



TOPAZ

crest@austin

urban **HIGH RISE** lifestyle

Discover a new standard of urban living at Topaz, where modern elegance meets breathtaking views. Nestled in the heart of Crest@Austin, these modern high rise homes offer sophisticated living spaces designed for functionality and style

unique **FEATURES**



Freehold



Guarded
Neighbourhood



Unique &
Modern Facade



EV Charging
Station



Ample Lifestyle
Facilities



Infinity Pool



Fully Equipped
Gymnasium



GreenRE
Gold Rating



Easily Accessible
To Major Highways



Close Proximity To
Emerald Business Park



an abode that
RISES ABOVE
its **ENVIRONMENT**

As your very own sanctuary in the sky, Topaz is dedicated to offering an environment that is second to none and one that nurtures the well-being of the whole family

DIVE into
sublime **SERENITY**

Soak your stress away in the elevated infinity swimming pool. Ideal for relaxation and keeping fit, the swimming pool offers gorgeous vistas of the Central Lake Park at Crest@Austin





WELL-EQUIPPED for
maximum **RESULTS**

Heath is Wealth and Topaz offers a full-fledged gymnasium with functional facilities to cater to your fitness needs

live **LIFE**
to the **FULLEST**

Enjoy a delightful game of basketball or pickleball at these special spaces; specially curated for you and your family to partake in a healthier lifestyle while having fun





where the
COMMUNITY
comes **TOGETHER**

Get together with family and friends at the dedicated BBQ area to connect and relax whilst enjoying good food in the outdoors



harmonizing
WORK
and **PLAY**

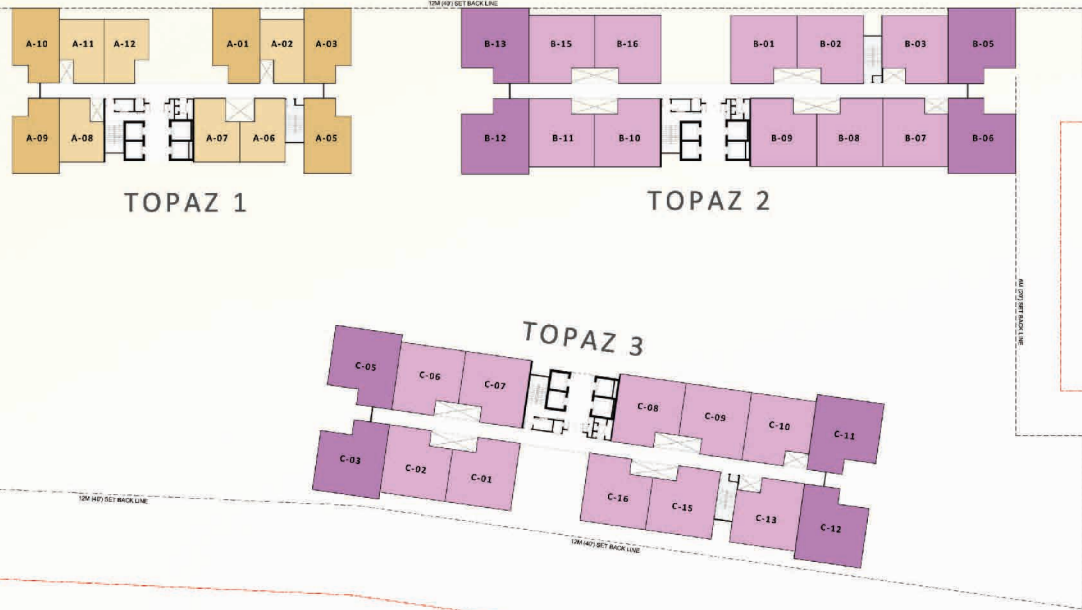
Sing your heart out as you unwind in our cosy Karaoke Rooms or gather your friends in our Private Dining Lounge. Our bright and airy Co-Working Space is perfect for individuals to work from home





STYLISH sense
of **ARRIVAL**

Our spacious drop-off lobbies are designed to convey a sense of welcome and warmth



TOPAZ
TYPICAL
floor plan

LEGEND



Type A



Type A1



Type B



Type B1



Type B2



Type C

TOPAZ
STOREY
plan

Topaz 1

	LEFT						RIGHT					
	NORTH			SOUTH			SOUTH			NORTH		
Level 26	A-26-08						A-26-07	A-26-06	A-26-05	A-26-03	A-26-02	A-26-01
Level 25	A-25-12	A-25-11	A-25-10				A-25-09	A-25-08		A-25-03	A-25-02	A-25-01
Level 24	A-24-12	A-24-11	A-24-10				A-24-09	A-24-08		A-24-03	A-24-02	A-24-01
Level 23	A-23-12	A-23-11	A-23-10				A-23-09	A-23-08		A-23-03	A-23-02	A-23-01
Level 22	A-22-12	A-22-11	A-22-10				A-22-09	A-22-08		A-22-03	A-22-02	A-22-01
Level 21	A-21-12	A-21-11	A-21-10				A-21-09	A-21-08		A-21-03	A-21-02	A-21-01
Level 20	A-20-12	A-20-11	A-20-10				A-20-09	A-20-08		A-20-03	A-20-02	A-20-01
Level 19	A-19-12	A-19-11	A-19-10				A-19-09	A-19-08		A-19-03	A-19-02	A-19-01
Level 18	A-18-12	A-18-11	A-18-10				A-18-09	A-18-08		A-18-03	A-18-02	A-18-01
Level 17	A-17-12	A-17-11	A-17-10				A-17-09	A-17-08		A-17-03	A-17-02	A-17-01
Level 16	A-16-12	A-16-11	A-16-10				A-16-09	A-16-08		A-16-03	A-16-02	A-16-01
Level 15	A-15-12	A-15-11	A-15-10				A-15-09	A-15-08		A-15-03	A-15-02	A-15-01
Level 14	A-14-12	A-14-11	A-14-10				A-14-09	A-14-08		A-14-03	A-14-02	A-14-01
Level 13	A-13-12	A-13-11	A-13-10				A-13-09	A-13-08		A-13-03	A-13-02	A-13-01
Level 12	A-12-12	A-12-11	A-12-10				A-12-09	A-12-08		A-12-03	A-12-02	A-12-01
Level 11	A-11-12	A-11-11	A-11-10				A-11-09	A-11-08		A-11-03	A-11-02	A-11-01
Level 10	A-10-12	A-10-11	A-10-10				A-10-09	A-10-08		A-10-03	A-10-02	A-10-01
Level 9	A-09-12	A-09-11	A-09-10				A-09-09	A-09-08		A-09-03	A-09-02	A-09-01
Level 8	A-08-12	A-08-11	A-08-10				A-08-09	A-08-08		A-08-03	A-08-02	A-08-01
Level 7	A-07-12	A-07-11	A-07-10				A-07-09	A-07-08		A-07-03	A-07-02	A-07-01
Level 6	A-06-12	A-06-11	A-06-10				A-06-09	A-06-08		A-06-03	A-06-02	A-06-01
Level 5	FACILITIES AREA			FACILITIES AREA								
Level 4	PODIUM CAR PARK			PODIUM CAR PARK								
Level 3	PODIUM CAR PARK			PODIUM CAR PARK								
Level 2	PODIUM CAR PARK			PODIUM CAR PARK								
Level 1	PODIUM CAR PARK			PODIUM CAR PARK								
Ground Floor	COMMERCIAL AREA			COMMERCIAL AREA								
Lower Ground	PODIUM LOWER GROUND CAR PARK			PODIUM LOWER GROUND CAR PARK								

Topaz 2

	LEFT						RIGHT					
	NORTH			SOUTH			SOUTH			NORTH		
Level 28	B-28-11	B-28-10	B-28-09	B-28-08	B-28-07	B-28-06	B-28-05	B-28-03			B-28-02	B-28-01
Level 27	B-27-11	B-27-10	B-27-09	B-27-08	B-27-07	B-27-06	B-27-05	B-27-03			B-27-02	B-27-01
Level 26	B-26-13	B-26-12	B-26-11	B-26-10	B-26-09	B-26-08	B-26-07	B-26-06	B-26-05		B-26-03	B-26-02
Level 25	B-25-13	B-25-12	B-25-11	B-25-10	B-25-09	B-25-08	B-25-07	B-25-06	B-25-05		B-25-03	B-25-02
Level 24	B-24-16	B-24-15	B-24-13	B-24-12	B-24-11	B-24-10	B-24-09	B-24-08	B-24-07	B-24-06	B-24-05	B-24-03
Level 23	B-23-16	B-23-15	B-23-13	B-23-12	B-23-11	B-23-10	B-23-09	B-23-08	B-23-07	B-23-06	B-23-05	B-23-03
Level 22	B-22-16	B-22-15	B-22-13	B-22-12	B-22-11	B-22-10	B-22-09	B-22-08	B-22-07	B-22-06	B-22-05	B-22-03
Level 21	B-21-16	B-21-15	B-21-13	B-21-12	B-21-11	B-21-10	B-21-09	B-21-08	B-21-07	B-21-06	B-21-05	B-21-03
Level 20	B-20-16	B-20-15	B-20-13	B-20-12	B-20-11	B-20-10	B-20-09	B-20-08	B-20-07	B-20-06	B-20-05	B-20-03
Level 19	B-19-16	B-19-15	B-19-13	B-19-12	B-19-11	B-19-10	B-19-09	B-19-08	B-19-07	B-19-06	B-19-05	B-19-03
Level 18	B-18-16	B-18-15	B-18-13	B-18-12	B-18-11	B-18-10	B-18-09	B-18-08	B-18-07	B-18-06	B-18-05	B-18-03
Level 17	B-17-16	B-17-15	B-17-13	B-17-12	B-17-11	B-17-10	B-17-09	B-17-08	B-17-07	B-17-06	B-17-05	B-17-03
Level 16	B-16-16	B-16-15	B-16-13	B-16-12	B-16-11	B-16-10	B-16-09	B-16-08	B-16-07	B-16-06	B-16-05	B-16-03
Level 15	B-15-16	B-15-15	B-15-13	B-15-12	B-15-11	B-15-10	B-15-09	B-15-08	B-15-07	B-15-06	B-15-05	B-15-03
Level 14	B-14-16	B-14-15	B-14-13	B-14-12	B-14-11	B-14-10	B-14-09	B-14-08	B-14-07	B-14-06	B-14-05	B-14-03
Level 13	B-13-16	B-13-15	B-13-13	B-13-12	B-13-11	B-13-10	B-13-09	B-13-08	B-13-07	B-13-06	B-13-05	B-13-03
Level 12	B-12-16	B-12-15	B-12-13	B-12-12	B-12-11	B-12-10	B-12-09	B-12-08	B-12-07	B-12-06	B-12-05	B-12-03
Level 11	B-11-16	B-11-15	B-11-13	B-11-12	B-11-11	B-11-10	B-11-09	B-11-08	B-11-07	B-11-06	B-11-05	B-11-03
Level 10	B-10-16	B-10-15	B-10-13	B-10-12	B-10-11	B-10-10	B-10-09	B-10-08	B-10-07	B-10-06	B-10-05	B-10-03
Level 9	B-09-16	B-09-15	B-09-13	B-09-12	B-09-11	B-09-10	B-09-09	B-09-08	B-09-07	B-09-06	B-09-05	B-09-03
Level 8	B-08-16	B-08-15	B-08-13	B-08-12	B-08-11	B-08-10	B-08-09	B-08-08	B-08-07	B-08-06	B-08-05	B-08-03
Level 7	B-07-16	B-07-15	B-07-13	B-07-12	B-07-11	B-07-10	B-07-09	B-07-08	B-07-07	B-07-06	B-07-05	B-07-03
Level 6	B-06-16	B-06-15	B-06-13	B-06-12	B-06-11	B-06-10	B-06-09	B-06-08	B-06-07	B-06-06	B-06-05	B-06-03
Level 5	FACILITIES AREA			FACILITIES AREA			FACILITIES AREA			FACILITIES AREA		
Level 4	PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK		
Level 3	PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK		
Level 2	PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK		
Level 1	PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK			PODIUM CAR PARK		
Ground Floor	COMMERCIAL AREA			COMMERCIAL AREA			COMMERCIAL AREA			COMMERCIAL AREA		
Lower Ground	PODIUM LOWER GROUND CAR PARK			PODIUM LOWER GROUND CAR PARK			PODIUM LOWER GROUND CAR PARK			PODIUM LOWER GROUND CAR PARK		

Topaz 3

	LEFT						RIGHT					
	NORTH			SOUTH			SOUTH			NORTH		
Level 29	C-29-11	C-29-10					C-29-09	C-29-08		C-29-03	C-29-02	C-29-01
Level 28	C-28-11	C-28-10					C-28-09	C-28-08		C-28-03	C-28-02	C-28-01
Level 27	C-27-13	C-27-12	C-27-11				C-27-10	C-27-09	C-27-08	C-27-07	C-27-06	C-27-05
Level 26	C-26-13	C-26-12	C-26-11				C-26-10	C-26-09	C-26-08	C-26-07	C-26-06	C-26-05
Level 25	C-25-16	C-25-15	C-25-13	C-25-12	C-25-11	C-25-10	C-25-09	C-25-08	C-25-07	C-25-06	C-25-05	C-25-04
Level 24	C-24-16	C-24-15	C-24-13	C-24-12	C-24-11	C-24-10	C-24-09	C-24-08	C-24-07	C-24-06	C-24-05	C-24-04
Level 23	C-23-16	C-23-15	C-23-13	C-23-12	C-23-11	C-23-10	C-23-09	C-23-08	C-23-07	C-23-06	C-23-05	C-23-04
Level 22	C-22-16	C-22-15	C-22-13	C-22-12	C-22-11	C-22-10	C-22-09	C-22-08	C-22-07	C-22-06	C-22-05	C-22-04
Level 21	C-21-16	C-21-15	C-21-13	C-21-12	C-21-11	C-21-10	C-21-09	C-21-08	C-21-07	C-21-06	C-21-05	C-21-04
Level 20	C-20-16	C-20-15	C-20-13	C-20-12	C-20-11	C-20-10	C-20-09	C-20-08	C-20-07	C-20-06	C-20-05	C-20-04
Level 19	C-19-16	C-19-15	C-19-13	C-19-12	C-19-11	C-19-10	C-19-09	C-19-08	C-19-07	C-19-06	C-19-05	C-19-04
Level 18	C-18-16	C-18-15	C-18-13	C-18-12	C-18-11	C-18-10	C-18-09	C-18-08	C-18-07	C-18-06	C-18-05	C-18-04
Level 17	C-17-16	C-17-15	C-17-13	C-17-12	C-17-11	C-17-10	C-17-09	C-17-08	C-17-07	C-17-06	C-17-05	C-17-04
Level 16	C-16-16	C-16-15	C-16-13	C-16-12	C-16-11	C-16-10	C-16-09	C-16-08	C-16-07	C-16-06	C-16-05	C-16-04
Level 15	C-15-16	C-15-15	C-15-13	C-15-12	C-15-11	C-15-10	C-15-09	C-15-08	C-15-07	C-15-06	C-15-05	C-15-04
Level 14	C-14-16	C-14-15	C-14-13	C-14-12	C-14-11	C-14-10	C-14-09	C-14-08	C-14-07	C-14-06	C-14-05	C-14-04
Level 13	C-13-16	C-13-15	C-13-13	C-13-12	C-13-11	C-13-10	C-13-09	C-13-08	C-13-07	C-13-06	C-13-05	C-13-04
Level 12	C-12-16	C-12-15	C-12-13	C-12-12	C-12-11	C-12-10	C-12-09	C-12-08	C-12-07	C-12-06	C-12-05	C-12-04
Level 11	C-11-16	C-11-15	C-11-13	C-11-12	C-11-11	C-11-10	C-11-09	C-11-08	C-11-07	C-11-06	C-11-05	C-11-04
Level 10	C-10-16	C-10-15	C-10-13	C-10-12	C-10-11	C-10-10	C-10-09	C-10-08	C-10-07	C-10-06	C-10-05	C-10-0

TOPAZ
AMENITIES
plan



LEGEND

WATER	PRIVATE SPACE	FITNESS	QUIET SPACE	ENTERTAINMENT	AMENITIES
1 Swimming Pool	6 Co-Working Space	10 North Gym	18 Herb Gardens	25 Karaoke Rooms	27 Washroom & Changing Rooms
2 Pool Deck	7 Childcare Centre	11 South Gym	19 Pergola Deck	26 BBQ Area	28 Management Office
3 Wet Lounge	8 Private Dining Lounge	12 Outdoor Gym	20 Chill Area		
4 Wading Pool	9 Multipurpose Rooms	13 Fitness Garden	21 Residents' Corner (North)		
5 Kid's Water Park		14 Pickleball Court	22 Residents' Corner (South)		
		15 Basketball Court	23 Surau		
		16 Playground	24 Reflexology Area		
		17 Jogging Path			



TOPAZ
FLOOR
plans

Type A

1 1

Built-up area: 495 sq.ft.
Level 6 - Level 26



Type A1

1+1 1

Built-up area: 602 sq.ft.
Level 6 - Level 26



Type B

2+1 2

Built-up area: 796 sq.ft.
Level 6 - Level 29



Type C

3 2

Built-up area: 871 sq.ft.
Level 6 - Level 29



LEGEND



Type A



Type A1



Type B



Type B1



Type B2



Type C

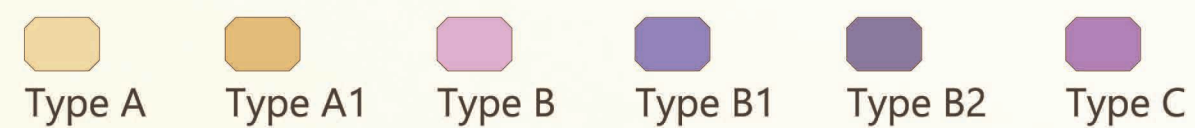


SPECIFICATION

Structure	: Reinforced Concrete				
Wall	: Bricks / Reinforced Concrete				
Roof Covering	: RC Roof				
Roof Framing	: RC				
Ceiling	: Skim Coat / Plaster Ceiling				
Windows	: Aluminium Framed Glass Windows				
Doors	: Fire Door (Entrance Door) / Timber Flush Door / Aluminium Framed Glass Door				
Ironmongery	: Selected Quality Ironmongery				
Wall Finishes	: Plaster / Skim Coat / Paint				
	: Bathrooms : Tiles				
	: Kitchen : 1500mm High Tiles (One Wall)				
Floor Finishes	: Entry / Living / Dining / Kitchen / Study Area (A1,B, B1, B2) / : Tiles				
	: Bedrooms / Bathrooms				
	: A/C Ledge : Cement Render				
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares And Fittings				
Electrical Installation		Type A	Type A1	Type B, B1, B2	Type C
	: Lighting Point	: 6 nos	: 8 nos	: 11 nos	: 11 nos
	: Fan Point	: 3 nos	: 3 nos	: 4 nos	: 5 nos
	: Power Point	: 10 nos	: 11 nos	: 12 nos	: 12 nos
	: TV Point	: 1 no	: 1 no	: 1 no	: 1 no
	: Air Conditioning Point	: 2 nos	: 2 nos	: 3 nos	: 4 nos
	: Water Heater Point	: 1 no	: 1 no	: 2 nos	: 2 nos
	: Bell Point	: 1 no	: 1 no	: 1 no	: 1 no
	: Intercom	: 1 no	: 1 no	: 1 no	: 1 no
	: Ventilation Fan	-	-	: 1 no	: 1 no
Internal Telecommunication Trunking & Cabling	: Fibre Wall Socket	: 1 no	: 1 no	: 1 no	: 1 no
Fire Sprinkler System	: Provided				

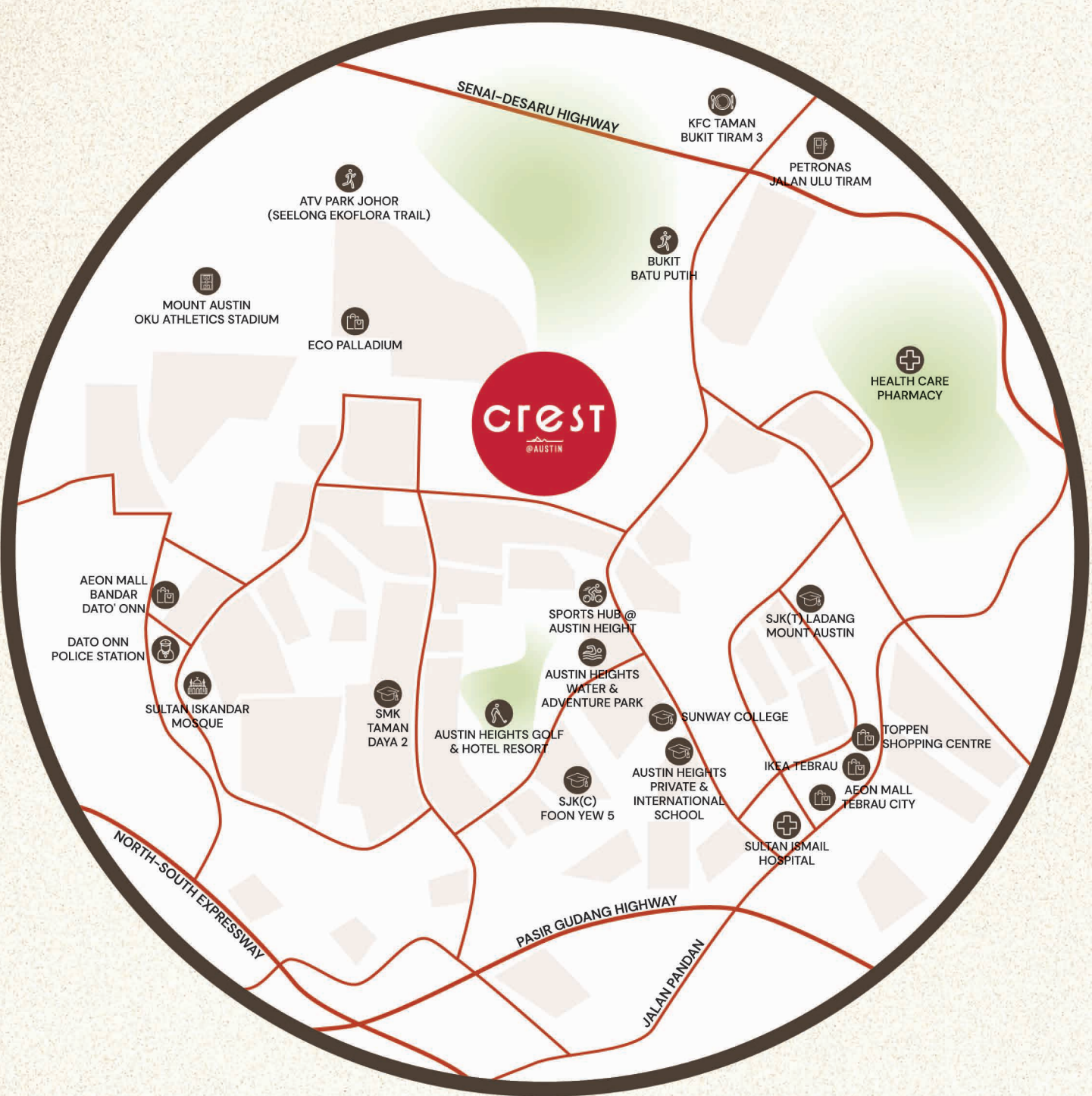


LEGEND



an **ENVIABLE LOCATION**
a **PRESTIGIOUS ADDRESS**

Crest@Austin is at the convergence point of luxury, convenience, work and lifestyle. With proximity to schools, medical facilities, hypermarkets and easy access to Senai Airport, it is designed to place you at the very intersection of life



SUPERIOR CONNECTIVITY



*(Approx. Distance)



Urban Transformation Specialists

Creating a vision and turning it into reality drives our company's philosophy. Where others see a challenge, we see an opportunity.

Creating the best and being proud of what we do, ensures Walker stands-out from the competition.

We don't just masterplan a community, we become part of the community. Placemaking is all about creating vibrant, attractive spaces for communities to thrive in and this is our expertise.

The Walker team will always set the benchmark in sustainable, urban transformations which promote health and wellbeing, create economic opportunities and build resilient places.

From vision to reality, that's the Walker way.


LANG WALKER AO
Executive Chairman
Walker Group Holdings Pty Ltd



Where Passion Meets Expertise

WM Senibong is renowned for the waterfront jewel Senibong Cove, the urban township Crest@Austin and the luxury masterplanned community The Kews.

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.

WM Senibong builds communities to live, work, socialise and play; and to create homes which are legacies for future generations.

Developed by:

Austin Senibong Development Sdn Bhd (1298878-A)

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T +607 3609908

crestataustin.com.my

 Crest at Austin

 crestataustin

 Crest@Austin Sales Gallery

• Developer's License No: 19841/10-2028/1222(A) • Validity Period: 29/10/2023-28/10/2028 • Advertisement & Sales Permit No.: 19841-14/11-2028/0972(N)-(S) • Validity Period: 19/11/2025-18/11/2028 • Building Type: Serviced Apartment • Total Units: 537 • Tower A • Total Units: 227 • Selling Price: RM344,000.00 (min) – RM482,000.00 (max) • Tower B • Total Units: 310 • Selling Price: RM527,000.00 (min) – RM703,000.00 (max) • Total Car Park Allocation • Tower A: 227 • Tower B: 394 • Approving Authority: Majlis Bandaraya Johor Bahru • Building Plan Reference Number: MBJB/U/2024/14/BGN/198/KOM(13) • Expected Date of Completion: November 2028 • Land Tenure: Freehold • Land Encumbrances: Nil • 15% discount for Bumiputera

• Restriction In Interest: i) Tuan punya tanah tidak dibenarkan menawarkan atau menjual unit-unit (parcels) bangunan yang akan dibina di atas tanah ini melainkan bangunan telah mula dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. ii) Petak-petak bangunan yang didirikan di atas tanah ini apabila sahaja bertukar miliknya kepada seorang Bumiputera/Syarikat Bumiputera maka tidak boleh terkemudian daripada itu dijual, dipajak atau dipindahmilik dengan apa cara sekalipun kepada orang Bukan Bumiputera/Syarikat Bukan Bumiputera tanpa persetujuan Pihak Berkuasa Negeri. iii) Petak-petak bangunan yang didirikan di atas tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT.

DEVELOPMENT INFORMATION AND APPROVED ADVERTISEMENT CAN BE VIEWED THROUGH THE TEDUH.KPKT.GOV.MY PORTAL

A PROJECT BY:

