



Atlantis 102

DOLPHIN BEACH

WHERE LUXURY MEETS THE OCEAN



Own the Coast.
Grow Your Wealth.

Where luxury seaside living meets a smart coastal investment.





Atlantis 102

DOLPHIN BEACH

**Prime Location
Unmatched in Namibia**

Positioned directly on the seafront of Dolphin Beach, Atlantis 102 offers a once-in-a-lifetime opportunity to own property on the most exclusive stretch of the Namibian coastline.

Perfectly nestled between Swakopmund and Walvis Bay, this exquisite development enjoys direct beach access, panoramic Atlantic Ocean views, and an unbeatable coastal lifestyle.



**TEN
BRINKE.**





Atlantis 102

DOLPHIN BEACH

51 High-End Apartments

A Landmark Development

Atlantis 102 consists of 51 meticulously designed apartments, each featuring:

- Premium finishes
- Glass-balustrade balconies
- Sand-toned facades inspired by a Mediterranean resort look and feel
- Chic, timeless architecture



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Atlantis 102

DOLPHIN BEACH

Built by Experts You Can Trust

Ten Brinke Group (Netherlands)

A renowned international developer with over 125 years of experience. Known for high-quality innovative residential and commercial projects across Europe and beyond. Ten Brinke brings global expertise to the Namibian coast

Quartz Construction (Namibian)

A respective local construction partner with a strong track record for excellence in delivery and quality.

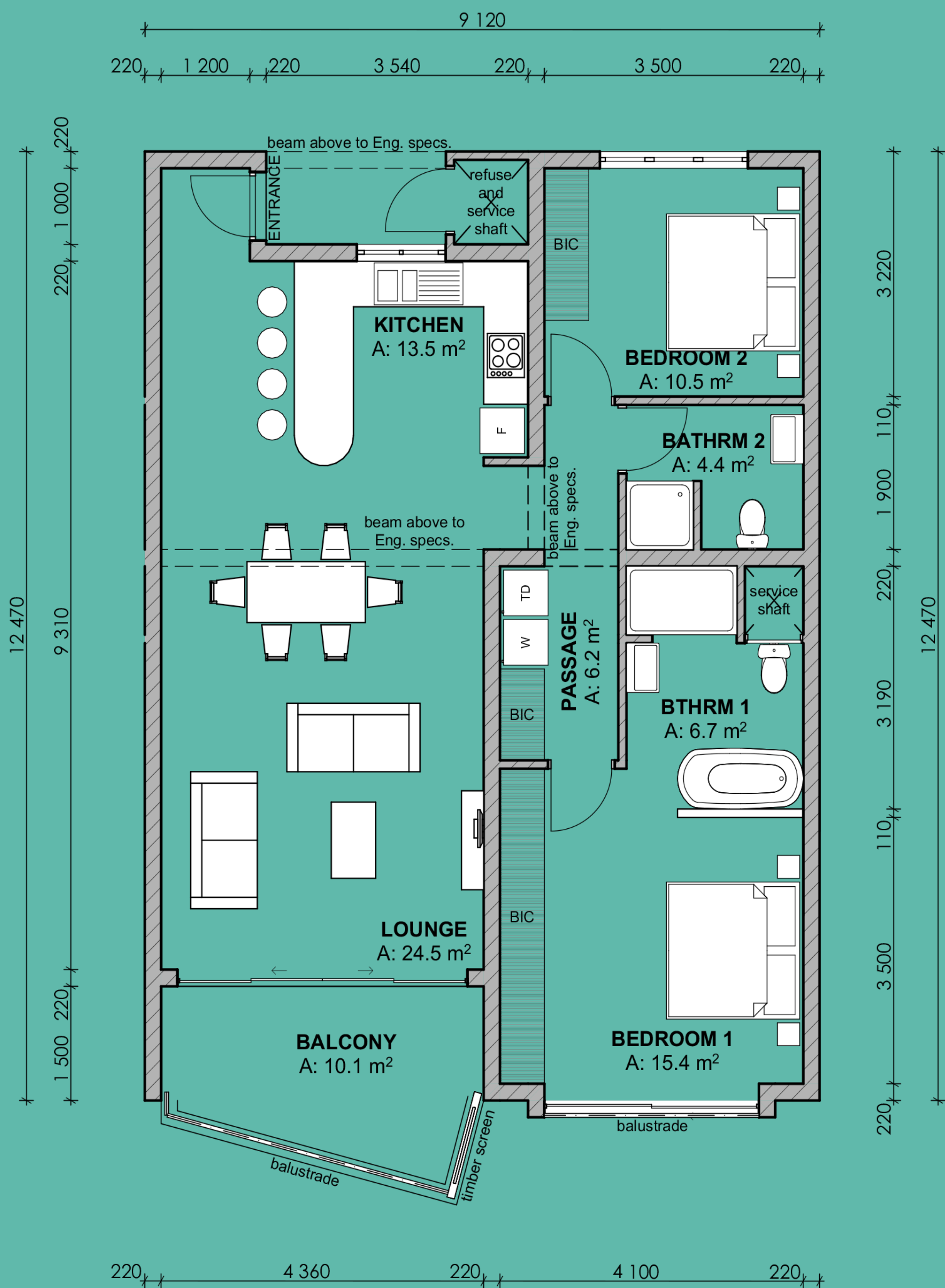


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EAST VIEW

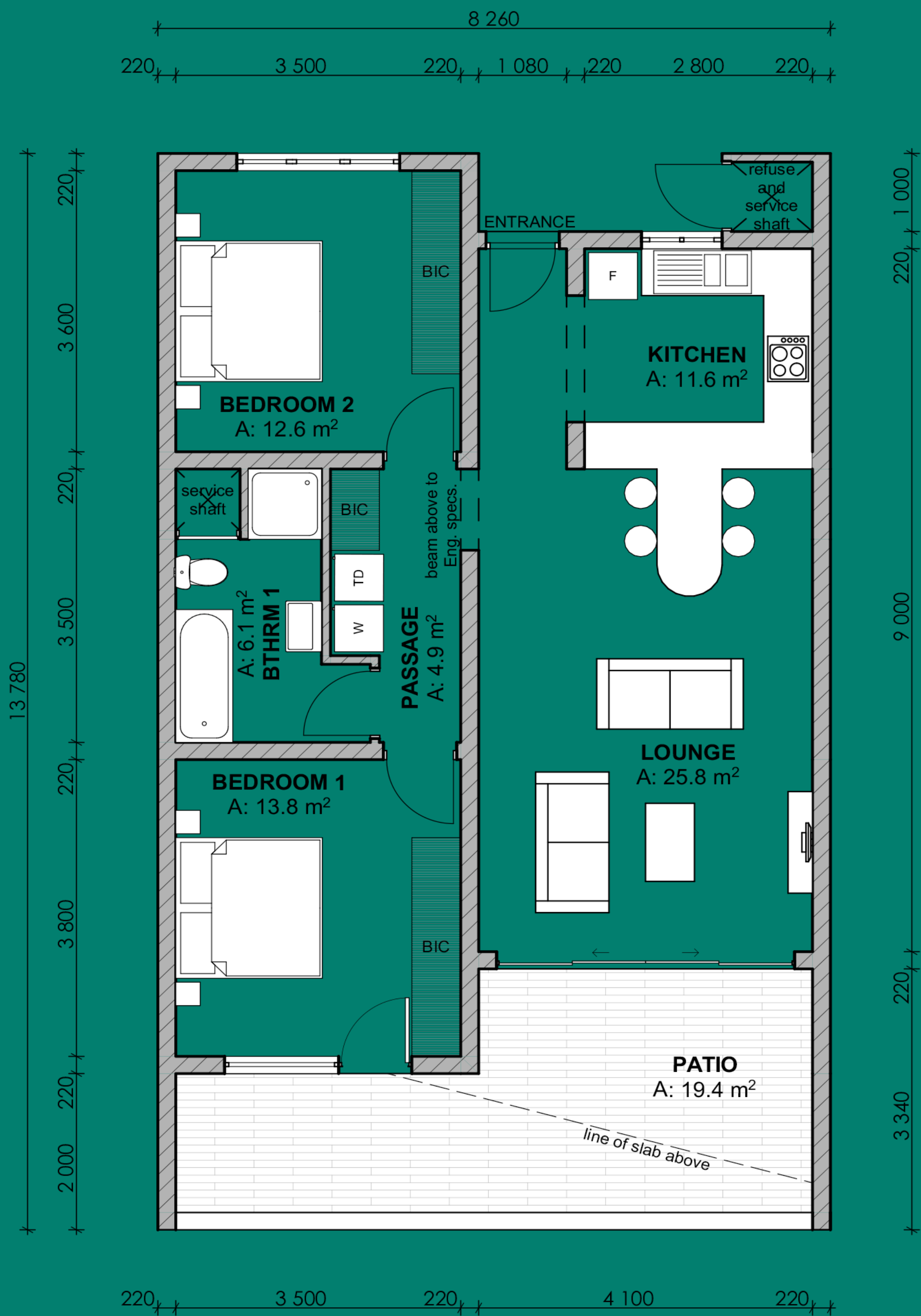
UNIT 2 AS EXAMPLE



TYPE 2: GROUND & FIRST FLOOR PLAN
UNIT NO.: 2; 3; 4; 7; 8; 10; 19; 20; 21; 25; 27
AREA: 89.4m²
AMOUNT: 11
scale 1:100 [when printed on A4]

SEA VIEW

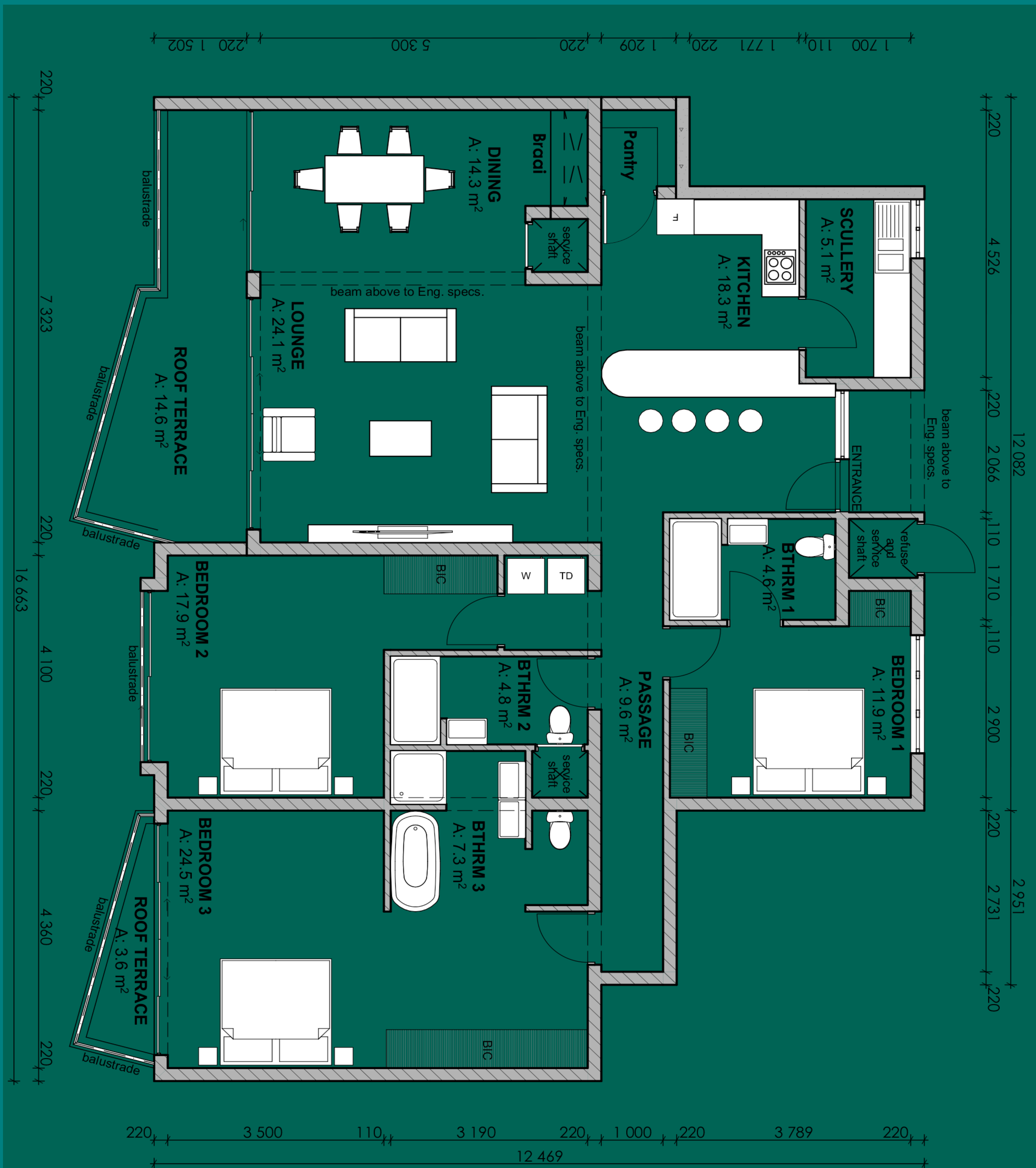
UNIT 12 AS EXAMPLE



TYPE 7: GROUND FLOOR PLAN
UNIT NO.: 12; 13; 14
AREA: 74.7m²
AMOUNT: 3
scale 1:100 [when printed on A4]

PENTHOUSE

UNIT 48 AS EXAMPLE



TYPE 27: THIRD FLOOR PLAN
UNIT NO.: 49
AREA: 155.6m²
AMOUNT: 1
scale 1:100 [when printed on A4]



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EAST VIEW UNIT 2 AS EXAMPLE		SEA VIEW UNIT 12 AS EXAMPLE		PENTHOUSE UNIT 49 AS EXAMPLE	
OCCUPANCY		OCCUPANCY		OCCUPANCY	
40 %	60 %	40 %	60 %	40 %	60 %
RATE		RATE		RATE	
N\$ 2 575.00	N\$ 2 575.00	N\$ 1 950.00	N\$ 1 950.00	N\$ 4 000.00	N\$ 4 000.00
YEARLY REVENUE		YEARLY REVENUE		YEARLY REVENUE	
N\$ 751 900.00	N\$ 1 127 850.00	N\$ 563 400.00	N\$ 854 100.00	N\$ 1 752 000.00	N\$ 2 628 000.00
NETT INCOME		NETT INCOME		NETT INCOME	
N\$ 375 950.00	N\$ 563 925.00	N\$ 284 700.00	N\$ 427 050.00	N\$ 876 000.00	N\$ 1 314 000.00
AVG. UNIT PRICE		AVG. UNIT PRICE		AVG. UNIT PRICE	
N\$ 4 200 000.00		N\$ 4 000 000.00		N\$ 6 900 000.00	
INCOME OVER INVESTMENT					
ROI: ONE YEAR		ROI: ONE YEAR		ROI: ONE YEAR	
8 %	12 %	7 %	10 %	13 %	19 %

- Estimated occupancies based on market research and projections.
- Excluding capital growth on property acquisition.
- Should the investor opt for financing to purchase the property, a surplus cash yield could be achieved within the first year, based on 40% occupancy and a 20-year loan at the current lending rate.
- Above unit prices includes the N/a'an ku sê brand standard fit out.
e.g. furniture and fittings



Atlantis 102

DOLPHIN BEACH

Invest Smart

Let Your Property Work for You

Your Atlantis 102 property can be managed as an investment through the N/a'an ku sê Group - a name synonymous with quality and hospitality and effective property management.

With N/a'an ku sê handling guest stay and rental, you benefit from:

- Reliable annual rental income
- Professional hospitality services
- Strong capital growth in addition to rental returns

This isn't just property ownership - it is a smart, profitable investment.



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DOLPHIN BEACH

Amenities Designed for Relaxation and Lifestyle

-  Ocean facing balconies in every apartment
-  Swimming pool with restaurant
-  Secure underground parking
-  Lush landscaped courtyards
-  On-site hospitality management option
-  High-speed internet ready



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Why Atlantis 102 is the Best Investment on the Coast

-  Absolute beachfront location - rare and valuable
-  Backed by international and local expertise
-  High-quality design and finishes
-  Positioned between Swakopmund & Walvis Bay - the fastest-growing coastal region
-  Ideal for personal residence, holiday home, or revenue-generating asset



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OUR PARTNERS

A Secure Investment Built on Trusted Partnerships

Atlantis 102 is underpinned by partnerships that materially reduce investor risk and enhance long-term performance. Buyers are not investing into a standalone development, but into a carefully structured collaboration internationally respected and locally proven partners.

The development is delivered in partnership with [Ten Brinke Group](#), an internationally acclaimed property and construction group, bringing global standards of design integrity, build quality, and delivery discipline.

This ensures that the asset is conceived and executed to endure, protecting capital value and long-term rescale potential.

On the ground, the [N/a'an ku sê Group](#) serves as the trusted local partner, responsible for rental management, ongoing maintenance, and marketing of the property. With deep operational expertise and a proven hospitality track record, N/a'an ku sê ensures that investment performs not only on paper, but in real-world returns.

This dual-partner structure removes common investor concerns:

- Professional management safeguards asset condition and guest experience
- Centralised marketing drives consistent occupancy and yield
- Ongoing maintenance protects long-term value and resale appeal

When these internationally and locally trusted partners combine, the result is a secure, well-managed investment with exceptional income potential, designed to perform today while retaining relevance and value into the future.

Atlantis 102 is not speculative. It is strategic, supported, and professionally managed, offering investors confidence, clarity, and a clear path to sustainable returns.





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MAKE YOUR MOVE

This is beachfront property designed to perform.
Secure your unit at Atlantis 102 today.

For more information, contact

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