

Corporate Profile



GOLDEN SANDS
DEVELOPMENTS

INTRODUCTION TO GOLDEN SANDS DEVELOPMENTS

Golden Sands Developments is a progressive commercial and residential development company with offices in UK, Australia, Hong Kong, Taiwan, China, Malaysia and Singapore. Golden Sands Developments is dedicated to the process of urban renewal and regeneration through the creation and delivery of major development projects.

Benefiting from over 12 years of experience in development and construction industries, GSD's team of development specialists is thoroughly experienced in the delivery of major projects from inception to completion. GSD has the expertise and resources to deliver complex and challenging development opportunities, making a valuable and enduring contribution to the community.



GOLDEN SANDS
DEVELOPMENTS



VISION, OBJECTIVES & ETHICS

VISION

GSD's vision is to be the premium property development company in the United Kingdom, providing affordable luxury to the investors and high standard accommodation to the community.

OBJECTIVES

- Involve professional and highly experienced teams that place the clients at the centre of all activities.
- Produce high quality property developments for both new builds and refurbishments.
- Create harmonious developments to enhance the health, safety and overall well-being of the residents.
- Be extremely reliable by finishing projects on time and within budget.
- Work under the principle of safe and sustainable operation.

ETHICS

GSD places Fairness, Integrity, Honesty and Reliability at the core of all its operations and developments. These core values are instilled in every single team member within Golden Sands Developments.



MANAGEMENT STRUCTURE

DATO' AMEER ABAS - CEO

Dato' Ameer Abas, founder of Golden Sands Developments Limited UK, became a self made millionaire, at the age of 28, through his multiple business ventures. As a successful entrepreneur, he has been venturing into real estate, property development, property management, hedge fund management, shipping agencies, education consultancy, mobile app development, food and beverage businesses, and trading businesses. Dato' Ameer has tapped into international markets such as Malaysia, Singapore, Indonesia, Bangladesh, India, Hong Kong, China, Macau, Taiwan, Korea, Australia and the United Kingdom, achieving multiple successes in various business ventures. He speaks 5 languages fluently, and is known among his peers as a workaholic and a philanthropist. His personal investment portfolio is currently worth over US\$15 Million.

In 2014, in recognition of the achievements in his business ventures and contribution to the industry and country, he was awarded the title of "Darjah Indera Mahkota Pahang" (DIMP) by the Sultan of the Royal Family of Pahang. This is a prestigious award from the Malaysian State of Pahang, which carries the official title, Dato'. In addition, his works have been recognized in other parts of Malaysia, having received the title of "Darjah Kerabat Mahkota Kelantan" (DK), another prestigious award from the Malaysian State of Kelantan.

Dato' Ameer has a strong business management, marketing and sales background, a Bachelors degree in Information Systems and a Masters Degree in Business Management, both from United Kingdom. Dato' Ameer oversees each phase of a project and dynamically manages each project's team members to ensure realistic and timely results are achieved. His main role within GSD is to manage the operations and develop global business opportunities for the company.

MANAGEMENT STRUCTURE

KAMRAN KHAN – MANAGING DIRECTOR

Mr Kamran Khan, co founder of Golden Sands Developments Limited UK, became an entrepreneur at the age of 24 and a self made millionaire through his several business ventures by the age of 30. He has been venturing into property investment, property management, property development, the fast food industry, and import and exports. His personal wealth and investments exceed US\$ 4 Million.

Mr Khan is managing the UK operations, which include dealing with lawyers, architects, project managers, builders, designers and agents. In addition, Mr Khan provides a great insight on new opportunities in the United Kingdom. He is a tough negotiator and brings immense value to the company, getting the best possible deals when it comes to acquisitions.



MANAGEMENT STRUCTURE

KARL SPARKES - PROJECT MANAGER

Mr Karl Sparkes is a passionate member of our staff who has extensive experience in the development field. Mr Sparkes came from a construction background from the age of 16. He completed his apprenticeships as a qualified plasterer within 3 years, was managing a team of 20+ contractors within 5 years and dealing with budgets of over £5 Million by the ripe age of 21. He utilises his wealth of knowledge acquired over the last 12 years, working on large sites to demand the best from all around him. He has a proven track record of managing people efficiently, with an ability to complete tasks on time and within budget. A project manager with many years of experience is not unusual but Mr Sparkes has other cards up his sleeves, he also managed to complete his Financial Planning Certificate so investments, costing and Return on Investment is a second language to him. This shows how he is able to diversify and ensure he can view the construction from an investor's perspective.

GSD CORE TEAM MEMBERS

Graham Goldsborough - Legal Advisor

Chris Hinnett - Architect

Anisa Logat - Public Relations

Tim Mytrofanov - Head of Sales & Marketing

James Chilton - Lead Interior Designer

Rena Nyau Zhi Han - Marketing Manager (Taiwan)

Henry Yee - Marketing Manager (HK & China)

Elaine Ku - Business Development Manager (HK & China)

CURRENT PROJECTS



Victoria House

Location: Bradford, United Kingdom

Asset Type: Residential Apartments

No. of Units: 62

Total Value: £3.3 Million



Midland Mills

Location: Bradford, United Kingdom

Asset Type: Residential Apartments

No. of Units: 118

Total Value: £8.2 Million



CURRENT PROJECTS



Platinum One

Location: Bradford, United Kingdom

Asset Type: Mixed Use - Residential Apartments & Commercial

No. of Units: 106

Total Value: £6.0 Million



Yorkshire Residences

Location: Bradford, United Kingdom

Asset Type: Mixed Use - Residential Apartments & Commercial

No. of Units: 150

Total Value: £10.0 Million

PROJECTS IN THE PIPELINE

600+ units in Leeds. 100+ units in Huddersfield. 200+ units in Birmingham. 100+ units in Nottingham.

All projects will be located either within the City Centre, or within walking distance to the City Centre and/or Universities.

PAST PROJECTS

The Courthouse
Bradford, UK



Valleygate
Bradford, UK



The Ivegate
Bradford, UK



Grattan Studios
Bradford, UK



DEVELOPER & BUILDER PROFILE

Golden Sands Developments, a name synonymous with a highly professional and focused development company, prides itself on delivering projects on time and within budget. GSD was established in early 2014 with the concept of developing and delivering properties that fit the criteria of "affordable luxury" to investors. GSD teams up with market leading builders and construction companies who have successfully built and delivered various projects, which have been accepted by investors all over the world.

GSD's team consists of professionals with a breadth of knowledge and experience unrivalled by any other company in the business sector. The Main Contractors are selected and allocated to the site after an extensive vetting process. GSD strives to ensure all risks are managed, with proper measures put into place so that the projects are covered with assets equal to its value. As a result of this focus, GSD has developed an enviable reputation for delivering high quality new build and refurbishment projects.



DEVELOPMENT PARTNERS AND CONSULTANTS

- ❖ THE ARCHITECT & DESIGN TEAM
Chris Eyres Designs
- ❖ CONTRACTOR
Ashton Properties
- ❖ QUANTITY SURVEYOR
QS Solutions
- ❖ STRUCTURAL ENGINEER
Integral Design Structural Engineers
- ❖ LEGAL ADVISORS
Reiss Solicitors
- ❖ PROPERTY MANAGEMENT
IPG Management

