Building Homes That Creates A Living Legacy



Austin Duta homes is built to perfecting family life in a idyllically landscaped environment where every glance is filled with refreshing greenery, every breath is sheer joy. The long-lasting impression on design & innovative space arrangement further enhance modern living in the new era, which creates a living legacy for generations to come.



DOUBLE STOREY TERRACE



PHASE 11A | 135 units



Great Location
Excellent Connectivity With Modern Convenience



1–5 km
- Starhill Golf & Country Club
- KFCH International College
- Aeon Bandar Dato' Onn

5–10 km
- Aeon Tebrau
- Lotus's Tebrau
- Austin Heights International School
- Sunway College
- Austin Heights Golf & Country Club
- Hospital Sultan Ismail

10–15 km
- Johor Bahru City Centre
- Custom & Immigration Quarantine Complex (CIQ)
- Danga Bay

Above 15 km
- Senai International Airport
- Johor Premium Outlets (JPO)

Developer :
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IJM LAND
A SUBSIDIARY OF IJM CORPORATION BERHAD

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• Developer's License No.: 8326/03-2028/0569(R) (Validity Period: 10/03/2023 - 09/03/2028) • Advertising & Sales Permit No.: 8326-20/11-2025/1229(N)-(L) (Validity Period: 09/11/2023 - 08/11/2025) • Approving Local Authority: Majlis Bandaraya Johor Bahru (MBJB) • Land Tenure: Freehold • Land Encumbrance: Public Bank Berhad • Building Plan Reference No.: MBJB/U/2023/14/BGN/40/RP (15) • Selling Price: RM858,000.00 (min), RM1,153,000.00 (max) • Total Units: 135 Units • Expected Date of Completion: Jan 2026 *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 it's Advertising Agency cannot be held responsible for any inaccuracies.
Sekatan Kepentingan: Tanah ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA.

Distinctively IJM

Austin Duta

Building A Living Legacy

PHASE 11A • FREEHOLD



DOUBLE STOREY TERRACE

22' x 70' | Built-up Area: 1,882 sq.ft.

- 4 Bedrooms
- 3 Bathrooms
- Spacious living & dining area
- Open-concept with welcoming foyer
- Full height wall tiles for all bathrooms

SPECIFICATIONS

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 - Aluminium framed glass door
IRONMONGERY	Quality lockset
WALL FINISHES	External wall - Weather resistant paint Internal wall - Emulsion paint Other finishes - Enamel paint (Timber & metal works) Kitchen - Wall tiles up 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 - Tiles All bedrooms, family, staircase - Tiles All bathrooms - Tiles Patio (For Type A1, A1a & A3 only) - Tiles Car porch - Tiles Driveway - Cement screed Entrance slab - R.C. slab with brush finish Closet, other areas - Cement screed

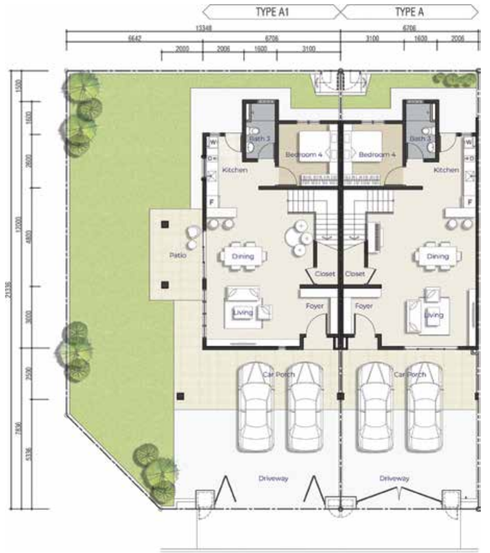
SANITARY FITTINGS	Type 'A', 'A2', A2a' & 'A3'	Type 'A1' & 'A1a'
Kitchen sink	1 no.	1 no.
Pedestal W.C.	3 nos.	3 nos.
Wash basin	3 nos.	3 nos.
Shower rose	3 nos.	3 nos.
Bib tap	3 nos.	3 nos.

ELECTRICAL INSTALLATION	Type 'A', 'A2', A2a' & 'A3'	Type 'A1' & 'A1a'
13 Amp power point	17 nos.	17 nos.
Lighting point	21 nos.	23 nos.
TV outlet point	2 nos.	2 nos.
Fan point	7 nos.	7 nos.
Air conditioner point	5 nos.	5 nos.
Heater point	3 nos.	3 nos.
Bell point	1 no.	1 no.
Gate lighting point	2 nos.	2 nos.
INTERNAL TELEPHONE TRUNKING & CABLING		
Fiber wall socket (FWS)	1 no.	1 no.

FENCING Cement brick wall / M.S. gate



First Floor



Ground Floor