



S. A. THOMSON NERYS

# SMART INVESTMENTS MAGAZINE

No. 1 Sri Lankan Sales Agency  
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Introducing Prime Lands  
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Danube Properties and  
Sobha Realty  
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ISSN: 2982-1487



FIRST TIME EVER  
**FLOATING  
RESTAURANT**  
IN THE SKIES

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digital version



July 2025  
Edition

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# WORKING WITH YOU TO MAKE **SMART** INVESTMENTS

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S A Thomson Nerys is a leading property development and investment firm committed to delivering exceptional results for its clients.

With decades of combined experience in the industry, the team at S A Thomson Nerys has built a reputation for their ability to identify and capitalise on emerging opportunities in the market.

From property development and management to project marketing and sales, we offer a comprehensive range of services to help clients achieve their goals. With a focus on innovation and a commitment to excellence, S A Thomson Nerys is dedicated to helping clients navigate the complex world of property investment and development with confidence and success.



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# MESSAGE FROM THE CHAIRMAN

“

We are committed to elevating your real estate experience to unprecedented levels.

”



Group Chairman Sanjika Abeyratna

Unlock the door to unparalleled real estate experiences with **S A Thomson Nerys**.

Our commitment to excellence is the cornerstone of your property journey. Specialising in **Melbourne's dynamic market** and extending our expertise across **Australia**, we pride ourselves on offering **comprehensive end-to-end real estate services**.

Central to our success is our Sales team, dedicated to identifying high-growth potential suburbs that not only meet your current needs but also promise substantial future returns on your investment. We meticulously seek out opportunities that align with your goals, ensuring a **strategic approach to property acquisition**.

We cater to diverse lifestyles with a diverse range of property types. Whether you seek contemporary apartments, spacious houses, prime land for your dream home, or thoughtfully designed townhouses, our curated selection guarantees a perfect match for every discerning client.

At **S A Thomson Nerys**, we recognise that real estate transactions are profound milestones in your life, far beyond mere transactions.

With unwavering commitment to excellence, profound market knowledge, and a relentless dedication to client satisfaction, we are committed to elevating your real estate experience to unprecedented levels.

Let us guide you through your property journey with expertise, integrity, and a commitment to your success.

Discover the difference with **S A Thomson Nerys**, where your aspirations meet exceptional real estate service.



# OUR EXPERTISE



## Property Investment

We offer tailored investment solutions to help you build a strong property portfolio.

Our team provides expert advice and guidance to help you make informed decisions and maximise your returns.



## Property Management

Our property management services are designed to make your life easier.

From finding the right tenants to managing maintenance and repairs, we take care of all the details so you can enjoy a stress-free rental experience.



## Commercial Projects

We focus on commercial property development and management, collaborating with clients to pinpoint opportunities and provide complete turnkey solutions.

Additionally, we offer comprehensive management services to enhance ROI.



## Strata Management

We specialise in strata management services for residential, commercial and mixed-use properties.

Our team has the expertise to handle everything from administrative tasks to maintenance and repairs, ensuring your property is well-maintained and running smoothly.



# MEET OUR TEAM

*Working with you*

## MELBOURNE



**Sanjika Abeyratna**  
Group Chairman



**Anuruddhika De Silva**  
Co-Chairperson



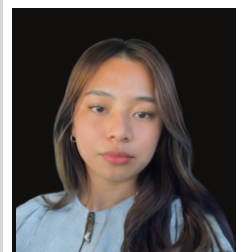
**Paul Edwards**  
Head of  
Commercial Projects



**Pamela Latorre**  
Senior Property Manager –  
Licensed Estate Agent



**Kivindra De Silva**  
Business Development  
Manager



**Rionna Villaflor**  
Office Administrator



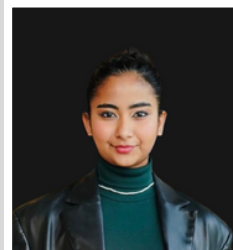
**Sara Zadeh**  
Assistant Property  
Manager



**A.J Jumeri**  
Sales Consultant



**Pasanjith Marasinghe**  
Strategic Investment  
Consultant



**Saneli De Silva**  
Strategic Investment  
Consultant



**Chamishka Perera**  
Strategic Investment  
Consultant



to make smart investments

## COLOMBO



**Eranga Withanachchi**  
Director - Colombo



**Kalani Hettiarachchi**  
Post Sales & Settlements  
Support



**Thushani Chandrasena**  
Finance and  
Administration Manager



**Yesith De Silva**  
Strategic Investment  
Consultant



**Dulanjalee Bakmiwewa**  
Strategic Investment  
Consultant



**Dilruk Maithri**  
Strategic Investment  
Consultant

## SINGAPORE

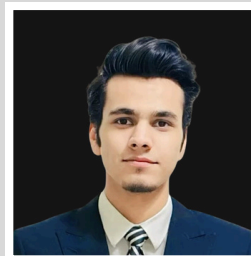


**Rynthia Mathew**  
Director - Singapore

## DUBAI



**Janaka Bandara**  
Director - Dubai



**Wajahat Ali**  
Strategic Investment  
Consultant

# WELCOME TO THE TEAM!

*Welcome our newest team member this month!*



**Pamela Latorre**  
Senior Property Manager -  
Licensed Estate Agent

We are delighted to welcome Pamela as our new **Senior Property Manager**. With over **two decades of experience** as a **business owner** and **developer**, she brings deep expertise in sales, negotiation, and client relations. Her passion for real estate, paired with ten years of personal property investment, equips her with a **unique perspective** and a **people-first approach**.

Known for her professionalism, empathy, and strong communication skills, Pamela is committed to delivering **exceptional service** and **smart property solutions** for our valued clients.



**A.J. Jumeri**  
Sales Consultant

We are happy to welcome A.J. as our newest **Strategic Sales Consultant**. With a background in **property management and leasing**, a **Business Diploma**, and **ongoing bachelor's studies in Finance and Property**, A.J. brings a rare mix of experience, drive, and analytical insight. A.J. is driven to master every aspect of real estate and become a trusted expert known for sharp insight, smart strategy, and **consistently strong results**.

A.J. combines a sharp understanding of the market with a **competitive edge** built from nearly **two decades of playing soccer at a high level**. Today, that same discipline is fully dedicated to achieving the **best outcomes** for his real estate clients.







We are excited to welcome Yesith as our new **Strategic Investment Consultant**. He holds an LLB from the University of London and is currently reading for Attorney-at-Law at Sri Lanka Law College. With experience in UK conveyancing, offshore property management, and legal support, he brings a strong foundation in real estate law and market research.

His background in property transactions and investment evaluations enables him to identify high-performing opportunities and provide strategic advice. We're thrilled to have Yesith on board as part of our growing team.

We are pleased to welcome Chamishka to the team as a **Strategic Investment Consultant**. She holds an LLB and has completed the Bar Professional Training Course in the UK. Currently pursuing a double Master's in Business and Management, Chamishka brings a strong legal and business foundation.

With experience apprenticing under a lawyer and working in a defense company, she is eager to apply her skills to provide strategic real estate advice. Chamishka is dedicated to supporting client success and growing her expertise in property investment.

We are excited to welcome Dulanjalee as our new **Strategic Investment Consultant**. She holds a BA (Hons) in International Business Management and has over five years of experience in finance and client relations. Dulanjalee brings strong financial insight and client-focused expertise to the team.

Her background in managing high profile clients and delivering strategic solutions equips her to provide valuable investment advice. We're thrilled to have Dulanjalee on board as part of our growing team.



**Yesith De Silva**  
Strategic Investment Consultant



**Chamishka Perera**  
Strategic Investment Consultant



**Dulanjalee Bakmiwewa**  
Strategic Investment Consultant

# WHAT'S NEW?



On Monday, May 19th, S A Thomson Nerys was proudly recognised by **Dynamic Residential** as the **"No. 1 Sri Lankan Sales Agency"** for achieving the highest number of property sales within one of their key developments. This award marks another proud milestone for the company, solidifying its position as a top-performing agency representing the Sri Lankan community in Victoria's real estate market.

This achievement reflects the **dedication, expertise, and client-first approach** of the entire S A Thomson Nerys team. With a **strong track record** and **growing partnerships**, the company continues to expand its impact across Melbourne's thriving property sector.



**STAY IN THE LOOP!**



@sathomsonnerys







# INTRODUCING PRIME LANDS

“

**We are committed to creating  
a better place on Earth.**

”

With nearly **three decades of excellence** in real estate, **Prime Group** has become a household name in Sri Lanka, renowned for its visionary leadership and customer-focused developments. Established in 1995, Prime Lands began with a mission that still guides the company today.

From **humble beginnings** with just four employees, Prime Group has grown into the **country's most awarded real estate company**, proudly delivering over 6,000 land projects, 25 housing developments, and 42 completed apartment complexes across 18 districts. Their impressive portfolio **serves more than 300,000 satisfied customers**.

Driven by core values of trust, transparency, and uncompromising quality, Prime Group **continues to set benchmarks** in residential and commercial real estate. Recognized as a **Great Place to Work** and a consistent winner at the **Asia Property Awards**, Prime Lands is not only building homes — **they're building communities and futures**.

As S A Thomson Nerys continues to highlight the best in real estate from Sri Lanka to Australia, **we are proud to feature Prime Group** for their exceptional contribution to the property landscape.



# VENEZIA NEGOMBO

VIDEO





# MELBOURNE SQUARE

AT THE CENTRE OF A GROWING PRECINCT

BLVD

STAGE 1









# HOUSE & LAND PACKAGES

## UNVEILING THE FUTURE OF REAL ESTATE: STRATEGIC INVESTMENTS IN HOUSE & LAND PACKAGES

S A Thomson Nerys is renowned as a premier choice for discerning investors, offering **exceptional opportunities** across **Australia**, including for **non-residents**.

Our distinguished reputation for excellence is built on **comprehensive services** that ensure a seamless journey from the initial consultation through to successful property acquisition.

Committed to accessibility, we facilitate investments with a minimal 5% deposit requirement, making our opportunities both financially feasible and highly attractive. Our **experienced professionals** provide bespoke advice, carefully tailored to meet each individual's unique needs and goals.

Moreover, we offer **convenient loan facilities** to support swift and efficient financing, empowering clients to **capitalise on opportunities** confidently. Located in Australia's vibrant real estate market, we specialise in residential and commercial properties, land development projects, and tailored investment portfolios.

Beyond financial support, S A Thomson Nerys prioritises reliability and personalised service, fostering long-term relationships based on trust and transparency. Whether you're a first-time investor or seasoned entrepreneur, discover how our solutions can propel your real estate success.

**Contact us today to learn more about our investment opportunities.**

### DUBAI



**Janaka Bandara**  
Director - Dubai UAE  
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### MELBOURNE



**Pasanjith Marasinghe**  
Strategic Investment Consultant  
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### COLOMBO



**Dilruk Maithri**  
Strategic Investment Consultant  
dilruk@sathomson.com.au  
+94 74 132 9681





# Meet our TRUSTED BUILDERS

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## FEATURING

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Trusted builders are the foundation of any successful construction project, offering expertise, reliability, and a commitment to quality craftsmanship. With a solid reputation built on years of experience, trusted builders prioritize transparency and clear communication throughout every stage of the building process. They understand the importance of listening to clients' needs and preferences, offering personalized solutions that exceed expectations. Their attention to detail ensures that every aspect of the project is meticulously handled, from initial planning and design to the final touches. By fostering a culture of integrity and accountability, trusted builders instill confidence in their clients, forging lasting relationships based on mutual respect and satisfaction.

## FULL TURNKEY

Selecting the design for your new home is an exciting endeavor! With numerous options available, each home you explore offers unique features to adore. This marks the beginning of turning your dreams into reality, and we're delighted to be part of this journey.

Our trusted builders are committed to helping you discover the perfect home. They provide award-winning designs and the flexibility to customize floor plans to suit your preferences. Whether you desire changes in finishes, room configurations, or additional features, we ensure your satisfaction for years to come. They will guide you through every step of the process, assisting you in selecting the ideal look and style.

Ultimately, purchasing the right home entails more than research and financial negotiations—it's about taking pride in the space you've crafted and enjoying the rewards once the journey is complete.



In 1979, two carpenters set out to create a new type of home specifically designed for Australian families. Their vision extended beyond just the home itself; they aimed to provide a stress-free home-building experience for buyers.

Since then, this vision has evolved and grown. Orbit Homes has maintained its position as one of the country's leading builders, renowned for delivering high-quality homes suited to the Australian lifestyle.

The Orbit Homes team comprises individuals who have been part of the Orbit Homes family since its inception. With decades of experience, they offer invaluable knowledge to guide you in building the perfect home. They also deeply value the trust placed in them to ensure a seamless building journey.

Orbit Homes' ultimate goal is to ensure that your home brings you years of enjoyment, helps create irreplaceable memories, and provides the daily contentment of truly feeling 'at home'.



# URBANE HOMES TURNKEY INCLUSIONS

urbane  
HOMES

What does  
*'Turnkey'*  
really mean?

When you choose Urbane Homes, you are opting for a fixed-price home and land package complete with **Turnkey Inclusions**.

A Turnkey house and land package means that at the end of the build, you can simply turn the key and step into your new home — **everything is included!**



## HOUSE & LAND PACKAGES



**PARKLEA 151**

2 3 1 2

**LOT 809**  
Vincenza Avenue, TRUGNAINA - Olivia Estate

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Land Price: \$315,000  
Build Price: \$330,739  
Land size: 294m<sup>2</sup>  
House size: 155.42<sup>2</sup>  
Anticipated titles: Titled

**\$645,739**



**BRAMPTON 192**

2 4 2 2

**LOT 1925**  
Mercury Road, SUNBURY - Kingsfield Estate

---

Land Price: \$386,000  
Build Price: \$353,291  
Land size: 413m<sup>2</sup>  
House size: 193.20<sup>2</sup>  
Anticipated titles: March 2026

**\$739,291**



### LOGAN 216

🏠 2 🛏 4 🚗 2 🚗 2

### LOT 1805

Alrose Grove, DEANSIDE -  
Deanside Village Estate

Land Price: \$452,000  
Build Price: \$352,562  
Land size: 400m<sup>2</sup>  
House size: 214.80m<sup>2</sup>  
Anticipated titles: Titled

**\$804,562**



### PARKLEA 151

🏠 2 🛏 3 🚗 1 🚗 2

### LOT 930

Bonifacio Road, CLYDE NORTH -  
Evergreen Estate

Land Price: \$351,000  
Build Price: \$332,299  
Land size: 262m<sup>2</sup>  
House size: 165.18m<sup>2</sup>  
Anticipated titles: May 2025

**\$683,299**





### BRAMPTON 192

🏠 2 🛏 4 🚗 2 🚗 2

### LOT 5517

Fellows Road, MICKLEHAM -  
Merrifield Estate

Land Price: \$393,000  
Build Price: \$356,732  
Land size: 350m<sup>2</sup>  
House size: 214.80m<sup>2</sup>  
Anticipated titles: Titled

**\$749,732**



### BRAMPTON 192

🏠 2 🛏 4 🚗 2 🚗 2

### LOT 8401

Langford Street, WERRIBEE -  
Harpley Estate

Land Price: \$351,000  
Build Price: \$332,299  
Land size: 350m<sup>2</sup>  
House size: 193.20m<sup>2</sup>  
Anticipated titles: April 2025

**\$698,620**



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**AHBgroup**

**Royston**  
— HOMES —

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Royston Homes focuses on delivering success for their clients, drawing on over 15 years of experience. Their strategic approach combines proficiency and insight to create quality homes that meet market demands.

Specialising in turnkey house and land packages, Royston Homes offers a diverse range of floor plan options with market-leading inclusions in prime locations across Melbourne and regional Victoria. This allows clients to maximise their investment potential.

The AHB Group builds quality housing for families and communities across metropolitan Melbourne and regional Victoria. Established in 2005, the AHB Group has grown into one of Victoria's and Australia's largest building and development groups, assisting over 8,000 families in realising their dream of a new home.

Structured as a group model, the AHB Group harnesses infrastructure for productivity, growth, and quality assurance.



# HOUSE & LAND PACKAGES

**Royston**  
— HOMES —



## Protea 184 Delta

🏠 4 🛋️ 4 🛏️ 1 🚗 2

### LOT 1108

Codrington Street, MELTON SOUTH -  
Maplewood Estate

Land Price: \$295,000  
Build Price: \$353,800  
Land size: 313m<sup>2</sup>  
House size: 183.63m<sup>2</sup>  
Anticipated titles: Q4 2024

**\$648,800**



## Waratah 172 Tivoli

🏠 3 🛋️ 4 🛏️ 2 🚗 2

### LOT 1142

Nevado Drive, TRUGANINA -  
Grandview Estate

Land Price: \$350,000  
Build Price: \$348,800  
Land size: 321m<sup>2</sup>  
House size: 172.26m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$698,800**



### Dartmouth 117 Tivoli

🏠 2 🛏 3 🚗 1 🚗 1

#### LOT 184

Gold Street, TARNEIT - Parkview Estate

Land Price: \$266,000  
Build Price: \$303,900  
Land size: 221m<sup>2</sup>  
House size: 116.88m<sup>2</sup>  
Anticipated titles: Titled

**\$569,900**



### Dartmouth 117 Delta

🏠 2 🛏 3 🚗 1 🚗 1

#### LOT 803

Ryans Way, DIGGERS REST -  
Davis Vineyard Estate

Land Price: \$278,460  
Build Price: \$302,500  
Land size: 221m<sup>2</sup>  
House size: 116.88m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$580,960**





**Summerfield 207 Mantra**

🏠 2 🚗 4 🚗 2 🚗 2

**LOT 314**

Platt Drive, MADDINGLEY -  
Queens Brook Estate

Land Price: \$333,000  
Build Price: \$380,800  
Land size: 400m<sup>2</sup>  
House size: 207.46m<sup>2</sup>  
Anticipated titles: Titled

**\$713,800**



**Easton 176 Mantra**

🏠 2 🚗 4 🚗 1 🚗 2

**LOT 522**

Comb Street, MANOR LAKES -  
Winterset Lodge Estate

Land Price: \$330,000  
Build Price: \$336,800  
Land size: 316m<sup>2</sup>  
House size: 176.18m<sup>2</sup>  
Anticipated titles: Q3 2025

**\$666,800**



**Berkeley 139 Vogue**

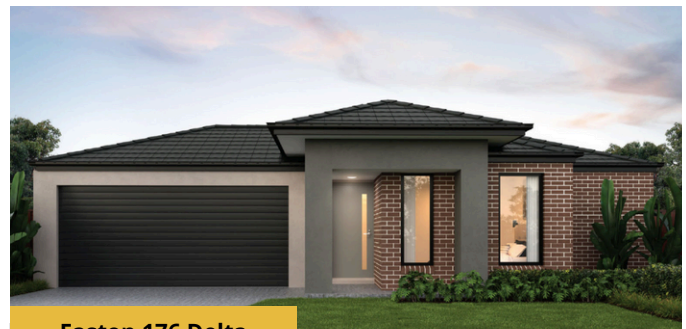
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**LOT 626**

Masaya Avenue, TRUGANINA -  
Olivia Estate

Land Price: \$299,000  
Build Price: \$329,000  
Land size: 263m<sup>2</sup>  
House size: 139.29m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$628,000**



**Easton 176 Delta**

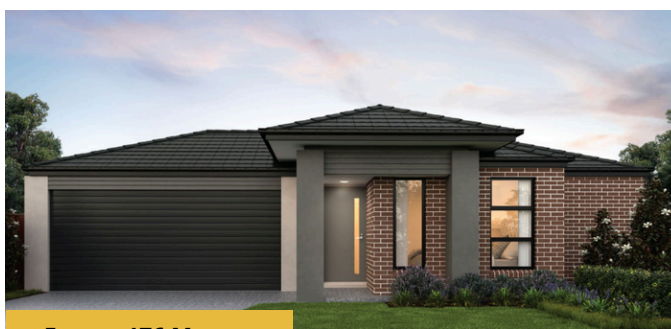
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**LOT 721**

Bartolo Street, TRUGANINA -  
Olivia Estate

Land Price: \$328,000  
Build Price: \$340,000  
Land size: 313m<sup>2</sup>  
House size: 176.18m<sup>2</sup>  
Anticipated titles: Q1 2025

**\$668,00**



**Easton 176 Mantra**

🏠 2 🚗 4 🚗 1 🚗 2

**LOT 907**

Newchapel Road, SUNBURY -  
Maplestone Estate

Land Price: \$336,000  
Build Price: \$343,900  
Land size: 350m<sup>2</sup>  
House size: 176.18m<sup>2</sup>  
Anticipated titles: Q2 2025

**\$679,900**



**Columbia 149 Tivoli**

🏠 2 🚗 4 🚗 1 🚗 1

**LOT 910**

Newchapel Road, SUNBURY -  
Maplestone Estate

Land Price: \$303,000  
Build Price: \$339,900  
Land size: 294m<sup>2</sup>  
House size: 148.58m<sup>2</sup>  
Anticipated titles: Q2 2025

**\$642,900**



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**HERMITAGE**HOMES

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For over two decades, Hermitage Homes has been dedicated to crafting quality homes for thousands of satisfied families and investors throughout Victoria. Their success is rooted in a steadfast commitment to stylish design, unbeatable service, meticulous attention to detail, and exceptional value, which has established them as one of Australia's fastest-growing housing companies.

With a solid reputation for delivering high-quality homes and outstanding customer service, Hermitage Homes oversees every aspect of the building process, offering comprehensive turnkey packages that ensure a seamless transition from construction to occupancy.

Their strong partnerships with land developers across Melbourne provide them with exclusive access to prime lots within highly sought-after estates, further enhancing their reputation as a trusted builder in the region.

Hermitage Homes continues to innovate and evolve, consistently setting benchmarks in the industry for craftsmanship and client satisfaction.



# HOUSE & LAND PACKAGES

HERMITAGE HOMES



## CARTIER 15 GE SUMMIT

🏠 3 🚗 3 🚙 1

### LOT 327

Moore Street, COLAC - Clearwater Estate  
7 Star Energy Rating

Land size: 350m<sup>2</sup>  
House size: 140.76m<sup>2</sup>  
Anticipated titles: December 2025

**\$552,800**



## LEON 22 GE - 1B HOLT

🏠 5 🚗 5 🚙 2

### LOT 2537

Pintail Drive, TRUGANINA - Grandview Estate  
\$25k land Rebate & \$10k Deposit

Land size: 350m<sup>2</sup>  
House size: 205.75m<sup>2</sup>  
Anticipated titles: June 2025

**\$802,620**



### HUME 15 SUMMIT

🏠 2 🛏 3 🚗 2

### LOT 212

Tigrair Street, BONSHAW -  
Floriana

Land size: 2638m<sup>2</sup>  
House size: 140.69m<sup>2</sup>  
Anticipated titles: June 2026

**\$553,220**



### CARTIER 15 GE HOLT

🏠 3 🛏 3 🚗 1

### LOT 1653

Heburn Street, LARA - Austin Estate  
7 Star Energy Rating

Land size: 238m<sup>2</sup>  
House size: 140.76m<sup>2</sup>  
Anticipated titles: July 2026

**\$582,620**





### GAMA 17 HOLT

🏠 2 🛏 4 🚗 2

### LOT 54

Mcgonigal Street, COLAC - Lakeside Estate  
7 Star Energy Rating

Land size: 448m<sup>2</sup>  
House size: 156.67m<sup>2</sup>  
Anticipated titles: November 2025

**\$634,220**



### LEON 22 GE - 1B SUMMIT

🏠 5 🛏 5 🚗 2

### LOT 520

Nightjar Place, Melton South- Skylark  
Rise Estate

Land size: 350m<sup>2</sup>  
House size: 205.75m<sup>2</sup>  
Anticipated titles: January 2025

**\$757,770**



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## metricon

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For over four decades, Metricon has been a trusted name in Australian home building, delivering high-quality, stylish, and innovative homes for families and investors. Their success is built on a commitment to exceptional design, superior craftsmanship, and outstanding customer service, making them one of the country's most recognized and awarded builders.

With a focus on delivering homes that blend functionality with modern aesthetics, Metricon offers a range of designs to suit diverse lifestyles and budgets. Their comprehensive approach ensures a seamless building process, from planning to completion, providing homeowners with confidence and peace of mind.

Metricon's strong relationships with leading land developers allow them to offer exclusive opportunities in some of Australia's most sought-after locations, further cementing their reputation as a leading home builder.

As they continue to innovate and evolve, Metricon remains dedicated to setting new benchmarks in quality, sustainability, and customer satisfaction, ensuring that every home they build stands the test of time.



# HOUSE & LAND PACKAGES



## OXFORD 137

🏠 2 🚗 3 🚗 1

### LOT 2525

Westdahl Street, TRUGANINA -  
Grandview Estate

Land size: 238m<sup>2</sup>  
House size: 137.19m<sup>2</sup>  
Titled: No

**\$626,426**



## Chapel 172

🏠 2 🚗 4 🚗 2

### LOT 723

Horvath Boulevard, OFFICER -  
Banyan Place

Land size: 294m<sup>2</sup>  
House size: 172.03m<sup>2</sup>  
Titled: No

**\$757,933**

# HOUSE & LAND PACKAGES



## Greenwood 255

🏠 2 🚗 4 🚗 2

## LOT 358

Glance Avenue, WYNDHAM VALE-  
Mambourin Green

Land size: 269m<sup>2</sup>  
House size: 255.19m<sup>2</sup>  
Titled: No

**\$837,460**



## Wellington 155

🏠 2 🚗 4 🚗 1

## LOT 1101

Woodlawn Road, WOLLERT -  
Wollert Rise

Land size: 335.5m<sup>2</sup>  
House size: 154.52m<sup>2</sup>  
Titled: No

**\$739,489**



# HOUSE & LAND PACKAGES



## Swanston 208

🏠 2 🚗 4 🚗 2

## LOT 2631

Fairywren Road, MICKLEHAM -  
Botanical Estate

Land size: 350m<sup>2</sup>  
House size: 207.98m<sup>2</sup>  
Anticipated titles: No

**\$812,763**



## Blackburn 137

🏠 2 🚗 3 🚗 1

## LOT 3087

Carding Street, TRUGANINA -  
Grandview Estate

Land size: 263m<sup>2</sup>  
House size: 137.19m<sup>2</sup>  
Anticipated titles: No

**\$665,768**



For nearly three decades, Prime Lands has been a trusted leader in Sri Lanka's real estate industry, delivering high-quality residential lands, homes, and apartments for individuals and investors alike. Their success is built on a steadfast commitment to integrity, innovation, and customer satisfaction, earning them recognition as the most awarded real estate developer in the country.

With a vision to create a better place on earth, Prime Lands offers a diverse portfolio ranging from affordable housing solutions to luxury condominiums across key urban and suburban locations. Their projects are designed to meet the evolving needs of modern lifestyles while maintaining a strong emphasis on long-term value and community impact.

Prime Group's streamlined process and transparent business model have helped over 300,000 customers across 18 districts find their ideal property.

As they expand their footprint both locally and internationally, Prime Lands continues to set the benchmark for reliability, innovation, and purposeful growth in the real estate sector.





**1% PAYMENT PLAN**

**VENEZIA  
NEGOMBO**

**AUD 2,710  
MONTHLY**



**1% PAYMENT PLAN**

**YOLO  
KIRIBATHGODA**

**AUD 1,590  
MONTHLY**



**1% PAYMENT PLAN**

**CEST LA VIE  
THALAWATHUGODA**

**AUD 2,980  
MONTHLY**





**1% PAYMENT PLAN**

**J'ADORE  
NEGOMBO**

**AUD 1,700  
MONTHLY**



**1% PAYMENT PLAN**

**THALAKOTUWA GARDENS  
COLOMBO 5**

**AUD 3,650  
MONTHLY**



**1% PAYMENT PLAN**

**ONE TANGALLE  
TANGALLE**

**AUD 486,400  
STARTING**





**1% PAYMENT PLAN**

**SKYE BLOSSOM  
KOTTAWA**

**AUD 1,920  
MONTHLY**



**1% PAYMENT PLAN**

**DIGANA  
SCOTTISH ISLAND**

**AUD 380,900  
STARTING**



**1% PAYMENT PLAN**

**THE PALACE  
GAMPAHA**

**AUD 1,230  
MONTHLY**



# UNSATISFIED WITH YOUR CURRENT PROPERTY MANAGEMENT?





# WHY GET PROPERTY INSURANCE?

Owning a rental property is a **great investment**—but it comes with risks. Property insurance protects you from unexpected events like **fire, storm damage, theft,** and **liability claims**. It covers **repair costs** and **legal expenses**, helping you **avoid financial loss**.

Whether you're a **first-time landlord** or **managing multiple properties**, having the **right insurance** gives you **peace of mind** and protects what matters most.

Not all insurance policies are the same. Choosing the **right cover** means understanding what's included—and what's not. Some policies may exclude **certain types of damage**, **limit coverage amounts**, or require additional premiums for full protection. That's why it's important to **review your options carefully** and **get expert advice**. The right insurance doesn't just **protect your property**—it **protects your income, your reputation, and your future as a landlord**.

## Property Management:

+61 435 497 280

[office@thomson.com.au](mailto:office@thomson.com.au)

REACH OUT  
TO US AND  
DISCOVER A  
BETTER OFFER





# DAMAC

## RIVERSIDE

### VIEWS

Dubai's first *Riverside* community



EXPO  
2020

16 minutes



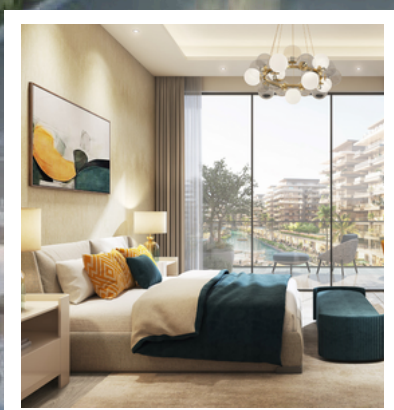
15 minutes



12 minutes



9 minutes



**SAT**  
S. A. THOMSON NERYS

**DAMAC**  
LIVE THE LUXURY



**CONTACT US TODAY!**

**Janaka Bandara - Dubai Director**  
+61 450 554 053  
janaka@sathomson.com





# SOBHA

REALTY

A global leader in luxury real estate, Sobha Realty is known for delivering exceptional homes with unmatched craftsmanship. Based in Dubai, the brand blends elegance, quality, and innovation in every project.



## DANUBE PROPERTIES

One of Dubai's fastest-growing developers, Danube Properties is known for delivering affordable luxury with high-quality finishes. With a strong track record and flexible payment plans, Danube makes owning a dream home in Dubai more accessible than ever.



S. A. THOMSON NERYS

**CONTACT US TODAY!**

**Wajahat Ali - Strategic Investment Consultant**

+97156 315 0953

[wajahat@sathomson.com.au](mailto:wajahat@sathomson.com.au)



# HIGHLIGHTS OF THE MONTH



## MELBOURNE SQUARE

*A Pinnacle of Urban Elegance*

Dominating Melbourne's Arts Precinct, Melbourne Square combines architectural elegance with vibrant city energy. Experience unparalleled living in Southbank's premier address, where luxury and culture converge.



## WEST SIDE PLACE

*Where City Living Reaches New Heights*

From breathtaking city views to luxurious amenities including private lounges, gardens, a cinema, and Melbourne's first Ritz-Carlton hotel, West Side Place delivers an unmatched standard of living.



## RIVERHILLS

*Embrace Nature's Tranquility*

Riverhills in Wollert blends tranquil parkland views with modern convenience. Just 25 km from Melbourne CBD, enjoy nature's beauty and proximity to essential amenities. Embrace peaceful living at Riverhills.



## SCOTCH HILL GARDENS

*Exclusive Living Amidst Lush Gardens*

Welcome to Scotch Hill Gardens, a place where daily life is enriched by the abundance of nature, wellbeing and community. Perfectly connected to the prestigious Scotch Hill precinct, residents can easily access top schools, shops, cafés, and tree-lined streets.



## *A selection of Melbourne's standout projects!*



### FLORET

#### *A Lifestyle of Luxury and Comfort*

A vibrant new community of premium townhouses. Floret is a collection of contemporary homes designed for modern living. With easy access to local amenities, parks, and top schools, Floret offers both convenience and luxury.



### THREE OLIVE

#### *Discover the best of contemporary living*

Nestled in one of Melbourne's most prestigious suburbs, these premium townhomes offer the perfect blend of luxury, lifestyle, and location. Enjoy seamless access to local cafés, elite schools, lush parks, and vibrant shopping precincts.



### PROSPECT

#### *Where Ambition Meets Lifestyle*

More than just a place to live, Prospect is a statement of modern ambition — a community built for those who value progress, style, and connection. Surrounded by gourmet dining, elite schools, shopping destinations, and major transport links, every day here is rich with possibility.



### ATLAS

#### *A New Era of Elevated Living*

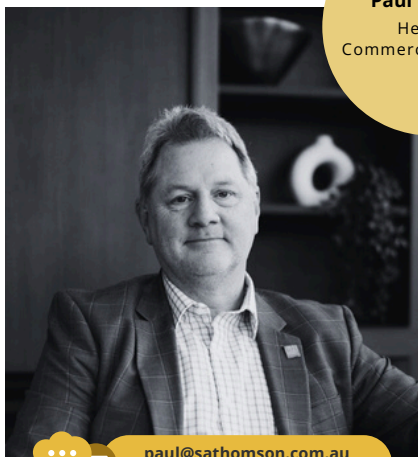
Soaring above the city skyline, Atlas Melbourne redefines urban sophistication with its visionary design and commitment to wellness. Residents are treated to an array of world-class amenities, including the Sky Club on levels 71-72, offering panoramic views, the Wellness Club dedicated to holistic health.

# SATHOMSON CONSULTANCY

## BUSINESS COMMERCIALISATION & DEVELOPMENT

Regardless of position in the company's lifecycle, expansion, post acquisition, project management, strategic sales, business succession or indeed exit, SA Thomson Consultancy is able to work with you on managing these strategies and delivering on your goals. We work with Sri Lankan companies primarily looking to expand their business into Australia, create or add to their investment portfolio of assets through strategic commercial, residential or industrial land development projects.

Led by Paul Edwards, a seasoned professional with over 25 years of experience in sales, operations management, and workforce planning. Paul has a proven track record in developing strategic plans and integrating businesses post-acquisition. His leadership spans across management and directorial roles in Recruitment, Legal & Accounting, Healthcare, and Financial Services sectors.



**Paul Edwards**  
Head of  
Commercial Projects



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Let's talk about smart  
investments today.

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YOUTUBE

