

## Architectural Gem

Price: 11000000 N\$

City: 13001 Swakopmund Namibia

### Description:

Architectural gem of elegant sophistication. Light filled, contemporary double volume, with cottage appeal. Riverside location, with grand views of dunes.

This propertie features the following:

### Main dwelling house:

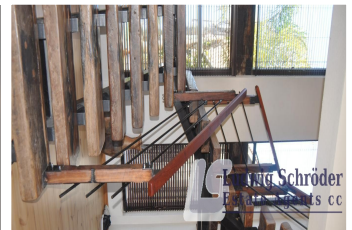
#### Ground Floor:

- Hall, open plan kitchen, dining and lounge.
- The kitchen is fitted with kitchen units with solid timber fronts, prep. island, double oven, ceramic hob & extractor.
- Pantry and scullery/laundry room.
- Stairwell, passage.
- Guest WC.
- The dining area is double volume. Dining & lounge areas separated by a double-sided fireplace.

#### 1st Floor:

- 2 bedrooms, each with dressing area, en-s. bathroom (bath, shower, double basin & sep.WC)
- Stairwell, study/office nook, passage.
- Outside terrace, a sheltered viewpoint.
- The levels are separated by a timber deck on timber trusses. Bedroom partition walls of timber and glass.
- Visual transparency through extensive glazing to South and North.
- Quality sanitary fittings.
- BIC with solid timber fronts fitted in dressing areas and passage. Staircase of steel frame & sleeper wood treads.

### Garden cottage



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- Open plan kitchen/dining
  - 1 bedroom, en-s. shower & WC.
  - BIC.
  - Stairwell.
  - Outside hobby r./office.
  - Open plan bedroom / living area.

**Additional features:**

- BBQ room, part half-timbered walls, built-in BBQ, tiled work-tops & basin, seating & bar.
- Authentic, vaulted wine cellar. Clay brick interior cladding on sides, columns & vault soffit.
- Double garage & hobby area, doors motorized.
- Loft storage on timber deck above garage.
- Attractive sculpted courtyard garden with rockeries.  
Alarm system, with cameras (8 units), motion detectors, intercom, electronic gate opener.

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Agent name: Ludwig Schröder Estate Agents CC

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Listing type: For Sale

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Bathrooms: 3

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Bedrooms: 4

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Listing status: Active

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Property type: House

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Erf Size: 921

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House Size: 321

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Garages: 2

Exterior: 1 Bedroom Flat/1 Schlafzimmer  
Wohnung, Garage, Garden/Garten, Yard/Hof  
Interior: Bar Area/Bar Platz, Braai Area/Grill  
Platz, Dining area / Esszimmer,  
Laundry/Waschzimmer  
Specific: Guest Toilet/Gästetoilette, Modern,

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Office/Büro, Open design/ Offenes Design,  
Scullery/ Spülküche

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