



WOODLANDS
@ HERBOTH'S

*Development
Overview &*

Feasibility Rationale



www.herboths.com

1 • *Introduction*

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Woodlands @ Herboths represents a premium, nature-oriented residential estate strategically positioned within the Herboths area, east of Windhoek, along the rapidly developing corridor to Hosea Kutako International Airport.

This limited-release development of 31 multi-hectare erven (3 - 8 ha) answers proven market demand for secure, self-sufficient country living with full urban convenience - demand evidenced by the complete sell-out of neighbouring estates and ongoing scarcity of appropriately scaled, serviced plots in the region.

31

erven ranging between
3 HA AND 8 HA

The estate offers a rare combination of exclusivity, sustainability and accessibility, positioned to capture the demand for secure country living within close proximity to the capital. With NamWater-secured bulk water supply (9 500 m³/month), mandated 100% solar energy, individual sewerage systems, and direct access via the upgraded Dr Hage Geingob freeway (B6), Woodlands delivers infrastructure certainty and off-grid resilience that comparable developments cannot match. Governed by a compulsory Homeowners Association (HOA) and designed as a gated wildlife estate with conservation

corridors, the development preserves natural character while ensuring long-term value protection through architectural controls and professional estate management.

The project comprises 31 erven ranging between 3 ha and 8 ha, collectively spanning approximately 160 ha of freehold land. Each erf provides expansive privacy and panoramic views of the surrounding hills and bushveld, with the estate's layout designed to preserve the natural topography and ecological character of the area.

2 • *Development Concept*

Woodlands @ Herboths will be developed as a self-sufficient, low-density eco-estate. The key infrastructure components are designed for long-term sustainability:

- **Electricity:** 100% solar generation through owner-installed, developer contributed rooftop systems, with estate-level energy management provisions.
- **Water Supply:** Approved bulk supply approval of 9 500 m³ per month from NamWater, ensuring sufficient potable water capacity for all 31 erven and associated domestic uses.
- **Sewerage:** Individual on-site sewerage solutions for each erf, with modern, environmentally compliant systems minimizing groundwater impact.
- **Roads & Access:** Internal paved roads will link directly to the upgraded B6 highway now known as the Dr Hage Geingob freeway, which is being dual carried between the Windhoek and Hosea Kutako international Airport, significantly improving accessibility and land value.



- **Homeowners Association (HOA):** A formal HOA will be established to manage and maintain all common infrastructure, internal roads, and conservation areas within the estate. The HOA will also be responsible for enforcing architectural guidelines, security standards, and environmental management policies to preserve the estate's long-term value and character. Membership will be compulsory for all property owners, ensuring sustainable governance, collective upkeep, and uniform service delivery across the development.
- **Wildlife Estate:** Woodlands @ Herboths will provide residents with a fully gated nature estate experience, featuring free-roaming wildlife within a secure, managed environment. The estate's layout integrates open green corridors and conservation zones that preserve the natural bush and animal habitats, allowing residents to enjoy a private, wilderness-inspired lifestyle while remaining minutes from Windhoek.



3. *Buyer Rationale*

TRUE INDEPENDENCE & PEACE OF MIND

Woodlands offers buyers something increasingly rare in Namibia: complete control over your own utilities.

With 100% solar energy, a secured NamWater allocation, and independent sewerage systems, residents are free from:

- Load-shedding
- Municipal disruptions
- Water cut-offs
- Rising grid tariffs

This means predictable living costs, no monthly shocks, and uninterrupted comfort — a huge lifestyle advantage.

MOVE-IN READY LIFESTYLE PLOTS — NO WAITING ON THE CITY

All erven are immediately developable. Buyers don't need to wait for municipal services or future infrastructure plans.

You can:

- Start building sooner
- Budget with confidence
- Avoid multi-year service delays

It's a hassle-free route to owning and developing a premium country home.

A LOCATION THAT IS GROWING EVERY YEAR

The east-Windhoek corridor is one of the capital's fastest evolving areas, thanks to:

- The upgraded Dr Hage Geingob freeway
- Proximity to Hosea Kutako International Airport
- Increasing demand for secure lifestyle estates

Buying now places you inside a growing, premium neighbourhood where values have historically strengthened over time.

PROVEN LIFESTYLE DEMAND IN THE SAME AREA

Herboths Blick - right next door - sold out completely.

This tells buyers two important things:

- People want this lifestyle.
- Estates in this corridor have a track record of real demand and value retention.

Woodlands builds on that success, offering larger erven, more privacy, enhanced wildlife integration, and a stronger sustainability focus.

SCARCITY CREATES LONG-TERM VALUE

Large, serviced erven of 3 - 8 hectares near Windhoek are almost impossible to find.

Most properties of this scale:

- Lack services
- Are not inside secure estates
- Do not have HOAs

Woodlands gives you the land size of a farm, the convenience of the city, and the security of a lifestyle estate - a combination that holds value exceptionally well.

SPACE, NATURE & FREEDOM - 20 MINUTES FROM THE CITY

Buyers often struggle to balance privacy and convenience. Woodlands solves that.



You get:

- Expansive views
- Private natural surroundings
- A gated community with wildlife
- Quick access to Windhoek and Hosea Kutako international Airport

It's country living without sacrificing your daily routine.

A COMMUNITY DESIGNED TO PROTECT YOUR PROPERTY VALUE

The compulsory HOA ensures the estate remains beautifully maintained, secure, and architecturally cohesive.

For buyers, this means:

- Your investment is protected
- The neighbourhood stays premium
- No unsightly or inappropriate developments
- Predictable standards across the estate

Your home won't be affected by poor decisions from neighbours - a major advantage compared to ordinary plots.

A LIFESTYLE THAT SELLS ITSELF

Buyers are increasingly choosing estates that offer:

- Larger open spaces
- Nature and wildlife
- Low-density living
- Off-grid convenience
- Family-friendly security

Woodlands meets all of these perfectly, making it not just a place to live but a long-term lifestyle investment.

DESIGNED FOR BUYERS WHO WANT MORE THAN JUST A PLOT

Woodlands is for the person who wants:

- Space to breathe
- Connection to nature
- A secure and private home
- Eco-friendly living
- A property that grows in value
- A premium address that feels like a retreat

For these buyers, Woodlands is not just the best option — it's the only one offering this specific blend of luxury, sustainability, and space so close to Windhoek.



Woodlands Layout

- Subdivided Plots Now Ready for Transfer



WOODLANDS
@ HERBOHTS

PLOT/PORTION
NUMBER
SIZE IN HECTARES

4	4.27
5	7.30
6	6.86
7	4.38
8	4.77
9	4.02
10	8.24
11	3.93
12	4.05
13	5.64
14	4.20
15	4.14
16	3.96
17	4.13
18	4.09
19	4.78
20	7.01
21	3.81
22	6.36
23	3.88
24	4.13
25	4.00
26	4.00
27	5.96
28	5.97
29	4.00
30	3.75
31	4.13
32	4.23
33	3.75
REMAINDER	7.18

4. *Woodlands* *Development* Feasibility Highlights:

- **Location Advantage:** Strategically located within the high-growth corridor between Windhoek and Hosea Kutako International Airport, Woodlands enjoys direct access to the upgraded B6 highway. The site's elevation and orientation allow for panoramic views while maintaining proximity to major arterial networks and urban amenities.
- **Market Provenance:** The complete sell-out of the neighboring Herboth's Blick Estate demonstrates a clear and sustained demand for low-density, high-end lifestyle plots in this region. Woodlands directly satisfies this unmet demand with larger, more exclusive erven and enhanced ecological features.
- **Utilities Security:** Bulk water supply approved by NamWater secures a reliable water source for the estate. Combined with 100% solar-powered dwellings and self-contained sewerage systems, Woodlands offers residents full off-grid capability — reducing reliance on municipal networks and mitigating infrastructure risk for lenders.
- **Environmental Sustainability:** The estate's design preserves natural bush corridors, encourages biodiversity, and supports limited free-roaming wildlife within its fenced boundaries. These environmental measures not only protect the area's natural character but also elevate property desirability through a unique blend of privacy, conservation, and exclusivity.

5. Conclusion

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Woodlands @ Herboths delivers the exact product serious buyers have been searching for but cannot find: a limited release of 31 multi-hectare erven (3 - 8 ha) in a secure, wildlife-friendly nature estate on the upgraded B6 corridor minutes from Windhoek. With a NamWater bulk allocation of 9 500 m³/month, mandated rooftop solar and individual sewerage systems, purchasers gain self-reliant services and predictable running costs from day one.

Gated access, HOA governance, architectural controls, and conservation corridors protect privacy, safety, and long-term value, while proximity to the city preserves daily convenience. In a market where suitably large, serviced plots are scarce and quickly absorbed, Woodlands restores availability with immediately developable, future-proof erven. For buyers who want space, security, and sustainability, without compromising access, Woodlands is the clear, premium choice.



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