A PRESTIGEOUS OPTION

Space, light and layout,
the crucial elements
that turns a house into a home of
comfort and warmth.

The finest living option.
Here is a place where blissful
living begins,
where the pleasures in life is
cultivated, nourished and cherished.
The convenience of a
well-served home.

Designed for today's
contemporary lifestyle, Austin Duta
brings new meaning to
functional living.
It is the embodiment of
perfect location combined with
attractive pricing to give you a
head-start in life.

VISIT OUR SALES GALLERY
+607-364 5205
www.ijmland.com

SPECIFICATIONS

Building Description: Austin Duta - Phase 5B

STRUCTURE	Reinforced Concrete Frame	
WALL	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 (Corner Lot only)	
IRONMONGERY	Quality Lockset	
WALL FINISHES		
External Wall	Weather Resistant Paint	
Internal Wall	Emulsion Paint	
Other Finishes - Timber & Metal Works	Gloss Enamel Paint	
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	Tiles	
All Bathrooms	Tiles	
Patio	Tiles	
Car Porch	Tiles	
Driveway	Cement Screed	
Entrance Slab	R.C. Slab with Brush Finish	
Yard, Closet, Other Areas	Cement Screed	
SANITARY FITTINGS	**Type B, B2 & B2a**	**Type B1 & B3**
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		
13 Amp Power Point	14 nos	14 nos
Lighting Point	19 nos	20nos
TV Outlet Point	1 no	1 no
Fan Point	5 nos	5 nos
Air Conditioner Point	1 no	1 no
Heater Point	1 no	1 no
Bell Point	1 no	1 no
Gate Lighting Point	2 nos	2 nos
INTERNAL TELEPHONE TRUNKING & CABLING		
Telephone Outlet Point	1 no	1 no
FENCING	Brickwall / GI Mesh Fencing / M.s. Gate	

IJM LAND An IJM Company

The Edge Property Developer Award 2016

IJM PROPERTIES SDN BHD (102080-M) (A Subsidiary of IJM Land Berhad)
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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, LIM PROPERTIES SDN BHD and its Advertising Agency cannot be held responsible for any inaccuracies.

Finest Living Option!

The Preferred Address with a Touch of Convenience

Built-up Area : 1,720 sq ft (4 Bedrooms / 3 Bathrooms / Porch for 2 Cars)

FIRST FLOOR PLAN

GROUND FLOOR PLAN

Developer's License: B326-11/02-2020/015461 • Validity Period: 13/02/2018 - 12/02/2020 • Advertising & Sales Permit: B326-11/02-2020/015459 • Validity Period: 13/02/2018 - 12/02/2020 • Type B: RM 660,000(Min) RM 946,000(Max) Total Units: 83 Units • Building Plans Approving Authority: MBJB • Reference No: BE, PL/PB 131/2015(1) DLM, PAB, MBJB/LL/2015/148 (PK2/96 • Expected Date of Completion: February 2020 • Tenure of Land: Freehold • Land Encumbrances: Public Bank Berhad • 15% Discount for Bumiputera. All prices are subject to change without prior notice.
Sekatan Kepentingan: Tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.