PEARL

III & IV

TIMELESS. PRECIOUS.

crest

@AUSTIN

A Worthy Enclave
To Call Home

Discover Pearl III & IV – our fabulous collection of precious homes enveloped in nature in a timeless community committed to ensuring a versatile yet tranquil lifestyle with convenience and lifestyle amenities all around you.

Key Highlights

- Freehold
- Attractive Modern Facade Design
- Walking Distance To North Park
- Close Proximity To Emerald Business Park
- Guarded Neighbourhood
- Accessible To Highways

An Enchanting Nature-Filled Environment

Experience this idyllic escape from modern life that offers the perfect environment filled with nature, lakes and more.

A Precious Haven In A Bespoke Community

Nestled amidst a picturesque lake and lush greens, discover the beauty of North Park; walking distance from the Pearl precinct.

Private Sanctuary
For Your Family

Pearl offers the very best of beautifully designed modern homes and facilities designed to be seamlessly integrated within an exclusive enclave.

A Timeless Gem Of A Home

Be in awe of a lifestyle that is timeless as it is precious. Designed with care, these homes offer an attractive facade with endearing and practical living spaces that ensure comfort.

Artist Impression Only

Pearl
Site Plan

Legend

Pearl I
- Type A1 (18' x 65')
- Type A2 (18' x 65')

Pearl II
- Type B1 (18' x 65')
- Type B2 (18' x 65'-80')

Pearl III
- Type C1 (20' x 65')
- Type C2 (20' x 70'-82')

Pearl IV
- Type D1 (20' x 65')
- Type D2 (20' x 70'-100')

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*Artist's Impression

Pearl III

Type C1

2-STOREY TERRACE HOUSE

Lot Size: 20' X 65'
Built-Up Area: 1,949 sq.ft. - 1,973 sq.ft.
Total Units: 134 units

Type C2

2-STOREY TERRACE HOUSE

Lot Size: 20' X 70'-82'
Built-Up Area: 2,149 sq.ft. - 2,175 sq.ft.
Total Units: 72 units

Pearl IV

Type D1

2-STOREY TERRACE HOUSE

Lot Size: 20' X 65'
Built-Up Area: 1,964 sq.ft. - 2,181 sq.ft.
Total Units: 136 units

Type D2

2-STOREY TERRACE HOUSE

Lot Size: 20' X 70'-100'
Built-Up Area: 2,164 sq.ft. - 2,400 sq.ft.
Total Units: 68 units

Pearl III

Type C1

2-STOREY TERRACE HOUSE

Lot Size: 20' X 65'
Built-Up Area: 1,949 sq.ft. - 1,973 sq.ft.
Total Units: 134 units

Ground Floor

First Floor

Ground Floor

Pearl III

Type C2

2-STOREY TERRACE HOUSE

Lot Size: 20' X 70'-82'
Built-Up Area: 2,149 sq.ft. - 2,175 sq.ft.
Total Units: 72 units

First Floor

Pearl IV

Type D1

2-STOREY TERRACE HOUSE

Lot Size: 20' X 65'
Built-Up Area: 1,964 sq.ft. - 2,181 sq.ft.
Total Units: 136 units

Ground Floor

First Floor

Pearl IV

Type D2

2-STOREY TERRACE HOUSE

Lot Size: 20' X 70'-100'
Built-Up Area: 2,164 sq.ft. - 2,400 sq.ft.
Total Units: 68 units

Ground Floor

First Floor

Pearl III
Specification
Type C1 & Type C2

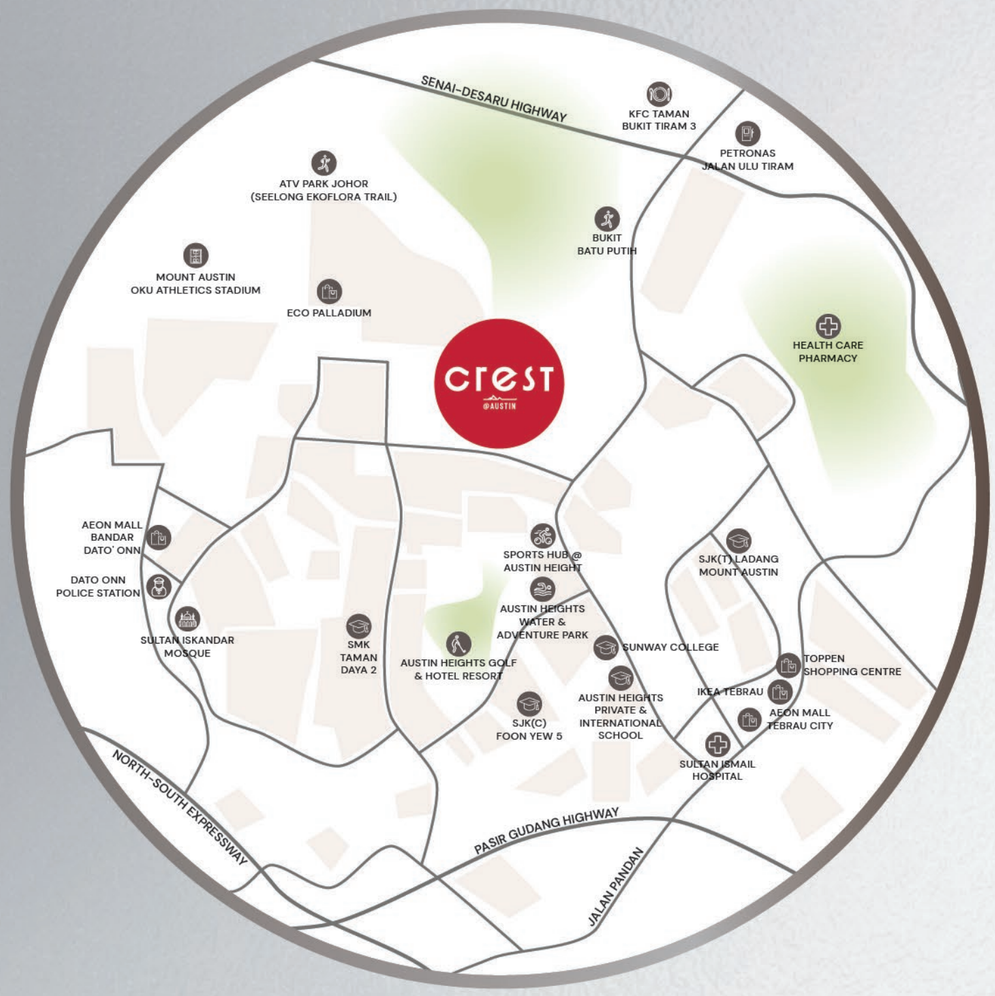
Structure	: Reinforced Concrete Framework
Wall	: Bricks
Roofing Covering	: Metal Roofing / Reinforced Concrete Flat Roof
Roof Framing	: Light Weight Steel
Ceilings	: Ceiling Board / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Plywood Flush / Louvres Doors : PVC Bi-Fold Door : Aluminium Louvres Door (Bin Compartment) : Aluminium Framed Glass Door (Corner Unit/ End Unit With Land Only)
Ironmongery	: Selected Quality Ironmongery
Wall Finishes	: 2100mm High Wall Tiles At Bathrooms : 1500mm High Wall Tiles At Kitchen (One Wall) : Plaster / Skim Coat / Paint
Floor Finishes	: Living / Dining / Kitchen / All Bedrooms / All Bathrooms / Family Hall / Store / Car Porch / Driveway / Bin Compartment/ Terrace (Corner Unit / End Unit With Land Only) : Tiles
Staircase	: RC Staircase With Tiles
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares
Electrical Installation	: Lighting Point : 22 nos : Heater Point : 4 nos : Socket Outlet Point : 18 nos : Fan Point : 6 nos : Air Cond Point : 4 nos : TV Outlet Point : 1 no : Fiber Wall Socket : 1 no : Bell Point : 1 no
Fencing & Gate	: Provided

Pearl IV
Specification
Type D1 & Type D2

Structure	: Reinforced Concrete Framework
Wall	: Bricks
Roofing Covering	: Metal Roofing Sheet / Reinforced Concrete Flat Roof
Roof Framing	: Light Weight Steel
Ceilings	: Ceiling Board / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Plywood Flush / Louvres Doors : PVC Door : Aluminium Louvres Door (Bin Compartment) : Aluminium Framed Glass Door (Corner Unit Only)
Ironmongery	: Selected Quality Ironmongery
Wall Finishes	: 2100mm High Wall Tiles At Bathrooms : 1500mm High Wall Tiles At Kitchen (One Wall) : Plaster / Skim Coat / Paint
Floor Finishes	: Living / Dining / Kitchen / All Bedrooms / All Bathrooms / Family / Store / Car Porch / Driveway / Bin Compartment/ Terrace (Corner Unit Only) : Tiles
Staircase	: RC Staircase With Tiles
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares
Electrical Installation	: Lighting Point : 22 nos : Heater Point : 4 nos : Socket Outlet Point : 18 nos : Fan Point : 6 nos : Air Cond Point : 4 nos : TV Outlet Point : 1 no : Fiber Wall Socket : 1 no : Bell Point : 1 no : Auto Gate Point : 1 no
Fencing & Gate	: Provided

An Enviable 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

4km	SJK(C) Foon Yew 5
4km	Sultan Ismail Hospital
5km	Austin Heights Golf & Hotel Resort
6km	AEON Mall Tebrau City
6km	IKEA Tebrau
10km	Pasir Gudang Highway
10km	KPJ Bandar Dato' Onn Specialist Hospital
16km	Senai-Desaru Expressway
18km	Johor Bahru CBD
20km	JB-SG CIQ
28km	Senai International Airport
29km	Johor Premium Outlets

*(Approx. Distance)

walker

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

WM SENIBONG
A member of Walker Corporation

Where Passion Meets Expertise

WM Senibong is affiliated to Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WM Senibong is renowned for the waterfront jewel, Senibong Cove, in Johor Bahru.

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.

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.

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Crest at Austin
crestataustin
Crest@Austin Sales Gallery

• Developer's License No: 19841/10-2028/1222(A) • Validity Period: 29/10/2023-28/10/2028 • Advertisement & Sales Permit No.: 19841-12/10-2026/0987(N)-(L) • Validity Period: 29/10/2024-28/10/2026 • Building Type: 2 Storey Terrace House • Type: C1, C2 • Total units: 206 units • Selling Price: RM895,000.00 (min) – RM1,347,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru • Approved Plan No: MBJB/U/2024/14/BGN/65/RP(15) • Expected Date of Completion: October 2026 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

• Developer's License No: 19841/10-2028/1222(A) • Validity Period: 29/10/2023-28/10/2028 • Advertisement & Sales Permit No.: 19841-13/05-2027/0402(N)-(L) • Validity Period: 22/05/2025 – 21/05/2027 • Building Type: 2 Storey Terrace House • Type: D1, D2 • Total units: 204 units • Selling Price: RM944,000.00 (min) – RM1,732,000.00 (max) • Approving Authority: Majlis Bandaraya Johor Bahru • Approved Plan No: MBJB/U/2024/14/BGN/189/RP(6) • Expected Date of Completion: March 2027 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad • 15% discount for Bumiputera

• Restriction In Interest: i) Tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri. ii) Tanah yang diperuntukkan untuk Bumiputera ini apabila sahaja bertukar miliknya kepada Seseorang Bumiputera/Syarikat Bumiputera, maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindah milik dengan apa cara sekalipun kepada Orang Yang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri.

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DEVELOPMENT INFORMATION CAN BE CHECKED ON PORTAL TEDUH.KPKT.GOV.MY

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A PROJECT BY: WM SENIBONG
A member of Walker Corporation