



URBAN LIVING, KAMPUNG SPIRIT

Location Map



Luxuries Nearby

- **AEON** Aeon • **TESCO** Tesco • **Hospital Sultan Ismail** • **McDonald's** • **Austin Heights Private & International School** • **SUNWAY** Sunway International School • **SJK(C) Foon Yew 5**
- **Austin Heights Water & Adventure Park** • **Austin Heights Golf & Hotel Resort** • **ECONSAVE** Econsave • **FAIRVIEW** Fairview International School • **KFCH** KFCH International College
- **Kompleks KDN** • **Starhill Golf & Country Club**

An Address of *Distinction*

Life. The way it should be.
 Situated in a leafy enclave centered in Johor Bahru, a home of serenity in paradise.
 Stunning contemporary spaces in a beautifully balanced orchestrated surroundings.
 Come home and nestle in your private abode with your family.



where *life* begins and love never ends >>

Safe and *Sound*

Proximity meets privacy in these stylish, architecturally-designed homes.
Safe and secluded where laughter of joy resonates from the outdoors,
permeating indoors where lively conversations and homely warmth evokes fond memories.



Where the beauty of *Nature* surrounds

Defined by its heritage of lush surroundings, Austin Duta will frame a spectacular greenscape, with walking and bike trails. Rolling hills an abundance of open space create an unmatched feeling of calm, a place you can spend your days admiring the community's natural beauty while your children can explore and play freely in an Urban Living with kampung spirit of togetherness that dwell.



Which set a new standard for *urban living*

Floor Plan 2 -storey terrace house

Land Area: 24' x 78' | Built-up Area 2,158 sqft



Specification

of Double Storey Terrace House Phase 1 (Type 'A' Series)

STRUCTURE	Reinforced Concrete Frame
WALL	Brick Wall with Cement Plaster Finish
ROOF	Concrete Roof Tiles
CEILING	Skim Coating Ceiling Board
DOORS	Main Entrance: Timber Door Others: Aluminum Framed Glass Door Plywood Flush Door
WINDOWS	Aluminium Framed Glass Window

FLOOR FINISHES	Foyer, Living, Dining, Dry & Wet Kitchen, Utility, Family, All Bedrooms, Staircase, All Bathrooms, Patio (Corner lot only), Car Patch & Driveway, Entrance Slab, Other Areas	Tiles Tiles Tiles Tiles Tiles R.C. Slabs with Brushed Finish Cement Render
WALL FINISHES	Wet Kitchen, All Bathrooms, Other Areas	Wall Tiles to 1500mm Height/ Cement Plaster & Paint Wall Tiles Up to Ceiling Height Skim Coat/ Cement Plaster & Paint
PAINTING	External, Internal, Timber & Metal Works	Weather Resistant Paint Emulsion Paint Glass Enamel Paint

SANITARY FITTINGS	Kitchen Sink, Pedestal W.C., Wash Basin, Shower Rose, Bib Tap	Type 'A & A2': 1 no., 4 nos., 4 nos., 4 nos., 4 nos. Type 'A1, A3 & A4': 1 no., 4 nos., 4 nos., 4 nos., 4 nos.
ELECTRICAL INSTALLATION	13 Amp Power Point, Lighting Point, Telephone Outlet Point, TV Outlet Point, Fan Point, Air-Cond Point, Bell Point, Auto Gate Point, Heater Point	21 nos., 26 nos., 2 nos., 2 nos., 6 nos., 5 nos., 1 no., 1 no., 4 nos.
OTHERS	Gate, Fencing	M.S. Gate with Brick Pier Brickwall with M.S. Fencing

Site Map



A World of Choice
This is an urban hub on the move, flourishing from a blueprint with everything to inspire and live for. Seamless connection to major arterial roads add up to the strategic value to Austin Duda.

Perfect positioning



MASTER PLAN



IJM LAND

An **IJM** Company

IJM PROPERTIES SDN. BHD. (100180-M)

(A Subsidiary of IJM Land Berhad (187405-T))

No 22, 22-01, 22-02, Jalan Austin Heights 8/7, Taman Mount Austin, 81100 Johor Bahru, JOHOR

Developer's License: 8326-8/06-2018/01583 (L) Validity Period: 08/06/2017 - 07/06/2018 Advertising & Sales Permit: 8326-8/06-2018/01583 (P) Validity Period: 08/06/2017 - 07/06/2018 Total Type A: 183 Units Building Plans Approving Authority: MBJB Reference No: MBJBAJ/2014/14/BGN/197(11) Price: RM700,350(Min) RM921,000(Max) Expected Date of Completion: December 2017 Tenure of Land: Freehold. Land Encumbrances: Public Bank Berhad 15% Discount for Bumiputera. All prices are subject to change without prior notice



IJM Website

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GPS 1.592772, 103.735804