

FEATURED

Louieville

Your Gateway to Premier Residences

WELCOME TO

2024



Beta Properties
Newsletter

January, 2024

Beta Properties

Newsletter

January, 2024

Happy New Year!

At Beta Properties Ltd, we are thrilled to be part of your property investment journey this year. Our main goal is to see our clients flourish, and that's why we aren't afraid to ask the tough questions. We want to ensure that you are making informed decisions when it comes to real estate.

Our team is always available to take your calls and provide you with honest opinions on real estate values. By doing so, we can ensure that you receive a quicker reaction in the market. Additionally, if you are interested in buying or leasing, we can advise you on the best locations to maximize your investment.

We are deeply invested in our clients, and our desire is to see you grow. We are always on the lookout for the best opportunities for your real estate needs. Whether you are selling, leasing, or in need of property management services, we are here to assist you.

Give us a call, and let us help you extract the maximum value from your real estate investments. We want to ensure sensibility and profitability for your assets. No matter what your real estate needs may be, we are dedicated to providing you with the necessary assistance.

Contact us now and let's embark on a successful real estate journey together!

Contact Us



2024 Insights



By Musonda Kalumbeta

2 min read

Happy 2024 to everyone! This year is shaping up to be a busy one with lots of interesting developments. In the first quarter alone, we expect to see significant progress in various projects. As we plan and implement activities throughout the year, I have a few insights that I believe will guide you through 2024 and hopefully 2025.

1. Land banking:

Lusaka has experienced rapid growth, resulting in most land acquisitions taking place in the city. However, I advise investors to **take the time to assess the market and look at potential growth areas**. With the increasing demand for accommodation, investors should consider **exploring the outskirts of the city that show potential for growth**. It's also worth investigating areas like Choma, Solwezi, Kasama, Mansa, and Livingstone for investment opportunities.

2. Affordable housing to let:

There is a significant demand for affordable housing all across Zambia, with Lusaka having the largest share. Moreover, **the government has hired thousands of civil servants in the past three years, all of whom require accommodation**. Investors entering the market should consider **innovative construction methods to reduce costs** and ensure a quicker return on investment. The focus should be on providing comfortable living conditions rather than luxury. Additionally, **investing in high-density areas close to established infrastructure is advisable**, as gentrification in these locations, particularly in Lusaka, is inevitable within the next 10 to 15 years.

3. Student accommodation:

As universities and colleges expand, the demand for student accommodation is also increasing. Investors eyeing this area should **aim to create purpose-built buildings that cater to students' needs and offer improved sanitary conditions**.

4. Short-term stay accommodation:

The demand for short-term stay accommodation has grown considerably. **Many locals now travel on short assignments from one town to another, while family members from different countries come to visit for shorter periods**. This presents a great income opportunity, especially when offering accommodations at a daily rate. **It's crucial to consider competitive locations and the services to be provided**. Additionally, tourist areas can benefit from this approach, catering to families or friends on a budget-friendly vacation.

5. Build-to-sale:

In Lusaka, there is a significant demand for housing ranging from 750,000 to 2 million Kwacha. This is particularly true for individuals seeking mortgages. Developers interested in this segment need to ensure that all necessary paperwork is in order, facilitating a smooth sales process.

By considering these insights, investors can position themselves strategically in the Zambian market for a successful 2024 and beyond.

Wishing you all the best in your endeavors this year!

PROPERTY WANTED



We have clients looking to purchase a **2 Bedroom flat** in **Woodlands, Nyumba Yanga, Chelstone, Chalala, Lilayi, Chilenje or Libala**
Budget 550,000(ZMW).



+260 761 095 979

PROPERTY WANTED



We have clients looking to purchase a **3 Bedroom flat** in **Fairview, Rhodespark, Kabulonga, Woodlands main, Lilayi, Northmead, Roma or Olympia**
Budget 2 million(ZMW).



+260 761 095 979



Rainy Season Realty: Navigating Challenges Through Proactive Property Care



By **Racheal Phiri**
1 min read

As realtors navigate the challenges of the rainy season, it's crucial to emphasize the importance of proactive property maintenance to clients. Suggest conducting thorough inspections to identify potential issues such as leaks, water damage, or compromised drainage systems.

We encourage sellers to address any existing problems before listing and advise buyers to pay close attention to a property's drainage infrastructure during viewings. Highlight the significance of proper landscaping to ensure efficient water runoff and stress the value of a well-maintained roof and gutters.

By emphasizing these considerations, realtors can help clients navigate the rainy season seamlessly, ensuring a smooth transaction process and minimizing surprises related to weather-related property concerns.

TESTIMONIAL



Special Hope Network

**Matero & Maripodi,
Lusaka**

Special Hope Network entrusted Beta Properties with a crucial mission to secure two properties essential for their impactful community work, specifically enhancing care for children with intellectual disabilities. You can learn more about Special Hope Network's inspiring initiatives by visiting their website [here](#).

At Beta Properties, we took a comprehensive approach to understanding their unique requirements and diligently worked towards fulfilling their specific needs. Recognizing that our services directly contribute to the well-being of the communities where these properties are acquired, we take great comfort in supporting Special Hope Network's mission.

At Beta Properties, we go beyond the business of selling homes. We strive for a better living for everyone involved. Knowing that our collaboration with Special Hope Network contributes to positive change in communities, we are eager for the opportunity to be lifelong representatives. We look forward to the prospect of collaborating with Special Hope Network again, continuing to build homes and fostering positive change in our communities together.

For more information about our commitment to community well-being, please feel free to reach out or visit [our website](#). Together, let's continue making a difference in the lives of those we serve



Louieville

Your Gateway to Premier Residences

FURNISHED APARTMENTS FROM

\$765/pm

Discover the epitome of luxury living with Louieville's exquisite furnished and unfurnished apartments across prime locations in East Park, Kabulonga, and Longarces.



Immerse yourself in the comfort and style of our carefully crafted residences designed to elevate your living experience.



Call Musonda: +260 979 324 670

Email: musonda@betaproperties.net

Kabulonga

Lusaka

\$1200/pm [furnished]

\$880/pm [unfurnished]

3

BEDROOMS

Indulge in spacious living with:

- * Double storeys
- * A master suite with a guest toilet
- * A private backyard
- * An open kitchen plan, and a balcony.

Kabulonga

Lusaka

\$765/pm [furnished]

\$555/pm [unfurnished]

2

BEDROOMS

Enjoy the perfect blend of comfort and elegance, with well-designed spaces that cater to your lifestyle.

Longacres Apartments

Lusaka

\$785/pm
[furnished]

2

BEDROOMS

East Apartments

Lusaka

\$805/pm [furnished]

\$595/pm [unfurnished]

2

BEDROOMS

- * 24/7 Security with CCTV Surveillance
- * Pool and Gym Facilities
- * Kids Play Area
- * Clubhouse for Community Gatherings
- * Vibrant communal space for shared moments
- * Secured Parking
- * Double Electric Fence



Call Musonda: +260 979 324 670

Email: musonda@betaproperties.net



Beta Properties



PROPERTY FOR SALE

PROPERTY FOR SALE



Meanwood Kwamwena

Lusaka

K900,000

ASKING PRICE

2

BEDROOM
FLATS

1200
m²

LAND AREA

- * Excellent investment opportunity!
- * Close to the tarmac
- * Master self-contained flats

Seize a promising investment opportunity in Meanwood Kwamwena with these two masters self-contained, semi-detached 2-bedroom units up for sale.

Boasting fully fitted Zesco wiring, the plumbing, though partially done, includes available materials for completion. The roofing is complete, awaiting only the installation of ceiling boards to finalize this development.

Conveniently located just 70 meters from the tarmac, this property is strategically positioned. This presents as an excellent prospect for investors looking to capitalize on potential growth in this sought-after area.



Call us today:

+260761095979

PROPERTY FOR SALE



Chamba Valley

Lusaka

K1, 200,000

ASKING PRICE

4

BEDROOMS

1200
m²

LAND AREA

- * Master self-contained
- * Water Tank
- * Extra partially complete 1-bedroom structure

Discover a remarkable opportunity with this 4-bedroom, master self-contained house for sale in the serene Chamba Valley.

Set on a generous plot measuring 1200 square meters, this property includes a partially completed 1-bedroom structure in the yard, providing potential for further development.

Additional features like the chicken run, water tank, and pump enhance the property's appeal.

The asking price is negotiable, making it a compelling option for those seeking a home with room for growth and customization



Call us today:

+260761095979

PROPERTY FOR SALE



Makeni

Lusaka

K560,000

ASKING PRICE

47 x 50

LAND AREA

- * Excellent investment opportunity!
- * Borehole and hand pump
- * Zesco poles in place

Embark on an exceptional opportunity with this Makeni Oriental plot for sale, measuring 47x50.

The plot includes a valuable borehole and hand pump, enhancing its appeal for future development.

Priced at K560,000 and open to negotiation, this accessible plot already features neighbors, with two neighboring walls and Zesco poles in place.

Don't miss the chance to own a piece of Makeni's promising landscape, offering both convenience and potential for your envisioned property



Call us today:

+260761095979

PROPERTY FOR SALE



Silverest

Lusaka

K550,000

ASKING PRICE

50m x 30m

LAND SIZE

*** Amazing investment opportunity**

Seize this incredible opportunity. Your future starts here.

50 by 30 plots in a wall-fence and gate for sale in Silverest 2 kilometers from Great East road.



Call us today:

+260761095979

PROPERTY FOR SALE



Chamba Valley

Lusaka

K2,500,000

ASKING PRICE

3

BEDROOMS

- * One bedroom cottage in the backyard
- * Amazing investment opportunity

Enjoy the beauty of Chamba Valley from your own backyard oasis. The property provides a serene escape with the convenience of city living.

With a spacious master bedroom for ultimate relaxation, an expansive Living Room which is perfect for entertaining and a convenient laundry room for added convenience, this property is an incredible investment opportunity.



Call us today:

+260761095979

PROPERTY FOR SALE



Chudleigh

Lusaka

K3,000,000

ASKING PRICE

3

BEDROOMS

2500
m²

LAND AREA

Situated in the desirable chudleigh area.

This property can be an ideal family home or an opportunity for an investor to renovate.



Call us today:

+260761095979



PROPERTY FOR RENT

PROPERTY FOR RENT



Vorna Valley

Lusaka

K5,000/pm

RENTAL PRICE

3

BEDROOMS

2

BATHROOMS

- * Master bedroom self-contained
- * Secure environment
- * Paved Yard

Discover the allure of our newly constructed 3-bedroom apartments available for rent in Vorna Valley!

Nestled within a five-unit complex, these homes boast master self-contained bedrooms, making them ideal for a family. Enjoy the convenience of being under 600 meters from the main road, coupled with the added security of a spacious and secure yard.

Don't miss out on this opportunity – secure your new home today



Call us today:

+260761095979

PROPERTY FOR RENT



Ngwerere

Lusaka

K6,500/pm

RENTAL PRICE

3

BEDROOMS

2

BATHROOMS

- * Master bedroom self-contained
- * Water Tank
- * Air conditioned

Description : Embrace the tranquility of rural living with our Farm House for rent in Ngwerere.

Situated just 1 km from the tarmac near Aggies Events, this property offers a peaceful retreat. The house features 3 bedrooms, including a master bedroom with ensuite facilities.

It comes equipped with a water tank and pump, ensuring a reliable water supply. Electricity is inclusive in the rent, making it hassle-free. The property also boasts potential farming space for those with green thumbs. Enjoy modern comfort with air conditioning.



Call us today:

+260761095979

We would like to hear from you.

Call us directly:

+260761095979

Send an email:

info@betaproperties.net

Visit our website:

www.betaproperties.net