

PONDEROSA **Vista**

2 - STOREY SEMI - DETACHED

A Home for *Life's*
Finest Moments



In Ponderosa Vista's final phase, these exclusive 2-storey semi-detached homes offer refined living - a sanctuary where dreams grow and memories flourish.

Take pride in making this remarkable address your home, and let it become the cornerstone of a life enriched with joy, love, and contentment.



 Gated & Guarded

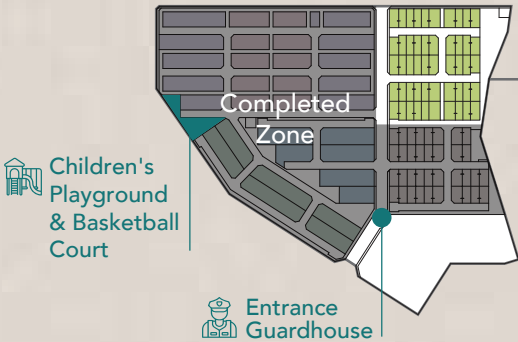
 Perimeter Fencing

 24-hour Security with CCTVs

 Automatic Number Plate Recognition (ANPR)

Legend

- Type A1 20 units
- Type A2 19 units
- Type B1 1 unit
- Type B2 2 units
- Type C1 4 units
- Type C2 4 units



ZONE 2F



The Story of Your *Life*

Written in Comfort

Timeless design and quality craftsmanship create elegant, comfortable homes with spacious, light-filled layouts - perfect for everything from peaceful mornings to joyful celebrations.



Freehold



Multi-Generational Living



Large Land Area
40' x 100' & 50' x 100'



Safe & Secure
Gated & Guarded Community



Practical & Functional Layout



YOUR PERFECT



LIVING STARTS HERE

Come home to an all-time favourite layout with
4+1 bedrooms & 4+1 bathrooms.



Ground-floor bedroom with terrace access and lush green views, ideal for elderly occupants.



The sleek roof design creates a modern and elegant exterior.



4 + 1 Bedrooms with en-suite bathrooms.



A versatile family area for cozy activities, hobbies, or a home office.



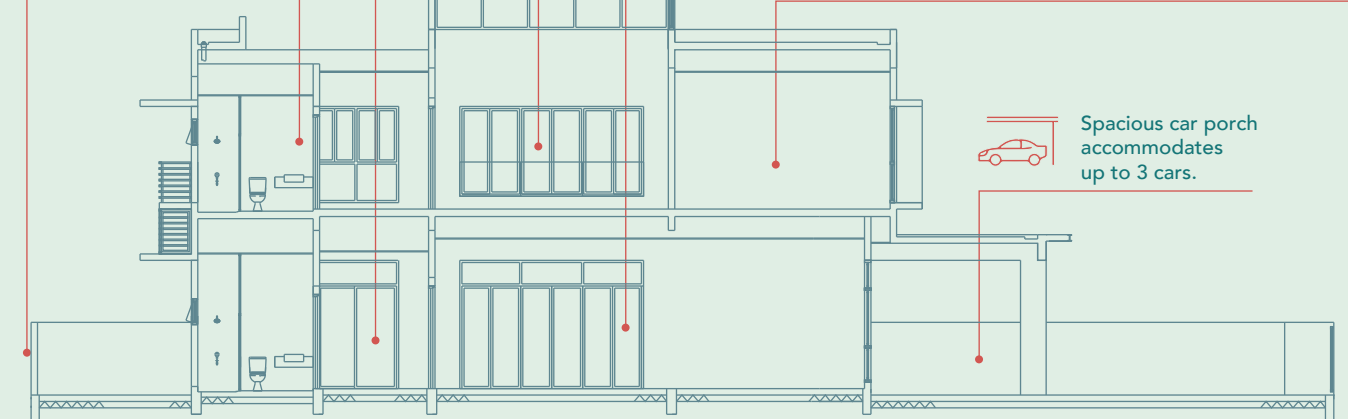
10ft private backyard perfect for chores or future extensions.



Open concept layout, practical and functional for growing families.



Generous master bedroom with space for a king-size bed and ample wardrobes.



Spacious car porch accommodates up to 3 cars.

Beyond the Typical

100ft of Space, 100% Comfort.

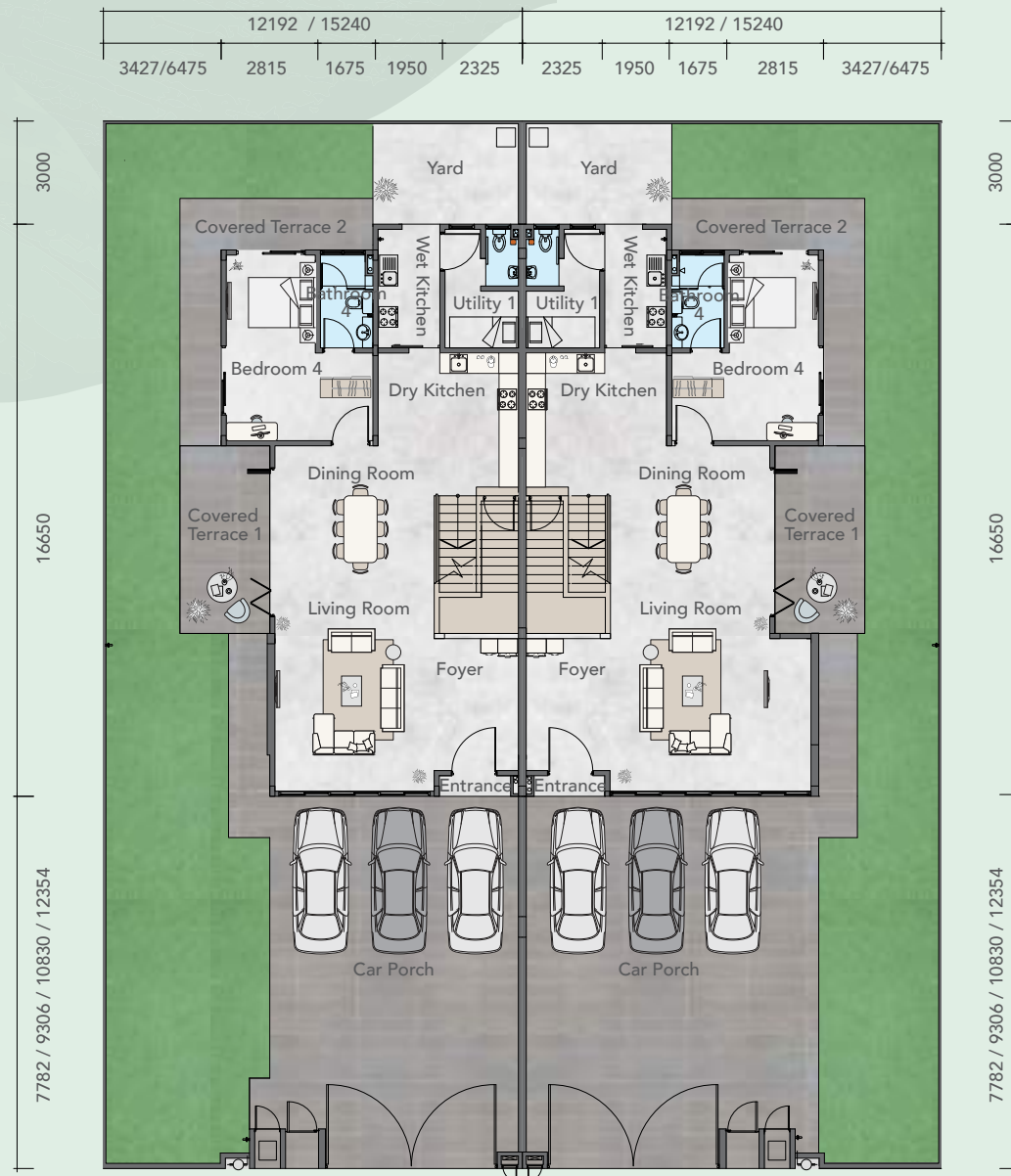


A 100ft side garden with a covered terrace, perfect for multi generational families who cherish an outdoor lifestyle.

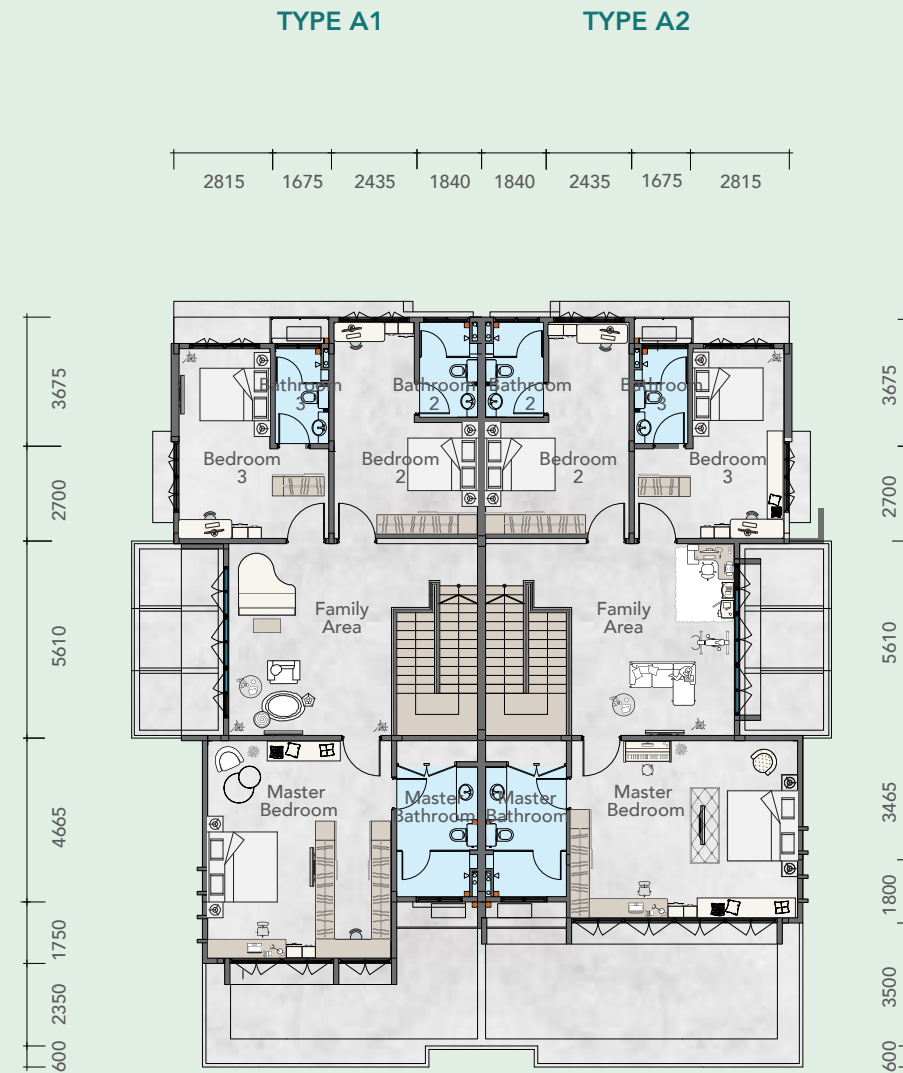
Note: Diagram is for illustration purpose only. Does not reflect the final position & design of the features.

TYPE A1
Built-Up Area : 3,672 sq.ft.

TYPE A2
Built-Up Area : 3,800 sq.ft.



Ground Floor Plan



First Floor Plan

2 STOREY
SEMI-DETACHED



Land Area
from

40' x 100'
(Typical Unit)



4 + 1 Bedrooms



4 + 1 Bathrooms

Specifications:

Structure	: Reinforced Concrete Framework
Wall	: Brickwall
Roofing	: Metal Roofing / R.C Flat Roof / Laminated Glass Panel
Roof Structure	: Steel Roofing System
Ceiling	: Ground Floor & First Floor : Fibrous Gypsum Plaster Ceiling / Skim Coat
Windows	: Aluminium Framed Glass Windows
Doors	: Timber Doors / Plywood Flush Doors / Timber Louvres Doors
Ironmongery	: Good Quality Ironmongery
Decoration	: Nil
Floor Finishes	: <u>Ground Floor</u>
	Living / Foyer / Dining / Dry Kitchen / Wet Kitchen / Bedroom 4
	Linen / Utility / Bath 4 / Powder Room**/
	WC / Yard / Bin Compartment
	Covered Terrace / Apron
	Carporch / Driveway (Up to Gate)
	- Homogenous Tiles
	- Homogenous Tiles
	- Ceramic Tiles
	- Ceramic Tiles
	- Homogenous Tiles
	- Homogenous Tiles

Floor Finishes	: <u>First Floor</u>
	Master Bedroom / Bedrooms 2 & 3 - Homogenous Tiles
	/ Family Hall
	Study**
	Master Bathrooms / Bath 2 & 3 - Ceramic Tiles
	Other Areas - Cement Render
Staircase	: R.C. Staircase with Timber Flooring & Cement Plastering
Wall Finishes	: Master Bath, Bath 2, 3, 4, - Ceramic Wall Tiles Up to Ceiling Height
	Powder Room** & WC
	Dry Kitchen - Ceramic Wall Tiles Up to Ceiling Height
	Wet Kitchen - Ceramic Wall Tiles Up to Ceiling Height
Kitchen Sink	: Single Bowl Stainless Steel Sink
	& Double Bowl Stainless Steel Sink**
Sanitary and Fittings	: Good Quality Sanitary Wares

Electrical Installation	: Lighting Point	Type A1,A2,B1,B2	Type A3	Type C1 & C2
	Wall Light Point	- 50 nos.	48 nos.	57 nos.
	Gate Light Point	- 6 nos.	6 nos.	6 nos.
	Bell Push Point	- 2 nos.	2 nos.	2 nos.
	Fan Point	- 1 no	1 no	1 no
	Telephone Point	- 7 nos.	7 nos.	8 nos.
	Data Point	- 3 nos.	3 nos.	3 nos.
	TV & Astro Point (Dual Outlet)	- 2 nos.	2 nos.	2 nos.
	CCTV Point	- 4 nos.	4 nos.	4 nos.
	Autogate Point	- 3 nos.	3 nos.	3 nos.
	Water Heater Point	- 1 no	1 no	1 no
	Alarm Wiring	- 4 nos.	4 nos.	4 nos.
	13A Switch Socket Outlet	- 1 Lot	1 Lot	1 Lot
	13A Switch Socket c/w USB Jack Outlet	- 36 nos.	35 nos.	37 nos.
	15A Switch Socket Outlet (Cooker)	- 2 nos.	2 nos.	2 nos.
	15A Switch Socket Outlet (Aircond)	- 1 no	1 no	1 no
	Weatherproof Booster Pump	- 7 nos.	7 nos.	8 nos.
	Solar Heater Point	- 1 no	1 no	1 no
	Electric Vehicle (EV) Charger Point	- 1 no	1 no	1 no

Fencing	: 1700mm High Brick Fence	Turfing	: Nil	Internal Telephone Trunking & Cabling	: Available
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Note : The Developer shall, at its own cost & expense, install or construct all of the items listed above in accordance with the description set out save for the item or items marked with an * which may be deleted if not applicable. **Only for type C1 & C2.

Urban & Transportation Hubs

- 1 KM ➤ Taman Molek Financial & Lifestyle Hub
- 12 KM ➤ Johor Bahru CIQ Complex & RTS Bukit Chagar Station

Golf Facilities & Resort

- 1 KM ➤ Ponderosa Golf & Country Resort

Leisure & Shopping

- 6 KM ➤ Giant & Lotus's Plentong, Mid Valley Southkey, Aeon Tebrau City, IKEA & Toppen Mall, Lotus's Tebrau

Education

- 6 KM ➤ Paragon Private & International School
- 9 KM ➤ Sunway College, Austin Heights Private & International School

Healthcare

- 7 KM ➤ Sultan Ismail Hospital, Columbia Asia Tebrau
- 10 KM ➤ KPJ Puteri Specialist Hospital & KPJ Bandar Dato' Onn
- 11 KM ➤ Regency Specialist Hospital



Homes for Life

A Quality Lifestyle Project By:



A member of the Kuok Group



BEST DEVELOPER (SOUTHERN MALAYSIA)

PropertyGuru Asia Awards Malaysia with iProperty 2024

012-760 1488 Carrie

016-770 5826 Peggie

011-1094 9672 Sher Lee

DEVELOPED BY:



PANDAN BARU SDN. BHD. (321411-H)

ANOTHER EXCLUSIVE RESIDENTIAL PROJECT @



Level 32, Johor Bahru City Square (Office Tower), Jalan Wong Ah Fook, Ibrahim International Business District, 80888 IIBD, Johor, Malaysia.

www.berinda.com



Berinda Sales Gallery



Berinda Properties



berinda.properties

2-Storey Semi-Detached (Final Phase) • Developer's Licence No : 9333/11-2027/0188 (R) 30/11/2022 – 29/11/2027 • Advertising & Sales Permit No : 9333-16/06-2027/0488(N)-(L) (19/06/2025 - 18/06/2027) • Expected Date of Completion : July 2027 • Land Tenure : Freehold • Land Encumbrances : Free • Title : Individual Title • Approving Authority : Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No : MBJB/U/2019/14/UBT/48/RP(54) • No of Unit(s) : 50 • Selling Price : RM2,088,000 (Min.) RM2,751,000 (Max.).

SEKATAN-SEKATAN KEPENTINGAN

Plot Khas Untuk Warganegara • Tanah ini hendaklah digunakan untuk sebuah Rumah Berkembar Dua Tingkat, dibina mengikut pelan yang diluluskan oleh Pihak Berkuasa Tempatan yang berkenaan. Plot Khas Untuk Bumiputera Sahaja • Tanah yang terkandung di dalam hakmilik ini tidak boleh dijual atau dipindahmilik dengan apa cara sekalipun kepada Bukan Warganegara/Syarikat Asing tanpa persetujuan Pihak Berkuasa Negeri.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERRUMAHAN NEGARA.

MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY