

Every house at Austin Duta is built for utmost spaciousness & stylish elegance to suit you & your loved one's unique lifestyle. It is a embodiment of perfect design & functional layout with soothing living environment to bring you a good beginning in life. It is truly an ideal address where families grow closer in and the best memories of your life will be made.

Strategically located within the fast-growing corridor of Iskandar Malaysia, Austin Duta is blessed with excellent connectivity to the urban living conveniences and many hot spots in town. Bringing families a pleasing living experience of modern lifestyle.



Phase 9B • Freehold

Good Location with Modern Convenience



Developer:
IJM Properties Sdn. Bhd., 198301004557 (100180-M)
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* Developer's License No.: 8326/03-2028/0668/PI (Validity Period: 10/03/2023 - 09/03/2028) • Advertising & Sales Permit No.: 8326-19/05-2025/0607/NI-ILJ (Validity Period: 30/05/2023 - 29/05/2025) • Approving Local Authority: Majlis Bandaraya Johor Bahru (MBJB) • Land Tenure: Freehold • Land Encumbrance: Public Bank Berhad • Building Plan Reference No.: BIL/PL/PB 122/2022 DLM.FAIL MBJB/U/2021/14/BGN/69/RP • Selling Price: RM882,000.00 (min), RM1,102,000.00 (max) • Total Units: 125 Units • Expected Date of Completion: June 2025 *15% Discount for Bumiputera.

Disclaimer: The information, perspectives, photographs, floor plans and proposed development plan contained in this Brochure are subject to change and cannot form part of an offer or contract. All renderings and pictures are artist's impression only and all measurements are approximate. While every reasonable care has been taken, IJM PROPERTIES SDN BHD and its Advertising Agency cannot be held responsible for any inaccuracies.

Sekatan Kepentingan: Tanah ini tidak boleh dijual atau dipindahtemlik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Austin Duta

Distinctively
IJM



Your Home. Your Belonging

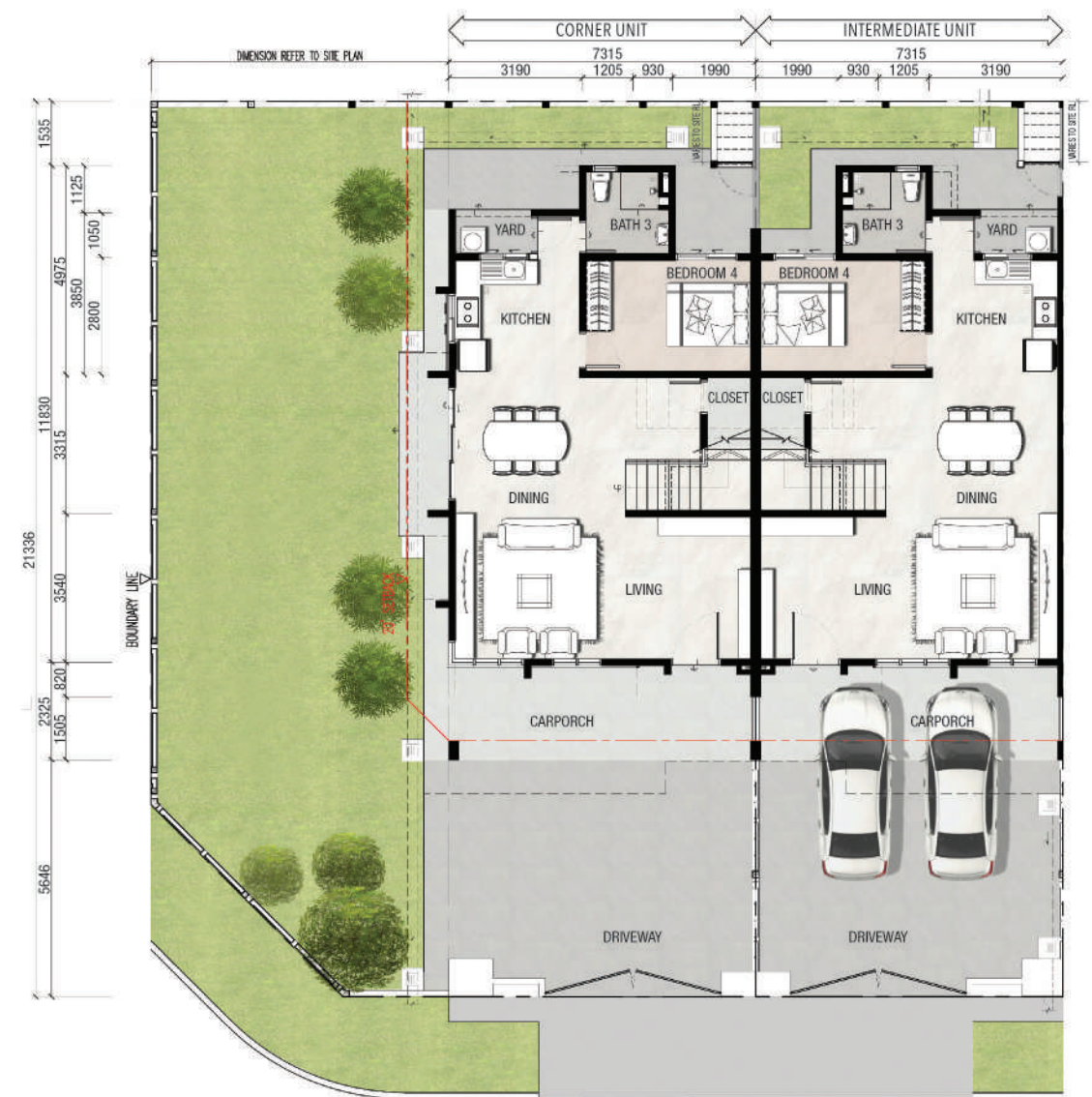
2 STOREY TERRACE HOMES

- Phase 9B • Type A -

24' x 70' | Built-up Area: 1,948 sq.ft.



First Floor



Ground Floor

- 4 Bedrooms / 3 Bathrooms
- Open-concept for living-dining-kitchen to maximize internal space
- Full height wall tiles for all bathrooms

SPECIFICATIONS

STRUCTURE	Reinforced concrete frame	
WALL	Brick wall with cement plaster finish	
ROOFING COVERING	Concrete roof tiles / Reinforced concrete flat roof	
ROOF FRAMING	Metal roof truss	
CEILING	Ceiling board / Skim coat	
WINDOWS	Aluminium frame glass window	
DOORS	Main entrance - Timber door Other - Plywood flush door / Aluminium frame sliding door (Corner unit only)	
IRONMONGERY	Quality lockset	
FINISHES		
Wall	Master bath Bath 2 & 3 Kitchen Others - External wall Others - Internal wall	- Ceiling height tiles - Ceiling height tiles - 1500mm height tiles (wet area) - Weather resistant paint - Emulsion paint
Floor	Living / Dining / Kitchen / Bedroom / Staircase All bathrooms Car porch Terrace (Corner) Driveway / Closet / Other areas Entrance slab	- Tiles - Tiles - Tiles - Cement screed - R.C slab with brush finish
Timber & metal	Door / Railing / Gate	- Enamel paint
SANITARY AND PLUMBING FITTINGS	Intermediate / End unit	Corner unit
Kitchen sink	1 no.	1 no.
Wash basin	3 nos.	3 nos.
Toilet roll holder	3 nos.	3 nos.
Shower rose	3 nos.	3 nos.
W.C.	3 nos.	3 nos.
ELECTRICAL INSTALLATION		
Lighting point	20 nos.	21 nos.
Power point (13A)	17 nos.	17 nos.
TV point	2 nos.	2 nos.
Ceiling fan point	7 nos.	7 nos.
Air-con point	5 nos.	5 nos.
Water heater point	3 nos.	3 nos.
Door bell point	1 no.	1 no.
Gate light point	2 nos.	2 nos.
Autogate point	1 no.	1 no.
INTERNAL TELEPHONE TRUNKING AND CABLING		
FWS Point	1 no.	1 no.
FENCING	Cement brick wall fencing	