



SA

SERI AUSTIN
HEIGHTS

奧尊帝苑

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

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



TYPE B

BENITA

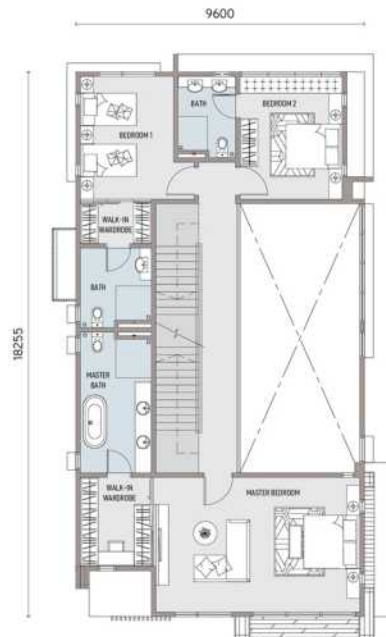
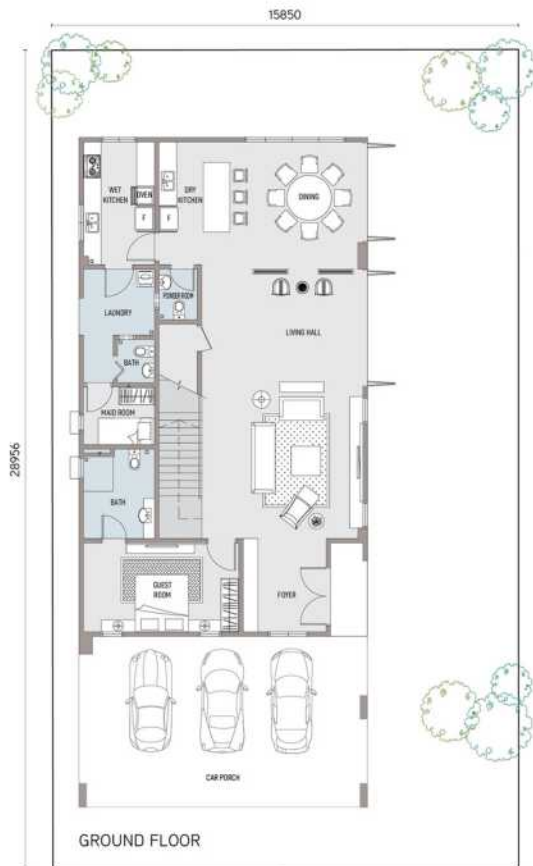
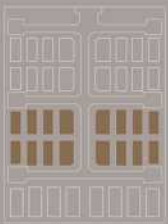


TYPE B

BUILD UP
5,250 SQ. FT

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

6 + 1 ROOMS
7 BATHROOMS &
1 POWDER ROOM



TYPE C

CARA

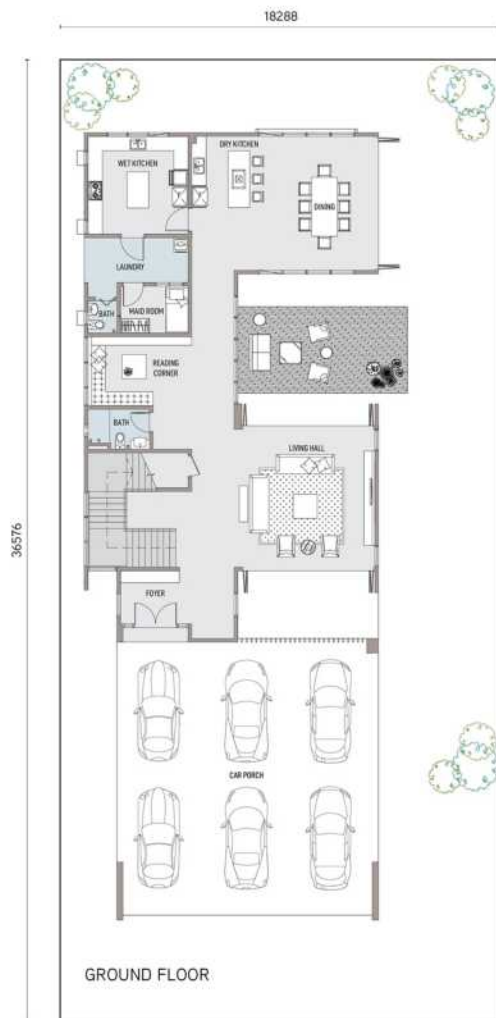


TYPE C

BUILD UP
7,122 SQ. FT

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

6 + 1 ROOMS
8 BATHROOMS &
1 POWDER ROOM



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

- Senai International Airport

SHOPPING MALL

- Aeon Mall Bandar Dato' Onn Specialist
- Tesco Extra Tebrau City
- Aeon Mall Tebrau City
- Toppen Shopping Centre
- Ikea Tebrau
- Sutera Mall Johor
- Paradigm Mall Johor
- Johor Bahru City Square

HOSPITAL

- KPJ Bandar Dato' Onn Specialist
- Sultan Ismail Hospital
- Kempas Medical Centre
- Hospital Permai Johor
- Columbia Asia Hospital
- KPJ Puteri Specialist
- KPJ Johor Specialist

EDUCATION

- Fairview Int School Johor
- Austin Heights Private & Int School
- Crescendo-HELP Int'l School
- Seri Omega Private and Int School
- Brainy Bunch Int School Johor
- Universiti Utara Malaysia
- Paragon Private and Int School
- Southern University College



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