

# Perspective



# Project Brief

Project Name	: Austin V Square	
Property Type	: 5 Storey Corporate Office Complex (Strata fied)	
No Of Units	: 36 units + 1 Detached Building (1 ½ Storey)	
Tenure	: Freehold	
Lot Size(typical)	: 26' x 70' (1,820sq.ft) <i>*Wider Frontage*</i>	
Build Up Area	: Ground Level	1,610 sq.ft
	Level 1 to Penthouse Level	7,280 sq.ft (1,820sf /flr)
	Total	8,890 sq.ft
Floor Height	: Ground Level	4.2 meter /14 feet
	Upper levels	3.5 meter /11.5 feet
Power Supply	: 3 Phase	
No. Of Carpark	: 550 bays	
Maintenance Fee	: Approx RM0.10 (RM900/month)	



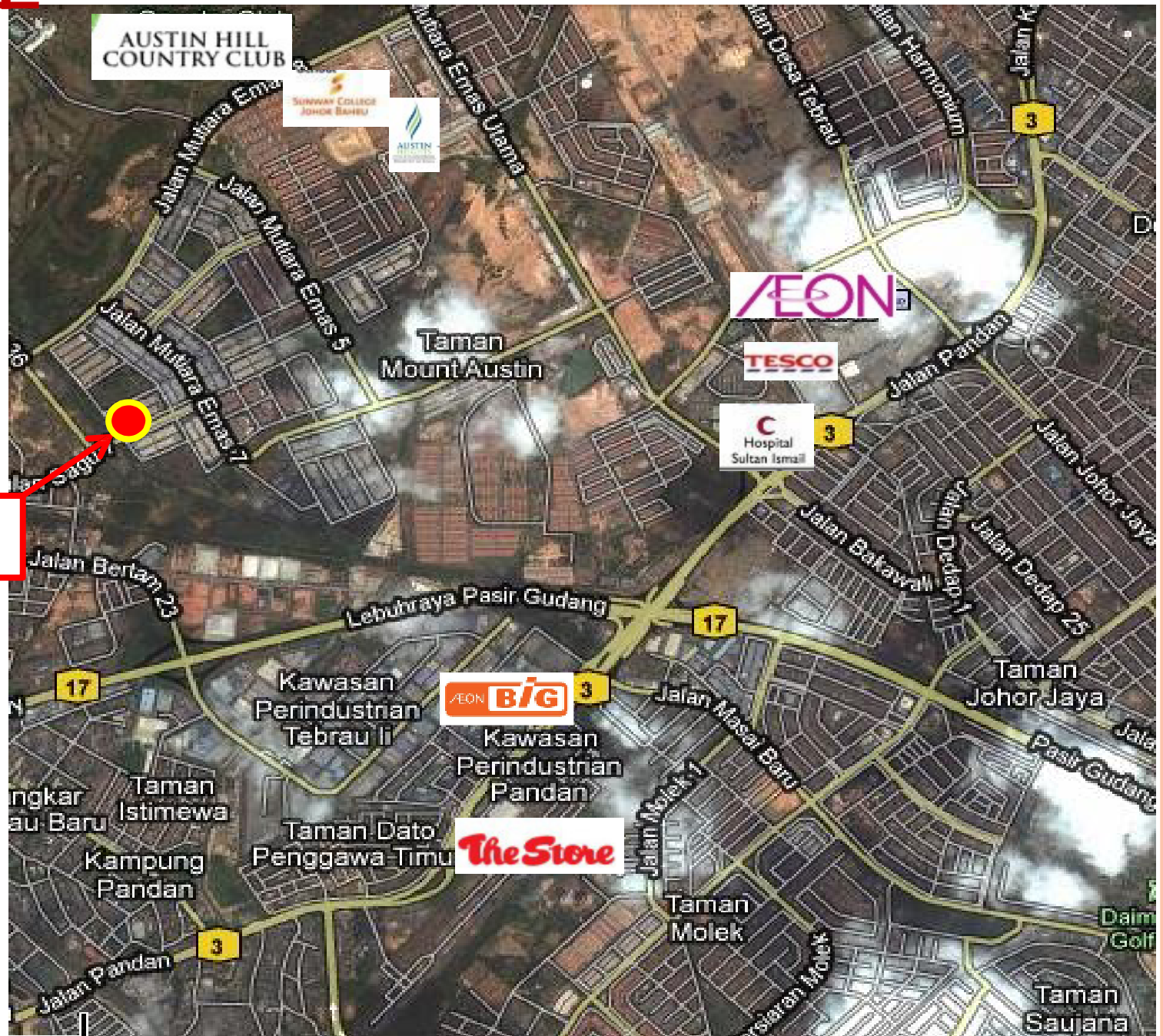
# Google Map



**Subject Property**



# Google Map

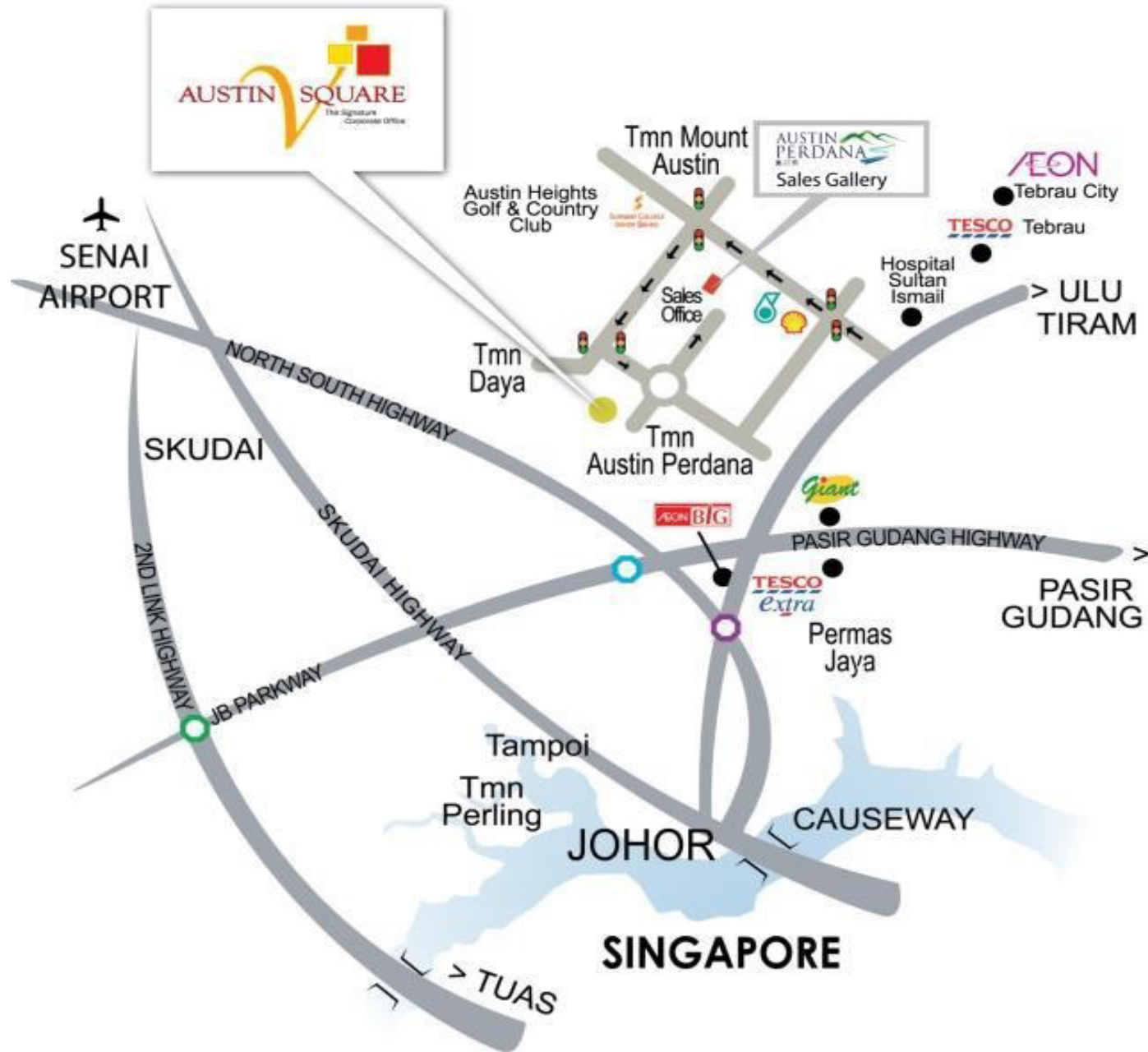


Subject Property





# Location Map



# Great Accessibility

- Shopping Malls (Aeon Tebrau City, Tesco, Aeon Big) -2km (Approx. 5mins)
- Education Institution (Sunway College/Foon Yew 5/ Private & International School) -2km (Approx. 5mins)
- Financial Institution (Hong Leong Bank / RHB Bank) -2km (Approx. 5mins)
- Medical Institution (Sultan Ismail General Hospital) -2km (Approx. 5mins)
- Austin Heights Golf & Country Club -2.5km (Approx. 6mins)
- JB City Centre/CIQ thru EDL towards Singapore -10km (Approx. 15mins)
- Johor Port thru Pasir Gudang Highway/ Senai-Desaru Highway -20km (Approx.25mins)
- Johor Premier Outlet thru NorthSouth Highway -25km (Approx. 30mins)
- Sultan Ismail International Airport (Senai Airport) -35km (Approx. 35mins)
- Tanjung Perlepas & Singapore 2<sup>nd</sup> Link -40mins (Approx. 40mins)





# Great Accessibility & Amenities

## Shopping Malls



Aeon Tebrau City



Tesco Tebrau

## Financial Institution



Hong Leong Bank



RHB Bank

## Education Institution



Sunway College JB



Private & International School

## Sultan Ismail International Airport



## Hospital Sultan Ismail



## Austin Golf & Country Club



# Features



**CCTV Monitoring System**



**Brand Prominence**



**Landscape Piazza**



**26" Wide Frontage**



**Security Guard Patrolling**



**Access Card System**



**Spacious Corridor**  
\*Pillar Free Design



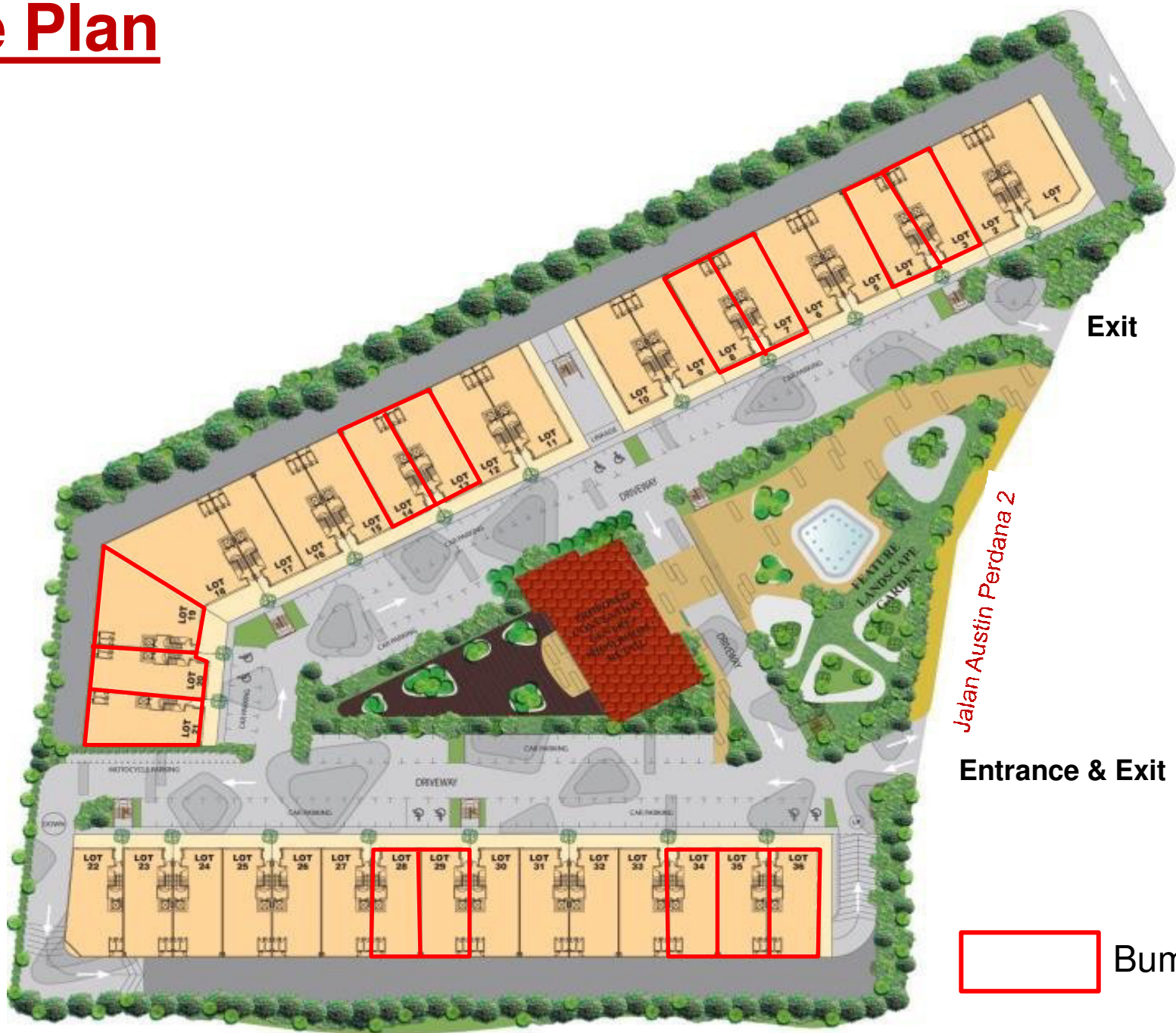
**Private Elevator**



**Ample Car Park**



# Site Plan



Jalan Austin Perdana 2

Exit

Entrance & Exit

 Bumi Lot 



# Promotion Package

- Down payment : RM10,000/-
- 10% Rebate
- Free SPA Legal Fees *(developer's panel solicitors only)*
- Free Loan Legal Fees *(developer's panel solicitors only)*
- Free Maintenance for 1<sup>st</sup> 12 months



# Simon Tong

Senior Division Director 资深董事



Phone: + 65 90261123

Email: [stkc173@gmail.com](mailto:stkc173@gmail.com)