



* Developer's License: 8326-14/04-2021/0370(L)
 * Validity Period: 23/04/2019 - 22/04/2021
 * Advertising & Sales Permit: 8326-14/04-2021/0370(P)
 * Validity Period: 23/04/2019 - 22/04/2021
 * Building Plans Approving Authority: MBJB
 * Reference No: BILPL/PB 120/2018 DLM FAIL MBJB/U/2018/14/BGN/60/RP
 * Type A1 RM672,000 (Min) RM 966,000 (Max) * Total Units: 122 Units
 * Type A2 RM763,000 (Min) RM 763,000 (Max) * Total Units: 1 Unit
 * Expected Date of Completion: June 2021 * Tenure of Land: Freehold
 * Land Encumbrances: Public Bank Berhad * 15% Discount for Bumiputera
 * All prices are subject to change without prior notice

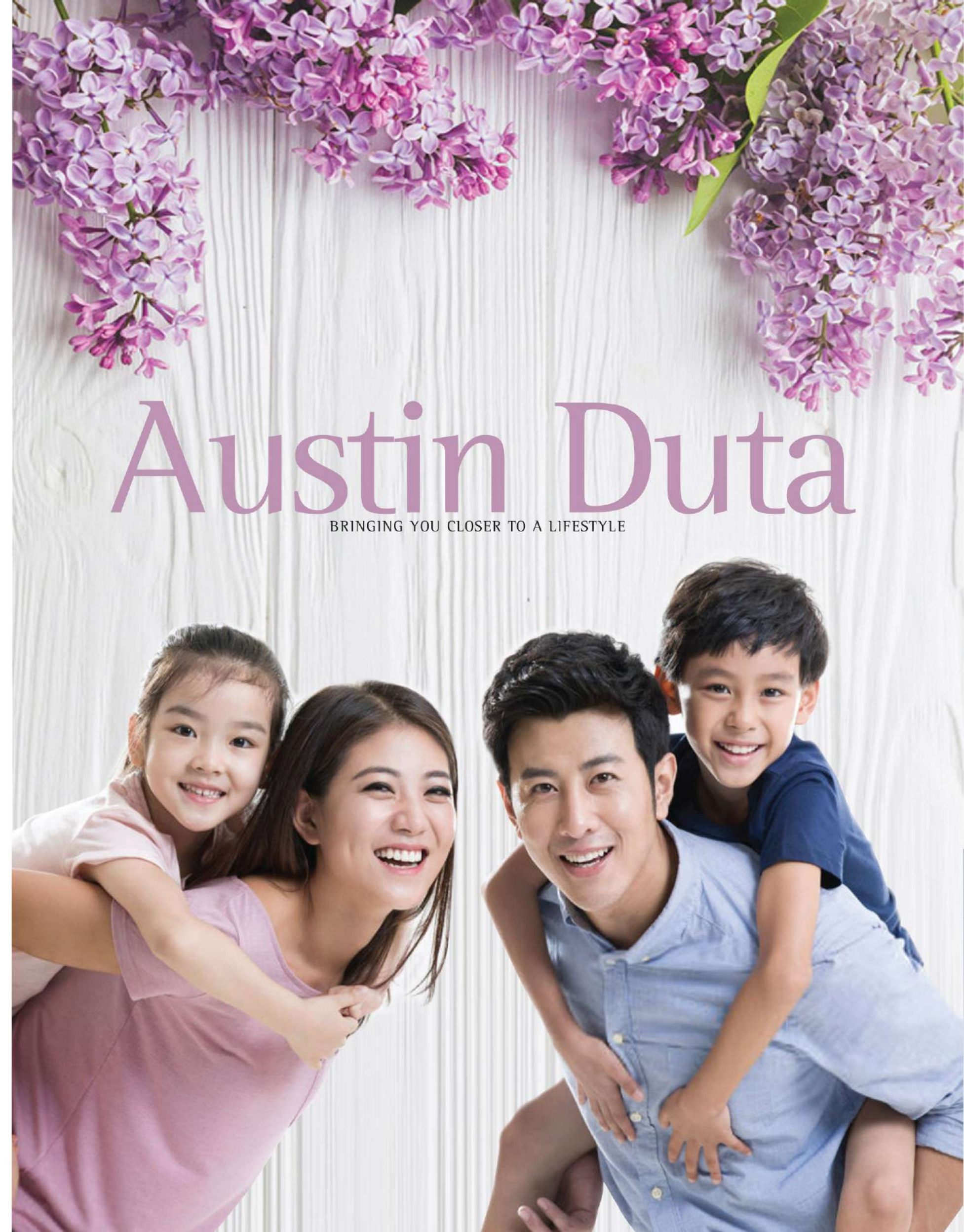


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GOOD CONNECTIVITY FOR TOTAL CONVENIENCE



Disclaimer : The information, perspectives, photographs, floor plans and proposed development plan contained in this Brochure are subject to change and cannot form part of an offer or contract.
 All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, IJM PROPERTIES SDN BHD
 and its Advertising Agency cannot be held responsible for any inaccuracies.
 Sekatan Kepentingan: Tanah ini tidak boleh dijual atau dipindahterik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.
 (Kian ini telah diluluskan oleh Jabatan Perumahan Negara.



Austin Duta

BRINGING YOU CLOSER TO A LIFESTYLE

FREEHOLD

A Touch of *Simplicity* for a Modernistic Lifestyle

PHASE 10A

22' x 70'
2-STOREY TERRACE HOMES

Built-up Area : Type A1 - 1,684 sq ft (Corner Lot)
(4 Bedrooms / 3 Bathrooms)

The Austin Duta 2-Storey Terrace homes has been conceived as a modern day *sanctuary* to encourage the residents to *slow down* their pace of life and develop a relationship with the entire neighbourhood.

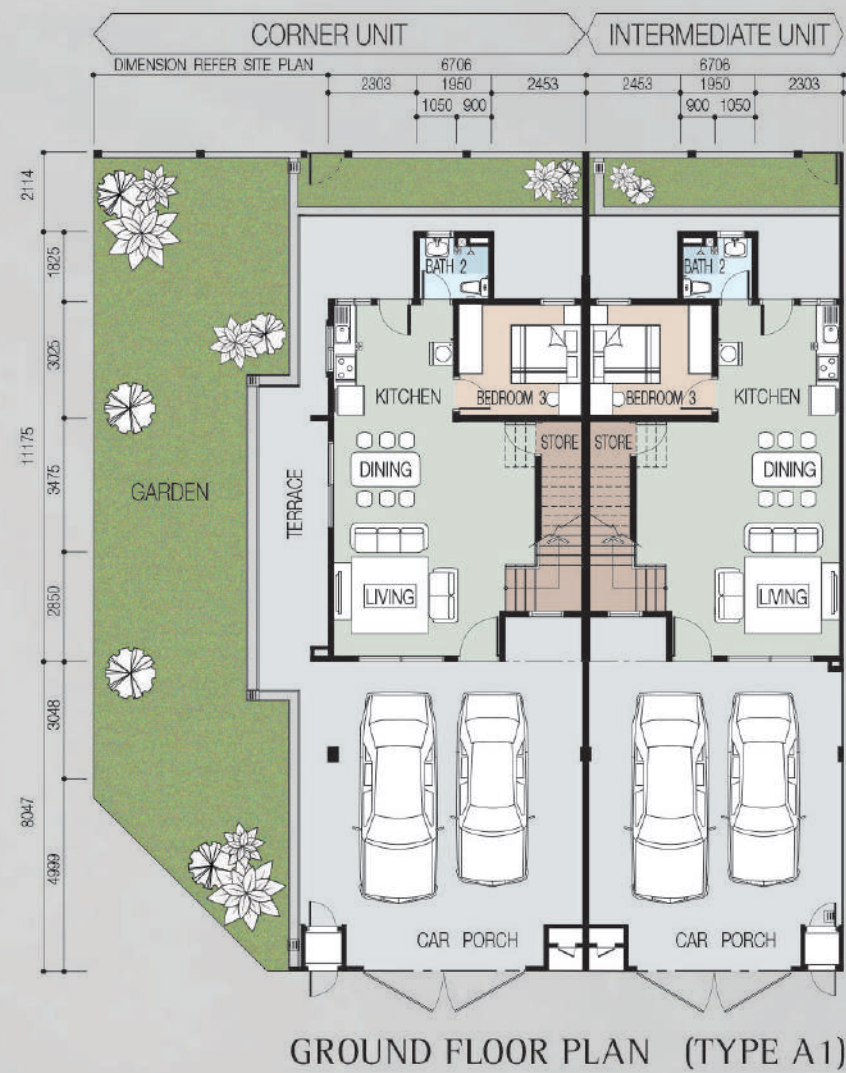
For each person, the notion of sanctuary is a personal one. But for most people, it means *escaping* the demands of urban living. Here, one can come out together informally and enjoy the *simplest* of life in a calm and restful environment.

At Austin Duta, sometimes *simplicity* says *more*.

A HOUSE A BEAUTIFUL HOME

INSPIRATION IS THE KEY ELEMENT THAT MAKES

FLOOR PLANS



STRUCTURE	Reinforced Concrete Frame	
WALL	Brick Wall with Cement Plaster Finish	
ROOFING COVERING	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
ROOF FRAMING	Metal Roof Truss	
CEILING	Ceiling Board / Skim Coat	
WINDOWS	Aluminium Framed Glass Window	
DOORS	Timber Door Plywood Flush Door Aluminium Framed Sliding Door (Corner unit only)	
IRONMONGERY	Quality Lockset	
WALL FINISHES	Ceiling Height Tiles Ceiling Height Tiles 1,500MM Height Tiles (Wet Area only) Weather Resistant Paint Emulsion Paint Gloss Enamel Paint	
FLOOR FINISHES	Tiles Tiles Tiles Cement Screed Cement Screed R.C. Slab with Brush Finish	
SANITARY & PLUMBING FITTINGS	Type A1	Type A2
Kitchen Sink	1 no	1 no
Wash Basin	3 nos	3 nos
Soap Holder	1 no	1 no
Toilet Roll Holder	3 nos	3 nos
Shower Rose	3 nos	3 nos
W.C.	3 nos	3 nos
ELECTRICAL INSTALLATION	Type A1	Type A2
Lighting Point	18 nos (Intermediate/End Lot only)	18 nos
	19 nos (Corner Lot only)	
Power Point (13A)	12 nos	12 nos
TV Point	1 no	1 no
Ceiling Fan Point	5 nos	5 nos
Air-con Point	1 no	1 no
Water Heater Point	1 no	1 no
Door Bell Point	1 no	1 no
Gate Light Point	2 nos	2 nos
INTERNAL TELEPHONE TRUNKING & CABLING		
Telephone Point	1 no	
Internet Point	1 no	
FENCING	1,500MM Sand Brick Wall Fencing	

Note : The Vendor shall at its own cost and expense install or construct all of the items listed above in accordance to the description set out save for the items marked with an* which may be deleted if not applicable.

SPECIFICATIONS

Take advantage of the Austin Lifestyle Experience

The connectivity and interactivity of a well-planned development has positioned Austin Duta to be within reach of the 'active zone' in commercial activity and lifestyle.

GOOD CONNECTIVITY FOR TOTAL CONVENIENCE



Austin Duta brings you *closer* to a multitude of surrounding lifestyle facilities and amenities.



AEON MALL Tebrau City



AEON MALL Bandar Dato' Onn



Starbucks Seri Austin

With all its *well-connected* convenience of surrounding urban amenities, Austin Duta is just minutes away from AEON MALL Bandar Dato' Onn, IKEA Desa Tebrau, AEON MALL Tebrau City, Sunway College Johor Bahru, KPJ Bandar Dato' Onn Specialist Hospital, McDonald's Austin Heights, Starbucks Seri Austin and Austin Heights Water Theme Park and the soon to be completed IKEA's Toppen Shopping Centre, just to name a few.

The *business and entertainment* conveniences are just a short distance away. Also, nearby are the educational, banking and business centres, *conveniently* linked to all major roads and highways.



IKEA Desa Tebrau



Water Theme Park

Cake Shops & Bakeries



Shopping Malls

Golf Course



Pubs, Bistros & Cafes

Clinics & Hospitals



Restaurants

Banks

VALUE-ADDED CONVENIENCES AT YOUR DOORSTEP



Hypermarkets

Schools & Colleges



Gym & Health Centres

Hair & Beauty Salons

- IKEA Desa Tebrau
Approx 15.3 km
- AEON MALL Tebrau City
Approx 15 km
- AEON MALL Bandar Dato' Onn
Approx 5.5 km
- TESCO Tebrau
Approx 15.6 km
- STARBUCKS Seri Austin
Approx 3.2 km
- McDonald's Austin Heights
Approx 14.3 km
- KFC Austin Heights
Approx 16 km
- FAIRVIEW Int. School
Approx 5.7 km
- SUNWAY COLLEGE Johor Bahru
Approx 12.9 km
- Malaysian College of Hospitality & Management
Approx 6.2 km
- SJK (C) Foon Yew 5
Approx 13.3 km
- Seri Austin Int. School
Approx 13 km
- RHB Bank
Approx 12.8 km
- HONG LEONG Bank
Approx 13 km
- HOSPITAL SULTAN ISMAIL
Approx 14.5 km
- KPJ Bandar Dato' Onn Specialist Hospital
Approx 7.4 km
- Austin Heights Golf & Hotel Resort
Approx 12.7 km
- Austin Heights Water Theme Park
Approx 12.3 km