

## Be a property owner in Dubai

AMG International headed by successful Sri Lankan entrepreneur Anthony Malik Gunasekera, is a diverse group of companies that started out in 2004 and thus far operates in the real estate, construction, hospitality, trade and foliage industries and is based in Dubai.

Having identified the potential in the Middle East, Gunasekera decided to base the company's headquarters in Dubai, a dynamic city, which, by law, guarantees the protection of investments.

Gunasekera and his team of professionals have successfully planned the company's strategies to suit the requirements of businessmen, families, holiday makers, sportsmen and others, making use of the wide range of benefits and opportunities the Dubai Government offers.

The core business sectors AMG International has excelled in include Real Estate and Investments, Foliage and Hospitality and Specialty Services.

The success of AMG according to Gunasekera lies in the high level of professionalism displayed by the AMG team of experts who are sensitive to customer needs in all spheres of activity.

AMG happens to be the first group of companies headed by a Sri Lankan that has made history by being also the first Sri Lankan owned company in Dubai to offer Sri Lankans a way of buying their own homes in Dubai.

Speaking to The Sunday Leader about the company and its projects, Gunasekera said that many Sri Lankan expatriates living in Dubai can now take advantage of buying property as rent in the fast paced city has increased by 120% in the last few years.

This has in turn forced many who work in Dubai to live in cheaper areas such as Sharjah and Ajman - a 3 hour drive from Dubai.

Gunasekera said, "Many people living in Dubai spend at least 60% of their salary on rent, but now, thanks to foreigners being allowed to buy properties, they can have their own apartment and even sell it for a profit should they want to leave to another country. It's a great investment opportunity and one that will only benefit buyers as the property market is soaring and growing at 20% per annum, the highest in the world."

Strategically located, Dubai is a fast growing city and has a variety of investment opportunities. Tourism, one of the major attractions in the city has a 16% growth rate per annum, three times the world tourism growth rate.

According to Gunasekera, investors enjoy tax-free benefits and an investor friendly government. He added that homebuyers are also entitled to a lifetime resident visa. Dubai has also been rated as one of the safest places in the world.

Talking about the company, Gunasekera said that AMG entered the market at just the right time and though still new, "everything in Dubai today is new and the city changes its face with each passing day."

He said, "It's growing and expanding and developing at a frenzied rate when just 30 years ago it was nothing but barren desert which is amazing. It's a land of opportunity to everyone."

Explaining the mechanics of the company, Gunasekera said that AMG International buys properties from the Dubai government and retail markets it.

Talking about his latest venture Remraam, Gunasekera said that Remraam is a community styled housing project that is one of a kind and offers an ideal location, extensive community amenities, lush landscaping, spacious garden apartments and an uncompromising build in terms of quality in a unique low rise Arabian style architecture.

According to him, Remraam's low rise architecture also features large living spaces with spacious balconies and terraces, high quality finishes as well as community facilities like parks that occupy 85% of the total community area, covered parking, outdoor swimming pools, nurseries, a gym, sauna and basketball courts and clubhouse.

Remraam is situated in a prime residential area that overlooks the Golf City and is adjacent to Arabian Ranches and the upcoming Bawadi Boulevard. It's also connected to major highways and road networks that provide easy access to principal locations in the city. A community mall will also offer shopping, entertainment and a unique dining experience to all residents.

Gunasekera added that Remraam buyers will enjoy the benefits of freehold ownership of properties, residency visa for freehold property owners and a capital gain of 50% per annum with rental income of 8-12% of the value of the property.

Other benefits include of course, living in one of the fastest growing economies in the world, one that is not affected by the global credit crunch due to strict financial regulations that are in place that discourage home mortgages.

AMG International is a fast growing company operating in the UK and in Sri Lanka and it is envisaged to open branches in the Continent and Australia in 2009. Customers can contact AMG for after sale advice, which makes AMG a favourite and Gunasekera added that anyone who wants advice on starting up businesses in Dubai can feel free to contact AMG.

He said, "I'd like to see more Sri Lankans do well in Dubai, it's a land of opportunity and I believe that my success can be attributed to the fact that I made the best of what this land offered me."

Also perception, dedication and ultimate delivery of services make AMG a steady and secure organisation that one could approach. In addition to its sound strategies, the conducive economic climate of Dubai has boosted this fast growing company to offer services to meet exclusive demands.

But AMG International's operations go beyond Dubai and real estate. The company has an office in the UK (AMG Blace Europe Ltd) headed by Director Kula Nirmal, which promotes Dubai to Sri Lankans living in Europe, and is backed up by a team of professionals at AMG in Dubai led by Director General Manager Viraj Ekanayake. The company's other operations include exporting foliage from Sri Lanka (AMG International Ceylon Ltd.) and also supplying Dubai's demanding hotel industry with hospitality and speciality services (AMG Hotels Supplies Division).

Talking about his vision for the company and future plans, Gunasekera said that someday he hopes to make AMG International the No. 1 Sri Lankan Company in the world and added that "I consider myself a patriotic Sri Lankan and I hope that others will follow suit in being more entrepreneurial because the rest of the world has much to offer and I believe that our people are some of the smartest and most intellectual in the world."