

# OPAL

BUSINESS PARK

prime *Location*  
prestigious *Address*

“Located at the intersection of life, this business hub  
combines strategic accessibility within an urban environment  
where business thrives and success comes naturally”



*an Outstanding Address  
for Modern Businesses*

Strategically located and well connected for accessibility, Opal Business Park is planned and designed for innovative businesses to flourish.



*Prestigious Address for Businesses to be  
Located at the Intersection of Opportunities*

The latest addition to boast the Crest@Austin address, the Opal Business Park raises the standards for shop offices. Highly accessible and well connected, this is where entrepreneurs and visionaries move in the future with ease and confidence.



*Bespoke Open Spaces  
to Enrich Value*

Opal is designed to be a distinctive blend of a modern hardscape and a vibrant softscape; combining commerce with nature. Flanked by a tranquil and scenic lake, the Opal Business Park is a true fusion of corporate energy and serenity.



## *Dynamic Commerce in a Masterplanned Ecosystem*

In addition to the existing rich catchment in Crest@Austin, Opal is set to also enjoy the substantial population from surrounding neighbourhoods; creating a natural flow of customers, footfall and opportunities.



# OPAL BUSINESS PARK

## Key Features

  
Scenic  
Lake Views

  
Modern  
Facade

  
Ample  
Parking Lots

  
Private  
Lift

  
Functional  
Layouts

  
Large Catchment  
Population

  
Easy Access To  
Essential Amenities

  
Well-Connected  
To Major Highways

# Site Plan



## LEGEND

5 Storey Shop Lot

Type A1  
27' x 57'

Type A3  
32' x 65'

Type A2  
32' x 65'

5 Storey Shop Lot

Type B1  
27' x 65'

Type B3  
27' x 70'

Type B2  
27' x 70'

Type B4  
32' x 65'

4 Storey Shop Lot

Type C1  
27' x 57'

Type C3  
27' x 62'

Type C5  
32' x 65'

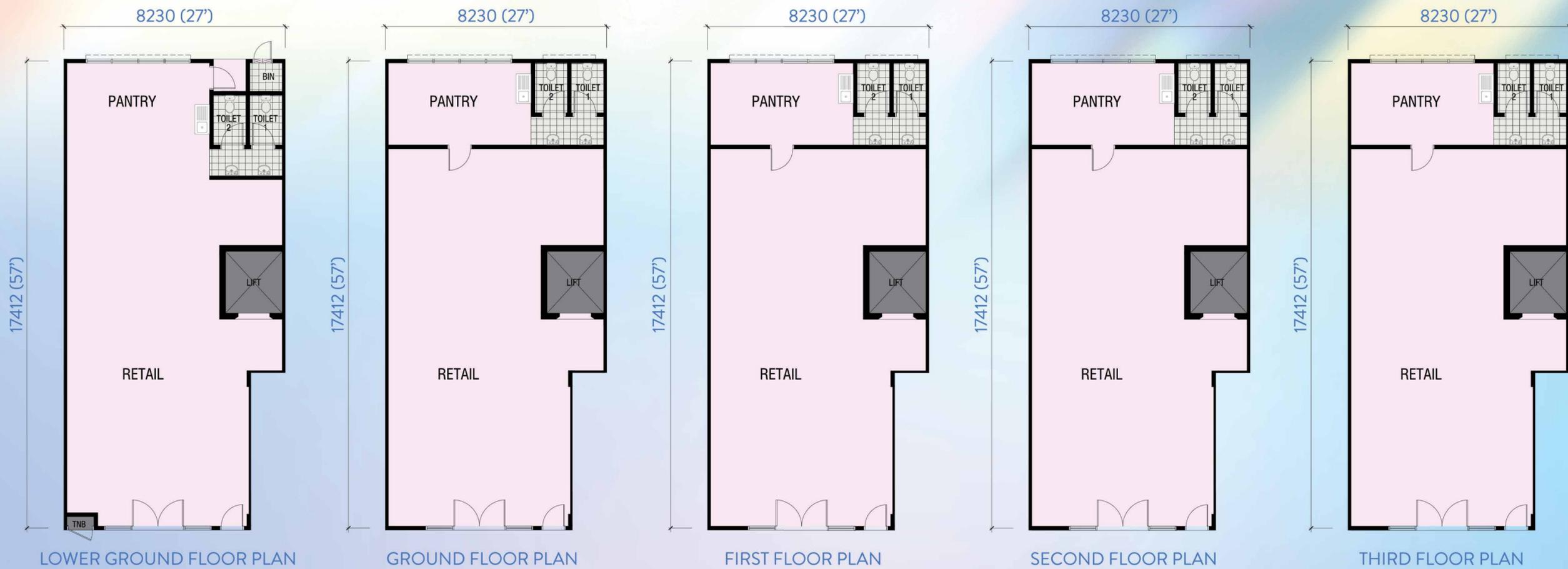
Type C2  
27' x 65'

Type C4  
27' x 70'

Type C6  
32' x 65'



**Type A1**  
 27' x 57'  
 Intermediate Unit  
 653 sqm / 7,028 sqft

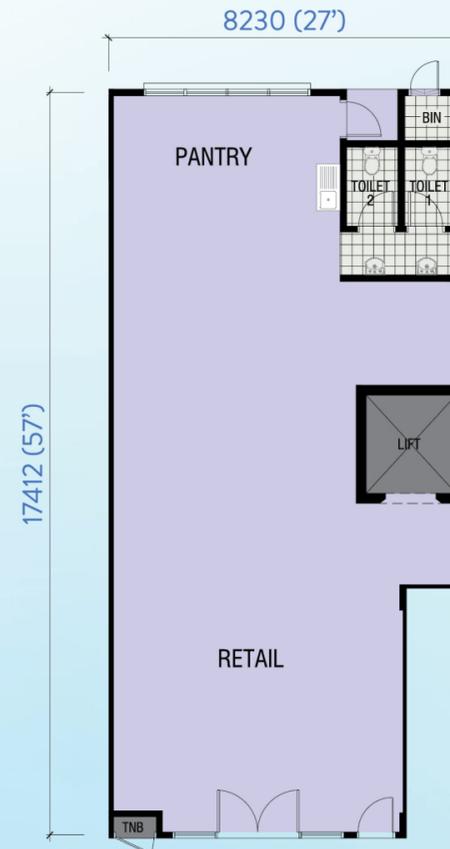


## Type C1

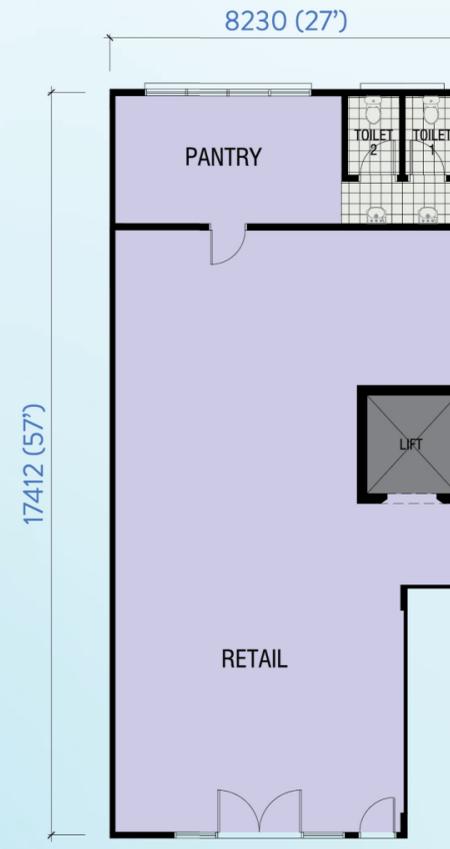
27' x 57'

Intermediate Unit

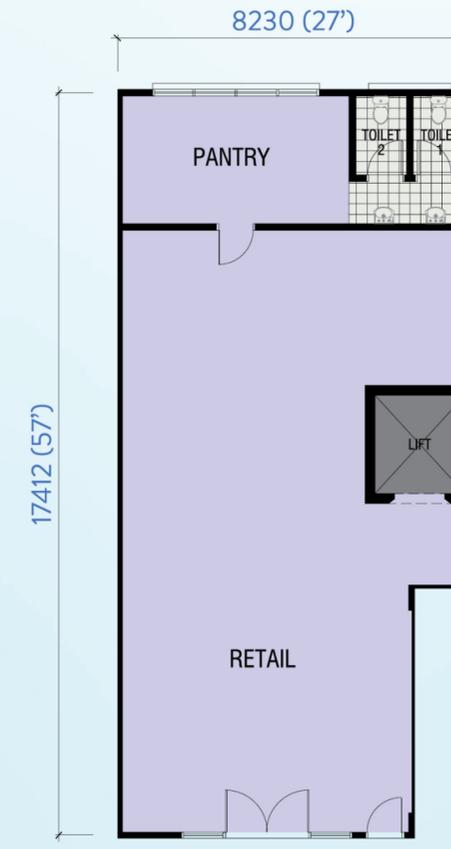
523 sqm / 5,629 sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



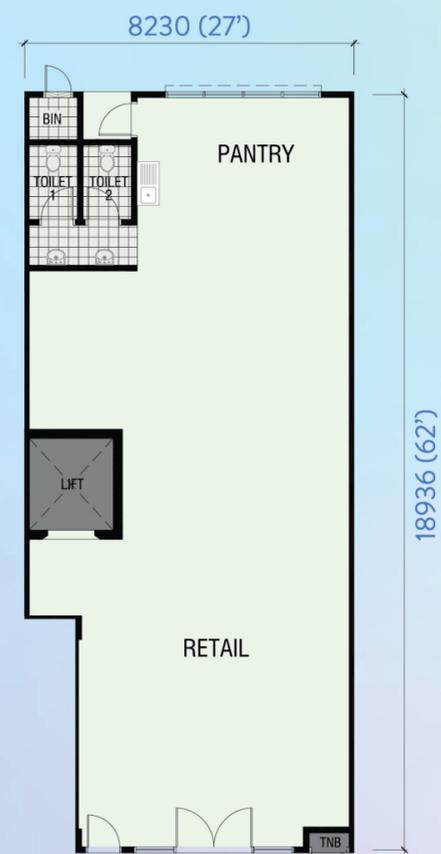
THIRD FLOOR PLAN

## Type C3

27' x 62'

Intermediate Unit

571 sqm / 6,146 sqft



GROUND FLOOR PLAN



FIRST FLOOR PLAN



SECOND FLOOR PLAN



THIRD FLOOR PLAN

## Specification *Type A & B*

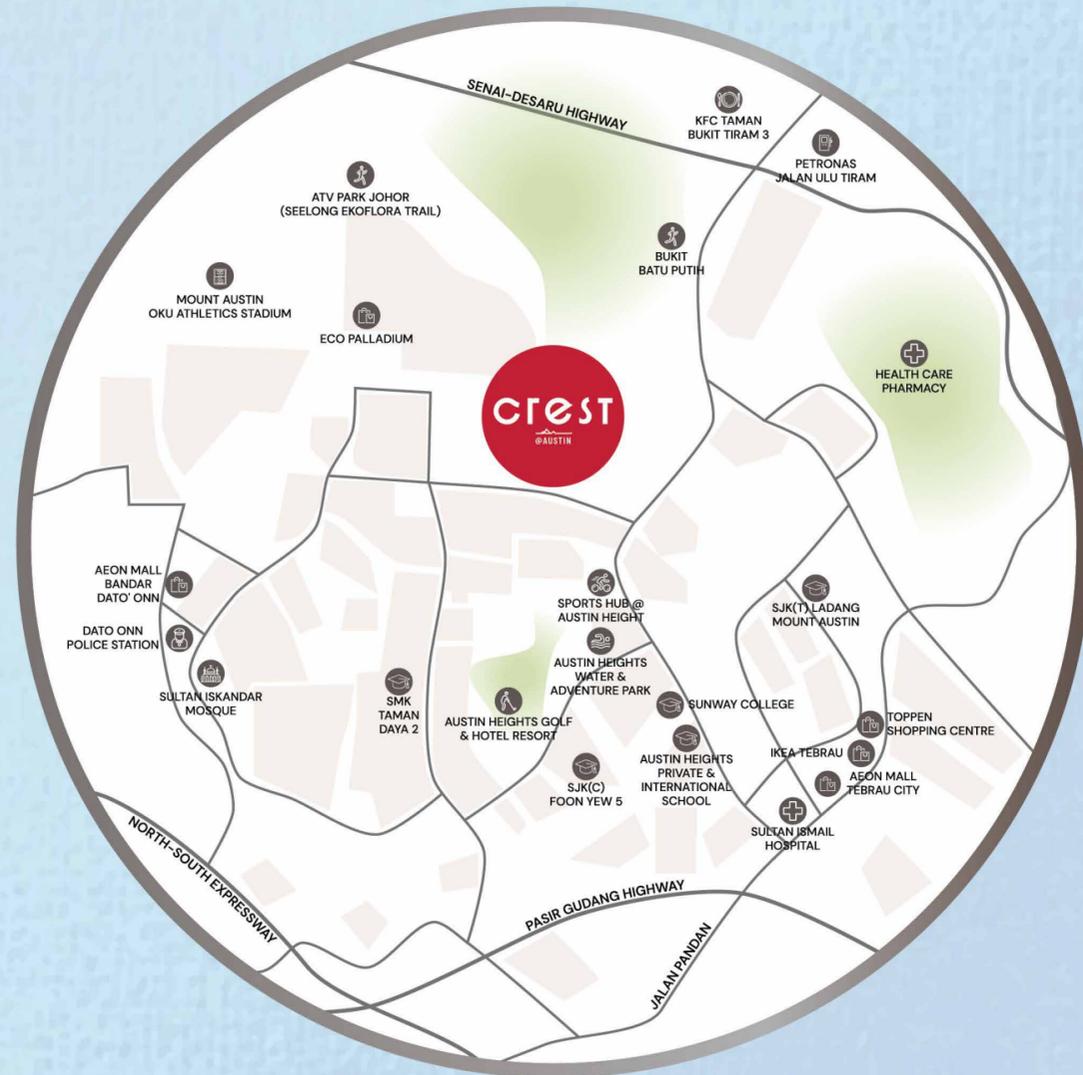
Structure	: Reinforced Concrete Framework
Wall	: Bricks
Roofing Covering	: Metal Deck Roof / Reinforced Concrete Flat Roof
Roof Framing	: Light Weight Steel
Ceiling	: Suspended Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Aluminium Framed Glass Door / Plywood Flush Door / Aluminium Louvres Door
Ironmongery	: Selected Quality Ironmongery
Wall Finishes	: Toilets : Tiles : Pantry : 1500mm High Tiles : Bin Compartment : Tiles : Other Areas : Plaster / Skim Coat / Paint
Floor Finishes	: Toilets / Bin Compartment : Tiles : Other Areas : Cement Render
Sanitary & Plumbing Fitting	: Selected Quality Sanitary Wares & Fittings
Electrical Installation	: Lighting Point : 60 nos : Fan Point : 10 nos : Socket Outlet Point : 25 nos : Fiber Wall Socket : 5 nos

## Specification *Type C*

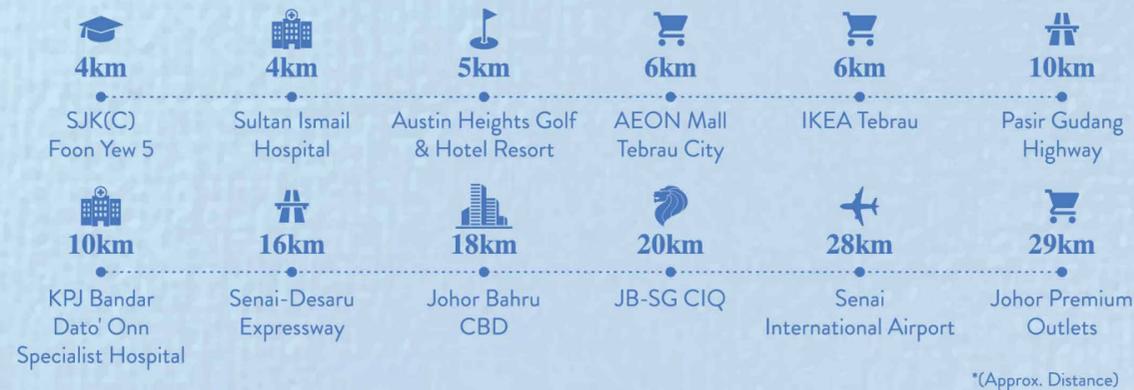
Structure	: Reinforced Concrete Framework
Wall	: Bricks
Roofing Covering	: Metal Deck Roof / Reinforced Concrete Flat Roof
Roof Framing	: Light Weight Steel
Ceiling	: Suspended Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Aluminium Framed Glass Door / Plywood Flush Door / Aluminium Louvres Door
Ironmongery	: Selected Quality Ironmongery
Wall Finishes	: Toilets : Tiles : Pantry : 1500mm High Tiles : Bin Compartment : Tiles : Other Areas : Plaster / Skim Coat / Paint
Floor Finishes	: Toilets / Bin Compartment : Tiles : Other Areas : Cement Render
Sanitary & Plumbing Fitting	: Selected Quality Sanitary Wares & Fittings
Electrical Installation	: Lighting Point : 50 nos : Fan Point : 8 nos : Socket Outlet Point : 20 nos : Fiber Wall Socket : 4 nos

# An Envidable Location, A Prestigious Address

Crest@Austin is at the convergence point of luxury, convenience, work and lifestyle. With proximity to schools, medical facilities, hypermarkets and easy access to Senai Airport, it is designed to place you at the very intersection of life.



## Superior Connectivity



## Urban Transformation Specialists

Creating a vision and turning it into reality drives our company's philosophy. Where others see a challenge, we see an opportunity.

Creating the best and being proud of what we do, ensures Walker stands-out from the competition.

We don't just masterplan a community, we become part of the community. Placemaking is all about creating vibrant, attractive spaces for communities to thrive in and this is our expertise.

The Walker team will always set the benchmark in sustainable, urban transformations which promote health and wellbeing, create economic opportunities and build resilient places.

From vision to reality, that's the Walker way.



LANG WALKER AO  
Executive Chairman  
Walker Group Holdings Pty Ltd



## Where Passion Meets Expertise

WM Senibong is renowned for the waterfront jewel Senibong Cove, the urban township Crest@Austin and the luxury masterplanned community The Kews.

A winner of multiple real estate awards and accolades, WM Senibong believes that each and every development is a testament of the company's deep sense of commitment to sustainability, community and belonging.

WM Senibong builds communities to live, work, socialise and play; and to create homes which are legacies for future generations.

Developed by:

**Austin Senibong Development Sdn Bhd** (1298878-A)

PTD117029, Persiaran Jaya Putra 1,  
81100 Johor Bahru, Johor, Malaysia.

F: +607 3588635

**T +607 3609908**

**crestataustin.com.my**

 Crest at Austin

 crestataustin

 Crest@Austin Sales Gallery

---

Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales & Purchase Agreement entered between developer and the Purchaser.