Developed by:

Austin Senibong Development Sdn Bhd (1298878-A) PTD117O29, Persiaran Jaya Putra 1, 811OO Johor Bahru, Johor, Malaysia F +607 3588635

T +607 3508990 crestataustin.com.my

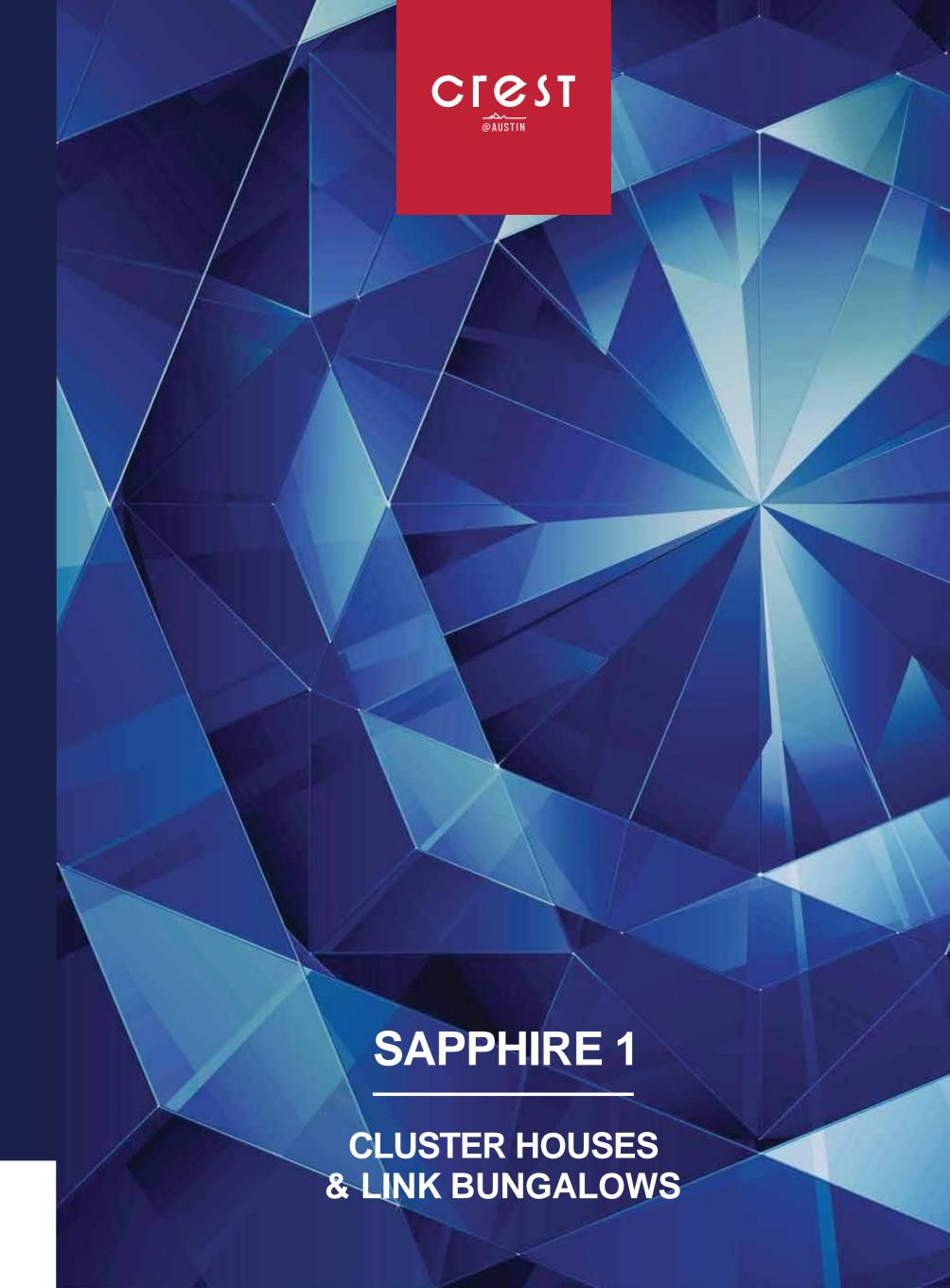
- f Crest at Austin
- crestataustin
- Crest@Austin Sales Gallery

•Developer's License No.: 19841-6/10-2023/0758 (L) • Advertisement & Sales Permit No.: 19841-5/10-2023/0014(R)-(L) • Validity Period: 07/10/2022 to 06/10/2023 • Selling Price: Cluster 1: RM 1,073,000 (min) – RM 1,328,000 (max), Cluster 2: RM 1,160,000 (min) – RM 1,397,000 (max), Cluster 3: RM 2,343,000 (min) – RM 2,343,000 (max), Link Bungalow 1: RM 1,875,000 (min) – RM 1,875,000 (max), Link Bungalow 2: RM 1,913,000 (min) – RM 1,943,000 (max) • Total Units: Cluster 1- 28 units, Cluster 2 – 26 units, Cluster 3 – 1 unit, Link Bungalow 1 – 2 units, Link Bungalow 2 – 2 units • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No.: MBJB/U/2019/14/BGN/167/RP(16) • Expected Date of Completion: March 2023 • Land Tenure: Freehold • Land Encumbrances: RHB Bank Berhad *15% discount for Bumiputera lot

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

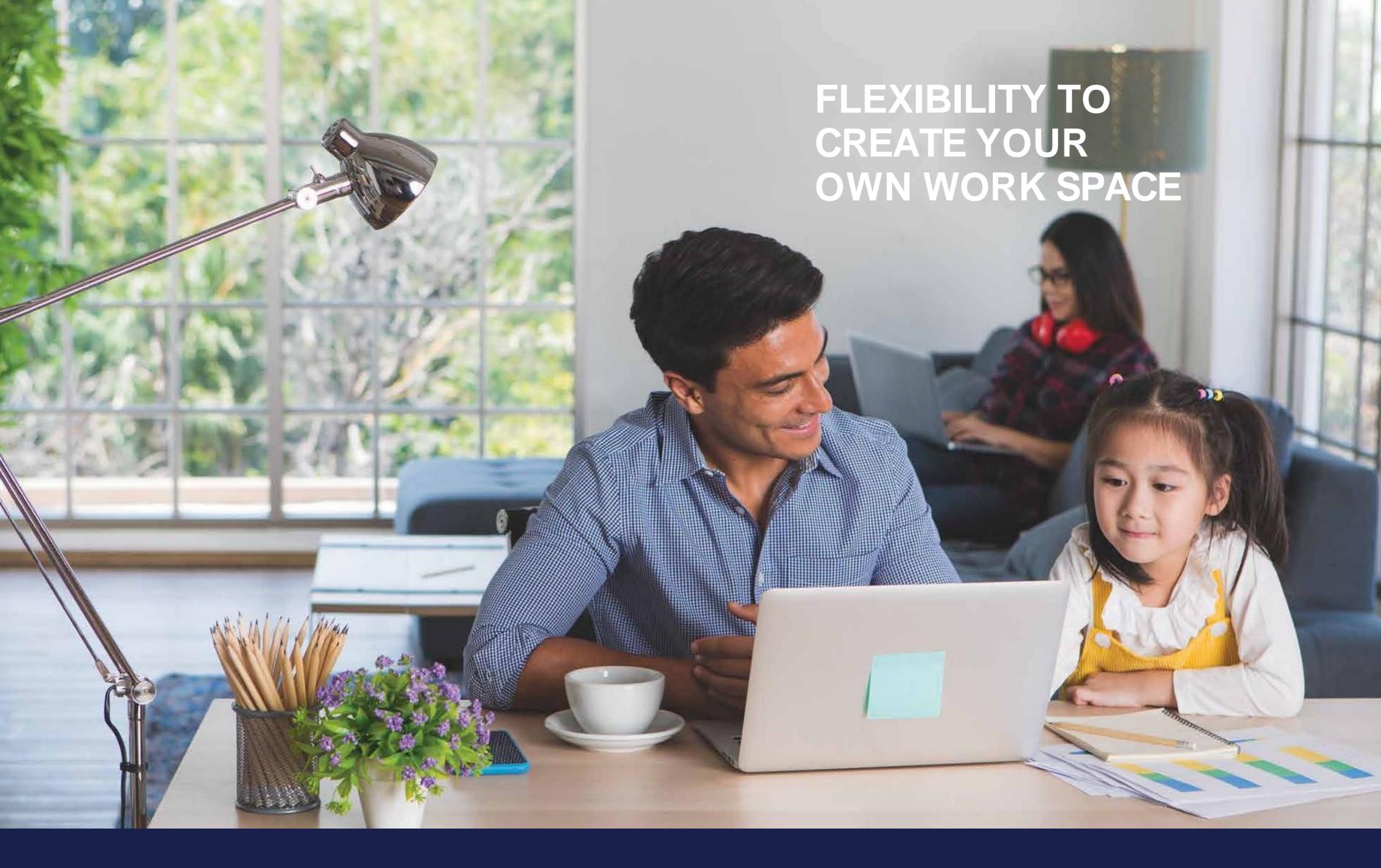
Disclaimer: The information contained in this brochure may be changed or deleted or altered at any time without prior notice and/or subject to amendments as may be required by the developer, the authorities and the developer's consultants from time to time. Purchasers are advised to refer to actual information, 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.







Sapphire at Crest@Austin steps up the prestige factor. It puts you at the convergence of luxury, convenience, work and lifestyle. Here, you can indeed have it all.



Now that working from home is the new normal, our spacious layouts allow for versatility to design your home to suit your work needs. Whether you need more space for your kids, parents or to remodel it for your personal work space, our homes are the perfect setting for inspiring working environment and creating beautiful family memories.

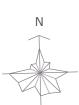


Ergonomically designed homes provide comfortable living spaces that satisfy the needs of multigenerational living. All bedrooms are en-suite or have an adjoining bathroom. Contemporary living space on the first floor fits the lifestyle of a modern family; allowing young and old to enjoy and bond.

Truly, a home for generations and generations to come.



Amid the urban structures, find your haven of calm. Life can be as exciting as you want it to be, amid the bustle of a big township. Or retreat to the tranquillity of the parks and green spots, any time you choose to slow things down.



SITE PLAN

SAPPHIRE CLUSTER HOUSES& LINK BUNGALOWS

Phase 1 launches with only 59 units of exclusive cluster houses and link bungalows with these key features:

- > FUNCTIONAL INTERNAL LAYOUTS
 Thoughtfully designed with spacious layout for a
 comfortable family area and a conducive work space.
- > GUARDED NEIGHBOURHOOD
 Secure housing estate for your peace of mind.
- > FREEHOLD
 Individual land title.



THE FINER DETAILS

An expansive design with high ceiling for good ventilation and grandness. Large sliding glass doors and windows allow for plenty of natural light and fresh air into the home.

All bedrooms are en-suite or have an adjoining bathroom with the master bedroom enjoying the privilege of a spacious bathroom with double vanity.

The courtyard's air well opens up to the sky for natural ventilation and lighting. As the kitchen is next to the courtyard and garden, you can now enjoy an airy and beautiful open space for your culinary adventures.

Each car porch is large enough to park 3 cars. With a private side garden & rainwater harvesting tank, this will definitely please the needs of avid gardeners.





SAPPHIRE

CLUSTER 1

28 units – Built-up area: 2,187 sq.ft.

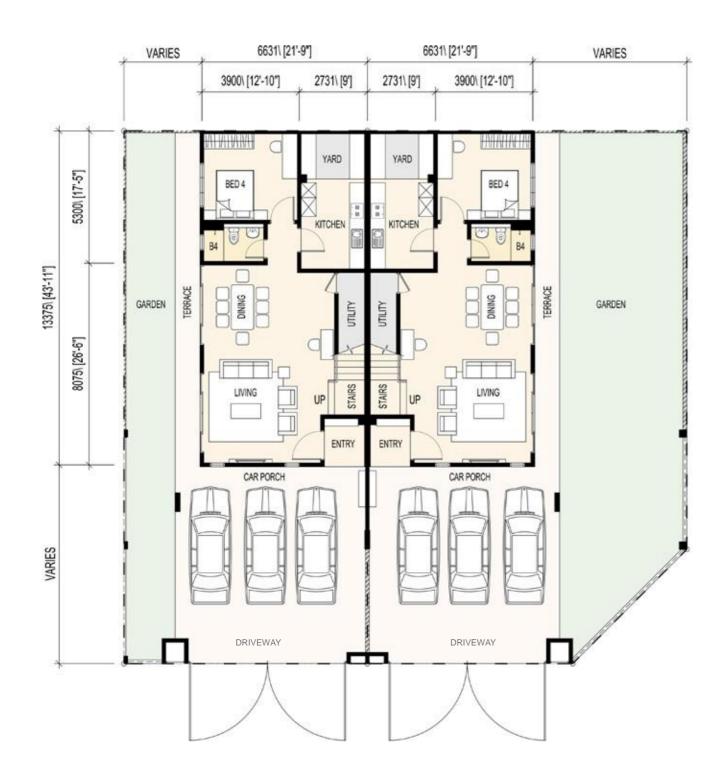
SAPPHIRE

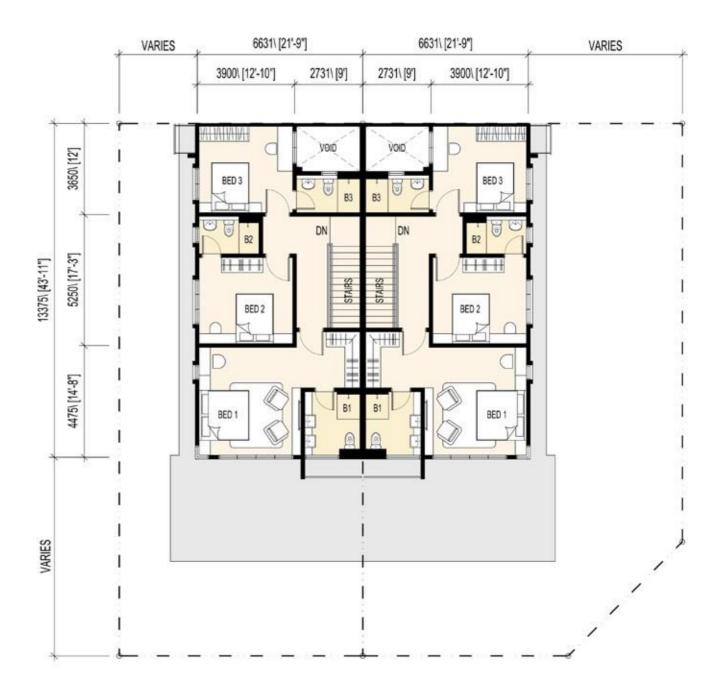
CLUSTER 2

26 units - Built-up area: 2,359 sq.ft.









SAPPHIRE

CLUSTER 1

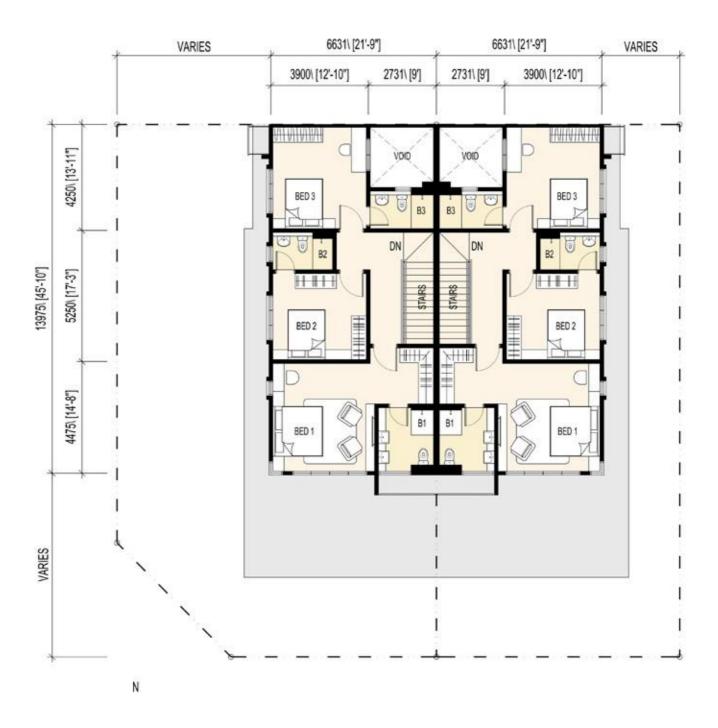
Built-up area: 2,187 sq.ft. 28 units

SAPPHIRE

CLUSTER 1

Built-up area: 2,187 sq.ft. 28 units





SAPPHIRE

CLUSTER 2

Built-up area: 2,359 sq.ft. 26 units

SAPPHIRE

CLUSTER 2

Built-up area: 2,359 sq.ft. 26 units



SAPPHIRE

CLUSTER 3

Built-up area: 3,316 sq.ft. 1 unit



SAPPHIRE

CLUSTER 3

Built-up area: 3,316 sq.ft. 1 unit

SAPPHIRE

LINK BUNGALOW 1 & 2

4 units – Built-up area: 3,316 sq.ft.



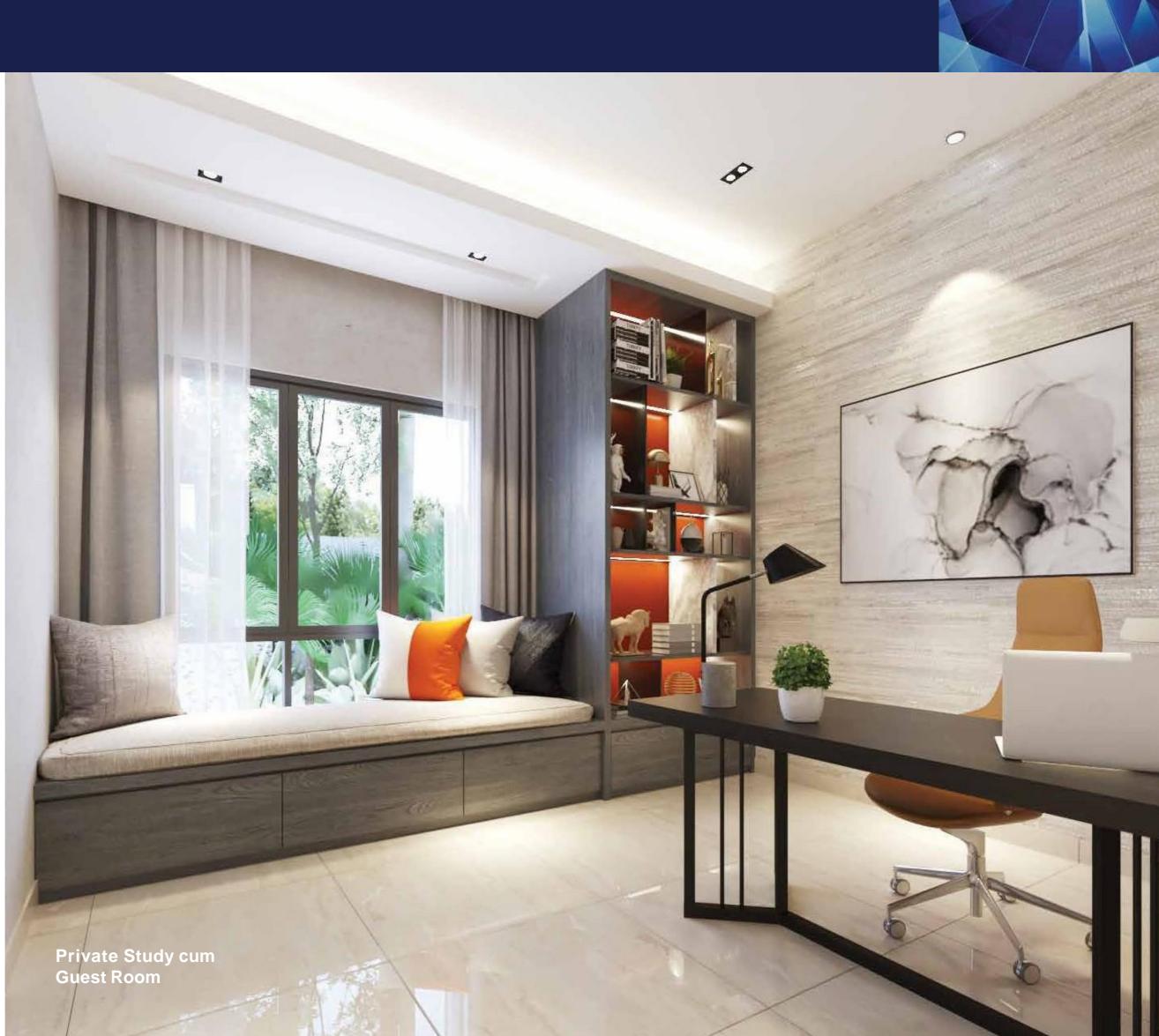
SPACIOUS DESIGN FOR MODERN LIVING



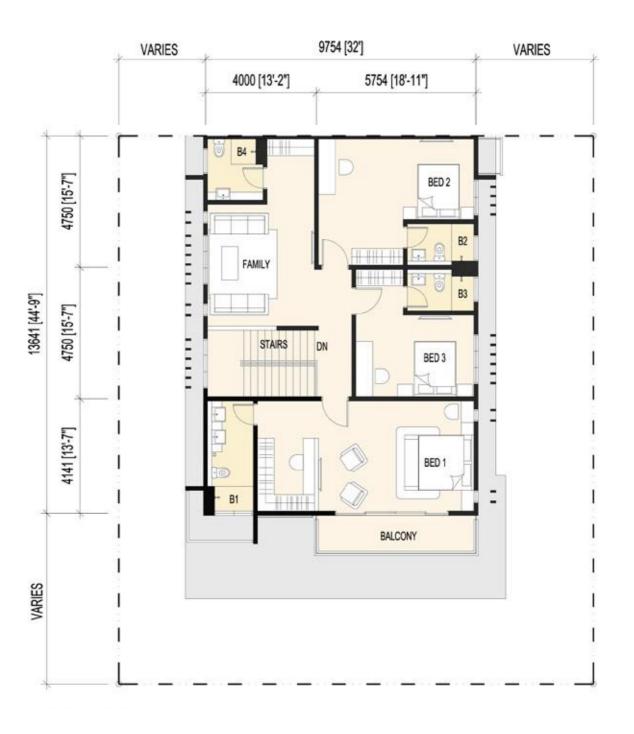
FAMILY & PRIVATE SPACE











SAPPHIRE

LINK BUNGALOW 1

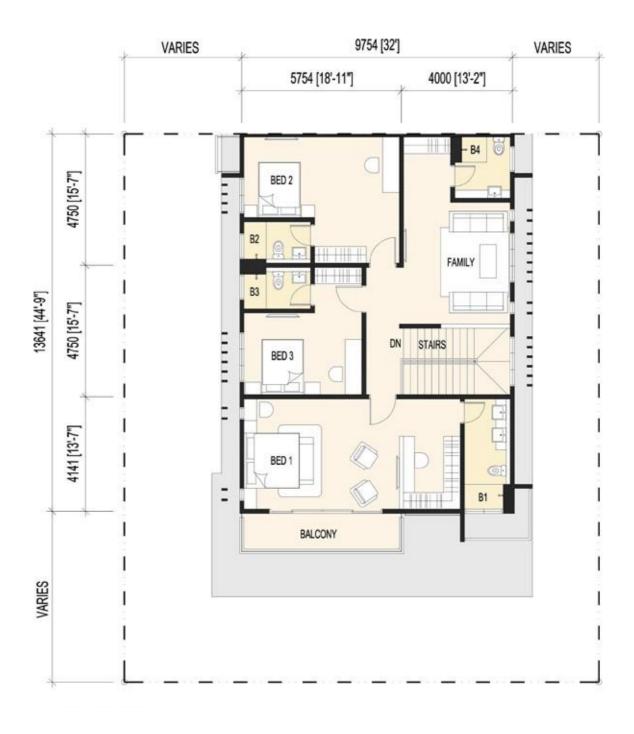
Built-up area: 3,316 sq.ft. 2 units

SAPPHIRE

LINK BUNGALOW 1

Built-up area: 3,316 sq.ft. 2 units





SAPPHIRE

LINK BUNGALOW 2

Built-up area: 3,316 sq.ft. 2 units

SAPPHIRE

LINK BUNGALOW 2

Built-up area: 3,316 sq.ft. 2 units

SPECIFICATIONS

2-STOREY CLUSTER 1, 2 & 3

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 Frame Glass Windows

Doors - Plywood Flush / Louvres Doors

Aluminium Framed Glass Door

Aluminium Louvres Door (Bin Compartment)

Ironmongery - Selected Quality Ironmongery

- Full Ceiling Height Ceramic Wall Tiles at Bathrooms

1500mm High Ceramic Wall Tiles at Kitchen (one wall)

Plaster / Skim Coat / Paint

Floor Finishes -	Ground Floor	Cluster 1 & 2	Cluster 3
	Entry / Living / Dining / Kitchen / Bed 4	- Porcelain Tiles	- Porcelain Tiles
	Carporch / Terrace / Bin Compartment	- Ceramic Tiles	- Ceramic Tiles
	Bath 4	- Ceramic Tiles	- Nil
	Maid / Powder / Bath 5 & 6	- Nil	- Ceramic Tiles
	Driveway / Utility	- Cement Render	- Cement Render
	Yard	- Cement Render	- Nil
	First Floor	Cluster 1 & 2	Cluster 3
	Corridor / Bed 1,2 & 3	- Porcelain Tiles	- Porcelain Tiles
	Bath 1,2 & 3	- Ceramic Tiles	- Ceramic Tiles
	Balcony / Bath 4	- Nil	- Ceramic Tiles

Staircase	-	RC Staircase With Porcelain Tiles
Sanitary and Plumbing Fittings	-	Selected Quality Sanitary Wares

Electrical Installation		Cluster 1 & 2	Cluster 3
	- Lighting Point	- 30 nos	- 35 nos
	Fan Point	- 5 nos	- 6 nos
	Socket Outlet Point	- 18 nos	- 18 nos
	TV Outlet Point	- 2 nos	- 2 nos
	Telephone Point	- 1 no	- 1 no
	Air-con Point	- 4 nos	- 5 nos
	Heater Point	- 3 nos	- 4 nos
	Bell Point	- 1 no	- 1 no

Fencing & Gate - 1500mm High Mild Steel Grille Fencing and Brickwall Fencing

1500mm High Mild Steel Gate

SPECIFICATIONS

2-STOREY LINK BUNGALOW 1& 2

Structure	-	Reinforced	Concrete	Frameworl	<

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 Frame Glass Windows

Doors - Plywood Flush / Louvres Doors

Aluminium Framed Glass Door

Aluminium Louvres Door (Bin Compartment)

Ironmongery - Selected Quality Ironmongery

• Full Ceiling Height Ceramic Wall Tiles at Bathrooms

1500mm High Ceramic Wall Tiles at Kitchen (one wall)

Plaster / Skim Coat / Paint

Floor Finishes - Ground Floor

Entry / Living / Dining / Kitchen / Bed 4 - Porcelain Tiles
Carporch / Terrace / Maid / Powder / - Ceramic Tiles

Bath 5 & 6 / Bin Compartment

Driveway / Utility - Cement Render

First Floor

Corridor / Bed 1,2 & 3 - Porcelain Tiles

Balcony / Bath 1,2,3 & 4 - Ceramic Tiles

Staircase - RC Staircase With Porcelain Tiles

Sanitary and Plumbing Fittings - Selected Quality Sanitary Wares

Electrical Installation - Lighting Point - 35 nos

Fan Point - 6 nos

Socket Outlet Point - 18 nos

TV Outlet Point - 2 nos

Telephone Point - 1no

Air-con Point - 5 nos

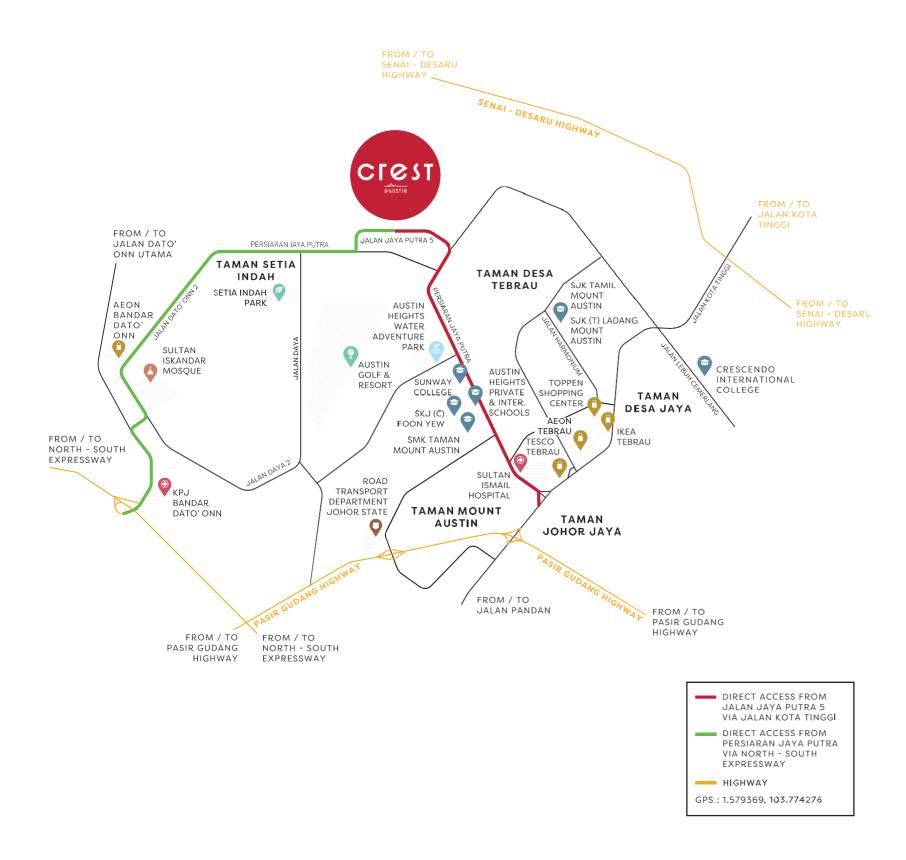
Heater Point - 4 nos

Bell Point - 1no

Fencing & Gate - 1500mm High Mild Steel Grille Fencing and Brickwall Fencing

1500mm High Mild Steel Gate

LOCATION MAP





WHERE PASSION MEETS EXPERTISE

WMSenibong is part of Walker Corporation,
Australia's largest private, diversified development
company. In Malaysia, WMSenibong is renowned for
Senibong +ove, a waterfront jewel and +rest@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.