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A PROJECT BY:  **WM SENIBONG**

A member of Walker Corporation

CREST
@AUSTIN

EMERALD

BUSINESS PARK
PHASE 1



**CREST@AUSTIN,
AT THE INTERSECTION
OF LIFE**

The charm of Mount Austin is both familiar and reassuring, and now has a new pulse. A pulse that promises to elevate and enrich your life. Come experience the intersection of life, where luxury, convenience, work and lifestyle converge.

Welcome to Crest@Austin.

This is where you can indeed have it all and nestled in its very heart is **Emerald Business Park**, the place where thriving businesses meet vibrancy.

WHERE VIBRANCY CREATES OPPORTUNITIES

Located within Crest@Austin, Emerald Business Park is an integrated development comprising of:

- > Shop Offices,
- > Service Apartments,
- > a Retail Mall and
- > a sprawling green central park, putting it well into the lifestyle map.

Surrounded by affluent households in and around the Mount Austin area, Emerald Business Park has the advantage of being patronised by a large catchment of affluent people with high purchasing power from around due to its easy accessibility.





3-storey
 4-storey

- > Total of 14 blocks
- > Total of 161 units comprising of 151 units of 3 storeys and 10 units of 4 storeys
- > Total built up area ranging from 459.90 sqm to 1112.52 sqm
- > Lift provisions for 4 storeys
- > 2 types of functional design
- > Wide frontage
- > Ample parking space
- > Large catchment of affluent people with high purchasing power
- > Well connected – easy access to 3 major highways

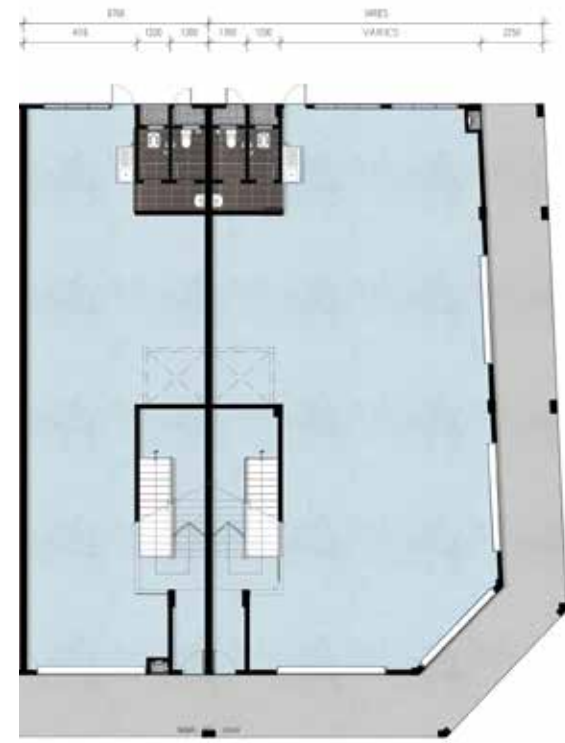
EMERALD BUSINESS PARK PHASE 1

Only 161 Units of Shop Offices.
 Great Investment.
 High Capital Appreciation
 & High Rental Returns.

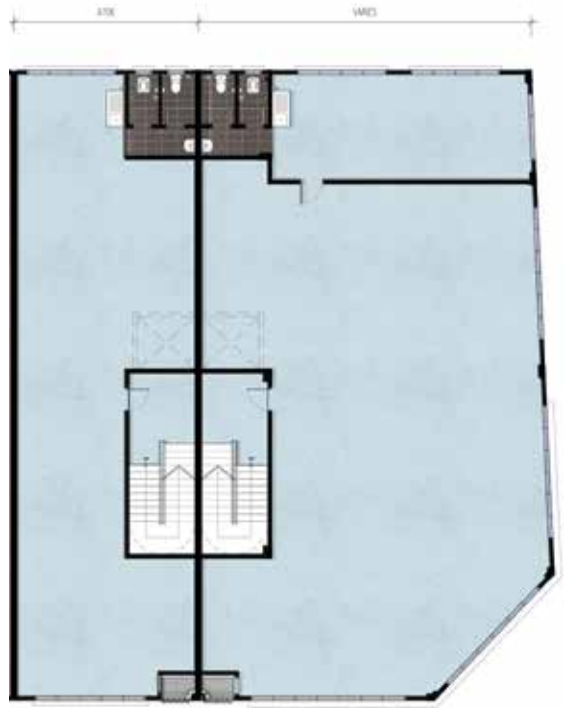


4-STOREY

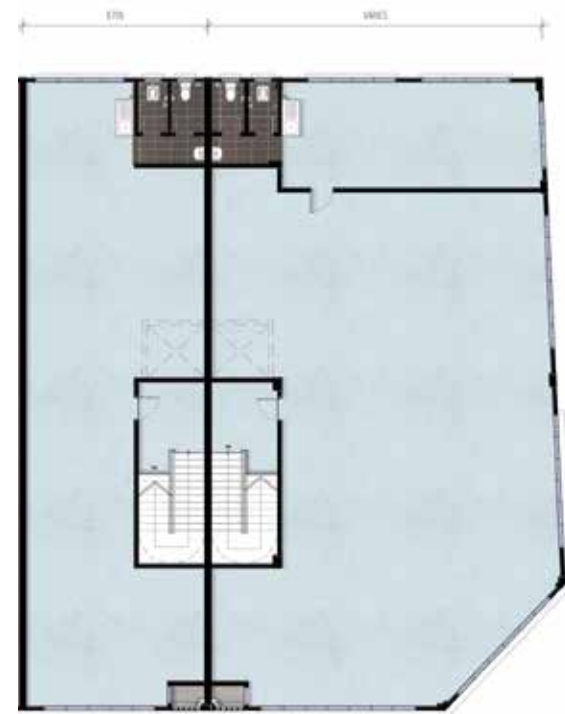
Built up-area: 22' x 75' – 10 units
(6,600 sq.ft. – intermediate unit)



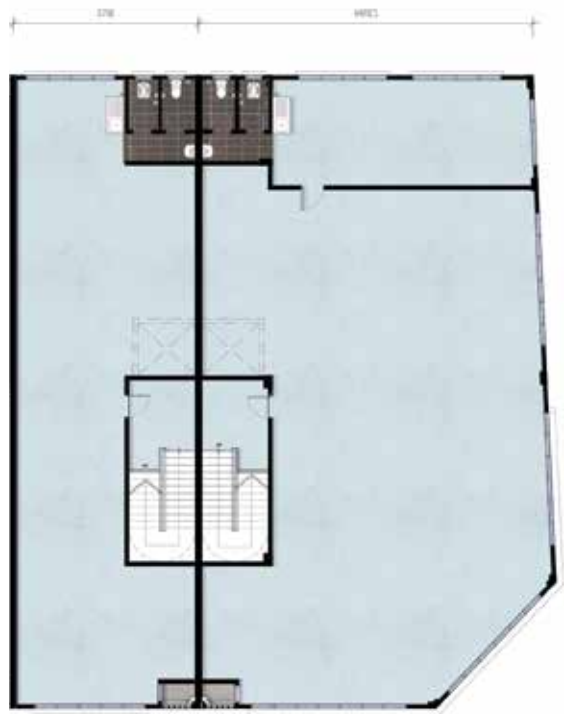
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

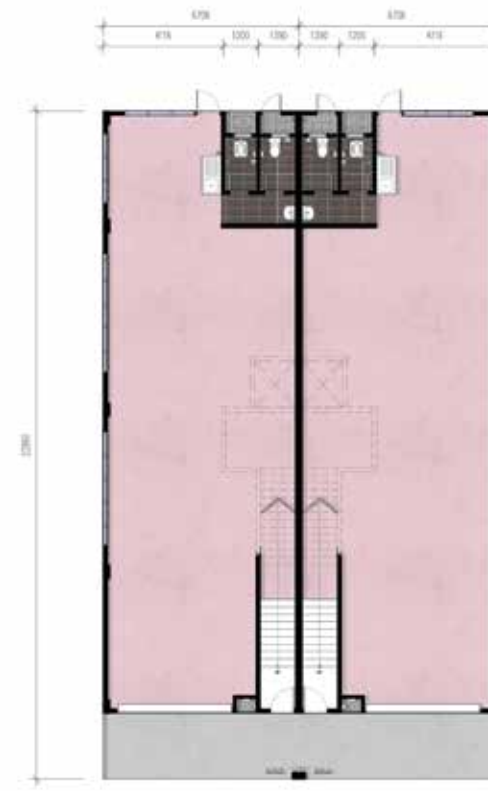


THIRD FLOOR

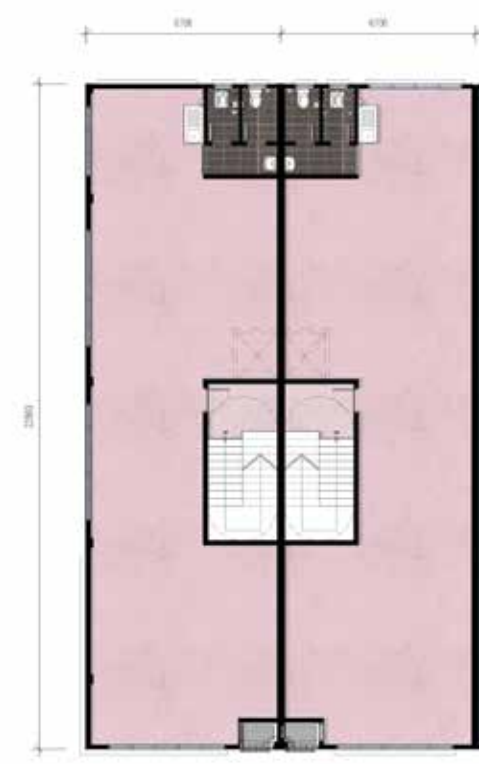


3-STOREY

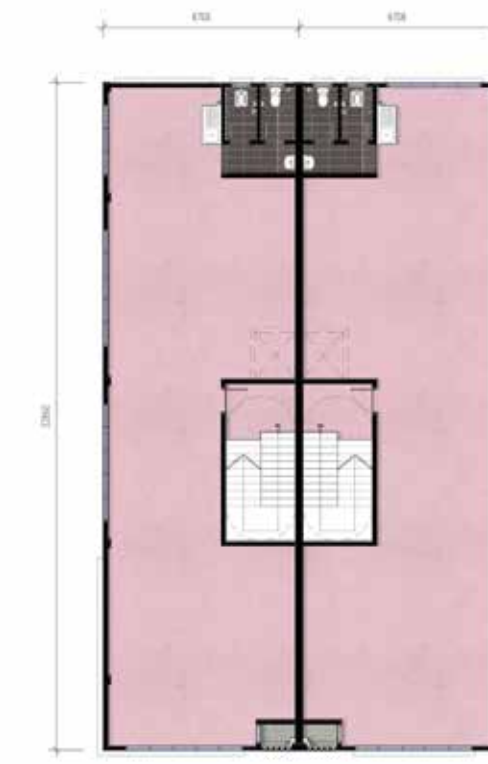
Built-up area: 22' x 75' – 151 units
(4,950 sq.ft. – intermediate unit)



GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

SPECIFICATIONS

4 Storey Shop Offices (22' x 75')

- Structure** - Reinforced Concrete Framework
- Wall** - Clay Bricks
- Roofing Covering** - Metal Deck Roof / Reinforced Concrete Flat Roof
- Roof Framing** - Light Weight Steel
- Ceiling** - Skim Coat / Suspended Ceiling
- Doors** - Roller Shutter
Fire Rated Door
Plywood Flush Door
Mild Steel Grill Door
- Windows** - Aluminium Frame Glass Windows
- Ironmongery** - Selected Quality Ironmongery
- Wall Finishes** - Toilets - Quality Wall Tiles Up To 1500mm Height
Bin Compartment - Quality Wall Tiles Full Height
Others - Plaster / Skim Coat / Paint
- Floor Finishes** - Toilets - Quality Tiles
Bin Compartment - Quality Tiles
Others - Cement Render
- Sanitary Fittings** - Selected Quality Sanitarywares

Electrical Installation	Ground Floor	First Floor	Second Floor	Third Floor
- Lighting Point	10 nos	10 nos	10 nos	10 nos
- Fan Point	2 nos	2 nos	2 nos	2 nos
- Socket Outlet Point	4 nos	4 nos	4 nos	4 nos
- Telephone Point	1 nos	1 nos	1 nos	1 nos

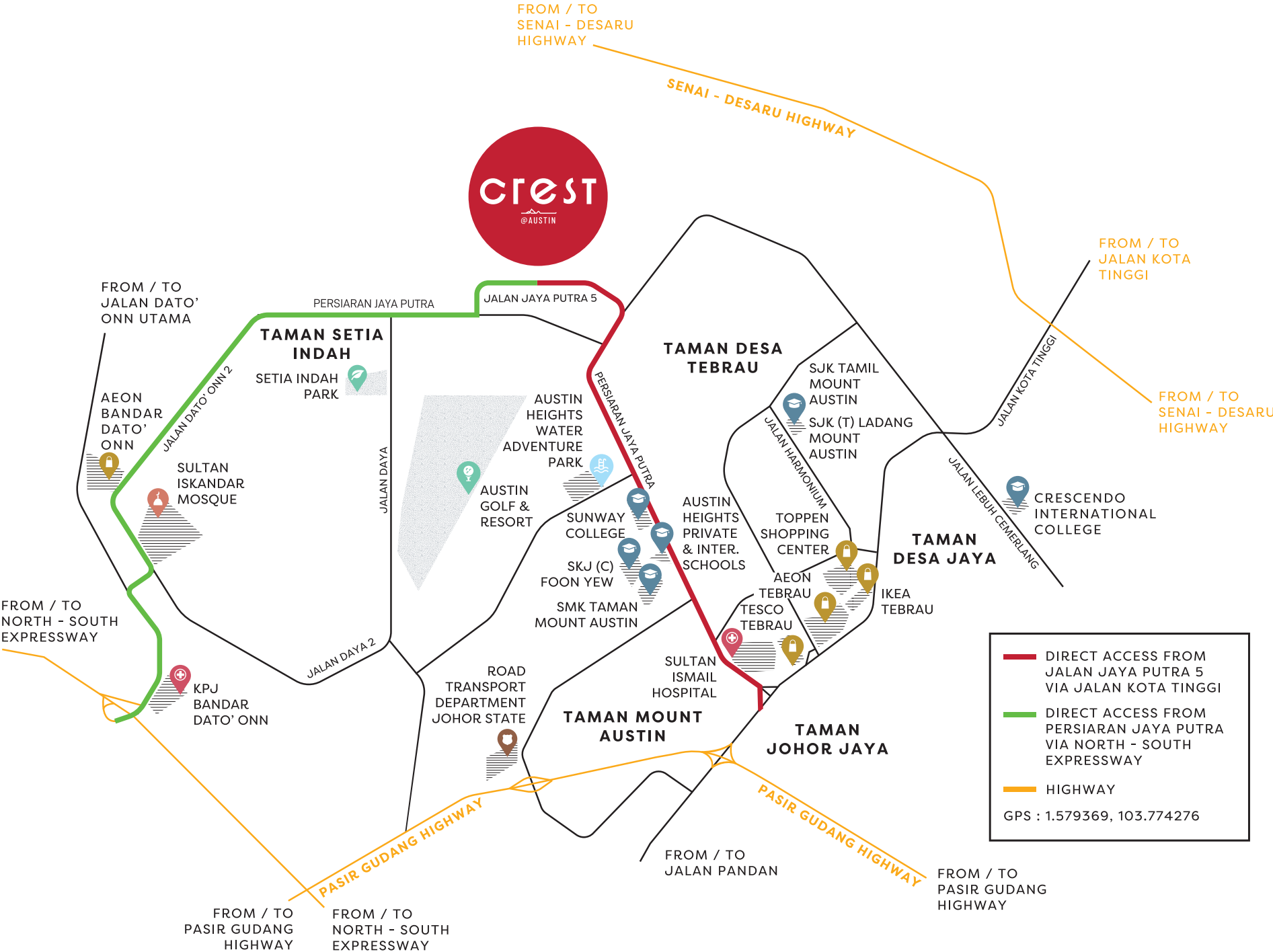
SPECIFICATIONS

3 Storey Shop Offices (22' x 75')

- Structure** - Reinforced Concrete Framework
- Wall** - Clay Bricks
- Roofing Covering** - Metal Deck Roof / Reinforced Concrete Flat Roof
- Roof Framing** - Light Weight Steel
- Ceiling** - Skim Coat / Suspended Ceiling
- Doors** - Roller Shutter
Fire Rated Door
PVC Flush Door
Plywood Flush Door
Mild Steel Grill Door
- Windows** - Aluminium Frame Glass Window
- Ironmongery** - Selected Quality Ironmongery
- Wall Finishes** - Toilets - Quality Wall Tiles Up To 1500mm High
Bin Compartment - Quality Wall Tiles Full Height
Others - Plaster / Skim Coat / Paint
- Floor Finishes** - Toilets - Quality Tiles
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LOCATION MAP



WHERE PASSION MEETS EXPERTISE

WM Senibong is part of Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WM Senibong is renowned for Senibong Cove, a waterfront jewel and Crest@Austin, the new pulse of Mt Austin. Each of our developments is a testament to a deep sense of community and belonging. As a master planner of communities, our vision is to create places to live, work, socialise and play. To create homes which are truly a legacy for the next generation.