



# THE FINAL MASTERPIECE OF SERENE LAKESIDE LIVING

### **SAPPHIRE 3**

Cluster Houses & Link Bungalows



# WHERE LUXURY LAKESIDE LIVING IS AT ITS FINEST

Located in a highly coveted location, Sapphire 3 offers the rare opportunity for park-like living.

Here, you can wake up to lush flora surroundings, with the conveniences of being centrally connected. And relish in the quality of life that's simply unlike others.







# WHERE LUSH GREENERY SURROUNDS YOU

Live in an oasis that's vibrant and enchanting with lush green parks and outdoor facilities. Or stroll along a 20 acre of lake and embrace a new sense of serenity. At Sapphire 3, our park-like spaces fuel your body, mind and soul. It's a perfect space for a close-knit community.







Here, living spaces are meticulously planned. To keep your family cool, units are oriented to minimise heat from direct sunlight.

Our open designs promote natural lighting and ventilation while the housing estate is master-planned for a thriving community.







## WHERE MODERN LIVING MEETS SERENITY

At Sapphire 3, you will enjoy tranquil living in a welcoming neighbourhood with your friends and family.

Spend time together next to the calming sound of lapping water, go for a jog in the midst of lush greenery, or spend an evening with family in a beautifully landscaped park.

This well planned 7-acre freehold landed residential development by the lake, provides a way of life that will meet the aspirations of its residents for many generations.

### **SAPPHIRE 3**

Link Bungalow





# EPITOME OF VERSATILE STYLISH SPACES





#### **SAPPHIRE 3**

#### **Link Bungalow**

56' x 65' | 3,589 sq.ft



### **SAPPHIRE 3**

Cluster



# BEAUTIFUL HOMES, PERFECTLY PLANNED







# **SAPPHIRE 3 Cluster**32' × 70' | 2,550 sq.ft



## **SPECIFICATIONS**

#### Link Bungalow

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 / Cement Board / Skim Coat	
Windows	Aluminium Framed Glass Windows	
Doors	Plywood Flush / Louvres Doors  Mild Steel Grille Door (Wet Kitchen)  Aluminium Framed Glass Door  Aluminium Louvres Door (Bin Compartment)	
Ironmongery	Selected Quality Ironmongery	
Wall Finishes	Full Ceiling Height Wall Tiles at Bathrooms Full Ceiling Height Wall Tiles at Kitchen (one wall) Skim Coat / Plaster & Paint	
Floor Finishes	Ground Floor  Foyer / Living / Dining / Dry Kitchen / Bedroom 4  Driveway / Bin Compartment / Carporch / Terrace / Store /  Wet Kitchen / Maid Room / Powder Room / Bath 5 & 6	<ul><li>Porcelain Tiles</li><li>Ceramic Tiles</li></ul>
	First Floor	
	Family / Master Bedroom / Bedroom 2, 3 & 4 Master Bath / Bath 2, 3 & 4	<ul><li>Timber Flooring</li><li>Ceramic Tiles</li></ul>
Staircase	RC Staircase With Timber Finish / Plaster & Paint to Riser	
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 Auto Gate Point	- 42 nos - 8 nos - 23 nos - 2 nos - 1 no - 5 nos - 1 no - 1 lot
Fencing & Gate	1500mm High Mild Steel Grille Fencing and Brickwall Fencing 1500mm High Mild Steel Gate	

# **SPECIFICATIONS**

#### Cluster

Structure	Reinforced Concrete Framework	
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Roofing Covering	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
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Floor Finishes	Ground Floor  Foyer / Living / Dining / Dry Kitchen / Bedroom 4  Driveway / Bin Compartment / Carporch / Terrace / Store /  Bath 4 / Wet Kitchen / Maid Room	<ul><li>Porcelain Tiles</li><li>Ceramic Tiles</li></ul>
	First Floor  Corridor / Master Bedroom / Bedroom 2 & 3  Master Bath / Bath 2 & 3	- 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 Auto Gate Point	- 32 nos - 6 nos - 19 nos - 2 nos - 1 no - 4 nos - 3 nos - 1 no - 1 lot
Fencing & Gate	1500mm High Mild Steel Grille Fencing and Brickwall Fencing 1500mm High Mild Steel Gate	



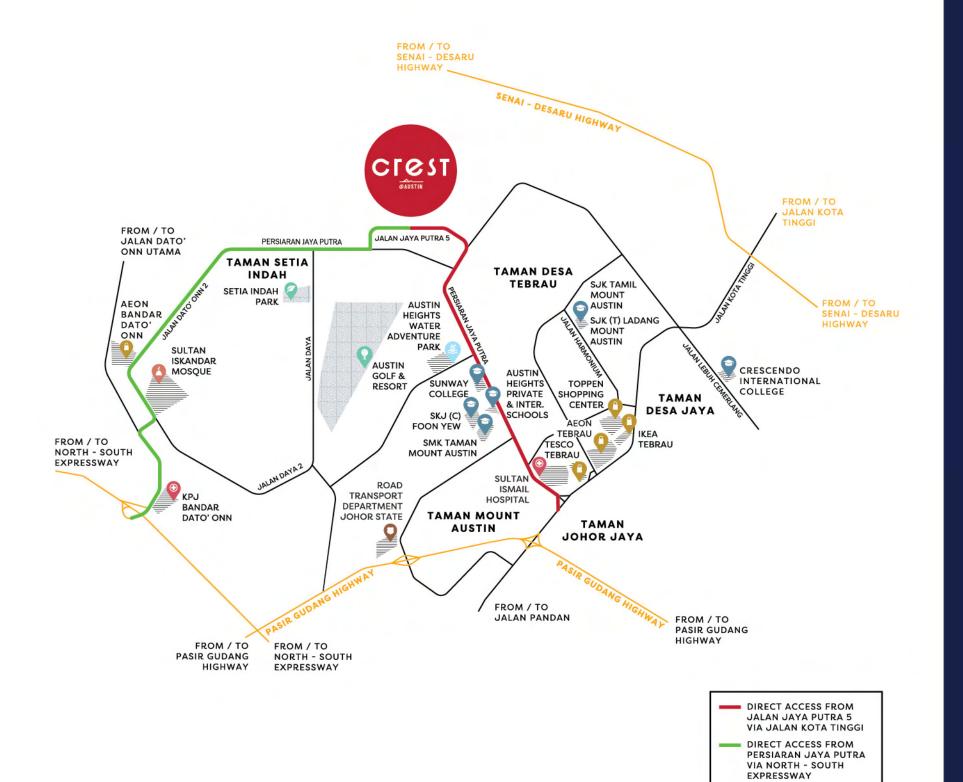
## **SITE PLAN**

Live at the one address that says it all, where serenity is unrivalled.

An integrated housing with nearby playgrounds, retail and
lifestyle malls that is shaped around you making our masterpiece
truly Mt Austin's best kept secret.



# PRIME LOCATION ACCESSIBLE, CONVENIENT & ESTABLISHED



HIGHWAY
GPS: 1.579369, 103.774276



#### 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 place to live, work, socialise and play. To create homes which are truly a legacy for the next generation.



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

A member of Walker Corporation

WM SENIBONG

A PROJECT BY:

Developed by:

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

and the purchaser. All drawings are merely artist impressions only.