



PEARL

I&II

Timeless Urban Homes In A Precious Enclave

A Lifestyle Of Timeless Prestige, An Embodiment Of Absolute Brilliance

Discover Pearl, our precious collection of new homes nestled in Crest@Austin, which offers an alluring urban lifestyle that is truly precious for your whole family. Enrich your lifestyle for a unique living experience.

Key Highlights



Freehold



Attractive Modern
Facade Design



Walking Distance
To North Park



Close Proximity To
Emerald Business Park



Guarded
Neighbourhood



Accessible
To Highways






Harmonious Ambience For The Family

Enveloped in exclusivity, Pearl places utmost importance in creating a nature-filled environment with ample green spaces for leisurely strolls and spaces for families to bond.

Artist Impression Only

A Return To Serenity,
A Retreat For The Soul

 Let nature define the soothing ambience.



Where Nature Is Fostered, And Happiness Is Nurtured

Nurture your well-being as you enjoy outdoor activities for healthy living such as jogging and exercising at the outdoor gym; while the children have fun at the playground and basketball court. It is the ideal home for every member of the family.



North Park Site Plan



Legend

- 1 Jungle Trail
- 2 Amphitheater
- 3 Multi-Purpose Court
- 4 Gazebo
- 5 Children's Playground
- 6 Kickabout Area
- 7 Outdoor Gym
- 8 Car Park



*Artist's Impression

Pearl Site Plan

Legend

- Pearl 1
 Type A1 (18' x 65')
- Pearl 2
 Type A2 (18' x 65')
- Type B1 (18' x 65')
- Type B2 (18' x 65'-80')



*Artist's Impression



5 MINUTES WALK TO NORTH PARK

Pearl I

Type A1

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65'
Built-Up Area: 1750 sq.ft. - 1809 sq.ft.
Total Units: 165 units

Type A2

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65'
Built-Up Area: 1750 sq.ft. - 1809 sq.ft.
Total Units: 65 units



Pearl II

Type B1

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65'
Built-Up Area: 1759 sq.ft. - 1865 sq.ft.
Total Units: 137 units

Type B2

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65'-80'
Built-Up Area: 1939 sq.ft. - 2059 sq.ft.
Total Units: 28 units

Pearl I

Type A1

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65' (165 units) | Built-Up Area: 1750 sq.ft. - 1809 sq.ft.



Ground Floor



First Floor

Pearl I

Type A2

2-STOREY TERRACE HOUSE

Lot Size: 18' X 65' (65 units) | Built-Up Area: 1750 sq.ft. - 1809 sq.ft.



Ground Floor



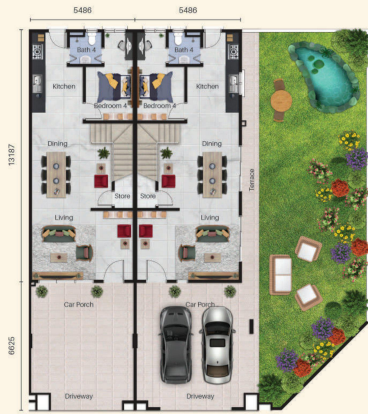
First Floor

Pearl II

Type B1

2-STORY TERRACE HOUSE

Lot Size: 18' X 65' (137 units) | Built-Up Area: 1759 sq.ft. - 1865 sq.ft.



Ground Floor



First Floor

Pearl II

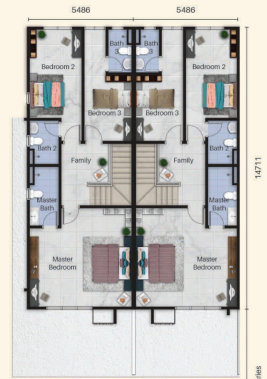
Type B2

2-STORY TERRACE HOUSE

Lot Size: 18' X 65'-80" (28 units) | Built-Up Area: 1939 sq.ft. - 2059 sq.ft.



Ground Floor



First Floor

Specification

Pearl I Type A1 & Type A2

Structure	: Reinforced Concrete Framework	
Wall	: Bricks	
Roofing Covering	: Concrete Roof Tiles / Reinforced Concrete Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Ceiling Board / Skim Coat	
Windows	: Aluminium Framed Glass Windows	
Doors	: Plywood Flush / Louvres Doors : Aluminium Louvres Door (Bin Compartment) : Aluminium Framed Glass Door (Corner Unit Only)	
Ironmongery	: Selected Quality Ironmongery	
Wall Finishes	: 2100mm High Wall Tiles at Bathrooms : 1500mm High Wall Tiles at Kitchen (one wall) : Plaster / Skim Coat / Paint	
Floor Finishes	: Living / Dining / Kitchen / All Beds / All Baths / Family / : Tiles Store / Carporch / Driveway/ Bin Compartment/ Patio (Corner Unit Only) / Apron (Corner Unit Only)	
Staircase	: RC Staircase With Tiles	
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares	
Electrical Installation	Type A1	Type A2
	: Lighting Point	: 21 nos : 22 nos
	: Heater Point	: 3 nos : 4 nos
	: Socket Outlet Point	: 18 nos : 18 nos
	: Fan Point	: 6 nos : 6 nos
	: Air-con Point	: 4 nos : 4 nos
	: TV Outlet Point	: 1 no : 1 no
	: Fiber Wall Socket	: 1 no : 1 no
	: Bell Point	: 1 no : 1 no
Fencing & Gate	: Provided	

Pearl II Type B1 & Type B2

Structure	: Reinforced Concrete Framework	
Wall	: Bricks	
Roofing Covering	: Concrete Roof Tiles / Reinforced Concrete Flat Roof	
Roof Framing	: Light Weight Steel	
Ceilings	: Ceiling Board / Skim Coat	
Windows	: Aluminium Framed Glass Windows	
Doors	: Plywood Flush / Louvres Doors : PVC Bi-fold Door : Aluminium Louvres Door (Bin Compartment) : Aluminium Framed Glass Door (Corner Unit / End Unit With Land Only)	
Ironmongery	: Selected Quality Ironmongery	
Wall Finishes	: 2100mm High Wall Tiles at Bathrooms : 1500mm High Wall Tiles at Kitchen (one wall) : Plaster / Skim Coat / Paint	
Floor Finishes	: Living / Dining / Kitchen / All Bedrooms / All Bathrooms / : Tiles Family Area / Store / Carporch / Driveway/ Bin Compartment / Terrace (Corner Unit/ End Unit With Land Only)	
Staircase	: RC Staircase With Tiles	
Sanitary & Plumbing Fittings	: Selected Quality Sanitary Wares	
Electrical Installation		
	: Lighting Point	: 22 nos
	: Heater Point	: 4 nos
	: Socket Outlet Point	: 18 nos
	: Fan Point	: 6 nos
	: Air-con Point	: 4 nos
	: TV Outlet Point	: 1 no
	: Fiber Wall Socket	: 1 no
	: Bell Point	: 1 no
Fencing & Gate	: Provided	

An Envable Location, A Prestigious Address

Crest@Austin is at the convergence point of luxury, convenience, work and lifestyle. With proximity to schools, medical facilities, hypermarkets and easy access to Senai Airport, it is designed to place you at the very intersection of life.



Superior Connectivity

4km SJK(C) Foon Yew 5	4km Sultan Ismail Hospital	5km Austin Heights Golf & Hotel Resort	6km AEON Mall Tebrau City	6km IKEA Tebrau	10km Pasir Gudang Highway
10km KPJ Bandar Dato' Onn Specialist Hospital	16km Senai-Desaru Expressway	18km Johor Bahru CBD	20km JB-SG CIO	28km Senai International Airport	29km Johor Premium Outlets

*Approx. Distance



Urban Transformation Specialists

Creating a vision and turning it into reality drives our company's philosophy. Where others see a challenge, we see an opportunity.

Creating the best and being proud of what we do, ensures Walker stands-out from the competition.

We don't just masterplan a community, we become part of the community. Placemaking is all about creating vibrant, attractive spaces for communities to thrive in and this is our expertise.

The Walker team will always set the benchmark in sustainable, urban transformations which promote health and wellbeing, create economic opportunities and build resilient places.

From vision to reality, that's the Walker way.



LANG WALKER AO
Executive Chairman
Walker Group Holdings Pty Ltd



Where Passion Meets Expertise

WM Senibong is affiliated to Walker Corporation, Australia's largest private, diversified development company. In Malaysia, WM Senibong is renowned for the waterfront jewel, Senibong Cove, in Johor Bahru.

A winner of multiple real estate awards and accolades, WM Senibong believes that each and every development is a testament of the company's deep sense of commitment to sustainability, community and belonging.

As a master-planner of communities, our vision is to create places to live, work, socialise and play. To create homes which are truly a legacy for the next generation.