freezers, 2 deep freezers, a dishwasher, washer, and tumble dryer.

* Leisure: Complete home fitness gym equipment, a 72cm Smart TV with integrated soundbar, premium custom window blinds, and tailored architectural lighting shades.



* Angling & Outdoor Gear: 3 Premium deep-sea fishing rods with high-end matching reels, an extensive specialized tackle inventory, and dual commercial gas canisters.

ABOUT THE AREA

Henties Bay, often referred to simply as 'Henties,' is a tranquil coastal town located in the Erongo Region along the western edge of Namibia. Perched on the starkly beautiful Skeleton Coast, the town is renowned for its laid-back lifestyle, wide open beaches, and dramatic natural scenery where the Namib Desert directly meets the Atlantic Ocean. Initially established as a modest holiday retreat, it has evolved into a favored retirement town and a popular weekend getaway for inland locals escaping the desert heat.

The town's identity is deeply rooted in angling, earning it a reputation as one of Southern Africa's premier recreational fishing destinations. Anglers flock to its sandy shores year-round to target prized local species such as kabeljou, steenbras, and galjoen. Beyond fishing, Henties Bay serves as a gateway for adventurers exploring the rugged Skeleton Coast National Park or embarking on 4x4 off-road excursions through the surrounding sand dunes and dry riverbeds.

Despite its quiet, slow-paced atmosphere, Henties Bay offers a welcoming community with essential amenities, including cozy seaside guesthouses, local cafes, and traditional seafood restaurants. Visitors can enjoy dramatic ocean views, explore nearby historical shipwrecks, or take a short drive north to visit the famous seal colony at Cape Cross, home to tens of thousands of Cape fur seals.

MAiN FEATURES:

- * 556m2 of living space
- * 890m2 plot
- * 4 Bedrooms
- * 5 Bathrooms
- * Stunning Views
- * Private Parking
- * Private Garden
- * Close to essential amenities such as supermarkets and pharmacies
- * Close to many excellent bars and restaurants
- * Great base from which to discover other fantastic areas of Namibia
- * Many excellent sports facilities, walking and cycling areas nearby
- * Rental Potential through Airbnb and Booking.com

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Común

Dormitorios:	4
Baños:	5
Pies cuadrados terminados:	556 m2
Tamaño del lote:	890 m2



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