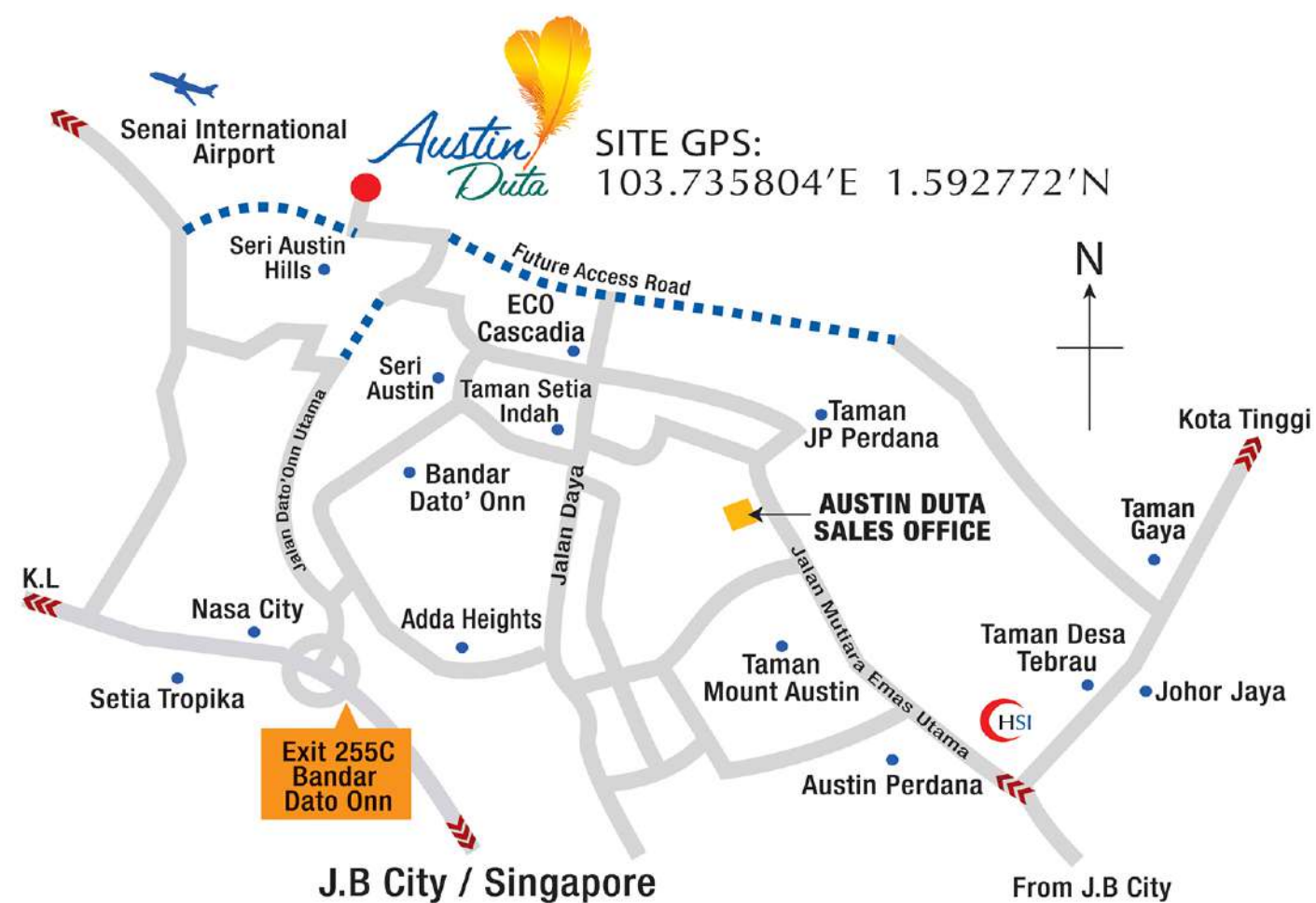


Where
your
heart

Austin Duta is designed and built for contemporary living that one can ease their mind and breathe the fresh air in a calm & soothing hues of greens. Strategically located at the fast-growing zone of Iskandar Malaysia with excellent connectivity to the urban living convenience yet a world apart from the hustle & bustle city life. It is meticulously crafted for the ultimate comfort of modern living.



truly
belongs...



IJM LAND



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• Developer's License No: 8326-16/03-2023/01484(L) (Validity Period: 10/03/2022 - 09/03/2023) • Advertising & Sales Permit No.: 8326-16/03-2023/01484(P) (Validity Period: 10/03/2022 - 09/03/2023) • Approving Local Authority : Majlis Bandaraya Johor Bahru (MBJB) • Land Tenure: Freehold • Building Plan Reference No.: BIL.PL/PB 147/2019(B) DLM.FAIL MBJB/U/2019/14/BGN/132/RP • Land Encumbrance: Public Bank Berhad • Total Units: 110 Units • Selling Price: RM791,000.00 (min), RM999,000.00 (max) • Expected Date of Completion: February 2024

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 it's Advertising Agency cannot be held responsible for any inaccuracies.
Sekatan Kepentingan: Tanah ini tidak boleh dijual atau dipindahtanah dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA

Austin Duta

Phase 9A

FREEHOLD





2 Storey Terrace Homes

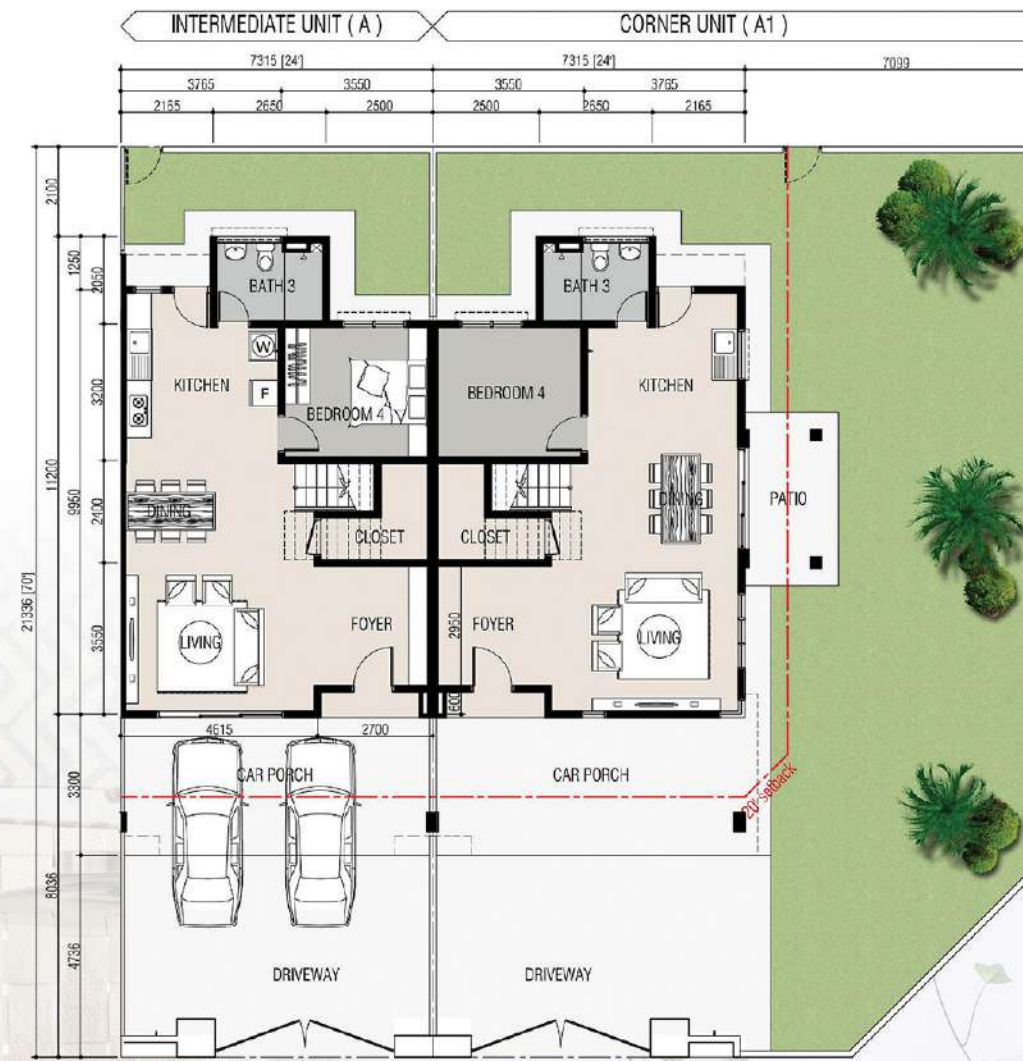
- Type A -

24' x 70' | Built-up Area: 1,862 sq.ft. | 4 Bedrooms / 3 Bathrooms

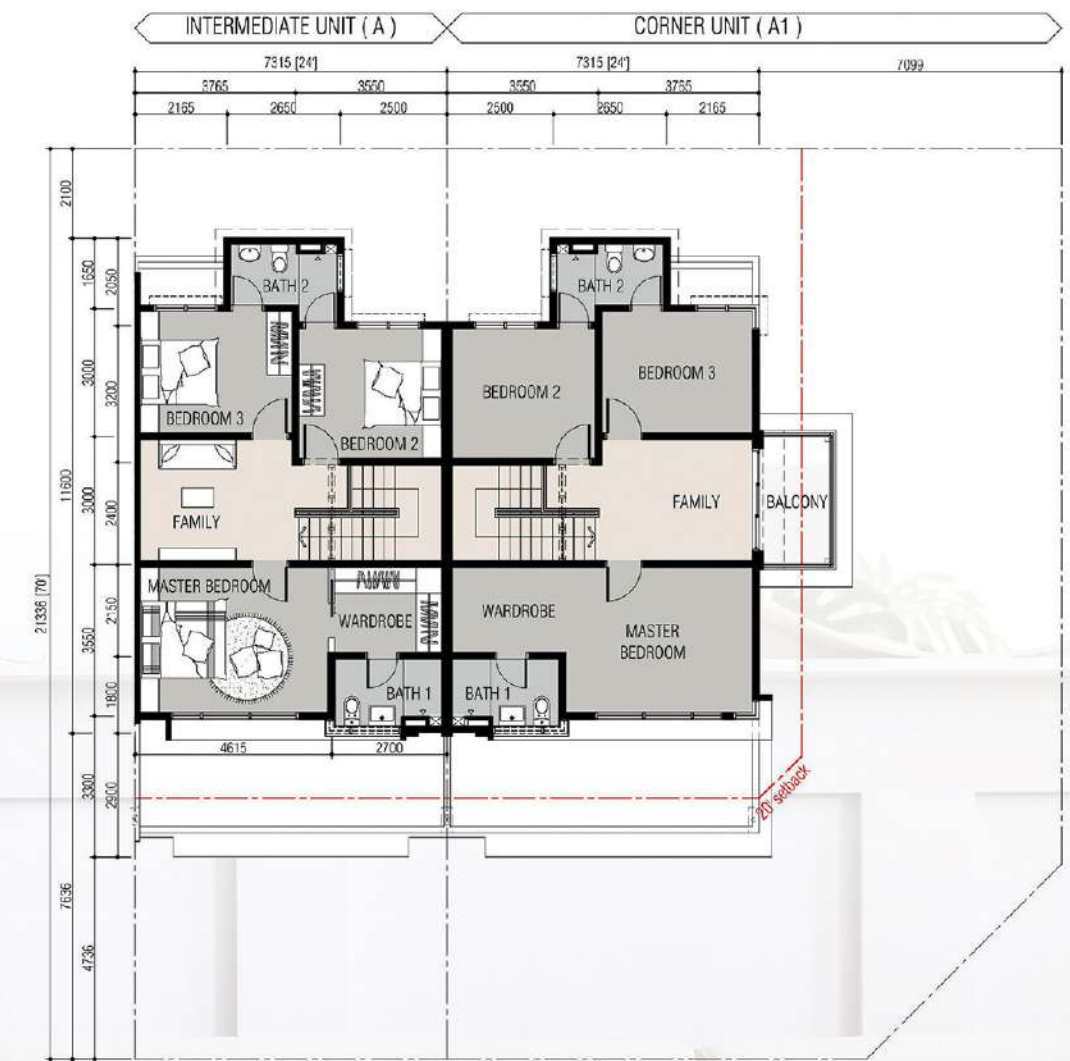
- Open-concept for living-dining-kitchen to maximize internal space
- Full height wall tiles for all bathrooms
- Space for garden at the back



FLOOR PLAN



Ground Floor



First Floor

SPECIFICATIONS

STRUCTURE	Reinforced concrete frame
WALL	Clay brick wall with cement plaster finish
ROOF COVERING	Concrete roof tiles
ROOF FRAMING	Metal Framing
CEILING	Skim Coat/ Ceiling Board
WINDOWS	Aluminium framed glass window
DOORS	Main Entrance: Timber door Others: Plywood flush door/ Upvc Door Aluminium framed glass door
IRONMONGERY	Quality lockset

WALL FINISHES	External Wall: Weather resistant paint Internal Wall: Emulsion paint Other Finishes: Gloss enamel paint - Timber & Metal Works
Kitchen	Wall tiles to 1500mm height/ Cement plaster & paint
All Bathrooms	Wall tiles up to ceiling height
Other Areas	Skim coat / cement plaster & paint

FLOOR FINISHES	Foyer, Living, Dining, Kitchen, All Bedrooms, Staircase, Family: Tiles All Bathrooms: Tiles Patio (For corner lot only): Tiles Car Porch: Tiles Driveway: Tiles Entrance Slab: R.C. slab with brush finish Closet, Other Areas: Cement screed
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SANITARY FITTINGS	Type 'A, A2 & A2a'	Type 'A1 & A1a'
Kitchen Sink	1 no.	1 no.
Pedestal W.C.	3 nos.	3 nos.
Wash Basin	3 nos.	3 nos.
Shower Rose	3 nos.	3 nos.
Bib Tap	3 nos.	3 nos.

ELECTRICAL INSTALLATION	Type 'A, A2 & A2a'	Type 'A1 & A1a'
13 Amp Power Point	14 nos.	14 nos.
Lighting Point	19 nos.	21 nos.
TV Outlet Point	2 nos.	2 nos.
Fan Point	6 nos.	6 nos.
Air Conditioner Point	2 nos.	2 nos.
Heater Point	1 no.	1 no.
Bell Point	1 no.	1 no.
Gate lighting Point	2 nos.	2 nos.
Telephone Point	1 no.	1 no.

FENCING	Cement brick wall / M.s. Gate
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