



**PONDEROSA**  **Vista**  
BOUTIQUE RESIDENCES

DOUBLE STOREY TERRACE 双层精品排楼  
24' x 80'



" HOME IS WHERE  
MODERN URBAN MEETS  
**MOTHER NATURE.**"

与绿意为邻

*Come Home To Mother Nature's Best Enclave.*

回家的那瞬间，就是生活的开始



COME HOME TO  
PONDEROSA VISTA

A living oasis amidst lush tropical  
greenery and the pristine waters of  
a charming lake.



" AFTER ALL,  
HOME IS WHERE  
YOUR HEART IS."

与挚爱品享乐活

*Come Home To Your Family's  
Most Treasured Moments.*

让家，融入生活美学



#### A TOUCH OF LUXE

- Sustainable Bamboo Flooring
- Solar Water Heating
- Quality Kitchen Cabinets
- Air Conditioning  
(Included in living, dining & all bedrooms)
- High Speed Fibre Optic Broadband
- SMATV  
(with Astro High Definition Capability)







" TOGETHER,  
WE LIVE THE DREAM OF  
A SECURE HOME AND  
SURROUNDINGS."

与宁静纯质而居

*Come Home To Peace Of Mind And Tranquility.*

宽心，才是家的本质





# "COME HOME TO A HUB OF LIFESTYLE PRIVILEGES."

与精华环境共生

- 1 MIN** ■ Taman Molek Financial & Lifestyle Hub, Ponderosa Golf & Country Club
- 5 MINS** ■ Tebrau Highway, Eastern Dispersal Link (EDL), Pasir Gudang Highway
- 8 MINS** ■ North-South Highway, Aeon Big, Giant, Tesco Plentong
- 10 MINS** ■ Aeon Tebrau City, Tesco Tebrau, Sunway College, Sultan Ismail Hospital
- 15 MINS** ■ Johor Bahru City Centre, CIQ Complex (Custom, Immigration & Quarantine)
- 20 MINS** ■ Seri Alam's "City of Knowledge" with 3 Universities, 2 Colleges & Japanese School, Regency Specialist Hospital
- 30 MINS** ■ Senai International Airport
- 35 MINS** ■ LEGOLAND®, Johor Premium Outlets
- 40 MINS** ■ Kota Iskandar, Puteri Harbour & Hello Kitty Indoor Family Theme Park, EduCity™, Pinewood Studios
- 50 MINS** ■ Changi Airport



## A LIFESTYLE PRIVILEGE

- 17 Banks & Financial Institutions
- Hip Restaurants & Bistros/Cafes
- Hypermarkets & Shopping Malls
- Schools & Enrichment Centres
- Golf Courses





# DOUBLE STOREY TERRACE

## 双层精品排楼

land area: 24' X 80' ■ built-up: from 2,700sq.ft.



Artist impression only

### FLOOR PLAN

4-BEDROOM  
selling price: from RM1,000,000

GROUND FLOOR PLAN 底楼平面图



1ST FLOOR PLAN 一楼平面图



### SPECIFICATIONS

|                       |                                                                                                                                                                                                                            |
|-----------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Structure             | Reinforced Concrete Framework                                                                                                                                                                                              |
| Wall                  | Clay Bricks                                                                                                                                                                                                                |
| Roofing Tiles         | Metal Roofing / RC Flat Roof                                                                                                                                                                                               |
| Roof Trusses          | Steel Structural                                                                                                                                                                                                           |
| Ceiling               | Ground Floor & First Floor<br>Fibrous Gypsum Plaster Ceiling /<br>Asbestos-free Flat Ceiling / "Quick Plast"                                                                                                               |
| Windows               | Powder Coated Aluminium Framed Glass Windows /<br>Fixed Glass Panel                                                                                                                                                        |
| Door                  | Timber Doors / Plywood Flush Doors /<br>Timber Louvered Doors                                                                                                                                                              |
| Ironmongery           | Good Quality Ironmongery                                                                                                                                                                                                   |
| Wall Finishes         | Ceramic Wall Tiles Up Ceiling Height                                                                                                                                                                                       |
| Floor Finishes        | Living / Foyer / Dining / Kitchen / Bedroom 4 - Porcelain Tiles<br>Bathroom 4 / Linen / Yard / Utility / Apron - Ceramic Tiles<br>Carporch / Driveway - Homogenous Tiles<br>Other Areas - Cement Render                    |
| First Floor           | Master Bedroom / Family Area /<br>Bedroom 2&3- Bamboo Flooring / Timber Parquet<br>Master Bathroom / Bathroom 2&3 - Ceramic Tiles<br>Lifestyle Deck - Ceramic Tiles<br>R.C Staircase with Bamboo Flooring / Timber Parquet |
| Staircase             |                                                                                                                                                                                                                            |
| Sanitary and Fittings | Good Quality Sanitary Wares & Fittings                                                                                                                                                                                     |
| Fencing               | 1550mm High Brick Fencing                                                                                                                                                                                                  |

| Electrical Installation / 电源设备 / Kelengkapan Elektrik               | No. / nos. / lots |
|---------------------------------------------------------------------|-------------------|
| Ceiling Fan Point / 天花板风扇位 / Mata Kipas Siling                      | 6                 |
| Ceiling Light Point / 天花板电灯位 / Mata Lampu Siling                    | 26                |
| Wall Light Point / 电灯位 / Mata Lampu Dinding                         | 2                 |
| Gate Light Point / 闸门柱电灯位 / Mata Lampu Pagar                        | 2                 |
| Bell Push Point / 门铃 / Mata Loceng                                  | 1                 |
| 13A S/S/O / 13安培电插座 / 13A S/S/O                                     | 27                |
| 15A S/S/O For Cooker / 15安培电炉插座 / Soket Alur Keluar Dapur 15A       | 1                 |
| 15A S/S/O For A/C / 15安培冷气插座 / Soket Alur Keluar Penyaman Udara 15A | 7                 |
| Telephone Point / 电话位 / Mata Telefon                                | 3                 |
| T.V Point / 电视机位 / Mata TV                                          | 3                 |
| Astro Point / 天文台位 / Mata Astro                                     | 1                 |
| TNB Metering Panel / TNB测量器 / TNB Panel Permeteran                  | 1                 |
| CCTV Point / 闭路电视插座 / Mata Kamera Litar Tertutup (CCTV)             | 3                 |
| Autogate Point / 电动闸门位 / Mata Pagar Automatik                       | 1                 |
| Solar Heater Point / 太阳能热水器插座 / Mata Alat Pemanas                   | 1                 |
| Alam Wiring / 防盗警铃线路 / Pendawan Sistem Penggera                     | 1                 |
| Bell Chime Point / 门铃位 / Mata Loceng                                | 1                 |
| Data Point / 数据位 / Mata Data                                        | 2                 |
| Weatherproof Booster Pump / 防水增压泵 / Pam Penggalak Kalis Cuaca       | 1                 |
| Electrical Distribution Board / 配电板 / Papan Agihan Elektrik         | 2                 |

|                                                                   |                 |
|-------------------------------------------------------------------|-----------------|
| Internal Telephone                                                | Available       |
| Trunking and Cabling / 隐藏式电话电缆装置 /<br>Kawat & Kabel Telefon Dalam | 有<br>Disediakan |



优选建材

|      |                                                                                                |
|------|------------------------------------------------------------------------------------------------|
| 结构   | 钢筋混凝土骨架                                                                                        |
| 墙壁   | 陶土砖                                                                                            |
| 屋顶   | 金属屋顶                                                                                           |
| 屋顶结构 | 金属甲板屋架                                                                                         |
| 天花板  | 石膏天花板<br>涂石膏<br>无石棉天花板                                                                         |
| 窗    | 铝框玻璃窗<br>固定玻璃镶板                                                                                |
| 门    | 木门 / 三夹板门 / 三夹板滑动门 / 铝质两摺门<br>铝框滑动门                                                            |
| 门锁   | 品质优良的门锁                                                                                        |
| 墙面修饰 | 干厨房两面墙铺砌磁砖至天花板                                                                                 |
| 地面修饰 |                                                                                                |
| 底层   | 客厅/ 饭厅 / 卧房4 / 干厨房 / 饮食区 / 杂物室－铺砌釉面砖<br>浴室4 / 平台 / 庭院 －铺砌防滑磁砖<br>檐廊 / 车道－铺砌防滑磁砖<br>其他地区 － 水泥修饰 |
| 一楼   | 主卧房 / 卧房2&3 / 起居室 / 楼梯－镶硬木地板<br>竹质地板 / 浴室1 / 浴室2&3-铺砌防滑磁砖<br>前阳台－铺砌防滑磁砖                        |
| 楼梯   | 钢筋混凝土楼梯硬木踏板 / 竹质踏板 / 石膏修饰竖板                                                                    |
| 卫生装置 | 品质优良的卫浴装置                                                                                      |
| 围篱   | 1550mm高砖墙铁木栅篱                                                                                  |

SPESIFIKASI

|                                                 |                                                                                                                                                                                    |
|-------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Struktur                                        | Konkrit Tetulang                                                                                                                                                                   |
| Dinding                                         | Batu-bata Merah                                                                                                                                                                    |
| Genting Bumbung                                 | Rangka Bumbung Logam / Bumbung Rata R.C                                                                                                                                            |
| Kekuda Bumbung                                  | Struktur Keluli                                                                                                                                                                    |
| Siling                                          | Tingkat Bawah & Tingkat Satu<br>-Siling Berplaster Gypsum Bergentian/<br>Siling Bebas Asbestos / " Quick Plast"<br>Serbuk bersalut Aluminium Kaca Berkerangka/<br>Panel Kaca Kekal |
| Tingkap                                         |                                                                                                                                                                                    |
| Pintu                                           | Pintu Papan / Pintu Papan Sedatar /<br>Pintu Kayu Jalur Hiasan Pada Tetingkap<br>Jenis Kunci-kunci Bermutu Tinggi                                                                  |
| Kunci                                           |                                                                                                                                                                                    |
| Kemasan Dinding                                 | Jubin Dinding Seramik Dengan Ketinggian Penuh Sehingga Siling                                                                                                                      |
| Kemasan Lantai                                  | Ruang Tamu / Ruang Makan / Dapur / Bilik Tidur 4 / - Jubin Porselin<br>Bilik Mandi 4 / Bilik Linen / Laman / Utiliti / Apron - Jubin Seramik                                       |
| Tingkat Bawah                                   | Anjung Kerata / Laluan Kereta - Jubin Homogeneous<br>Lain - lain Tempat - Lepaan Simen                                                                                             |
| Tingkat Satu                                    | Bilik Tidur Utama / Ruang Keluarga / Bilik Tidur 2 & 3<br>Parket Buluh / Parket Kayu / Bilik Mandi Utama<br>Bilik Mandi 2 & 3 - Jubin Seramik<br>Dek Bersantai - Jubin Seramik     |
| Tangga                                          | Tangga R.C Dengan Parket Buluh / Parket Kayu                                                                                                                                       |
| Kelengkapan Alat Kebersihan dan Sistem Paip Air | Alat Kebersihan Bermutu Tinggi                                                                                                                                                     |
| Pagar                                           | Pagar Batu Bata Dengan Ketingian 1550mm                                                                                                                                            |

Homes for Life

A Quality Lifestyle Project By:



 A member of the Kuok Group

FOR ENQUIRIES, PLEASE CALL

07-226 5989/ Joe 019-750 8850 Mr.Boo 012-701 8633 Mr.Lim 012-786 6611

DEVELOPED BY:



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(Office Tower), 106-108, Jalan Wong Ah Fook,  
80000 Johor Bahru.  
Fax: 07-228 1989

Website: [www.berinda.com](http://www.berinda.com)

ANOTHER EXCLUSIVE RESIDENTIAL PROJECT @



PONDEROSA VISTA • Developer's Licence No.:9333-11/10-2016/01008(L)(04/10/2014-03/10/2016) • Advertising & Sales Permit No.: 9333-11/10-2016/01008(P)(04/10/2014-03/10/2016) • Expected Date of Completion: Oct 2016 • Land Tenure : Freehold • Land Encumbrances: Free • Title: Individual Title • Approved Plan No: Pelan Bil.PL/PB 98/2014 Dlm.Fail MBJB/U/2014/14/BGN/72 • No. of Units: 49 Units • Selling Price: RM1,000,000(min) - RM1,726,840(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.