

PONDEROSA **Vista**  
2-Storey Semi-Detached

**FREEHOLD**



**TYPE B1/B2**

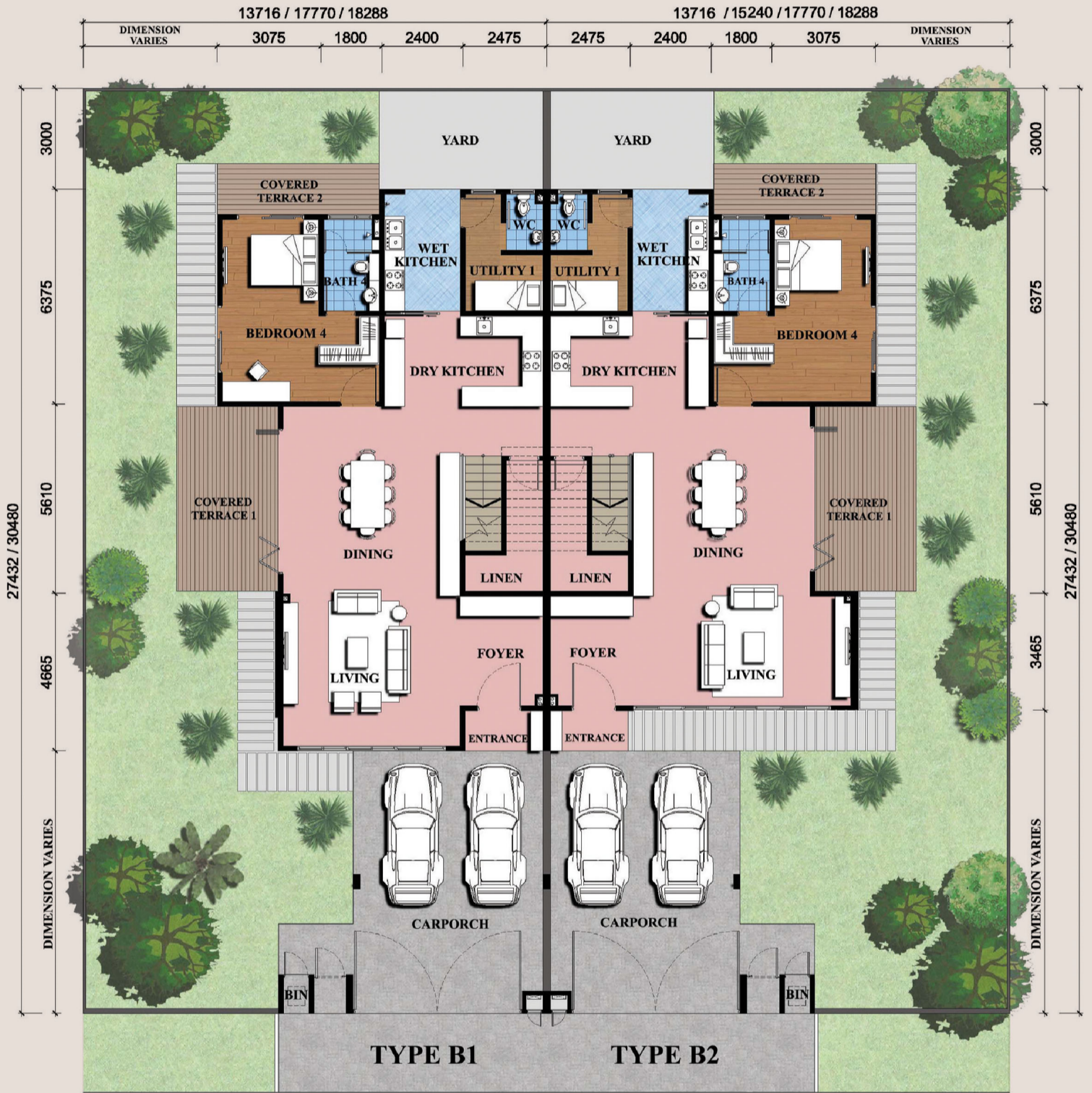
Land Area: 45' x 90'

Built-up Area: from 3,847 sq. ft.

Selling Price: from RM1,800,000

 4+1 Bedrooms  4+1 Bathrooms

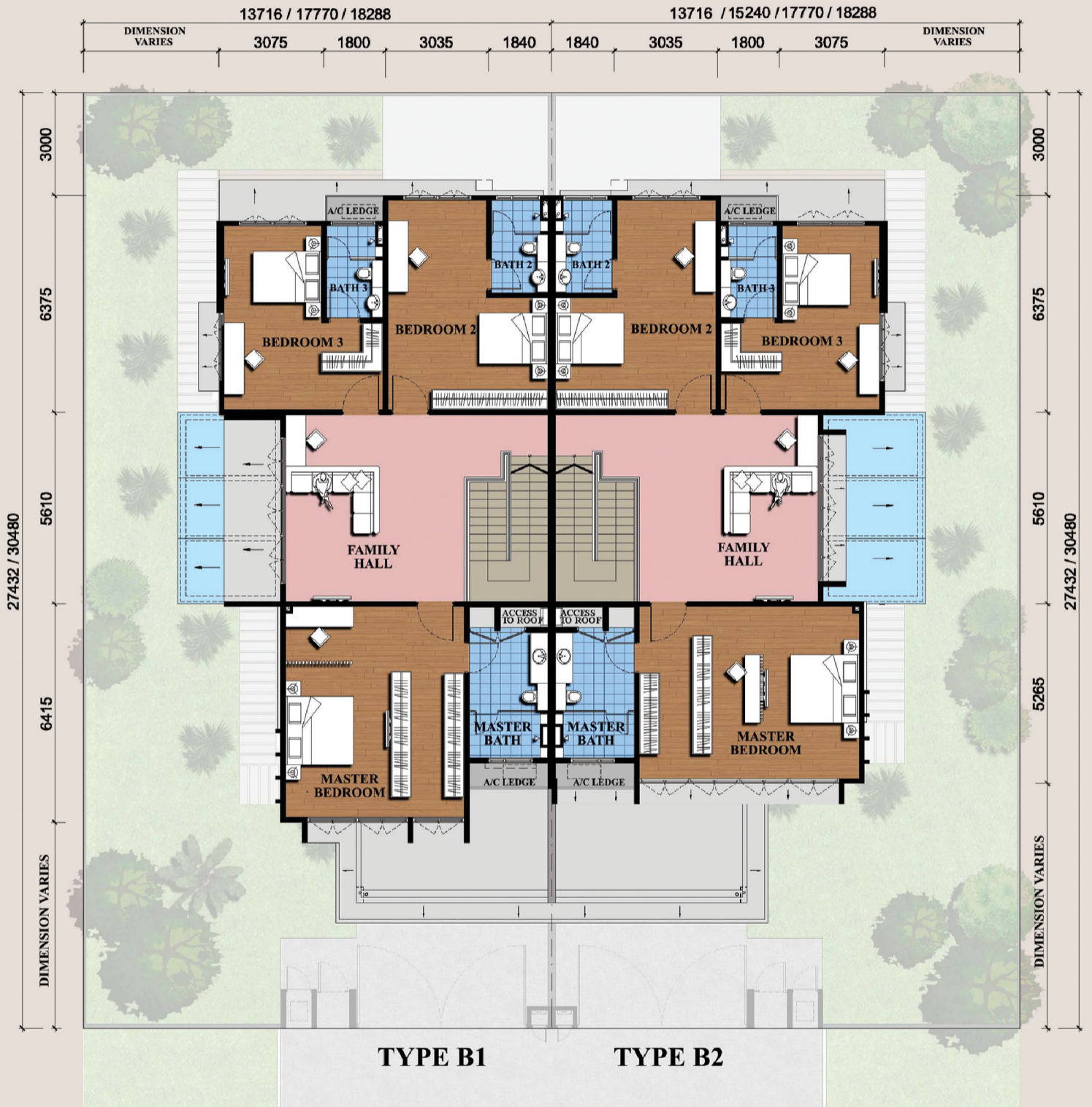
# GROUND FLOOR



**TYPE B1:**  
Built-up Area: 3,873 sq. ft.

**TYPE B2:**  
Built-up Area: 3,847 sq. ft.

# FIRST FLOOR



Scan for  
Virtual Show House Tour



Type B1



Type B2

## SPECIFICATIONS

Structure	: Reinforced Concrete Framework
Wall	: Brick Wall
Roofing	: Metal Roofing / R.C. Flat Roof / Laminated Glass Panel
Roof Structure	: Steel Roofing System
Ceiling	: <u>Ground Floor &amp; First Floor</u> 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

#### Ground Floor

Living / Foyer / Dining / Dry Kitchen / Wet Kitchen	- Homogenous Tiles
Bedroom 4	- Homogenous Tiles
Linen / Utility / Bath 4 / WC	- Ceramic Tiles
Yard / Bin Compartment	- Ceramic Tiles
Covered Terrace / Apron	- Homogenous Tiles
Carporch / Driveway (Up to Gate)	- Homogenous Tiles

#### First Floor

Master Bedroom / Bedroom 2 & 3 / Family Hall	- Homogenous Tiles
Master Bathrooms, Bath 2 & 3	- Ceramic Tiles
Other Areas	- Cement Render

Staircase	: R.C. Staircase with Timber Flooring & Cement Plastering
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### Wall Finishes

Master Bath, Bath 2, 3, 4 & WC	- Ceramic Wall Tiles Up to Ceiling Height
Dry Kitchen	- Ceramic Wall Tiles Up to Ceiling Height
Wet Kitchen	- Ceramic Wall Tiles Up to Ceiling Height

Kitchen Sink	: Single & Double Bowl Stainless Steel Sink
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Sanitary and Fittings	: Good Quality Sanitary Wares
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### Electrical Installation

Lighting Point	- 49 nos.
Wall Light Point	- 6 nos.
Gate Light Point	- 2 nos.
Bell Push Point	- 1 no.
Fan Point	- 7 nos.
Telephone Point	- 3 nos.
Data Point	- 2 nos.
TV & Astro Point (Dual Outlet)	- 4 nos.
CCTV Point	- 3 nos.
Autogate Point	- 1 no.
Water Heater Point	- 4 nos.
Alarm Wiring	- 1 lot.
13A Switch Socket Outlet	- 36 nos.
13A Switch Socket c/w USB Jack Outlet	- 2 nos.
15A Switch Socket Outlet (Cooker)	- 1 no.
15A Switch Socket Outlet (Aircond)	- 7 nos.
Weatherproof Booster Pump	- 1 no.
Solar Heater Point	- 1 no.
Electrical Vehicle (EV) Charging Point	- 1 no.

Fencing	: 1700mm High Brick Fence
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Turfing	: Nil
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Internal Telephone	: Available
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### Trunking & Cabling

## 建筑规格

结构	: 钢筋混凝土骨架
墙壁	: 砖墙
屋顶	: 金属屋顶 / 混凝土平顶/ 夹层玻璃板
屋顶结构	: 钢质屋顶系统
天花板	: 底层及一楼 纤维石膏天花板 / 涂石膏
窗	: 铝框玻璃窗
门	: 木门 / 三夹板门 / 百叶木门
门锁	: 品质优良的门锁
装饰	: 无

### 地面修饰

#### 底层

客厅 / 玄关 / 饭厅 / 干厨房 / 湿厨房	- 铺砌同质砖
卧房4	- 铺砌同质砖
储藏室 / 杂物室 / 浴室4 / 厕所	- 铺砌瓷砖
庭院 / 垃圾桶放置处	- 铺砌瓷砖
有盖平台 / 檐廊	- 铺砌同质砖
车房 / 车道(铺砌至铁闸门)	- 铺砌同质砖
一楼	
主人房 / 卧房2及3 / 起居室	- 铺砌同质砖
主浴室, 浴室2及3	- 铺砌瓷砖
其他区域	- 铺砌水泥

楼梯	: 钢筋混凝土楼梯木质踏板及 水泥修饰
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### 墙面修饰

主浴室, 浴室2, 3, 4及厕所	- 铺砌瓷砖至天花板高
干厨房	- 铺砌瓷砖至天花板高
湿厨房	- 铺砌瓷砖至天花板高

厨房洗涤槽	: 单盆及双盆不锈钢洗涤槽
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卫生设备	: 品质优良的卫浴装置
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### 电源设备

电灯位	- 49个
壁灯位	- 6个
闸门柱电灯位	- 2个
门铃位	- 1个
风扇位	- 7个
电话位	- 3个
网络数据衔接位	- 2个
电视机及 Astro 衔接位(双插座)	- 4个
闭路电视插座	- 3个
电动闸门位	- 1个
热水器位插座	- 4个
防盗警铃线路	- 1个
13安培电插座	- 36个
13安培USB插座	- 2个
15安培电插座(电炉)	- 1个
15安培电插座(冷气机)	- 7个
防水水泵增压器	- 1个
太阳能热水器插座	- 1个
电动车充电插座	- 1个

围篱	: 1700mm 高砖墙围篱
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铺草	: 无
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隐藏式电话	: 提供
电缆装置	

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• Expected Date of Completion : July 2025 • Land Tenure : Freehold • Land Encumbrances : Free • Title : Individual Title • Approving Authority: Majlis Bandaraya Johor Bahru (MBJB) • Approved Plan No. : MJB/U/2019/14/BGN/48/RP (30) • No. of Units : 36 Units • Selling Price : RM1,800,000 (Min), RM2,017,000 (Max) \* 15% discount for bumiputera lot

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