



A message from our managing director

Welcome to our monthly newsletter! Before we dive into the exciting content we have prepared for you, let's take a moment to reflect on our journey so far. BETA Properties Ltd was established on December 19, 2019, amidst the challenges posed by the global pandemic, COVID-19. Despite the hurdles we faced, we have successfully overcome them and strived to provide excellent service to our clients, both locally and internationally. Our unwavering commitment to adding value to every client we encounter is encapsulated in our tagline, "Encouraging Better Living."

In line with our mission to enhance your experience and keep you informed, we are thrilled to introduce our informative and market-focused newsletter. Our aim is to provide you with insights and knowledge that will empower you in various aspects of your personal and professional

life. Through this newsletter, we aspire to be a valuable resource, offering thought-provoking and enlightening content.

We sincerely hope that each edition of our newsletter will inspire and inform you, giving you a deeper understanding of our industry and the opportunities it presents. Your feedback and contributions are highly valued, so please feel free to share your thoughts and suggestions with us.

Thank you for being part of our journey towards creating a better living experience. We are excited to embark on this new venture with you.

Best wishes

Musonda Kalumbeta
Managing Director

REALTORS TIP

Autumn Painting: Beautify and Protect Your Property

Autumn is the perfect season to give your property a fresh look. Painting between April and June in Zambia offers both aesthetic and practical benefits for your property.

Benefits of Periodic Painting:

- **Enhanced Aesthetics:** By painting your property during this season, you can instantly revitalize its appearance, giving it a vibrant and inviting look. A fresh coat of paint can hide imperfections and create an appealing atmosphere.
- **Protection from the Elements:** Autumn painting provides a protective layer against changing weather conditions. It shields your property from potential rain, temperature variations, and other environmental factors, preventing premature wear and damage.
- **Preservation of Structure:** Regular painting helps maintain the structural integrity of your property. It acts as a barrier against moisture, preventing issues like rot and mold. Addressing paint damage promptly can save you from more significant problems in the future.

• **Increased Value:** A well-maintained exterior with fresh paint enhances the curb appeal and value of your property. It leaves a positive impression on potential buyers or tenants, making it more attractive in the real estate market.

Take advantage of the autumn season to give your property a makeover. By painting between April and June in Zambia, you can enjoy the benefits of enhanced aesthetics, protection from the elements, preservation of structure, and increased value. Don't miss out on the opportunity to improve and protect your property with a fresh coat of paint this autumn.



Munsanda Hambayi Testimonial

My experience with Beta Properties was great to say the least. Their team has the perfect balance of being friendly, professional and caring too. I'd highly, highly recommend them for all your real estate needs.



ARTICLE

Importance of Geomatics saver



Mazuba Chipenzi
Geomatic Engineer
(B.Eng, R. Eng, MEIZ)

Boundary disputes can be a significant problem in Zambia, especially in areas where traditional land ownership structures have been disrupted by colonialism and modernization. In these situations, surveyors play a critical role in helping to resolve disputes and establish clear boundaries between different properties.

One of the primary duties of a surveyor in a boundary dispute is to accurately measure and map the boundaries of each property in question. This requires a detailed understanding of surveying techniques and tools, as well as a knowledge of relevant laws and regulations governing land ownership and boundaries in Zambia.

Once the boundaries have been mapped, the surveyor will work with both parties to review the findings and ensure that everyone agrees on the location of the boundary line. This may involve negotiations and compromises, as well as the use of dispute resolution mechanisms such as mediation or arbitration.

In many cases, the surveyor will also be responsible for providing expert testimony in court to support their findings and help resolve the dispute.

This requires a deep understanding of the legal system and the ability to effectively communicate complex technical information to judges and juries.

Throughout the process, it is essential that the surveyor remain impartial and unbiased, focusing solely on the technical aspects of establishing the boundary line. This can be a challenging task, as emotions can often run high in boundary disputes, but it is essential to ensuring that the final outcome is fair and just.

Beyond their core duties of boundary mapping and dispute resolution, surveyors in Zambia may also be involved in related tasks such as conducting site surveys and preparing legal documents related to land ownership and transfers. These tasks require a high level of technical expertise and a commitment to accuracy and attention to detail.

In conclusion, surveyors play an essential role in resolving boundary disputes in Zambia, ensuring that property owners have a clear understanding of their land boundaries and helping to prevent conflicts and disputes from escalating. The duties of a surveyor in these situations require a significant amount of technical expertise, as well as a commitment to professionalism, impartiality, and fairness.

PROPERTIES FOR SALE




2 

3 

2 

1 

2500 sqm

Asking price : K3 000 000

Description: Chudleigh - Lusaka
 Situated in the desirable chudleigh area . This property can be an ideal family home or an opportunity for an investor to renovate.
Contact: 0979324670
musondabetaproperties.net




1 

1 

1 

1 

Asking price : K 1 400 000

Description: Kabulonga -Lusaka
 This one bedroom apartment is located on sable road in a quiet and secure area. It is ideal for a young professional to rent or an Airbnb potential for an investor.
Contact : 0979324670
musonda@betaproperties.net




4 

4 

4 

4 

Asking price - K2,500,000

Description: Salama park - Lusaka. The remarkable property not only offers a comfortable living space but also includes a fully - equipped Saloon and Barber-shop on the premises, making it an exception choice for entrepreneurs and investors




3 

3 

3 

3 


450sqm

Asking price : K830,000

Description: PHI -Lusaka
 Situated in close proximity to Levy Mwanawasa Hospital and School. This can be turned into a boarding house or shared living space for young professionals seeking comfortable and affordable accommodation.




2 

4 



2 


1 


600sqm


Asking price : K 1 400 000


200 metres from main road
 Description: Discover the perfect opportunity to own a stunning 4 bedroom house located in the desirable Chamba valley just 200 meters off Munali Road. This well designed property offers a comfortable living experience and presents great potential for expansion.

2 



3 


2 


1 


Asking price for sale \$117,000


Description: Ibox Hill - Lusaka. This exception 3 bedroom apartment is situated on Twin Palm Road within a housing complex adjacent to Lake Harvest service station. With its desirable features and convenient location this property offers an unparalleled living experience.

4 

4 


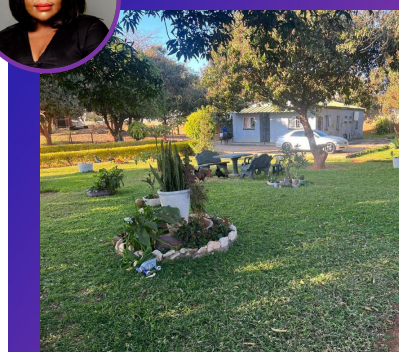
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4 


40 x 30


Asking price \$230, 000


Description: Lilanda - Lusaka
 A remarkable investment opportunity in the heart of Lilanda This commercial property located on commonwealth road , offers immense potential for entrepreneurs and investors seeking a timely business venture. This property boasts of 8 self contained shops each featuring ample storage space at the back.

3 

3 

3 

3 

1 acre plot

Asking price : K 1,900, 000

Description: Embracing a self sufficient lifestyle, the house is equipped with a borehole and water tank and uninterrupted water supply. Furthermore , a well - established chicken run capable of accommodating 2000 chickens is included, providing an excellent opportunity for poultry farming enthusiasts.

PROPERTIES

TO LET



- Icon: Bath
- Icon: Bed
- Icon: Car
- Icon: House

450sqm

Asking pricing - \$240, 000

Description: Kafue Industrial area - Lusaka
This prime location offers excellent accessibility, ensuring exciting convenience for both suppliers and customers. Fully equipped with a plant and machinery ,allowing you to hit the ground running from day one..



- 2 Icon: Bath
- 2 Icon: Bed
- Icon: Car
- Icon: House

Asking Price K15,000

Description : Chilanga Road. This newly built , fully furnished house is now available for rent in chilanga area. With convenient road front access on Kafue Road, you'll enjoy easy commuting and accessibility to nearby amenities. This exceptional property offers everything you need for a comfortable and classic lifestyle.



- Icon: Bath
- Icon: Bed
- Icon: Car
- Icon: House

375sqm

,24/7 CCTV, Bathrooms , Kitchen , Fire Sensors Central cooling system. Asking price \$12 per square meters . Description: Office Space On Great East Road - Lusaka. Designed to meet your business needs, this office space is equipped with top- notch features and amenities. Security service ensure the safety of your staff and assets.



- Icon: Bath
- 3 Icon: Bed
- Icon: Car
- Icon: House

Asking price K5000

Description : Vorna Valley - Lusaka . Situated within a complex of 5 nits, this property exudes modern charm and sophistication. Each apartment features a master bedroom with suite facilities, ensuring privacy and convenience . With spacious interiors and well designed layouts, these apartments are perfectly suited for creating a warm and inviting family home.



- Icon: Bath
- 2 & 3 Icon: Bed
- Icon: Car
- Icon: House

Asking Price for 3 bedroom - \$1800 Asking Price for 2 bedroom \$1500.

Description : Avondale - Lusaka. Experience the epitome of luxury living in Avondale with our exquisite 3 and 2 bedroom executive apartments available for rent. Situated in a secure and safe area in close proximity to Great East Road, these apartments offer a perfect blend of comfort, convenience, and style.



**WHY SHOULD
YOU GIVE US
A CALL?**

**WE ARE
RELIABLE
PROFESSIONAL
TRUSTWORTHY
AND WE GET THE JOB DONE**



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