



PONDEROSA Vista

DOUBLE STOREY TERRACE



DISCOVER ENDLESS LOVE, CREATE LASTING MEMORIES

Crafting moments that last a lifetime, Ponderosa Vista welcomes you to a sanctuary of beautiful homes and cherished memories. Discover the essence of generational living with secure, accessible residences that embrace the warmth of family. Your perfect home is waiting; embrace the love within and make us part of your story.

LAND AREA
24' x 80'

BUILT-UP FROM
2,700 sq. ft.

4 + 1
BEDROOMS

4
BATHROOMS



Your Sanctuary for
Enchanting Homes



Unrivaled
Security



Seamless
Accessibility



Joy of Generational
Living



SCAN FOR VIRTUAL
SHOW HOUSE TOUR



220310	220309	220308	220307	220306	220305	220304	220303	220302	220301	220300	220299	220298
1	3	5	7	9	11	15	17	19	21	23	25	27

JALAN PONDEROSA 3/13

220346	220345	220344	220343	220342	220341	220340	220339	220338	220337	220336	220335
2	6	8	10	12	16	18	20	22	26	28	30

220382	220381	220380	220379	220378	220377	220376	220375	220374	220373	220372	220371
1	3	5	7	9	11	15	17	19	21	23	25

JALAN PONDEROSA 3/11

220418	220417	220416	220415	220414	220413	220412	220411	220410	220409	220408	220407
2	6	8	10	12	16	18	20	22	26	28	30

Kawasan
Lapang

220450	220449	220448	220447	220446	220445	220444	220443
1	3	5	7	9	11	15	17

JALAN PONDEROSA 3/9

FLOOR PLAN



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure	: Reinforced Concrete Framework
Wall	: Brick Wall
Roof	: Metal Roofing / RC Flat Roof
Roof Structure	: Steel Structure
Ceiling	: <u>Ground Floor & First Floor</u> Fibrous Gypsum Plaster Ceiling / Asbestos-free Flat Ceiling
Window	: Powder Coated Aluminium Framed Glass Windows / Fixed Glass Panel
Door	: Timber Doors / Plywood Flush Doors / Timber Louvered Doors
Ironmongery	: Good Quality Ironmongery
Wall Finishes	: Kitchen / Bathroom - Ceramic Wall Tiles up to Ceiling Height Other Areas - Cement Plaster
Floor Finishes	: <u>Ground Floor</u> Living / Foyer / Dining / Kitchen / Bedroom 4 - Porcelain Tiles Bathroom 4 / Linen / Yard / Utility / Apron - Ceramic Tiles Car Porch / Driveway - Homogenous Tiles Other Areas - Cement Render <u>First Floor</u> Master Bedroom / Family Area / Bedroom 2 & 3 - Tiles Master Bathroom / Bathroom 2 & 3 - Ceramic Tiles Lifestyle Deck / Balcony - Ceramic Tiles
Staircase	: Timber Flooring
Sanitary And Fittings	: Good Quality Sanitary Wares & Fittings

Electrical Installation	: Ceiling Light Point	26 nos.
	: Ceiling Fan Point	6 nos.
	: Wall Light Point	3 nos.
	: Gate Light Point	2 nos.
	: Bell Push Point	1 no.
	: Bell Chime Point	1 no.
	: TNB Metering Point	1 no.
	: Electrical Distribution Board	2 nos.
	: Telephone Point	3 nos.
	: Data Point	2 nos.
	: TV Point	3 nos.
	: Cable TV Point	1 no.
	: CCTV Point	3 nos.
	: Autogate Point	1 no.
	: Water Heater Point	4 nos.
	: Alarm Wiring	1 no.
	: 13A S/S/O	27 nos.
	: 15A S/S/O For Cooker	1 no.
	: 15A S/S/O For A/C	7 nos.
	: Weatherproof Booster Pump	1 no.

EVERYTHING YOU NEED IS NEARBY



URBAN & TRANSPORTATION HUBS

- 2km** Taman Molek Financial & Lifestyle Hub
- 12km** Johor Bahru CIQ Complex, RTS Bukit Chagar Station & CIQ

RETAIL OUTLETS

- 6km** Giant Plentong & Lotus Plentong
- 7km** Mid Valley Southkey
- 8km** Aeon Tebrau City, IKEA Tebrau, Toppen Tebrau & Lotus's Tebrau

HEALTHCARE FACILITIES

- 7km** Sultan Ismail Hospital, Columbia Asia Tebrau
- 10km** KPJ Puteri Specialist Hospital
- 14km** Regency Specialist Hospital

GOLF FACILITIES & RESORT

- 1km** Ponderosa Golf & Country Club

EDUCATION

- 7km** Paragon Private & International School
- 9km** Sunway College, Austin Heights Private & International School

REGIONAL EXPRESSWAYS

- 4km** Tebrau Highway, North-South Highway, Eastern Dispersal Link (EDL)
- 7km** Pasir Gudang Highway

Taman Molek Financial & Lifestyle Hub with 16 Domestic / Foreign Banks & Financial Institution



Homes for Life

A Quality Lifestyle Project By:



A member of the Kuok Group

07-364 1770

Carrie 012-760 1488

Peggie 016-770 5826

Sher Lee 011-1094 9672

DEVELOPED BY:



**PANDAN BARU
SDN. BHD.** (321411-H)

ANOTHER EXCLUSIVE RESIDENTIAL PROJECT @



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Website: www.berinda.com

Berinda Sales Gallery

Berinda Lifestyle

[berinda.lifestyle](https://www.instagram.com/berinda.lifestyle)

Ponderosa Vista 2-Storey Terrace (Phase 2D) • Developer's License No: 9333/11-2027/0188 (R) (30/11/2022 – 29/11/2027) • Advertising & Sales Permit No: 9333-15/02-2026/0186(N)-(L) (27/02/2024 – 26/02/2026) • Expected Date of Completion: March 2026 • Land Tenure: Freehold • Land Encumbrances: Free • Title: Individual Title • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No: MBJB/U/2014/14/BGN/72 (57) • No. of Units: 57 Units • Selling Price: RM1,088,000 (Min), RM1,545,000 (Max).

The developer gives notice that these particulars do not form, or form any part of, any offer or contract. They are intended to give a fair description of the property, but the developer accepts no responsibility for any error or omission they may contain, however caused. Any intending purchaser must therefore satisfy himself by making enquiries or otherwise as to the correctness of these particulars. The developer reserves the right to change the plans contained herein as directed and approved by the relevant authorities.

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA