

Developed by:

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•Developer's License No.: 19841-6/10-2023/0758(L) (29/10/2021 - 28/10/2023) •Advertisement & Sales Permit No.: No.: Ruby 1-19841-2/02-2023/01372 (A)-(L) (25/02/2022 - 24/02/2023), Ruby 2 - 19841-1/12-2022/03356 (P) (19/12/2021 - 18/12/2022), Ruby 3 - 19841-3/05-2023/0300 (R)-(L) (07/05/2022 - 06/05/2023), Ruby 4 - 19841-4/08-2022/0562 (P) (27/08/2020 - 26/08/2022), Ruby 5 - 19841-3/05-2023/0300 (R)-(L) (07/05/2022 - 06/05/2023), Ruby 6 - 19841-4/08-2022/0562 (P) (27/08/2020 - 26/08/2022) • Selling Price: Ruby 1- RM554,000.00 (min), RM800,000.00 (max), Ruby 2 - RM576,000.00 (min), RM823,000.00 (max), Ruby 3 - RM598,000.00 (min), RM856,000.00 (max), Ruby 4 - RM698,000.00 (min), RM975,000.00 (max), Ruby 5 - RM698,000.00 (min), RM913,000.00 (max), Ruby 6 - RM810,000.00 (min), RM1,089,000.00 (max) • Total Units: Ruby 1- 126 units, Ruby 2- 138 units, Ruby 3 - 126 units, Ruby 4 - 138 units, Ruby 5 - 18 units, Ruby 6 - 22 units • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No.: Ruby 1- MBJB/U/2019/14/BGN/43/RP(11), Ruby 2 - MBJB/U/2019/14/BGN/42/RP(11), Ruby 3 - MBJB/U/2019/14/BGN/75/RP(9), Ruby 4- MBJB/U/2019/14/BGN/76/RP(11), Ruby 5 - MBJB/U/2019/14/BGN/75/RP(9), Ruby 6 - MBJB/U/2019/14/BGN/76/RP(11) • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad *15% discount for Bumiputera lot.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Disclaimer: The information contained in this brochure may be changed or deleted or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities and the developer's consultants from time to time. Purchasers are advised to refer to actual information, specifications or plans as inserted in the stamped Sales and Purchase Agreement entered into between the developer and the purchaser. All drawings are merely artist impressions only.

A PROJECT BY:



A member of Walker Corporation

crest
@AUSTIN

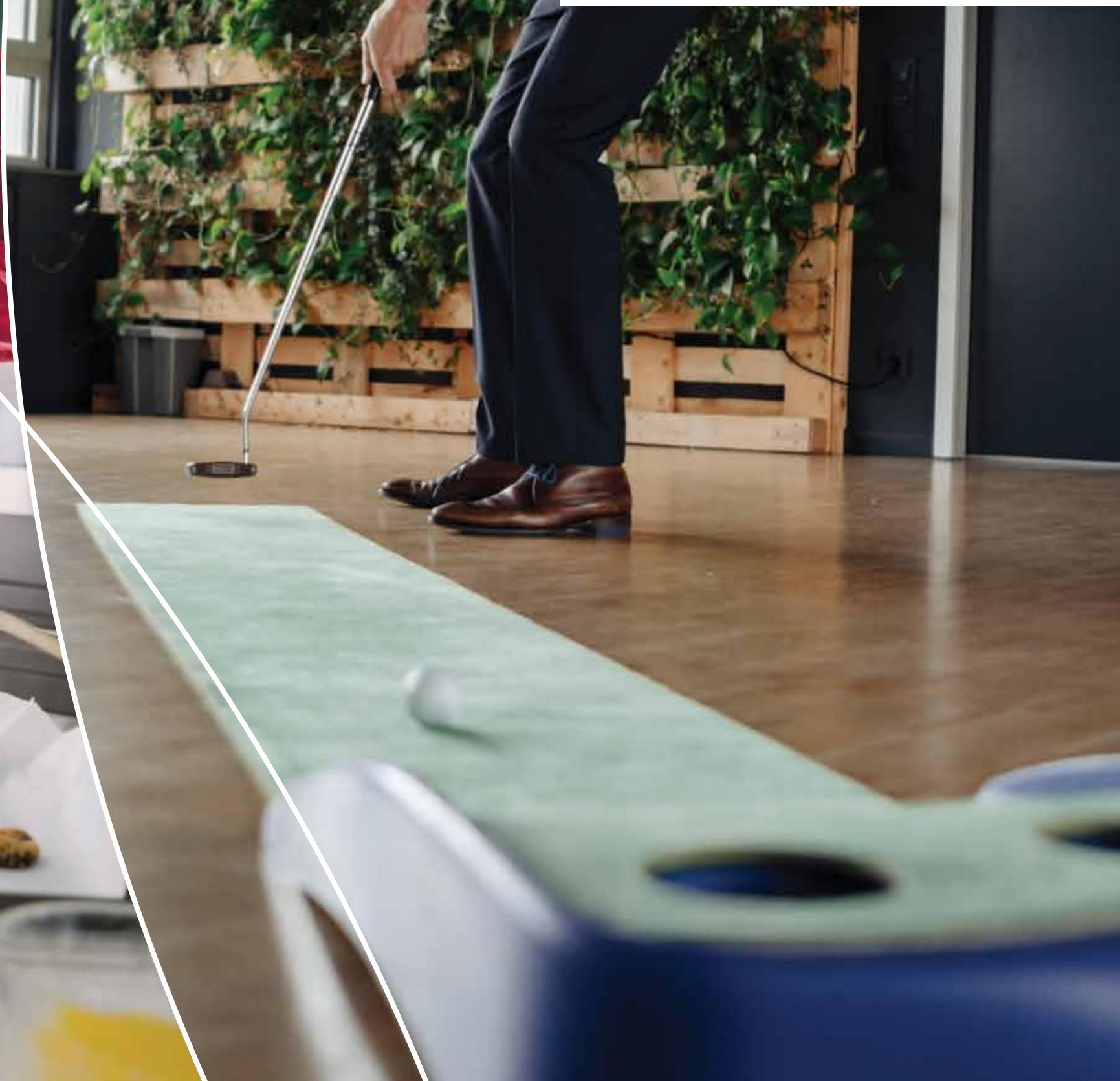
RUBY
TERRACE

WHERE ASPIRATION MEETS AFFORDABILITY

理想又实惠的居住环境

At the intersection of life, you can have it all. Luxury, security, convenience, and lifestyle. And what makes it truly special is how accessible it is, both geographically and financially, with its central location and attractive pricing.





EFFICIENT DESIGN

設計简单，齐全

^

The hallmark of Ruby Terrace Houses is the clean, compact and functional design that optimises space utilisation for maximum benefit. Created by the renowned RDC Architects, with home-owners in mind, the intelligent, well thought through layout and good-sized rooms are ideal for families.

A HAVEN OF PEACE

寧靜自在的家园

^
Lush, perfectly manicured green spaces by award winning landscape artist, Escape Landscape Consultants create a feeling of tranquil satisfaction. And your peace of mind is enhanced further with the reassurance of being in a secure gated and guarded community.



BE CLOSE TO EVERYTHING

四通八达、交通便利

^
Crest@Austin is in the established and mature township of Mount Austin, a sought-after location in Johor Bahru. Well connected by new highways, it's a short drive away from Senai Airport via the future link. The things you need are within easy access - schools, shopping, medical facilities, restaurants.



SITE PLAN

PHASE 1

RUBY TERRACE

- > Total land area of 34.45 acres
- > Total 568 units comprising 528 units of 18' x 65' and 40 units of 18' x 76'
- > The only terrace house in this prestigious development
- > Practical design for 4 bedrooms, 3 bathrooms, dry & wet kitchen
- > 4 types of facade

CREST
@AUSTIN



RUBY 1

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,689 sq.ft
18' x 65' - 126 units



RUBY 2

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,689 sq.ft
18' x 65' - 138 units





Ground Floor

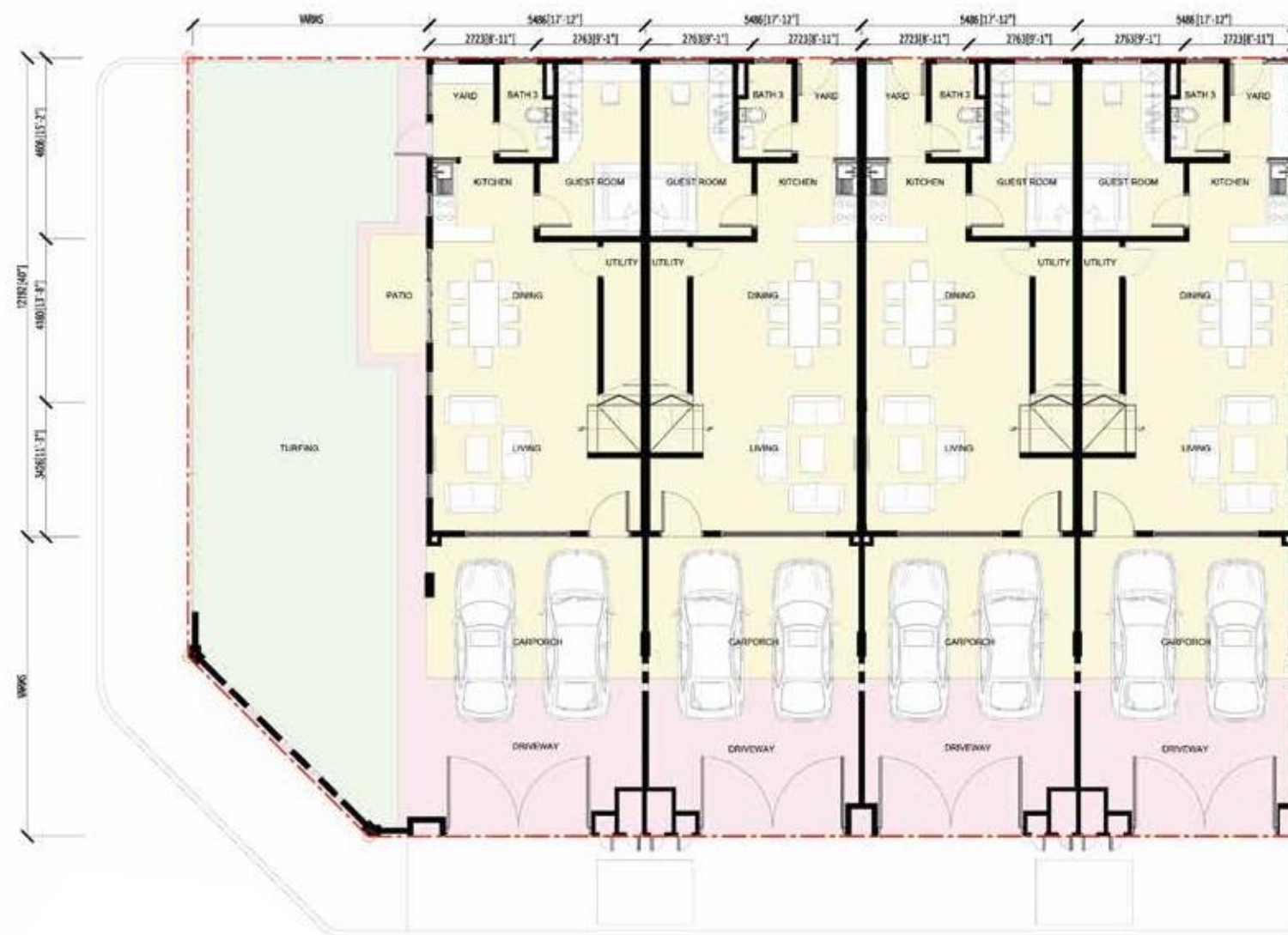


First Floor

RUBY 1

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,689 sq.ft
18' x 65' - 126 units



Ground Floor



First Floor

RUBY 2

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,689 sq.ft
18' x 65' - 138 units

RUBY 3

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,742 sq.ft
18' x 65' - 126 units



RUBY 4

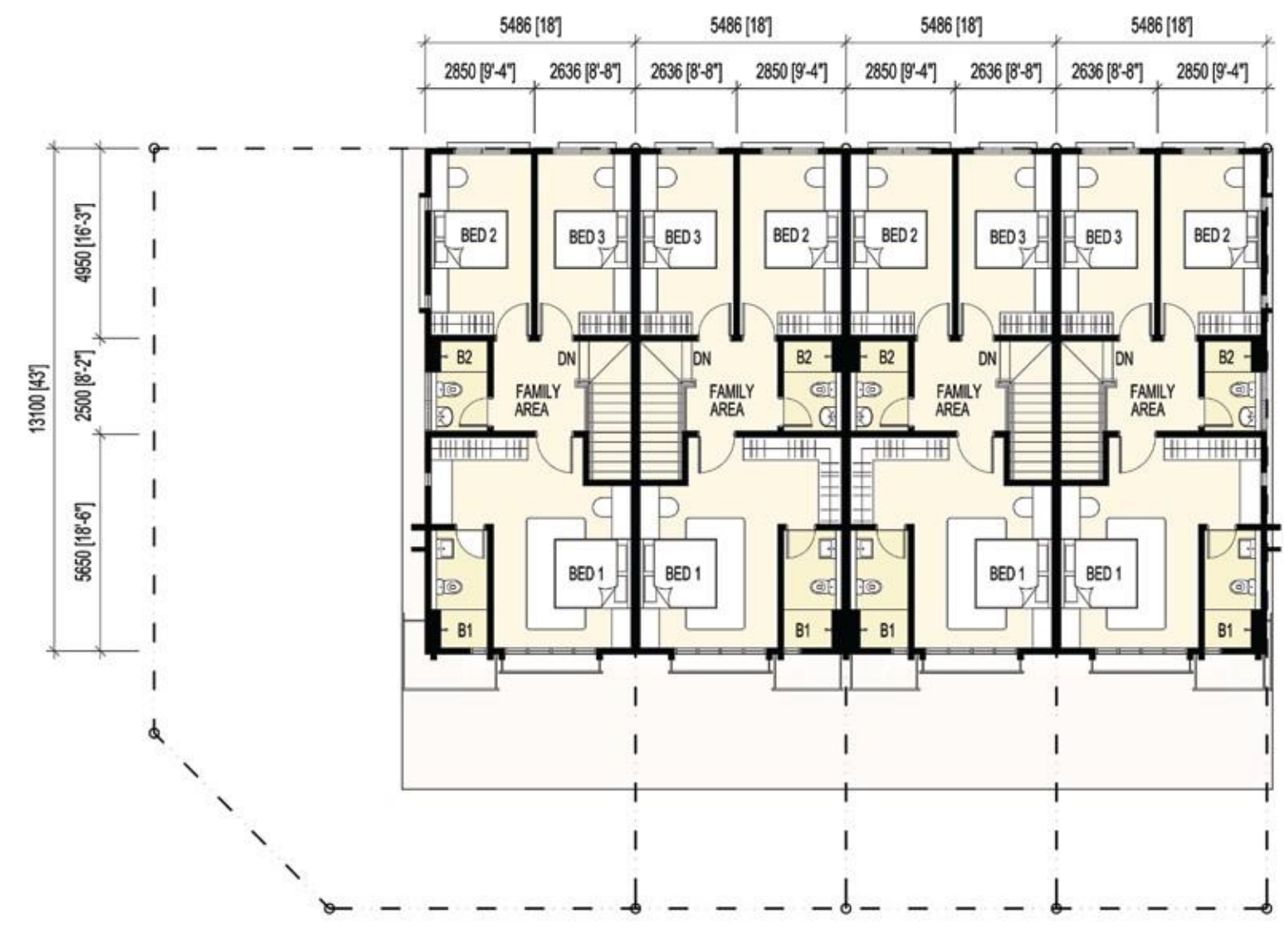
DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,742 sq.ft
18' x 65' - 138 units





Ground Floor



First Floor

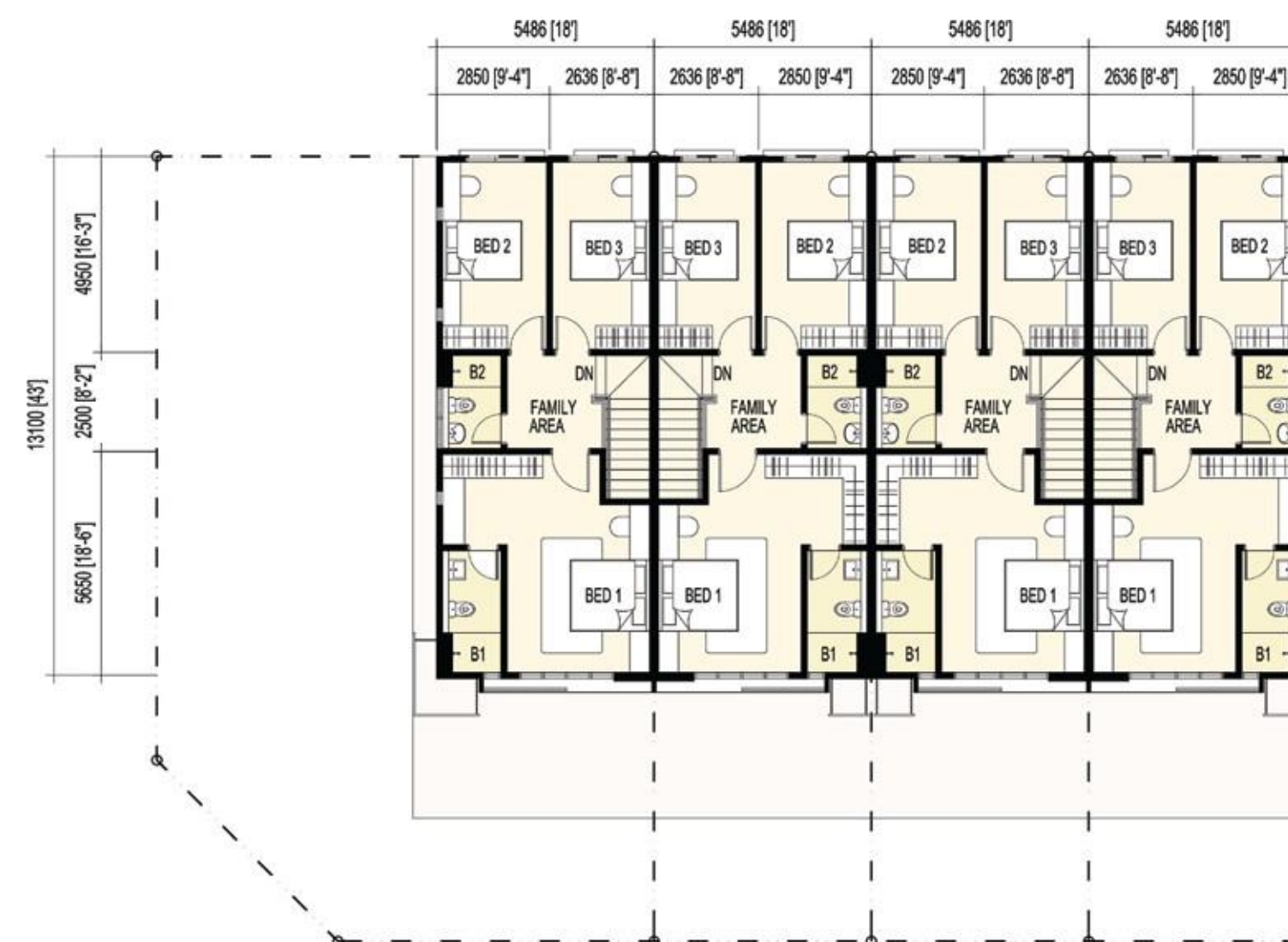
RUBY 3

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,742 sq.ft
18' x 65' - 126 units



Ground Floor



First Floor

RUBY 4

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,742
sq.ft 18' x 65' - 138
units

RUBY 5

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,966 sq.ft
18' x 76' - 18 units



RUBY 6

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,966 sq.ft
18' x 76' - 22 units





Ground Floor



First Floor

RUBY 5

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,966 sq.ft
18' x 76' - 18 units



Ground Floor



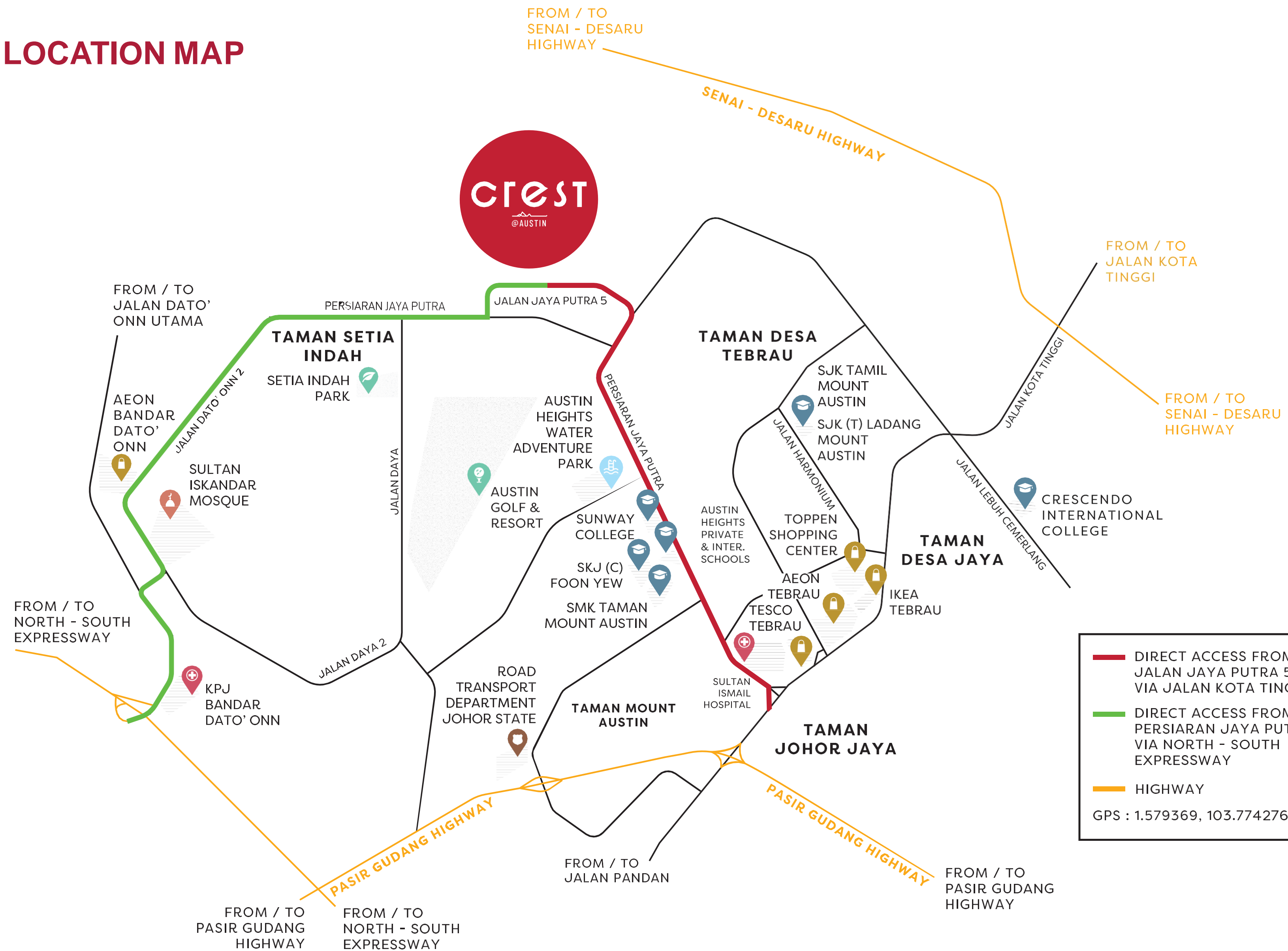
First Floor

RUBY 6

DOUBLE STOREY TERRACE HOUSE

Built-up area: 1,966
sq.ft 18' x 76' – 22
units

LOCATION MAP



RUBY 1 & 2

SPECIFICATIONS

Structure	-	Reinforced Concrete Framework	
Wall	-	Clay Bricks / Vent Blocks	
Roofing Covering	-	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
Roof Framing	-	Light Weight Steel	
Ceilings	-	Fibrous Plaster Ceiling / Skim Coat	
Windows	-	Aluminium Framed Glass Windows	
Doors	-	Aluminium Framed Glass Doors / Plywood Flush Doors / Timber Louvres Door	
		Aluminium Louvres Door (Bin Compartment)	
Ironmongery	-	Selected Quality Ironmongery	
Wall Finishes	-	2100mm High Ceramic Wall Tiles at Bathrooms 1500mm High Ceramic Wall Tiles at Kitchen (one wall) Plaster / Skim Coat / Paint	
Floor Finishes	-	Ground Floor Living / Dining / Kitchen / Guest Room Carporch / Bath 3 / Yard / Bin Compartment / Patio (Corner Unit Only) Driveway / Utility / Other Areas First Floor Family Area / Master Bedroom / Bedroom 2 / Bedroom 3 Bath 1 & 2 / Balcony	 - Porcelain Tiles - Ceramic Tiles - Cement Render - Porcelain Tiles - Ceramic Tiles
Staircase	-	RC Staircase With Porcelain Tiles	
Sanitary and Plumbing Fittings	-	Selected Quality Sanitary Ware	
Electrical Installation	-	Lighting Point Fan Point Socket Outlet Point TV Outlet Point Telephone Point Air-con Point Heater Point Bell Point	 - 21 nos - 6 nos - 18 nos - 1no - 1no - 2 nos - 1no - 1no
Fencing & Gate	-	1500mm High Brickwall Fencing / Vent Blocks 1500mm High Galvanised Steel Mesh and Brickwall Fencing (Corner Unit Only) 1500mm High Mild Steel Gate	

RUBY 3 & 4

SPECIFICATIONS

Structure	-	Reinforced Concrete Framework	
Wall	-	Clay Bricks	
Roofing Covering	-	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
Roof Framing	-	Light Weight Steel	
Ceilings	-	Fibrous Plaster Ceiling / Skim Coat	
Windows	-	Aluminium Framed Glass Windows	
Doors	-	Plywood Flush / Louvres Doors Aluminium Louvres Door (Bin Compartment) Aluminium Framed Glass Door (Corner Unit Only)	
Ironmongery	-	Selected Quality Ironmongery	
Wall Finishes	-	2100mm High Ceramic Wall Tiles at Bathrooms 1500mm High Ceramic Wall Tiles at Kitchen (one wall) Plaster / Skim Coat / Paint	
Floor Finishes	-	Ground Floor Living / Dining / Kitchen / Bed 4 Carporch / Bath 3 / Yard / Bin Compartment / Terrace (Corner Unit Only) Driveway / Utility / Other Areas First Floor Family Area / Bed 1,2 & 3 Bath 1 & 2	 - Porcelain Tiles - Ceramic Tiles - Cement Render - Porcelain Tiles - Ceramic Tiles
Staircase	-	RC Staircase With Porcelain Tiles	
Sanitary and Plumbing Fittings	-	Selected Quality Sanitary Wares	
Electrical Installation	-	Lighting Point Fan Point Socket Outlet Point TV Outlet Point Telephone Point Air-con Point Heater Point Bell Point	 - 21 nos - 6 nos - 18 nos - 1no - 1no - 2 nos - 1no - 1no
Fencing & Gate	-	1500mm High Brickwall Fencing 1500mm High Galvanised Steel Mesh and Brickwall Fencing (Corner Unit Only) 1500mm High Mild Steel Gate	

RUBY 5 & 6
SPECIFICATIONS

Structure	-	Reinforced Concrete Framework	
Wall	-	Clay Bricks	
Roofing Covering	-	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
Roof Framing	-	Light Weight Steel	
Ceilings	-	Fibrous Plaster Ceiling / Skim Coat	
Windows	-	Aluminium Framed Glass Windows	
Doors	-	Plywood Flush / Louvres Doors	
		Aluminium Louvres Door (Bin Compartment)	
		Aluminium Framed Glass Door (Corner Unit Only)	
Ironmongery	-	Selected Quality Ironmongery	
Wall Finishes	-	2100mm High Ceramic Wall Tiles at Bathrooms	
		1500mm High Ceramic Wall Tiles at Kitchen (one wall)	
		Plaster / Skim Coat / Paint	
Floor Finishes	-	Ground Floor	
		Living / Dining / Kitchen / Bed 4	- Porcelain Tiles
		Carporch / Bath 4 / Yard / Bin Compartment /	- Ceramic Tiles
		Terrace (Corner Unit Only)	
		Driveway / Utility / Other Areas	- Cement Render
		First Floor	
		Family Area / Bed 1, 2 & 3	- Porcelain Tiles
		Bath 1, 2 & 3	- Ceramic Tiles
Staircase	-	RC Staircase With Porcelain Tiles	
Sanitary and Plumbing Fittings	-	Selected Quality Sanitary Wares	
Electrical Installation	-	Lighting Point	- 22 nos
		Fan Point	- 6 nos
		Socket Outlet Point	- 18 nos
		TV Outlet Point	- 1 no
		Telephone Point	- 1 no
		Air-con Point	- 2 nos
		Heater Point	- 1 no
		Bell Point	- 1 no
Fencing & Gate	-	1500mm High Brickwall Fencing	
		1500mm High Galvanised Steel Mesh and Brickwall Fencing (Corner Unit Only)	
		1500mm High Mild Steel Gate	



WHERE PASSION MEETS EXPERTISE

精心打造理想社区的专才



WMSenibong is part of Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WMSenibong is renowned for the waterfront jewel, Senibong Cove. 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.