

FREEHOLD



# ALIVA

MOUNT AUSTIN



*Rivive. Relax. Relish.*

# EXQUISITE LIVING PROMINENT LIFESTYLE

Discover urban luxury nestled in lush greenery at our prestigious residence.  
Experience elegance and convenience seamlessly woven together.  
Elevate your lifestyle with seamless access to world-class amenities.  
Welcome to Aliva, where luxury meets nature effortlessly.



FLEXIBLE  
LAYOUT



CLUBHOUSE  
FACILITIES



GREEN & LUXURY  
LIVING



Artist's Impression Only\*



CHILD CARE  
CENTRE



FRESH  
GROCERY



CAFE



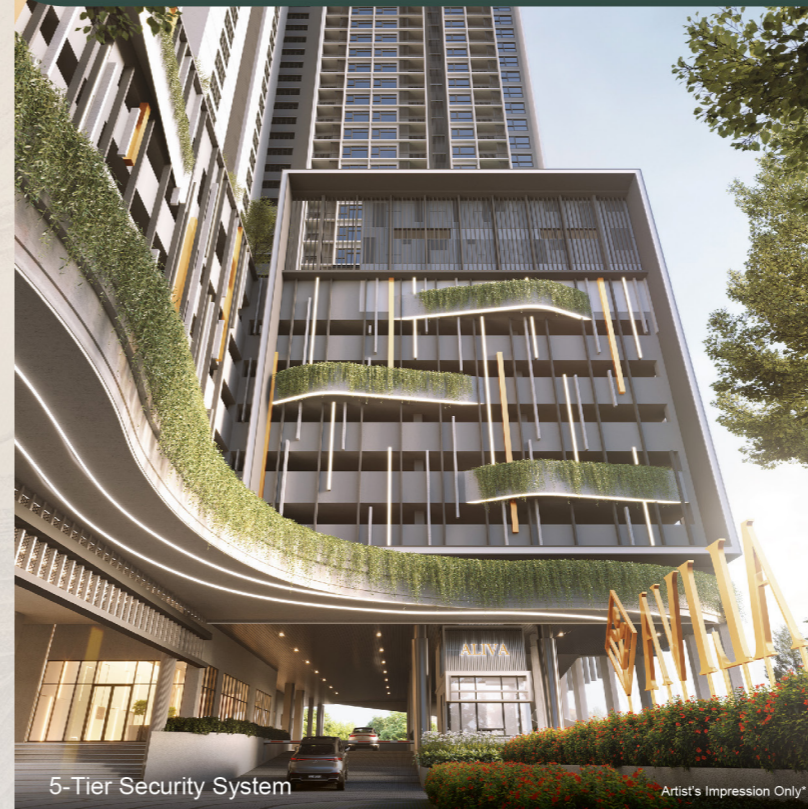
LAUNDRY



COURIER



DARK  
KITCHEN



5-Tier Security System

Artist's Impression Only\*



Commercial Boulevard

Artist's Impression Only\*



Parcel Management Service



EV Charging Station

## INDULGE IN LUXURIOUS & SECURE LIVING AT MOUNT AUSTIN'S FINEST SERVICED APARTMENTS

Arrive in style and secure in your own home with our state-of-the-art 5-tier security system. With advanced technology and comprehensive monitoring, we ensure that your home is protected at all times, giving you peace of mind.



GRAND LOBBY &  
DROP OFF



SECURITY &  
GUARD HOUSE



EV CHARGING  
STATION



AUTOMATED  
WASTE MANAGEMENT  
SYSTEM



CONCIERGE  
SERVICE



PARCEL  
MANAGEMENT  
SERVICE

# YOUR SANCTUARY TO CHILL & MINGLE

A lively podium made exclusive for those who call home – be active, creative, or collaborative. Designed with a host of indoor and outdoor amenities to rejuvenate the mind and body, all accentuated by the sprawling vista of Mount Austin.



Swimming Pool and Sun Bed

Artist's Impression Only\*

## FACILITIES PLAN



## SENSE OF PRIVACY & TRANQUILITY

Discover a world of luxury and convenience at our serviced apartments in ALIVA. Indulge in the finest facilities, including a lavish clubhouse for relaxation, a dreamland for kids' fun, and a co-working space ideal for digital nomads and entrepreneurs. Elevate your culinary experience with the live kitchen and BBQ area, and unwind in the entertainment zone with movie nights and more. Embrace a lifestyle of comfort, safety, and entertainment all in one place. Welcome to your new home!

- |                                |                                 |   |                             |
|--------------------------------|---------------------------------|---|-----------------------------|
| 1. Infinity Pool               | 11. Indoor Kids' Playroom       | 21. Sunken Pavilion                     | 31. Co-Working Space        |
| 2. Sun deck                    | 12. Thematic Playground         | 22. Sport Hall – Badminton & Basketball | 32. Quiet Garden            |
| 3. Tanning Ledge Lounge Chairs | 13. Reflexology Path            | 23. Sunset Garden                       | 33. Changing Room           |
| 4. Kids' Wading Pool           | 14. Elderly Gym Station         | 24. Sunset Lounge Chairs                | 34. Sauna                   |
| 5. Water Cocoon                | 15. Pocket Garden               | 25. Non-Halal BBQ Pit                   | 35. Halal Live Kitchen      |
| 6. Leisure Pool                | 16. Gymnasium                   | 26. Halal BBQ Pit                       | 36. Non- Halal Live Kitchen |
| 7. Garden Steps                | 17. Yoga Room                   | 27. Contemplative Maze Garden           | 37. Entertainment Area      |
| 8. Sunken Seating              | 18. Tropical Garden             | 28. Surau                               | 38. Karaoke Room            |
| 9. Pool Deck                   | 19. Garden Steps                | 29. Edible Garden                       |                             |
| 10. Pool Island                | 20. Disabled Ramp to Sport Hall | 30. Management Office                   |                             |



COMMUNITY GATHERING SPACES



KID-FRIENDLY FEATURES



QUIET AND TRANQUIL ENVIRONMENT



FITNESS AND RECREATION



Kids Room

Artist's Impression Only\*



Co-Working Space

Artist's Impression Only\*



Live Kitchen

Artist's Impression Only\*



Sunken Pavilion

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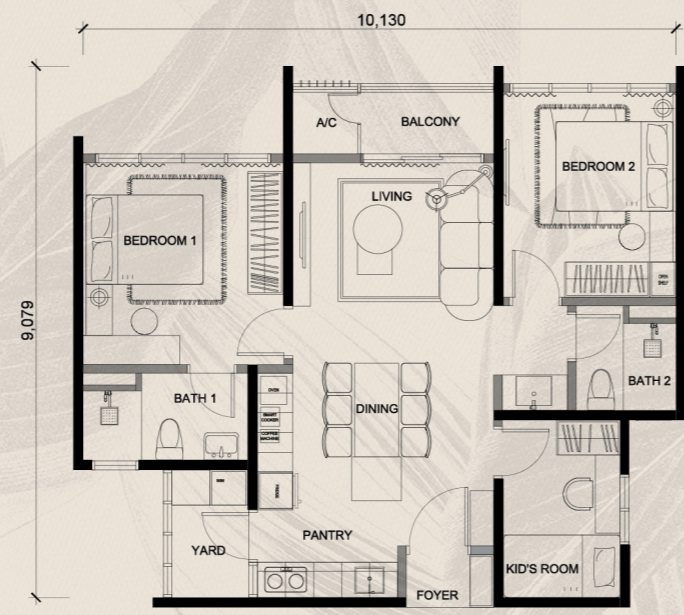
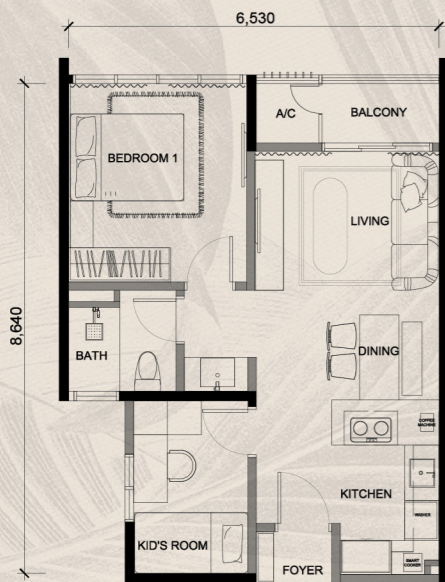
# TOTAL COMFORT TO UNWIND AND RELAX

Each home in ALIVA has been curated and designed to offer a comfortable, warm and calm ambience, allowing you to find inspiration in everyday life.

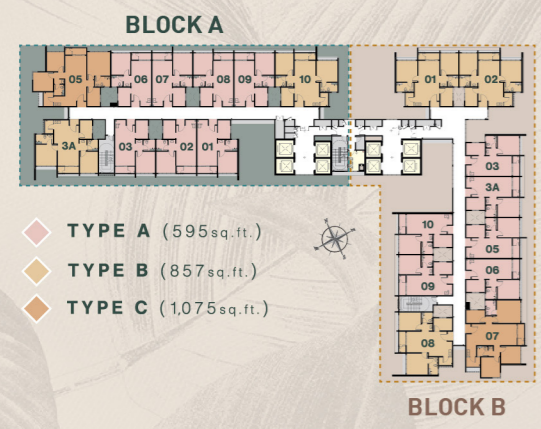
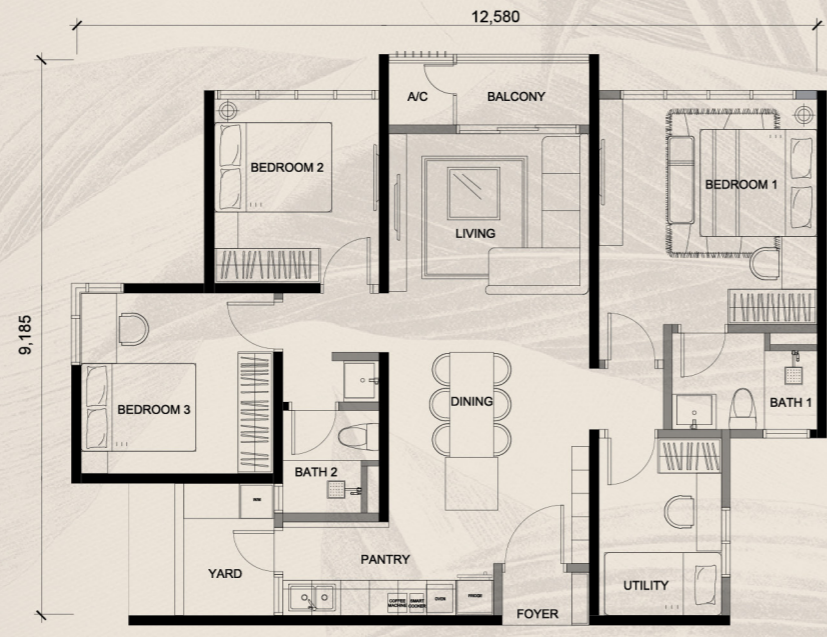
# BUILDING SPECIFICATIONS

**TYPE A**  
595 sq.ft.  
1+1 Bedrooms  
1 Bathroom

**TYPE B**  
857 sq.ft.  
2+1 Bedrooms  
2 Bathrooms



**TYPE C**  
1,075 sq.ft.  
3+1 Bedrooms  
2 Bathrooms



Structure	Reinforced Concrete	
Roof	Reinforced Concrete	
Wall	Reinforced Concrete / Brick Wall	
Ceiling	Skim Coat & Paint / Plaster Board	
Windows	Aluminium Frame Window	
Ironmongery	Lockset with Accessories	
Doors	Main Entrance	- Fire Rated Timber Door
	Bedroom	- Timber Flush Door
	Balcony	- Aluminium Frame Sliding Door
	Other	- Timber Flush Door
	Floor Finishes	Foyer
	Living / Dining	- Tiles
	Kitchen	- Tiles
	Bedroom / Utility	- Laminated Timber Flooring
	Bathroom	- Tiles
	Balcony	- Tiles
	Yard	- Tiles
	AC Ledge	- Cement Render / Tiles
Wall Finishes	General	- Plaster & Paint
	Living / Dining / Bedroom / Utility	- Plaster & Paint
	Kitchen	- Plaster & Paint / Tiles
	Bathroom	- Tiles up to Ceiling Height

Sanitary Wares & Fittings	Type A	Type B	Type C	Electrical Installation	Type A	Type B	Type C
Water Closet	1	2	2	Lighting Point	12	16	18
Hand Bidet	1	2	2	Ceiling Fan Point	3	4	5
Shower Head	1	2	2	Air Conditioning Point	3	4	5
Wash Basin	1	2	2	13A Switch Socket Outlet	12	16	19
Wash Basin Tap	1	2	2	Water Heater Point	1	2	2
Kitchen Sink	1	1	1	Fiber Wall Socket	1	1	1
Kitchen Sink Tap	1	1	1	Distribution Board	1	1	1
Yard Tap	-	1	1	Door Bell Point	1	1	1



Artist's Impression Only\*

# ACCESSIBLE TO EVERY POINT

Easily accessible from North-South Expressway, Pasir Gudang Highway, Tebrau Highway & Eastern Dispersal Link. Connected to everything that matters.



## Shopping Mall

Lotus's Desa Tebrau	4.3 km
IKEA Tebrau	4.4 km
Toppen Shopping Centre	4.8 km
Aeon Mall Bandar Dato' Onn	6.8 km
The Mall, Mid Valley Southkey	11.8 km
KSL City Mall	13.9 km
Angsana Johor Bahru Mall	16 km
Johor Bahru City Square	16.3 km
KOMTAR JBCC	16.3 km
Paradigm Mall Johor Bahru	17.4 km

## Medical Centre

Sultan Ismail Hospital	3.8 km
KPJ Bandar Dato' Onn Specialist Hospital	7.7 km
Columbia Asia Hospital - Tebrau	11.7 km
KPJ Puteri Specialist Hospital	14.2 km
Regency Specialist Hospital	15.8 km
KPJ Johor Specialist Hospital	16.4 km
Hospital Sultanah Aminah	17.9 km

## Education

Sunway College JB	2.1 km
Austin Heights International School	2.5 km
SJK (C) Foon Yew 5	2.9 km
SMK Taman Mount Austin	3.1 km
Fairview International School Johor	7.4 km
Crescendo International College	8.1 km
Paragon Private & International Schools	8.3 km
REAL Private & International Schools	11.4 km
Southern University Malaysia	16.4 km
Repton International School	17.7 km

## Recreation

Austin Heights Water & Adventure Park	2.2 km
Austin Heights Golf & Hotel Resort	3.7 km
Ponderosa Golf & Country Club	9.2 km
Starhill Golf & Country Club	9.2 km
Daiman 18 Golf Club	9.9 km
Impian Emas Golf & Country Club	16.7 km



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ALIVA PROPERTY GALLERY  
16, JALAN AUSTIN HEIGHTS 8/7, TAMAN MOUNT AUSTIN,  
81100 JOHOR BAHRU, JOHOR  
OPERATION HOURS: OPENS DAILY 9 AM -6PM

+6019 760 8200



ALIVA MOUNT AUSTIN

Project Name: ALIVA MOUNT AUSTIN • Developer License No: 30455/05-2028/01321(N) • Validity Period: 17/5/2023 - 16/5/2028 • Advertising & Sales Permit No.: 30455-1/08-2024/09551(N)-IS • Validity Period: 23/08/2023 - 22/08/2026 • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Building Plan Approval No.: MBJB/U/2022/14/BGN/140/RP1(14) • Land Encumbrances: Yes (CIMB Bank Berhad) • Land Tenure: FREEHOLD • No. of Units: Tower A: 250 • Tower B: 249 • Expected Date of Completion: October 2026 • Selling Price: RM378,250 (Min) RM781,000 (Max) • Parking Lot • Type A: 324, Type B: 125, Type C: 250 • Bumiputera Discount of 15% • Property Type: Serviced Apartment. THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subjects to variations, modifications & substitutions as may be required by the Authorities or recommended by the Architect or Engineer. Terms & conditions apply.