



INVITATION FOR BIDS

SALE OF PROPERTIES

The National Pension Scheme Authority (NAPSA) is a corporate establishment under the National Pension Scheme Act No. 72 of 2026. NAPSA invests in various asset classes which includes real estate aimed at ensuring capital preservation and positive investment returns.

The Authority is inviting offers for the purchase of the following properties;

1. Stand No. 4794 – Kalulushi Complex Shopping Centre

The property is located off President Avenue, within the NAPSA Kalulushi Housing Complex, Kalulushi approximately four kilometres from the Central Business District of Kalulushi District. Neighbouring developments include Choppies Shopping Centre, Golden Oak Lodge and other commercial establishments. The property comprises a single-storey multi-tenanted shopping complex together with ancillary buildings, making it ideal for retail and commercial investment. The property occupies approximately 5,787 square metres (0.5787 hectares). The reserve sale price is **ZMW 10,157,400.00**

2. Stand No. 76, Freedom Way & Buntungwa Road – Chitanda House, Kabwe

The property is situated at the corner of Freedom Way and Buntungwa Road within the Central Business District of Kabwe. Surrounding developments include Kabwe Town Council, the Kabwe High Court, Shoprite and numerous commercial premises. The property is a three-storey multi-tenanted commercial building accommodating offices and retail shops, offering an excellent investment opportunity in a prime commercial location. The land extent is approximately 2,420 square metres (0.242 hectares/0.598 acres). The reserve sale price is **ZMW 29, 996, 700.00**.

3. Stand No. 390, Libonda Road, Boma Area – Provident House, Mongu

The property is situated on Libonda Road within the central business district of Mongu. Nearby developments include Barotse Mall, ABSA Bank, the Provincial Education Office and other established commercial and residential properties. The property is a five-storey multi-tenanted commercial building together with carport and pump house facilities, presenting an excellent

income-generating investment opportunity. The property occupies approximately 1.4700 hectares (3.6324 acres). The reserve sale price is **ZMW 32, 014, 000.00**.

4. Stand No.19, Buntungwa Avenue - Nollier's House, Luanshya

Nollier House is situated along Buntungwa Avenue within the Central Business District of Luanshya enclosed in a concrete block wall fence to the three sides and accessible via a steel sliding gate. Nearby developments include Luanshya District Health Office, Puma Energy Luanshya, ZANACO Bank Plc and Roan Mall. The property is partly owner occupied and partly rented out commercial property developed with a two-storey building with ancillary buildings that include a storage building and external toilet. The property occupies approximately 0.1392 hectares. The reserve sale price is **ZMW 7,653,000.00**.

The properties being sold must be viewed at the applicant's cost and upon request by contacting the NAPSA Real Estate Team on the following numbers; 0966-646713/0977-192517 or email; kaliyeb@napsa.co.zm / dakad@napsa.co.zm (working hours only) for any clarifications.

Sealed bids must clearly indicate the property being applied for and should be marked as ***Expression of interest for the purchase of either Stand No. 4794 – Kalulushi Complex Shopping Centre; OR Stand No. 76, Freedom Way & Buntungwa Road – Chitanda House, Kabwe; OR Stand No. 390, Libonda Road, Boma Area – Provident House, Mongu; OR Stand No.19, Buntungwa Avenue - Nollier's House, Luanshya***, accompanied with National Registration Cards or Company Registration certificates, and must be addressed to the **Director Investments, 1st Floor, NAPSA House, Levy Business Park, Cnr of Kabelenga and Church Roads, Lusaka**; and must be received not later than **30rd October 2026**, by close of business day and any offers received after the date stipulated above will not be accepted.

PLEASE NOTE THAT ELECTRONIC SUBMISSIONS WILL NOT BE ACCEPTED

NB: Please note that the Authority reserves the right to accept or reject Applications/Bids without assigning a reason thereto.

**Chief Investments Officer
FOR/CHIEF EXECUTIVE OFFICER**