

SAPPHIRE 2

CLUSTER HOUSES & LINK BUNGALOWS

PRIVATE LUXURY HAVEN

Developed by:

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 Crest at Austin

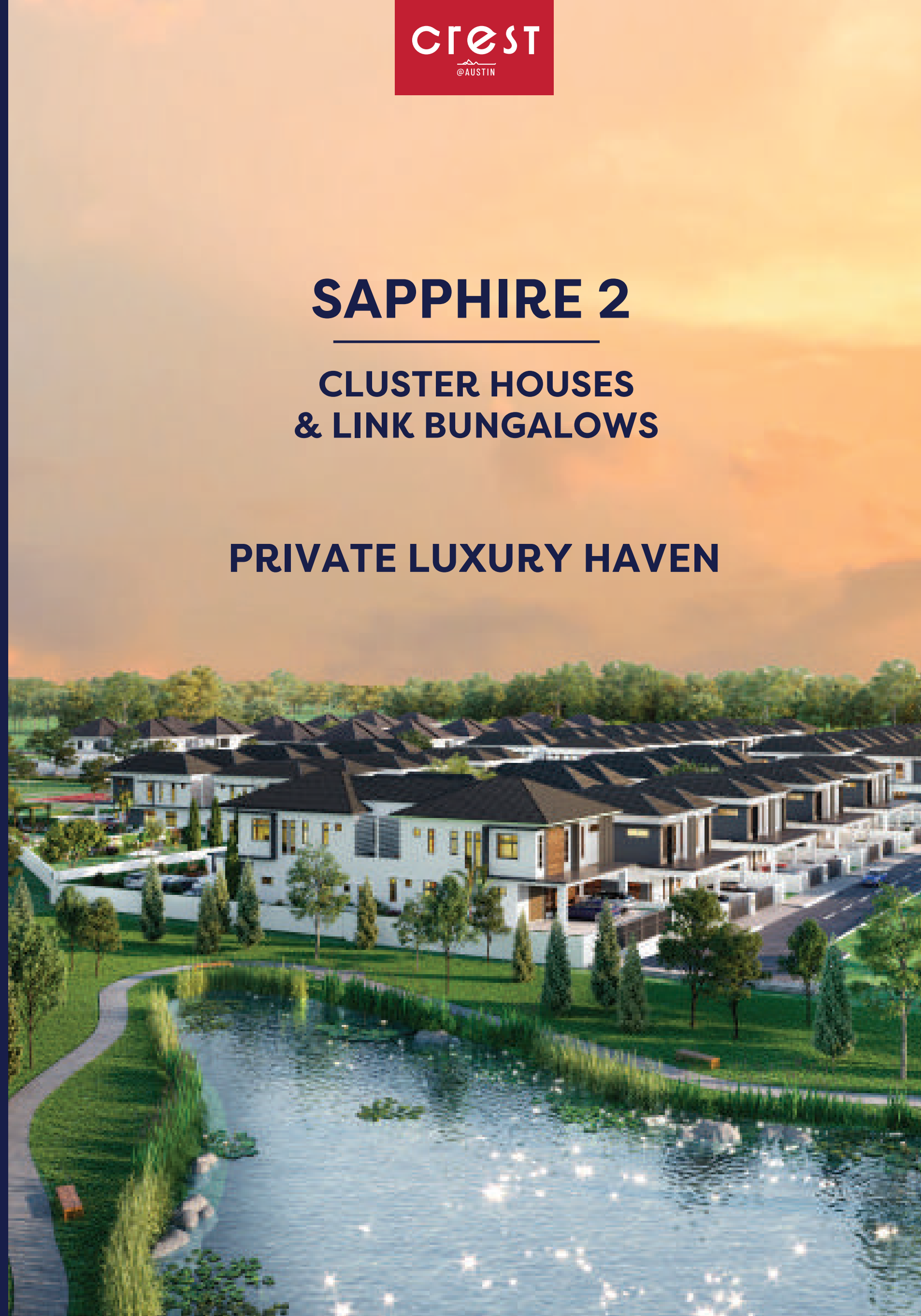
 crestataustin

 Crest@Austin Sales Gallery

• Developer's License No.: 19841-6/10-2023/0758 (L) (29/10/2021 - 28/10/2023) • Advertisement & Sales Permit No.: 19841-6/10-2023/0758 (P) (29/10/2021 - 28/10/2023) • Building Type: Cluster Type A1 & A2 • Selling Price: RM1,006,000 (min), RM 1,403,000 (maks) • Total unit: 68 • Link Bungalow Type B1 & B2 • Selling Price: RM1,678,000 (min), RM2,008,000 (maks) • Total unit: 6 • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No.: MBJB/U/2020/14/BGN/50/RP(12) • Expected Date of Completion: November 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.



**DESIGNED FOR
PERFECT FAMILY MOMENTS**



EXCLUSIVE PRISTINE HOMES



SAPPHIRE 2

CLUSTER 1

34 units – Built-up area: 2,378 sq.ft.

SAPPHIRE 2

CLUSTER 2

34 units – Built-up area: 2,457 sq.ft.



WELL DESIGNED LIVING SPACES





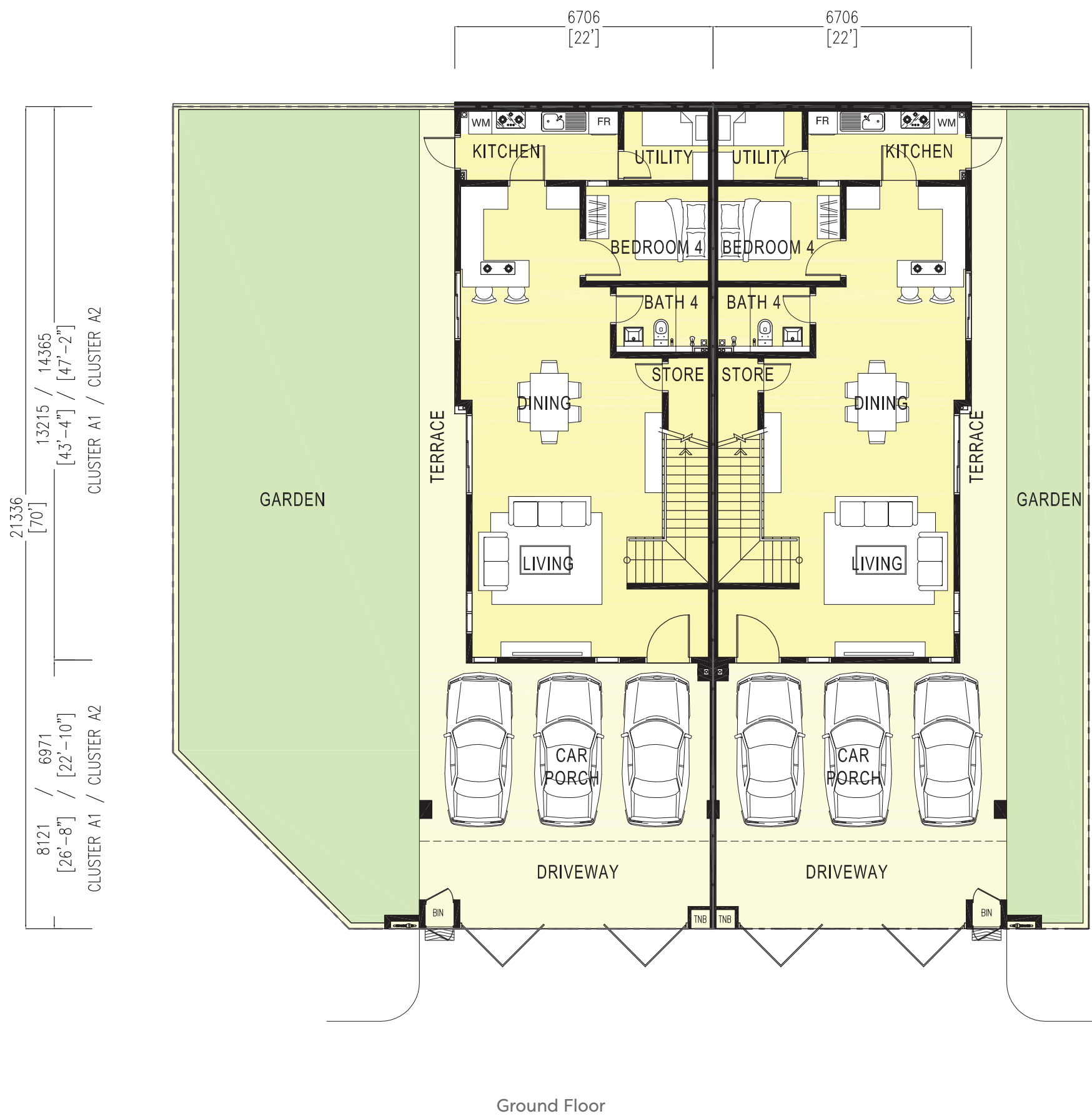
Stylish Master Bedroom



Private Office
cum Study Room



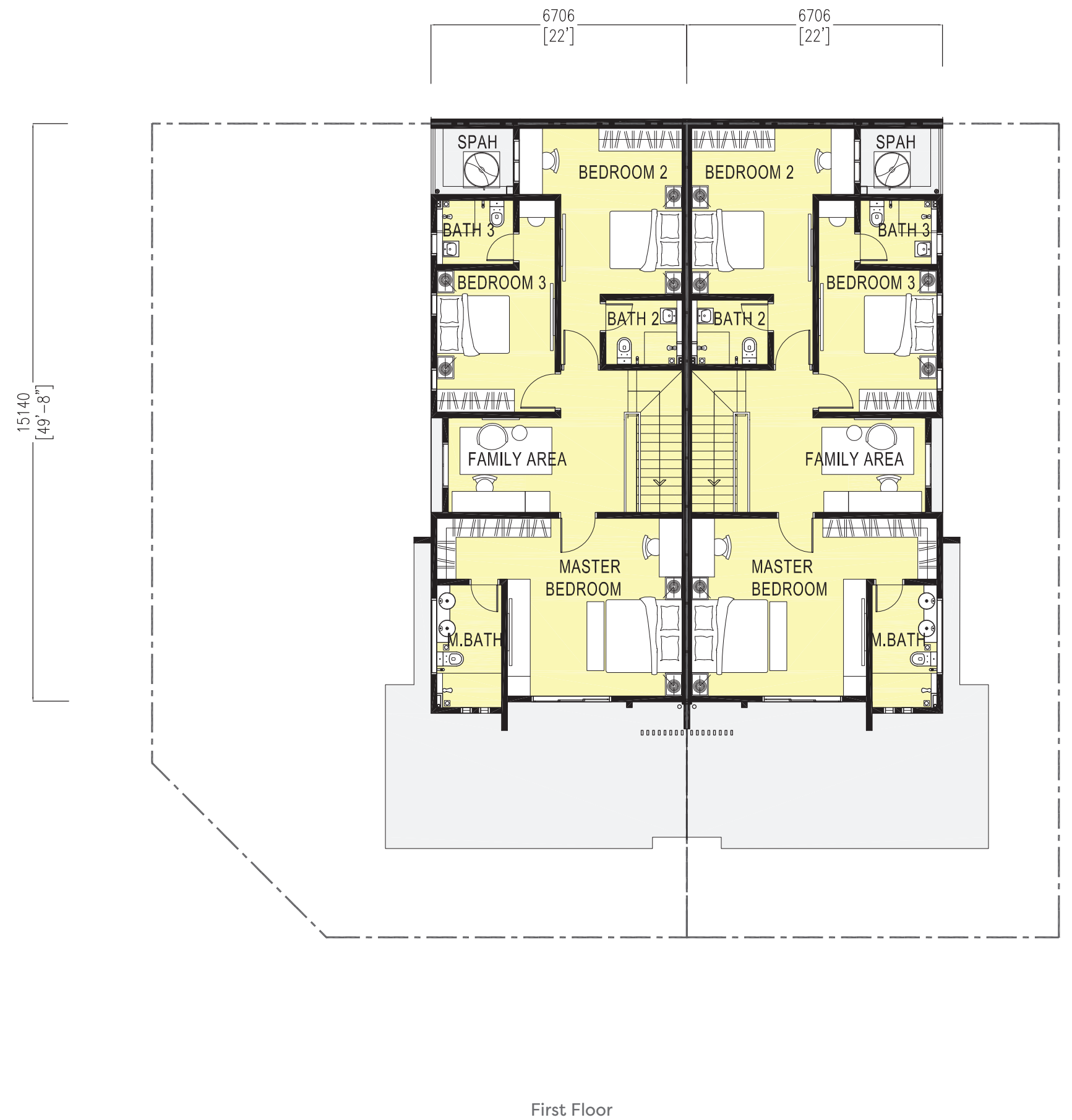
Entertainment Bar



Ground Floor

CLUSTER 1 / 2

Built-up area: 2,378 sq.ft. / 2,457 sq.ft.



First Floor

CLUSTER 1 / 2

Built-up area: 2,378 sq.ft. / 2,457 sq.ft.

SAPPHIRE 2

LINK BUNGALOWS

6 units – Built-up area: 3,212 sq.ft.



STYLISH SPACES FOR A REFINED LIFESTYLE





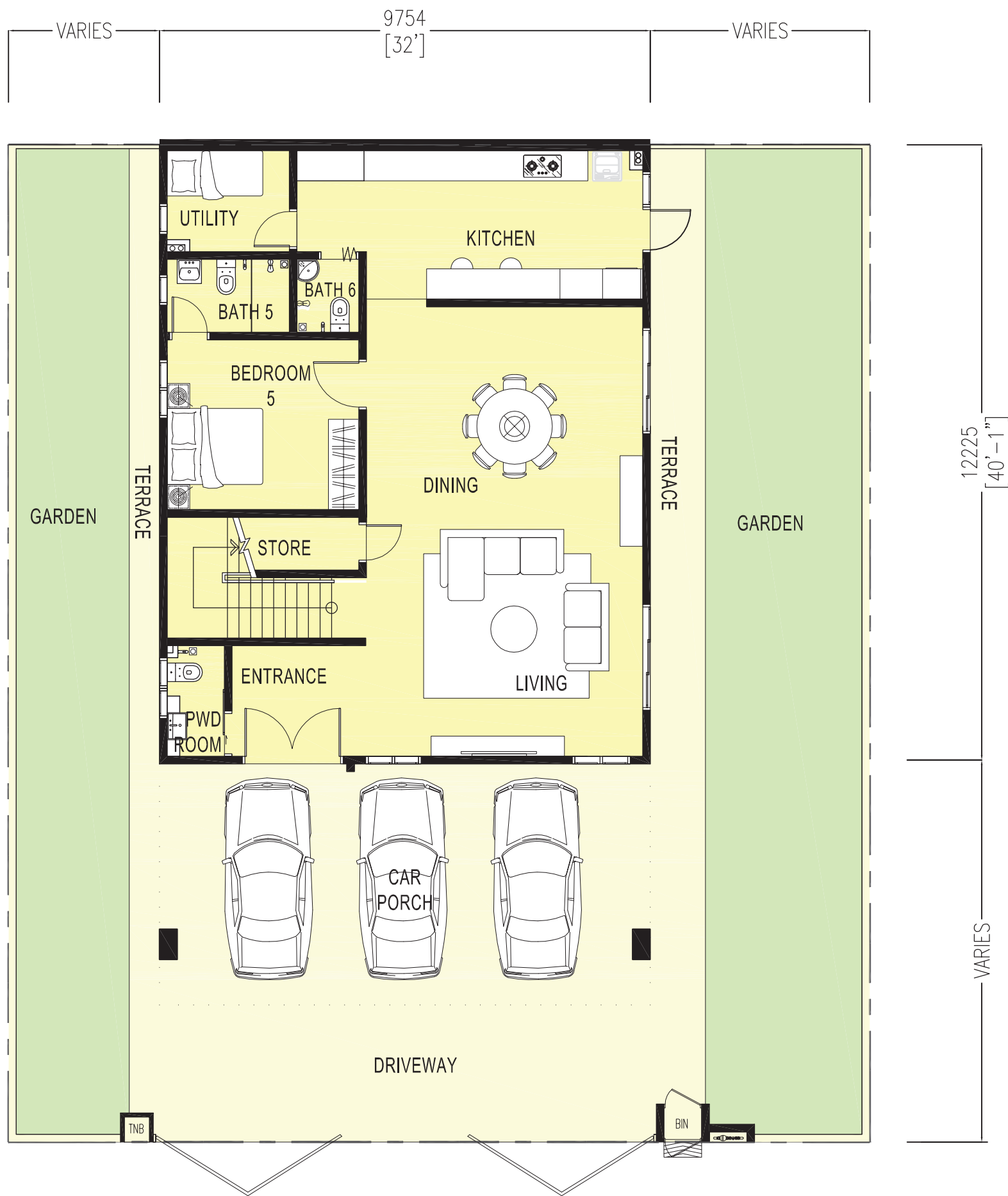
Private Home Office



Modern Kitchen



Luxury Master Bedroom



Ground Floor



First Floor

LINK BUNGALOWS

Built-up area: 3,212 sq.ft.

LINK BUNGALOWS

Built-up area: 3,212 sq.ft.

SPECIFICATIONS


2-STOREY CLUSTER 1 & 2

| | | |
|--------------------------------|---|---|
| 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 Mild Steel Grille Door (Kitchen) Aluminium Framed Glass Door Aluminium Louvres Door (Bin Compartment) |
| Ironmongery | - | Selected Quality Ironmongery |
| Wall Finishes | - | Full Ceiling Height Wall Tiles at Bathrooms 1500mm High Wall Tiles at Kitchen (one wall) Plaster / Skim Coat / Paint |
| Floor Finishes | - | Ground Floor Living / Dining / Bedroom 4- Porcelain Tiles Driveway / Bin Compartment / Carporch / Terrace / Store- Ceramic Tiles Bath 4 / Kitchen / Utility- Ceramic Tiles First Floor Family / Master Bedroom, Bedroom 2 & 3- Porcelain Tiles Master Bath, Bath 2 & 3- Ceramic Tiles |
| Staircase | - | RC Staircase With Porcelain Tiles |
| Sanitary and Plumbing Fittings | - | Selected Quality Sanitary Wares |
| Electrical Installation | - | Lighting Point- 32 nos Fan Point- 5 nos Socket Outlet Point- 18 nos TV Outlet Point- 2 nos Telephone Point- 1 no Air-con Point- 4 nos Heater Point- 3 nos Bell Point- 1 no Auto Gate Point- 2 nos |
| 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 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 Mild Steel Grille Door (Kitchen) Aluminium Framed Glass Door Aluminium Louvres Door (Bin Compartment) |
| Ironmongery | - | Selected Quality Ironmongery |
| Wall Finishes | - | 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 Entrance / Living / Dining / Bedroom 5- Porcelain Tiles Driveway / Bin Compartment / Carporch / Terrace / Store- Ceramic Tiles /Kitchen / Utility / Powder / Bath 5 & 6 First Floor Family / Master Bedroom, Bedroom 2, 3 & 4- Timber Flooring Master Bath, Bath 2, 3 & 4- Ceramic Tiles |
| Staircase | - | RC Staircase With Timber Finish / Plaster & Paint to Riser |
| Sanitary and Plumbing Fittings | - | Selected Quality Sanitary Wares |
| Electrical Installation | - | Lighting Point- 38 nos Fan Point- 6 nos Socket Outlet Point- 18 nos TV Outlet Point- 2 nos Telephone Point- 1 no Air-con Point- 5 nos Heater Point- 5 nos Bell Point- 1 no Auto Gate Point- 2 nos |
| Fencing & Gate | - | 1500mm High Mild Steel Grille Fencing and Brickwall Fencing 1500mm High Mild Steel Gate |



SAPPHIRE 2

CLUSTER HOUSES & LINK BUNGALOWS

Key features:

- > **FUNCTIONAL INTERIORS**
Thoughtfully designed internal spaces to allow for flexibility of use and enjoyment of comfort.
- > **GUARDED NEIGHBOURHOOD**
Secured housing estate for peaceful enjoyment of stay.
- > **FREEHOLD**
Individual land title.

CLUSTER HOUSES & LINK BUNGALOWS

> FUNCTIONAL INTERIORS

> GUARDED NEIGHBOURHOOD

> FREEHOLD

SAPPHIRE 2

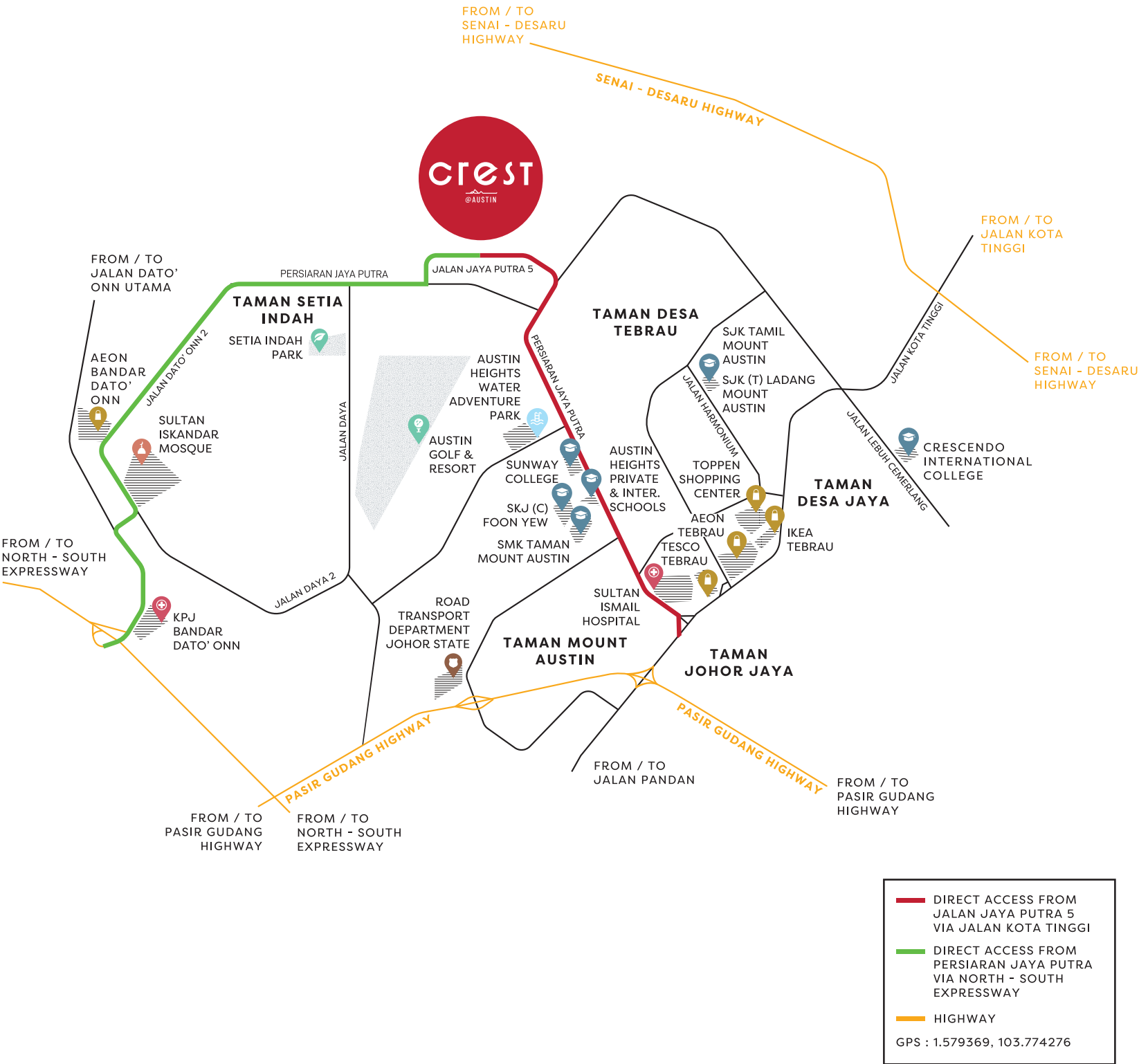
- Cluster 1 (Orange)
- Cluster 2 (Teal)
- Link Bungalow 1 (Purple)
- Link Bungalow 2 (Brown)

- SAPPHIRE 1** (Blue)
- SAPPHIRE 3** (Grey)

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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.