



**THE FINAL MASTERPIECE  
OF SERENE  
LAKESIDE LIVING**

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**SAPPHIRE 3**

Cluster Houses & Link Bungalows

*\*Artist's Impression*





*\*Artist's Impression*

## 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.







## WHERE PERFECT FAMILY MOMENTS ARE NURTURED

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







living area

# EPITOME OF VERSATILE STYLISH SPACES



kitchen



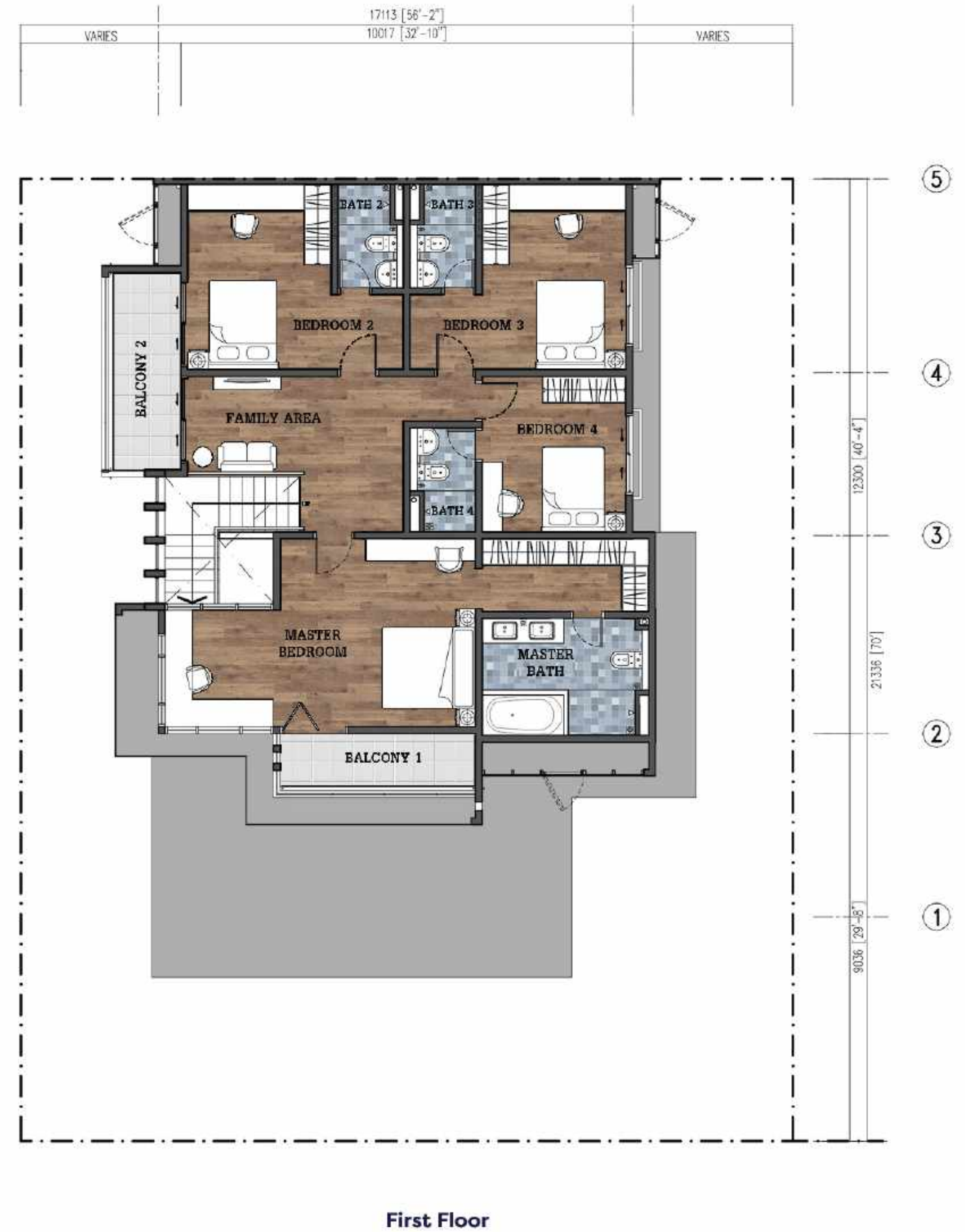
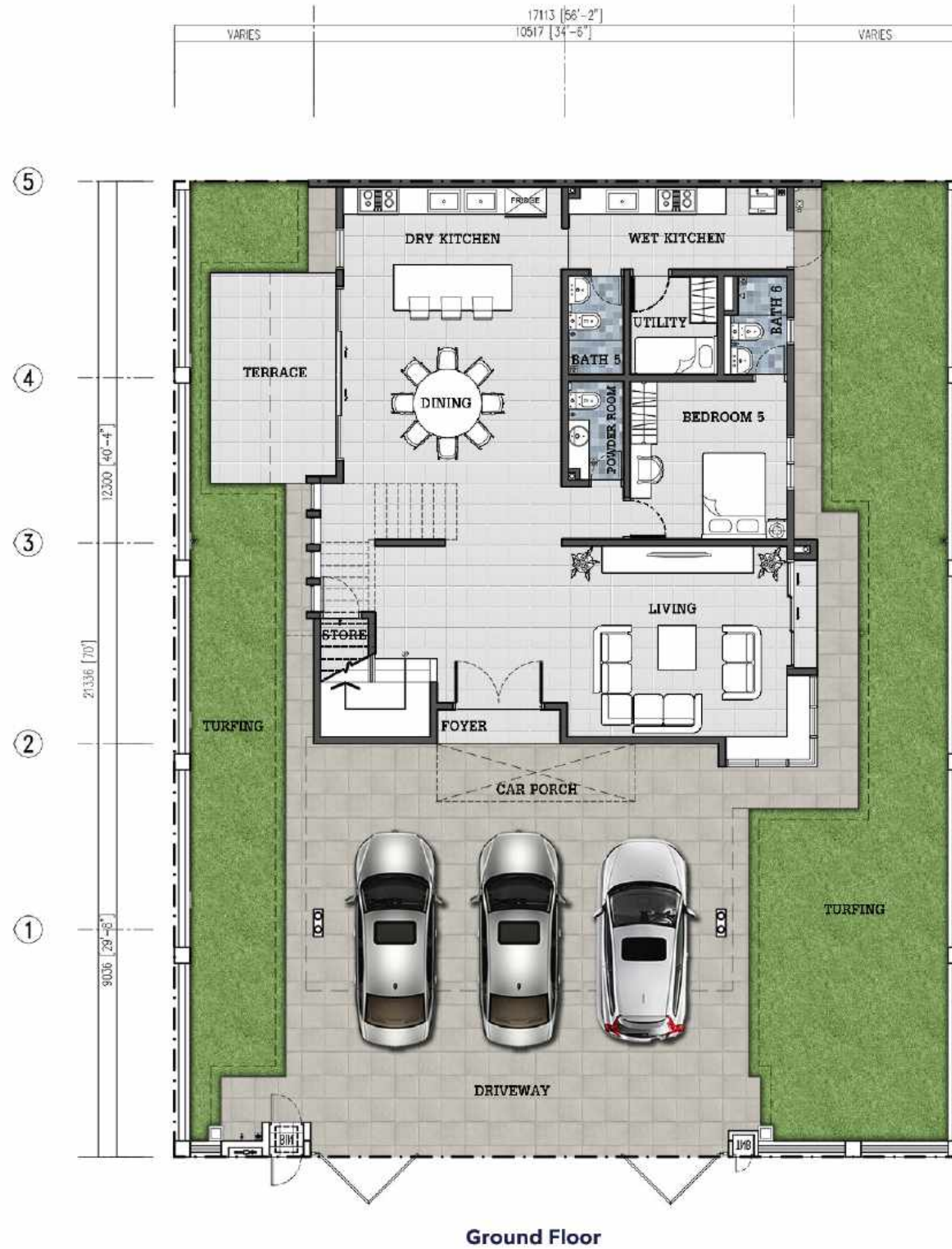
master bedroom



# SAPPHIRE 3

Link Bungalow

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





# SAPPHIRE 3

Cluster





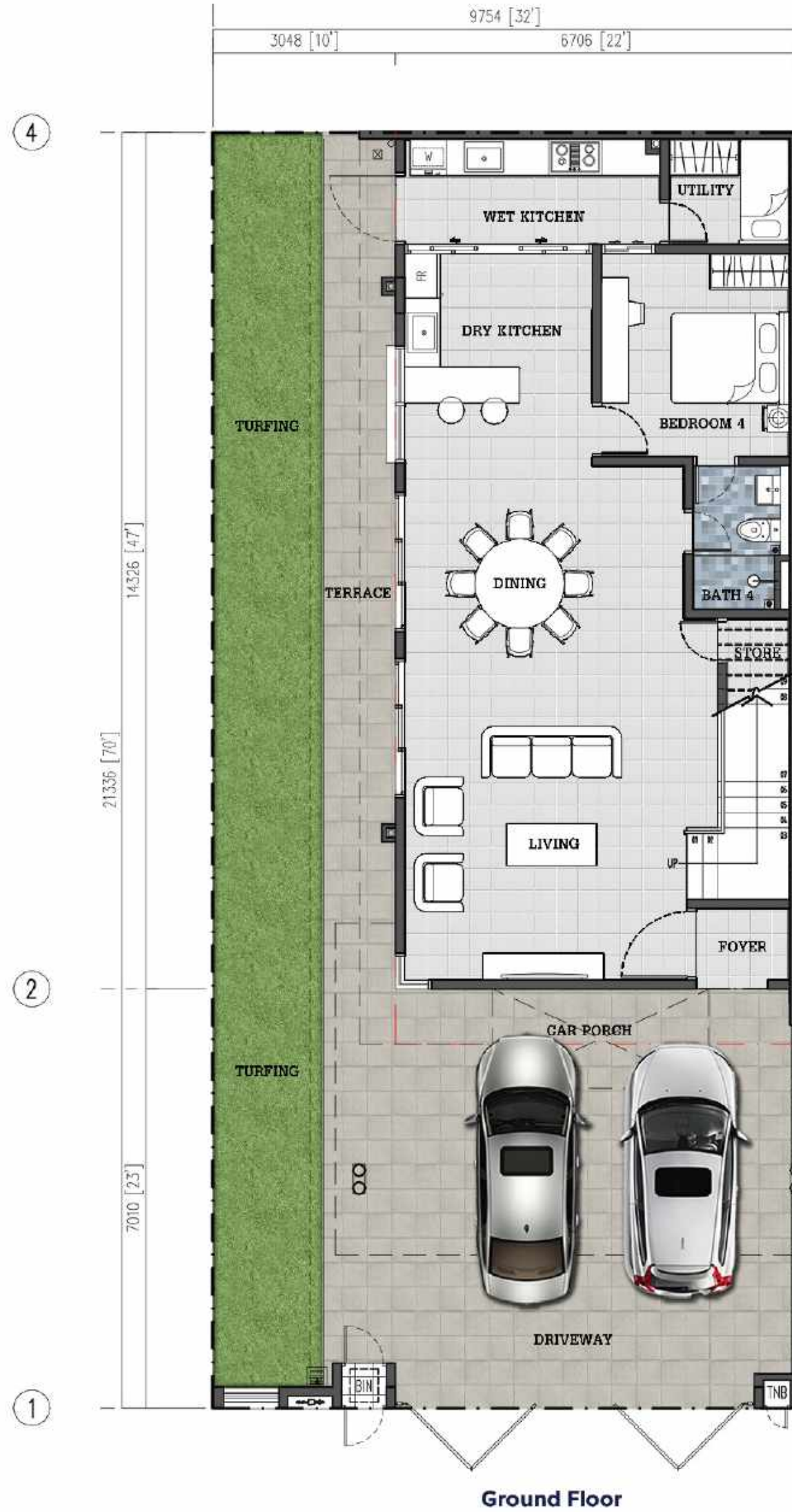
**BEAUTIFUL HOMES,  
PERFECTLY PLANNED**





# SAPPHIRE 3 Cluster

32' x 70' | 2,550 sq.ft



Ground Floor



First Floor



# SPECIFICATIONS

## Link Bungalow

<b>Structure</b>	Reinforced Concrete Framework	
<b>Wall</b>	Clay Bricks	
<b>Roofing Covering</b>	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
<b>Roof Framing</b>	Light Weight Steel	
<b>Ceilings</b>	Fibrous Plaster Ceiling / Cement Board / Skim Coat	
<b>Windows</b>	Aluminium Framed Glass Windows	
<b>Doors</b>	Plywood Flush / Louvres Doors Mild Steel Grille Door (Wet Kitchen) Aluminium Framed Glass Door Aluminium Louvres Door (Bin Compartment)	
<b>Ironmongery</b>	Selected Quality Ironmongery	
<b>Wall Finishes</b>	Full Ceiling Height Wall Tiles at Bathrooms Full Ceiling Height Wall Tiles at Kitchen (one wall) Skim Coat / Plaster & Paint	
<b>Floor Finishes</b>	<b>Ground Floor</b> Foyer / Living / Dining / Dry Kitchen / Bedroom 4 - Porcelain Tiles Driveway / Bin Compartment / Carporch / Terrace / Store / Wet Kitchen / Maid Room / Powder Room / Bath 5 & 6 - Ceramic Tiles	
	<b>First Floor</b> Family / Master Bedroom / Bedroom 2, 3 & 4 - Timber Flooring Master Bath / Bath 2, 3 & 4 - Ceramic Tiles	
<b>Staircase</b>	RC Staircase With Timber Finish / Plaster & Paint to Riser	
<b>Sanitary and Plumbing Fittings</b>	Selected Quality Sanitary Wares	
<b>Electrical Installation</b>	Lighting Point	- 42 nos
	Fan Point	- 8 nos
	Socket Outlet Point	- 23 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	- 1 lot
<b>Fencing &amp; Gate</b>	1500mm High Mild Steel Grille Fencing and Brickwall Fencing 1500mm High Mild Steel Gate	

# SPECIFICATIONS

## Cluster

<b>Structure</b>	Reinforced Concrete Framework	
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<b>Roofing Covering</b>	Concrete Roof Tiles / Reinforced Concrete Flat Roof	
<b>Roof Framing</b>	Light Weight Steel	
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	<b>First Floor</b> Corridor / Master Bedroom / Bedroom 2 & 3 - Porcelain Tiles Master Bath / Bath 2 & 3 - Ceramic Tiles	
<b>Staircase</b>	RC Staircase With Porcelain Tiles	
<b>Sanitary and Plumbing Fittings</b>	Selected Quality Sanitary Wares	
<b>Electrical Installation</b>	Lighting Point	- 32 nos
	Fan Point	- 6 nos
	Socket Outlet Point	- 19 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	- 1 lot
<b>Fencing &amp; Gate</b>	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.



## LEGEND

- SAPPHIRE 3**
- Cluster 1
- Cluster 2
- SAPPHIRE 2
- SAPPHIRE 1
- Link Bungalow 1
- Link Bungalow 2





# PRIME LOCATION - ACCESSIBLE, CONVENIENT & ESTABLISHED

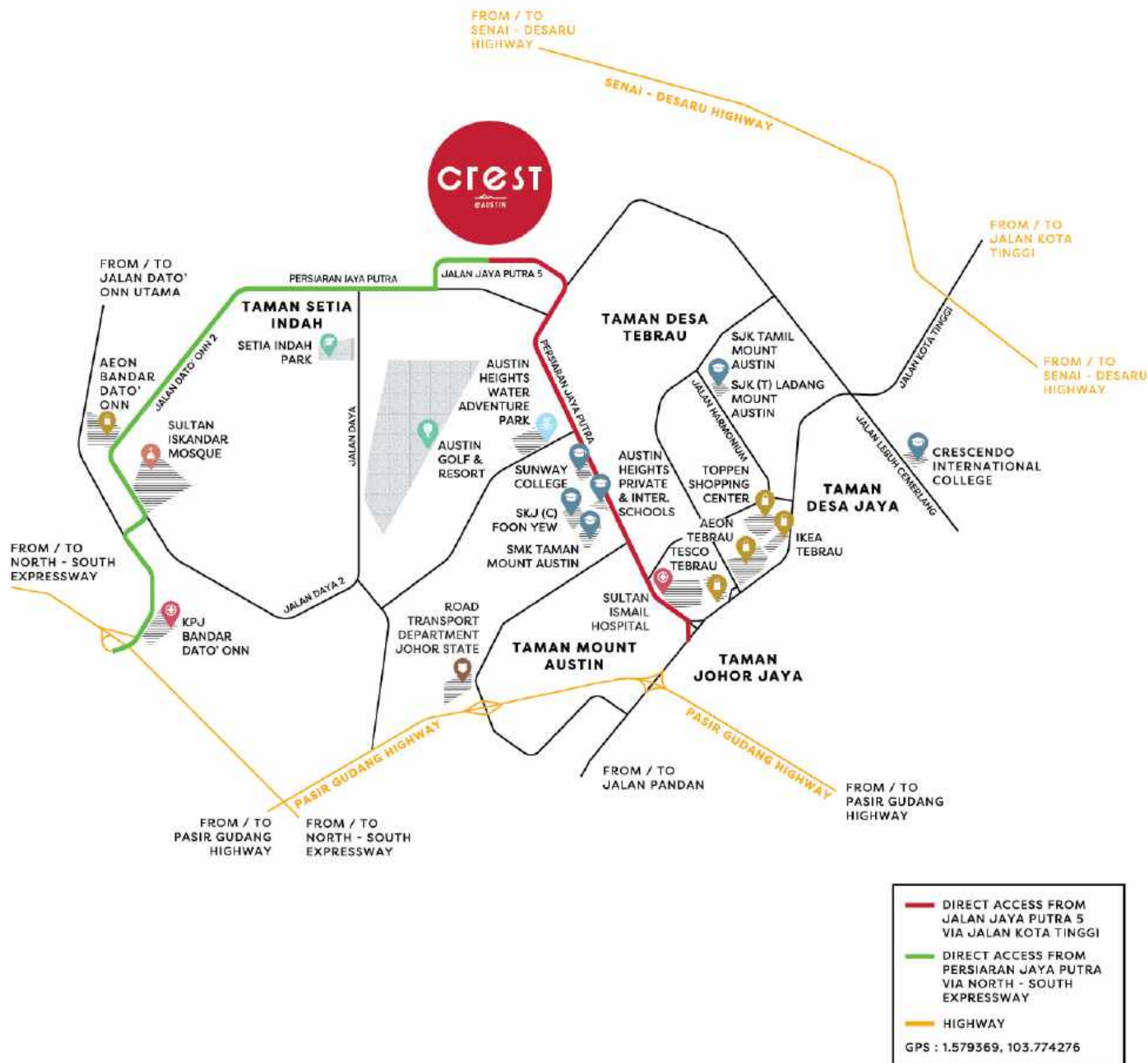


## WHERE PASSION MEETS EXPERTISE

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.





Developed by:

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**crestataustin.com.my**

 Crest at Austin

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 Crest@Austin Sales Gallery

• Developer's License No: 19841/10-2023/0758(A) (29/10/2021- 28/10/2023) • Advertisement & Sales Permit No.: 19841-7/05-2025/0630(N)-(L) (01/06/2023- 31/05/2025) • Building Type: Cluster & Link Bungalow  
• Total units: Cluster - 72 units; Link Bungalow - 4 units • Selling Price: Cluster RM1,219,000 (min) - RM1,563,000 (max), Link Bungalow RM1,915,000 (min) - RM2,132,000 (max) • Approving Authority: Majlis Bandaraya  
Johor Bahru (MBJB) • Approved Plan No.: MJB/B/U/2022/14/BGN/84/RP(11) • Expected Date of Completion: April 2025 • Land Tenure: Freehold • Land Encumbrances: Nil \*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