

Tranquility Lives Here ...

The refined dynamism that characterises Austin Duta's form, function and personality is reflected within its total development concept of lifestyle community living.

SITE GPS : 103.735804°E 1.592772°N

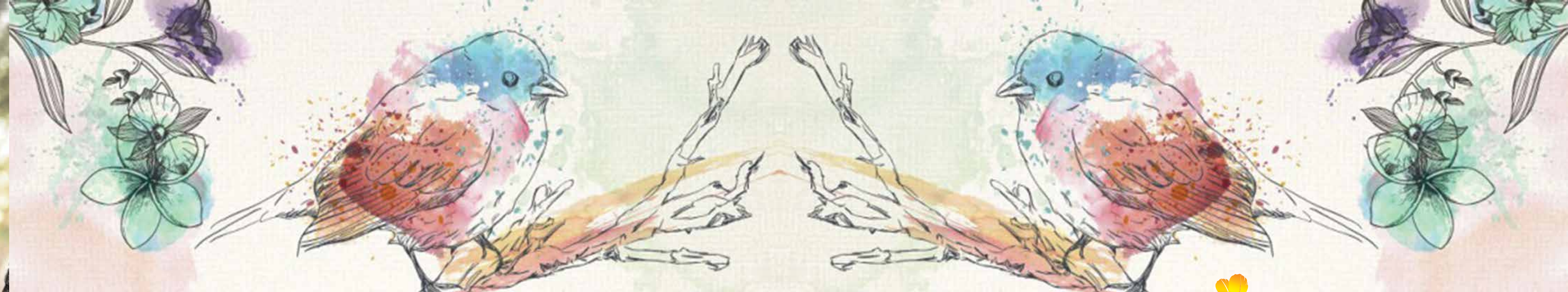


* Source from Rancangan Tempatan Daerah Johor Bahru

Nestled within a serene enclave, Austin Duta offers you a choice of innovatively designed 2 Storey Terrace homes. Its elegance of spacious design and modern architecture transcends comfort living.

These new homes reflect a holistic design approach that encompasses both the building and the surrounding ambience. Offering you a choice of two exclusive designs, these new models will give you an expansive sense of freedom and spaciousness that will effectively enhance cherished living space.

Welcome to Austin Duta, where living is just a way of relaxation and inspiration. An ultimate temptation that beckons you and your family's infinite future.



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IJM PROPERTIES SDN BHD (100180-M) (A Subsidiary of IJM Land Berhad)

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Developer's License: 8326-9/03-2019/0175(L) • Validity Period: 07/03/2017 - 06/03/2019 • Advertising & Sales Permit: 8326-9/03-2019/0175(P) • Validity Period: 07/03/2017 - 06/03/2019 • Type A: RM 544,000(Min) RM 694,000(Max) • Total Units: 66 Units • Building Plans Approving Authority: MBJB • Reference No: BIL/PL/78131/2015(1) DLM/FAIR MBJB/U/2015/14/BGN/96 • Expected Date of Completion: September 2019 • Tenure of Land: Freehold • Land Encumbrances: Public Bank Berhad • 15% Discount for Bumiputera. All prices are subject to change without prior notice.

'Recipe' for Gracious
Living



Creating Living Excellence





Spanning across some 250 acres of prime land, Austin Duta presents the next wave of residential development in the southern corridor of Johor Bahru in the state of Johor, offering modern convenient living with great investment potentials.

Strategically positioned in a most liveable district, Austin Duta is the latest epitome of stylish living and prides itself as a prestigious jewel among the best. It features a concept where diversities of modern-day living are brought together under one common freehold address.

Guide to Inspirational Living



Built-up Area : 1,600 sq ft (3 Bedrooms / 3 Bathrooms)



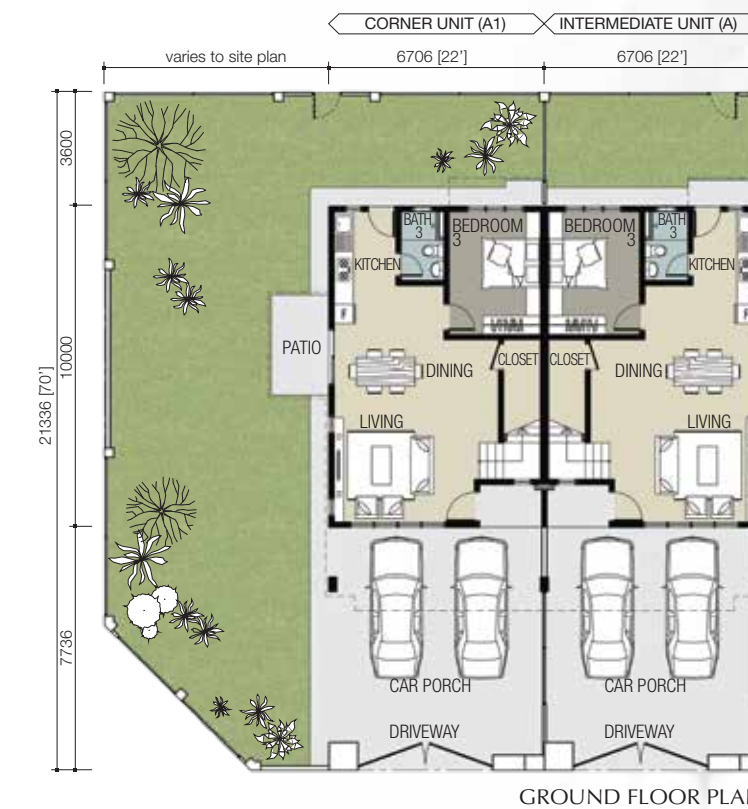
Built-up Area : 1,650 sq ft (4 Bedrooms / 3 Bathrooms)

SPECIFICATIONS

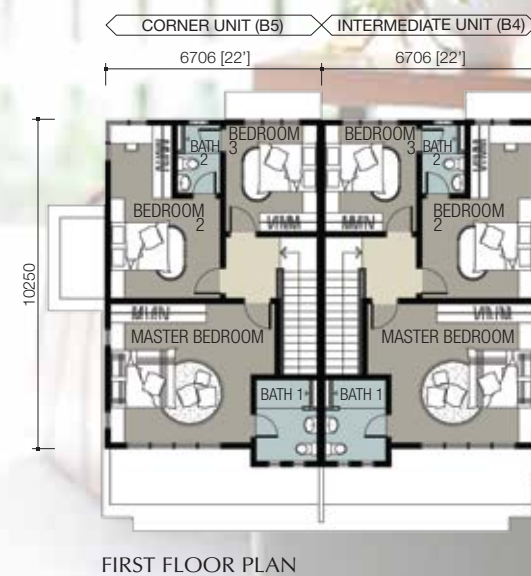
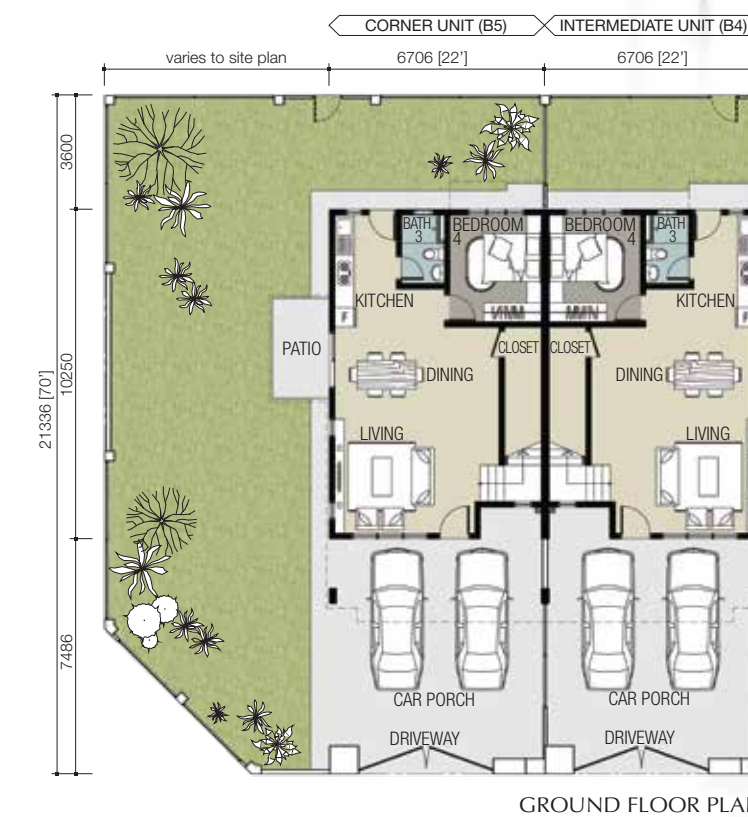
PHASE 5A (Type A & Type B Series)

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall with Cement Plaster Finish
ROOF COVERING	Concrete Roof Tiles
ROOF FRAMING	Metal Framing
CEILING	Skim Coat Ceiling Board
WINDOWS	Aluminium Framed Glass Window
DOORS	
Main Entrance	Timber Door
Others	Plywood Flush Door Aluminium Framed Glass Door (Corner lot only)
IRONMONGERY	Quality Lockset
WALL FINISHES	
External Wall	Weather Resistant Paint
Internal Wall	Emulsion Paint
Other Finishes - Timber & Metal Works	Gloss Enamel Paint
Kitchen	Wall Tiles to 1500mm Height / Cement Plaster & Paint
All Bathrooms	Wall Tiles up to Ceiling Height
Other Areas	Skim Coat / Cement Plaster & Paint

FLOOR FINISHES	
Living, Dining, Kitchen, Family, All Bedrooms, Staircase	Tiles
All Bathrooms	Tiles
Patio(Corner Lot only)	Tiles
Car Porch	Tiles
Driveway	Cement Screed
Entrance Slab	R.C. Slab with Brush Finish
Closet, Other Areas	Cement Screed
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SANITARY FITTINGS	Type A Type B
Kitchen Sink	1 1
Pedestal W.C..	3 3
Wash Basin	3 3
Shower Rose	3 3
Bib Tap	3 3
<hr/>	
ELECTRICAL INSTALLATION	
13 Amp Power Point	12 12
Lighting Point	16 17
TV Outlet Point	1 1
Fan Point	5 5
Air Conditioner Point	1 1
Heater Point	1 1
Bell Point	1 1
Gate Lighting Point	2 2
<hr/>	
INTERNAL TELEPHONE TRUNKING & CABLING	
Telephone Outlet Point	1 1
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FENCING	Brickwall / GI Mesh Fencing / M.s. Gate



TYPE
A
PHASE 5A



TYPE
B
PHASE 5A

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 it's Advertising Agency cannot be held responsible for any inaccuracies.