



SA

SERI AUSTIN
HEIGHTS

奥尊帝苑

F R E E H O L D



EXCLUSIVE LIVING INSPIRATION

An artistry of the true meaning for exclusive living at Johor's most reserved neighbourhood where the green landscapes is an extension of the most sought-after freehold development and where exceptional facilities are a delightful stroll away.

An inspiration is measured by exclusive private bungalows in luxurious decorated design,

This is Seri Austin Heights.



A SANCTUARY
OF TRANQUILITY



Seri Austin Heights is where nature beckons and inspirational living blossoms. Here, your senses are embraced by the warm greeting to a sense of homecoming.

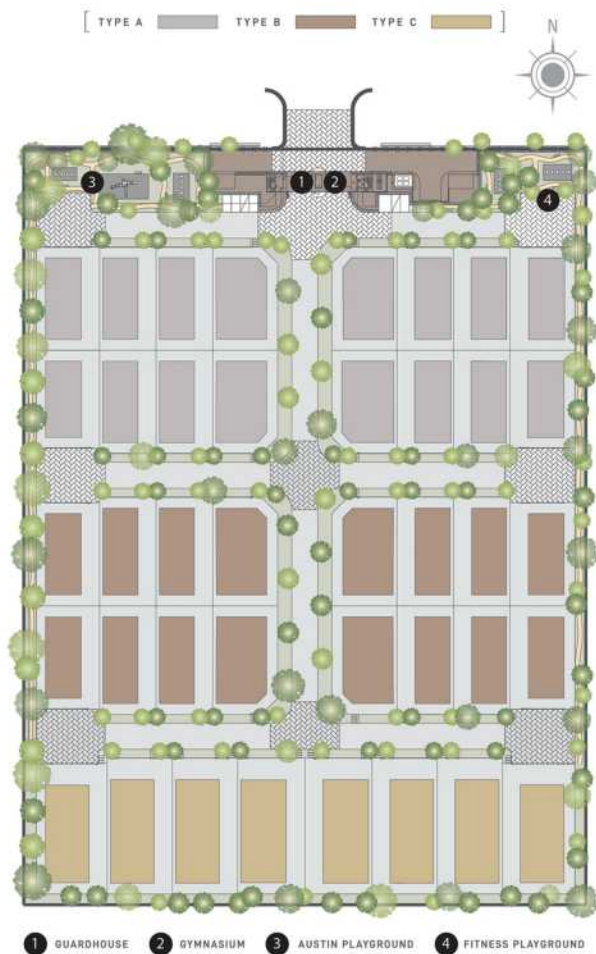
Artfully sculptured gateway is manned 24-hours with CCTV surveillance and perimeter fencing. Plus, a gym facilities is atop of Seri Austin Height's elevated entrance.

Now you can let your guard down and succumb to a lavish residential neighbourhood. This is home.

**AT SERI
AUSTIN HEIGHTS
WE GREET
WELCOME HOME**



SCENIC
SERENITY,
BREATHTAKING VIEWS



INSPIRING RETREAT

Every corner at the Seri Austin Heights is a visual statement in lush tropical setting for the inspirational living. The open park is a verdant enclave for your discovery where you can stretch your legs and roam freely at outdoor gym.

Keeping residents' safety as priority, the lined landscapes is ringed by connected pocket gardens and latticed with cycling track. This is a retreat specially curated for you.

TYPE A

ALIA



TYPE A

BUILD UP
4,561 SQ.FT

LOT SIZE
from
52' X 90'
-
60' X 95'

5 + 1 ROOMS
6 BATHROOMS &
2 POWDER ROOMS





圖片仅供参考
Artist's Impression Only

CLASSICAL
EMBRACE
MODERNITY

Thoughtfully designed 3 storey of 5+1 bedrooms family bungalow that balance between classical and modern designs. Elaborate cornices, mouldings and panelling are just some of the elements transpired in this 4,561 sqft bungalow unit.

The Alia compliments an elegant décor with neutral colour palette enhanced with splashes of attractive Tiffany-Blue creates the perfect balance of timeless and trendy



圖片仅供参考
Artist's Impression Only

TYPE B

BENITA

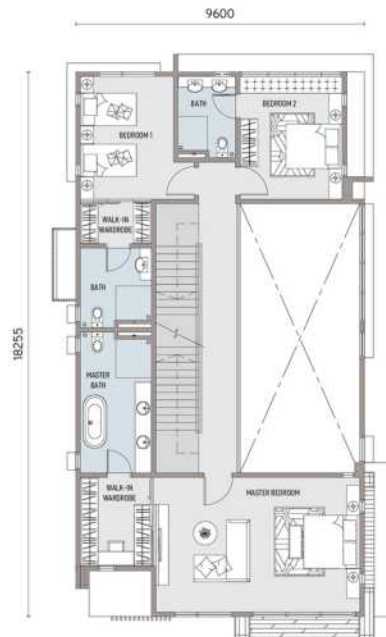
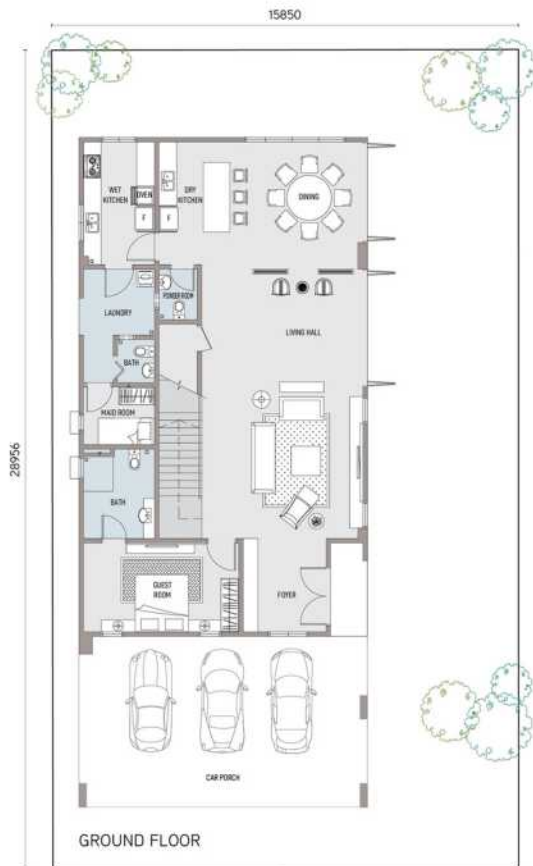
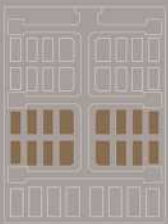


TYPE B

BUILD UP
5,250 SQ. FT

LOT SIZE
from
52' X 95'
-
60' X 100'

6 + 1 ROOMS
7 BATHROOMS &
1 POWDER ROOM





图片仅供参考
Artist's Impression Only



图片仅供参考
Artist's Impression Only

PRESTIGIOUS ITALIAN CONTEMPORARY

A contemporary twist for décor complementing the Italian lustrous-filled interiors within 5,250sqft, where gorgeous marble-like finishes and dark solid walnut take prides for The Benita.

Distinguished the art of bespoke Italian craftsmanship, this 6 + 1 bedrooms and 8 bathrooms bungalow unit fits for a majestic living.

TYPE C

CARA

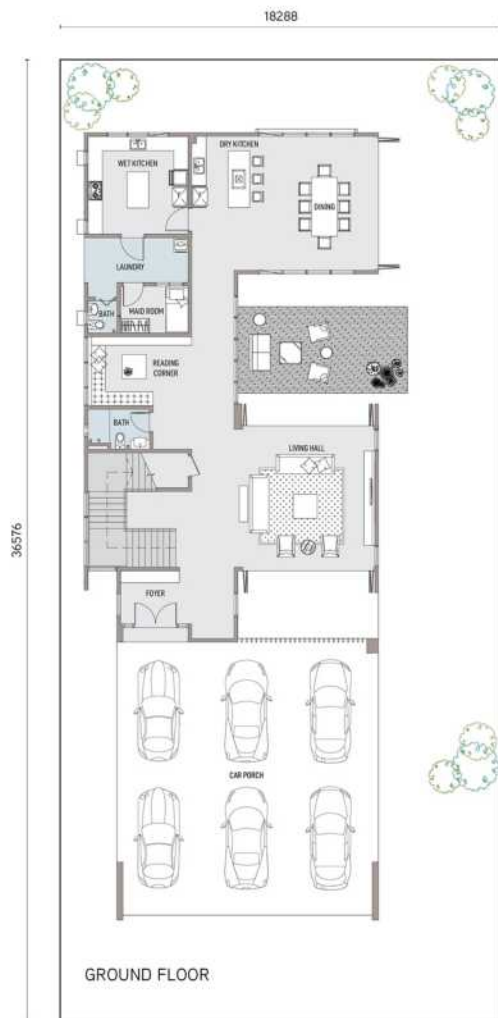


TYPE C

BUILD UP
7,122 SQ. FT

LOT SIZE
from
60' X 125'
-
66.7' X 120'

6 + 1 ROOMS
8 BATHROOMS &
1 POWDER ROOM





图片仅供参考
Artist's Impression Only



图片仅供参考
Artist's Impression Only



图片仅供参考
Artist's Impression Only

ESSENTIAL MODERN LUXURY

Featuring an opulent style, a deluxe personality, and an understated elegance, The Cara is grandeur and extravagance. The bungalow unit has been finished with sophisticated materials, a stunning gold and brass accents with pristine white décor.

The clever lighting enhances the sumptuous ambiance. The overall design for The Cara is a true modern luxury.



TYPE B

BENITA

SPECIFICATIONS

STRUCTURE	Reinforced concrete			
WALL	Brick with cement plaster			
ROOFING COVERING	Metal roofing sheet/ RC flat roof			
ROOF FRAMING	Light weight metal framing			
CEILING	a. Plaster ceiling board b. Skim coating to concrete slab c. Fiber cement board			
WINDOWS	Aluminium framed glass windows			
DOORS	a. Plywood flush doors/ plywood flush door with louver at bottom b. Aluminium framed glass sliding door			
IRONMONGERY	Selected quality ironmongery			
WALL FINISHES	a. Wall tiles up to 1500mm height for Wet kitchen b. Wall tiles up to ceiling height for Bathrooms c. Emulsion paint for internal wall d. Weather resistant paint for external wall			
FLOOR FINISHES	a. GROUND FLOOR Floor tile for Carporch, Laundry, Apron & Internal driveway Floor tile for Living, Dining, Kitchens, Powder room, Bathrooms & Bedrooms b. FIRST & SECOND FLOOR Timber flooring for Corridor, Family area & Bedrooms Floor tile for Rumpus & Bathrooms c. Cement render for others			
SANITARY AND PLUMBING FITTINGS	Water Closet	TYPE A 5 nos	TYPE B 8 nos	TYPE C 9 nos
	Wash Basin with Water Tap	9 nos	9 nos	11 nos
	Shower Head	5 nos	7 nos	8 nos
	BathTub	1 no	1 no	2 nos
ELECTRICAL INSTALLATION		TYPE A	TYPE B	TYPE C
	Lighting Point	45 nos	51 nos	61 nos
	Gate Pillar Lighting Point	2 nos	2 nos	2 nos
	Fan Point	8 nos	9 nos	9 nos
	15A Power Point	30 nos	27 nos	32 nos
	Air Cond Point	8 nos	9 nos	10 nos
	Water Heater Point	5 nos	6 nos	7 nos
	Door Bell Point	1 no	1 no	1 no
	TV Point	3 nos	3 nos	4 nos
	Telephone Point	3 nos	3 nos	4 nos
	Data Point	3 nos	3 nos	4 nos
	Auto Gate Point	1 no	1 no	1 no
FENCING	M.S with lightweight block fencing & gate			
TURFING	Grass turfing			



ACCESSIBILITY

- Senai - Desaru Highway
- Pasir Gudang Highway
- Tebrau Highway
- Skudai Highway
- North - South Expressway

AIRPORT

- 1. Senai International Airport

SHOPPING MALL

- 2. Aeon Mall Bandar Dato' Onn Specialist
- 3. Tesco Extra Tebrau City
- 4. Aeon Mall Tebrau City
- 5. Toppen Shopping Centre
- 6. Ikea Tebrau
- 7. Sutera Mall Johor
- 8. Paradigm Mall Johor
- 9. Johor Bahru City Square

HOSPITAL

- 10. KPJ Bandar Dato' Onn Specialist
- 11. Sultan Ismail Hospital
- 12. Kempas Medical Centre
- 13. Hospital Permai Johor
- 14. Columbia Asia Hospital
- 15. KPJ Puteri Specialist
- 16. KPJ Johor Specialist

EDUCATION

- 17. Fairview Int School Johor
- 18. Austin Heights Private & Int School
- 19. Crescendo-HELP Int'l School
- 20. Seri Omega Private and Int School
- 21. Brains Bunch Int School Johor
- 22. Universiti Utara Malaysia
- 23. Paragon Private and Int School
- 24. Southern University College



AKSI SEPAKAT

AKSI SEPAKAT SDN.BHD. (0131724-H)

+607 331 1665
sales.aksisepakat@gmail.com

81, Jalan Kebun Teh, Taman Kebun Teh,
80250 Johor Bahru, Johor.

Disclaimer

All illustrations and pictures are artist's impression only. The information contained herein is subject to change without notification and cannot form part of an offer to contract. All renderings are artist's impression only while every reasonable care is taken in providing this information, the developer cannot be liable for any variation. The items are subject to variations, modifications and substitution as may be recommended by the company's Consultant and / or relevant approving authorities.

