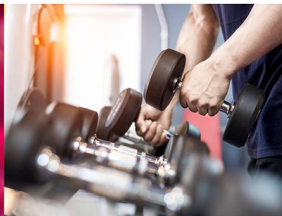


Strategically positioned by its geographical advantage, Austin Duta was conceived to inspire a sense of *convenient living* with a wide spectrum of modern *infrastructures* and *facilities* to complement its high profile location.



Experience a Simple Lifestyle  
& Explore a host of surrounding  
Living Conveniences



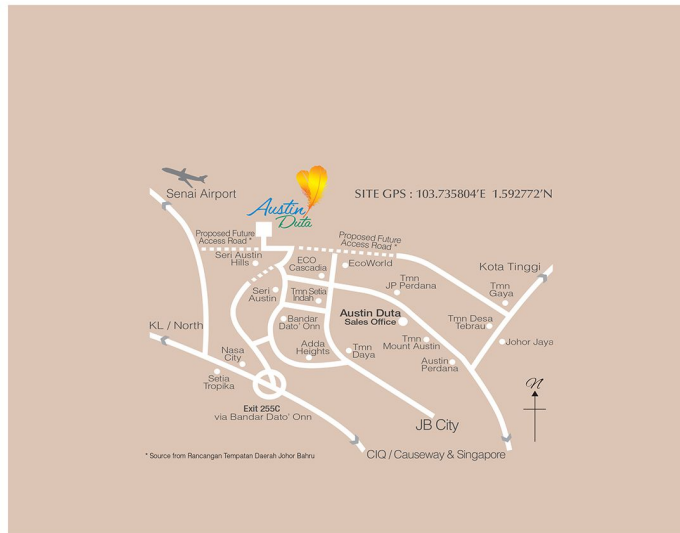
Key to the design of the Austin Duta *freehold* residences is the understanding that while thoughtful design and practical features makes a comfortable home, it is the *surrounding environment*, available *amenities* and *facilities* that create a complete modern lifestyle.



Here, life is good when home is in the pulse of the city yet cocooned from its harshness. Set within a *community* inspired township where contemporary living nurtures a *healthy lifestyle*, Austin Duta strikes an *utterly balance* for both the young and elderly.



VALUE-ADDED CONVENIENCES  
AT YOUR DOORSTEP



\* Developer's License: 8336/15/08/2017/0772511  
\* Validity Period: 23/04/2019 - 23/06/2021  
\* Advertising & Sales Permit: 8336/15/08/2017/0772511  
\* Validity Period: 23/04/2019 - 23/06/2021  
\* Building Plans Approving Authority: M&B  
\* Reference No: BIL/PL/18/08/2019/CLM/F&L M&B/13/25/19/148/2019/04/04/PP  
\* Type A RM688,000(000)(1) (RM995,000(000)tax) \* Total Unit: 122 Units  
\* Type B RM760,000(000)(1) (RM995,000(000)tax) \* Total Unit: 18 Units  
\* Expected Date of Completion: Dec 2021 \* Tenure of Land: Freehold  
\* Land Encumbrance: Public Bank Berhad \* 15% Discount for Bumiputera  
\* All prices are subject to change without prior notice

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[www.ijmland.com](http://www.ijmland.com)

A Strategic Address for Community Interactivity

# Austin Duta

FREEHOLD PHASE 10B



The Convenience of a well-served home





22' x 70'

2 Storey Terrace Homes

Built-up Area: 1,654 sq ft (Intermediate) (4 Bedrooms / 3 Bathrooms)

Type A



## Specifications

<b>Structure :</b>	Reinforced Concrete Frame
<b>Wall :</b>	Brick Wall With Cement Plaster Finish
<b>Roof Covering :</b>	Concrete Roof Tiles
<b>Roof Framing :</b>	Metal Framing
<b>Ceiling :</b>	Skim Coat / Ceiling Board
<b>Windows :</b>	Aluminium Framed Glass Window
<b>Doors</b>	Timber Wood
<b>Main Entrance :</b>	Plywood Flush Door (Type A / A1)
<b>Others :</b>	Plywood Flush Door / Upvc Door (Type B / B1) Aluminium Framed Glass Door
<b>Ironmongery :</b>	Quality Lockset
<b>Wall Finishes</b>	Weather Resistant Paint
<b>External Wall :</b>	Emulsion Paint
<b>Internal Wall :</b>	Gloss Enamel Paint
<b>Other Finishes – Timber &amp; Metal Works :</b>	
<b>Kitchen :</b>	Wall Tiles to 1500mm Height / Cement Plaster & Paint
<b>All Bathrooms :</b>	Wall Tiles up to Ceiling Height
<b>Other Areas :</b>	Skim Coat / Cement Plaster & Paint
<b>Floor Finishes</b>	
<b>Living, Dining, Kitchen, All Bedrooms, Staircase :</b>	Tiles
<b>All Bathrooms :</b>	Tiles
<b>Patio :</b>	Tiles
<b>Car Porch :</b>	Tiles
<b>Driveway :</b>	Cement Screed
<b>Entrance Slab :</b>	FLG Slab with Brush Finish
<b>Closet, Other Areas :</b>	Cement Screed

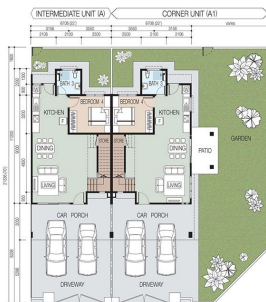


24' x 70'

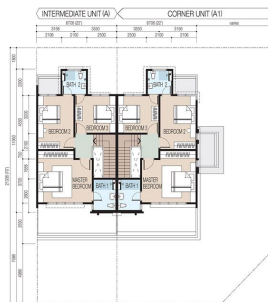
2 Storey Terrace Homes

Built-up Area: 1,862 sq ft (Intermediate) (4 Bedrooms / 3 Bathrooms)

Type B



GROUND FLOOR PLAN

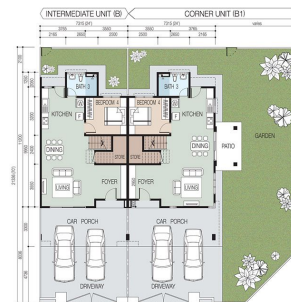


FIRST FLOOR PLAN

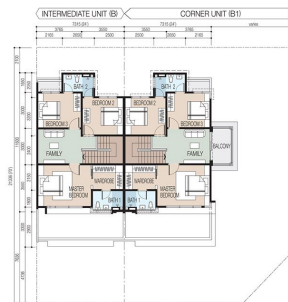
Sanitary Fittings	Type A	Type A1	Type B	Type B1
Kitchen Sink :	1 no	1 no	1 no	1 no
Pedestal W.C. :	3 nos	3 nos	3 nos	3 nos
Wash Basin :	3 nos	3 nos	3 nos	3 nos
Shower Rose :	3 nos	3 nos	3 nos	3 nos
Bid Tap :	3 nos	3 nos	3 nos	3 nos
Electrical Installations	Type A	Type A1	Type B	Type B1
13 Amp Power Point :	12 nos	12 nos	14 nos	14 nos
Lighting Point :	17 nos	16 nos	19 nos	21 nos
TV Outlet Point :	1 no	1 no	1 no	1 no
Fan Point :	3 nos	6 nos	6 nos	6 nos
Air Conditioner Point :	1 no	1 no	1 no	1 no
Heater Point :	1 no	1 no	1 no	1 no
Bell Point :	1 no	1 no	1 no	1 no
Gate Lighting Point :	2 nos	2 nos	2 nos	2 nos
<b>Internal Telephone Trunking &amp; Cabling</b>	1 no	1 no	1 no	1 no
<b>Telephone Outlet Point :</b>				
<b>Fencing :</b>	Brickwall / M.s. Gate			

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GROUND FLOOR PLAN



FIRST FLOOR PLAN