

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 & 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	
<u>Ground Floor</u>	
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
<u>First Floor</u>	
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
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
Sanitary and Fittings	: Good Quality Sanitary Wares
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
Turfing	: Nil
Internal Telephone	: Available
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	
<u>底层</u>	
客厅 / 玄关 / 饭厅 / 干厨房 / 湿厨房	- 铺砌同质砖
卧室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
<u>一楼</u>	
主人房 / 卧室 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
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
卫生设备	: 品质优良的卫浴装置
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
铺草	: 无
隐蔽式电话	: 提供
电缆装置	

SPESIFIKASI

Struktur	: Rangka Konkrit Tetulang
Dinding	: Dinding Batu-bata
Genting Bumbung	: Bumbung Logam / Bumbung Datar R.C. / Kepingan Kaca Berlapis
Struktur Bumbung	: Sistem Bumbung Keluli
Siling	: <u>Tingkat Bawah & Tingkat Satu</u> Siling Berplaster Gypsum Bergentian / Lapisan Skim
Tingkap	: Tingkap Kaca Berbingkai Aluminium
Pintu	: Pintu Papan / Pintu Papan Sedatar / Pintu Papan Berlapis
Kunci	: Jenis Kunci-kunci Bermutu Tinggi
Dekorasi	: Tiada
Kemasan Lantai	
<u>Tingkat Bawah</u>	
Ruang Tamu / Foyer / Ruang Makan / Dapur Kering / Dapur Basah	- Jubin Homogenous
Bilik Tidur 4	- Jubin Homogenous
Stor / Bilik Utiliti / Bilik Mandi 4 / 'WC'	- Jubin Seramik
Halaman / Petak Tong Sampah	- Jubin Seramik
Teres / Apron	- Jubin Homogenous
Anjung Kereta / Laluan Kereta (Sampai Pintu Pagar)	- Jubin Homogenous
<u>Tingkat Satu</u>	
Bilik Tidur Utama / Bilik Tidur 2 & 3 / Ruang Keluarga	- Jubin Homogenous
Bilik Mandi Utama, Bilik Mandi 2 & 3	- Jubin Seramik
Lain-lain Tempat	- Lapan Simen
Tangga	: Tangga R.C. dengan Lantai Kayu & Kemasan Simen
Kemasan Dinding	
Bilik Mandi Utama, Bilik Mandi 2, 3, 4 & 'WC'	- Jubin Seramik dengan Ketinggian Sehingga Siling
Dapur Kering	- Jubin Seramik dengan Ketinggian Sehingga Siling
Dapur Basah	- Jubin Seramik dengan Ketinggian Sehingga Siling
Sinki Dapur	: Sinki Keluli Bermangkuk Satu & Dua
Pemasangan Alat Kebersihan	: Alat Kebersihan Bermutu Tinggi
Pemasangan Elektrik	
Mata Lampu	- 49 unit
Mata Lampu Dinding	- 6 unit
Mata Lampu Pagar	- 2 unit
Mata Loceng	- 1 unit
Mata Kipas	- 7 unit
Mata Telefon	- 3 unit
Mata Data	- 2 unit
Mata TV & Astro (Dua Alur Keluar)	- 4 unit
Mata Kamera Litar Tertutup (CCTV)	- 3 unit
Mata Pagar Automatik	- 1 unit
Mata Pemanas Air	- 4 unit
Pendawaian Sistem Penggera	- 1 unit
Soket Alur Keluar 13A	- 36 unit
Soket Alur Keluar 13A USB	- 2 unit
Soket Alur Keluar 15A (Dapur)	- 1 unit
Soket Alur Keluar 15A (Penyaman Udara)	- 7 unit
Penggalak Pam Kalis Cuaca	- 1 unit
Mata Pemanas Air Suria	- 1 unit
Mata Pengecasan Kereta Elektrik	- 1 unit
Pagar	: Pagar Batu-bata dengan Ketinggian 1700mm
Rumput	: Tiada
Kawat & Kabel	: Disediakan
Telefon Dalam	

PONDEROSA Vista

2-Storey Semi-Detached

FREEHOLD



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• Developer's Licence No. : 9333/11-2027/0188(R) (30/11/2022 - 29/11/2027) • Advertising & Sales Permit No. : 9333-14/06-2025/0648(N)-(L) (06/06/2023 - 05/06/2025) • 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. : MBJB/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

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.

TYPE B1/B2

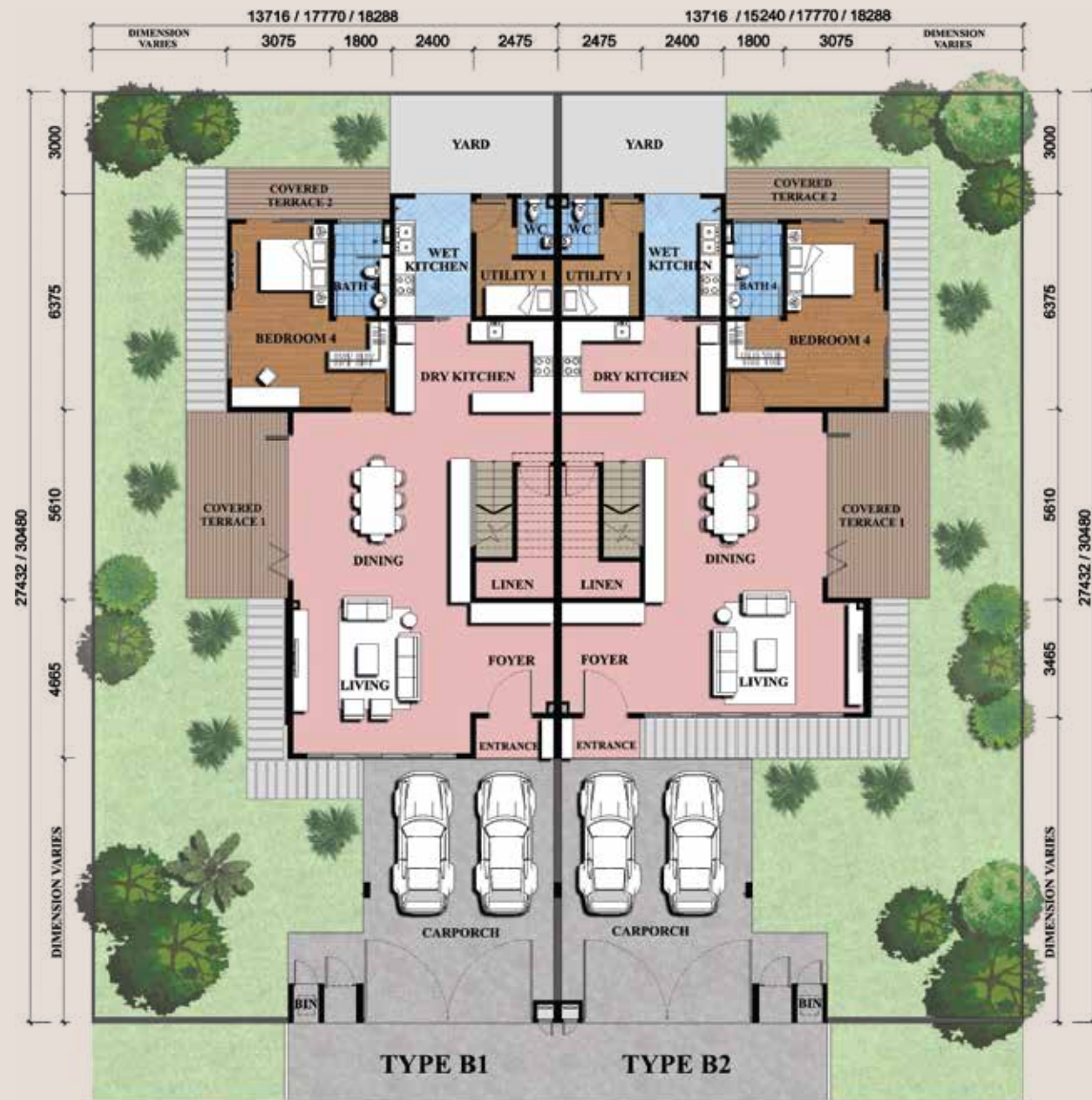
Land Area: 45' x 90'

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

Selling Price: from RM1,800,000

4+1 Bedrooms 4+1 Bathrooms

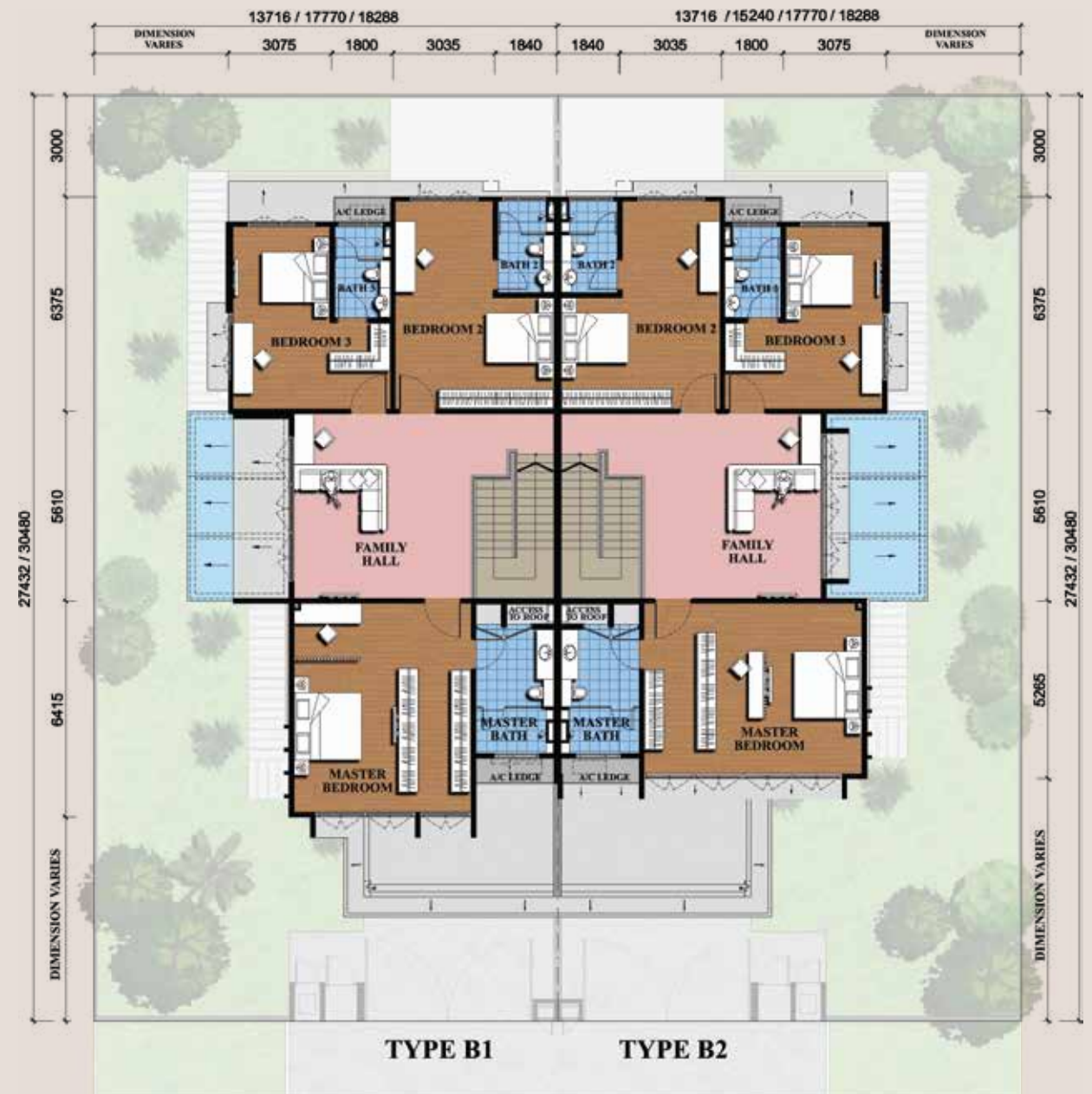
GROUND FLOOR



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