



MULTI-ACCESSIBILITY

- 15 mins. drive to city centre & CIQ Complex (Customs, Immigration & Quarantine)
- 10 mins. drive to Sunway College & 20 mins. drive to education hub with 3 universities and 2 colleges, including a Japanese School
- 10 mins. drive to Sultan Ismail Hospital
- 20 mins. drive to Regency Specialist Hospital
- Close to convenient amenities: 7-Eleven, Guardian Pharmacy Watsons, Spa & Foot Massage, Restaurants etc.
- Close to retail centres: Carrefour, Tesco, Giant Hypermarket & Jusco Tebrau City and recreational parks such as the 20-acre Pandan Lake & Recreational Park
- Easy accessibility to various destinations via major highways:
 - Eastern Dispersal Link (EDL) to the city centre / Singapore
 - Tebrau Highway to surrounding townships
 - Pasir Gudang Highway to Senai Airport, Second Link & Pasir Gudang
 - North-South Highway to Malacca or Kuala Lumpur

Homes for Life

A Quality Lifestyle Project By:



Developed by:



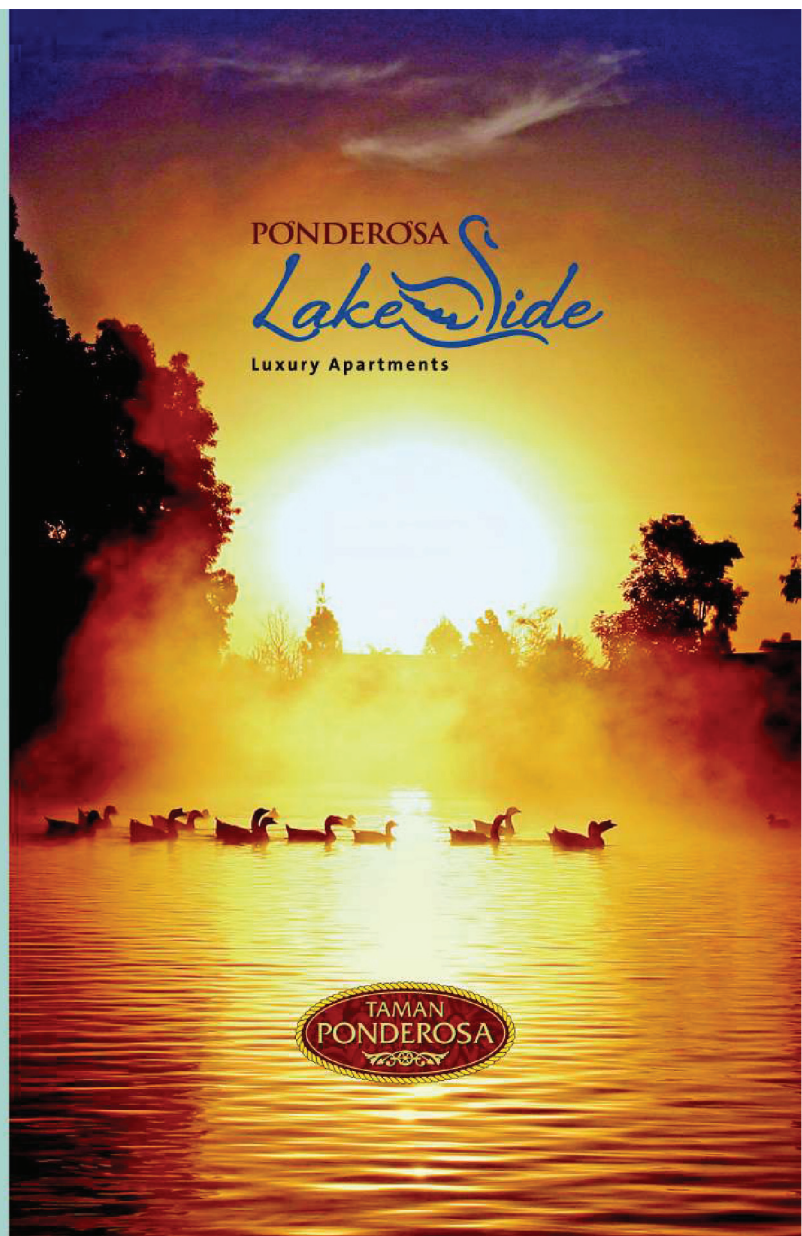
PANDAN BARU SDN. BHD.

Sales Office
Level 32, Johor Bahru City Square (Office Tower),
106-108, Jalan Wong Ah Fook, 80000 Johor Bahru.
Tel: 07-226 5989 Fax: 07-228 1989

www.berinda.com

Mr Boo **012-701 8633**
Carrie **012-760 1488**

• Developer's Licence No.: 9333-B/01/2017/6 (03/01/2012 - 02/01/2017) • Advertising & Sales Permit No.: 9333-B/44/2013(01) (06/06/2012 - 06/02/2012)
• Expected Date of Completion: January 2015 • Land Tenure: Freehold • Land Encumbrances: Free • Title: Master Title
• Approved Plan No.: P16/PS 16/2012 Dlm Fail M3/B/01/1/14/BGN/100 • No. of Units: 120 Units • Selling Price: RM606,000 (Min), RM2,348,000 (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, 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.





Unique. Unspoilt. Unforgettable.



Sited on beautifully landscaped grounds surrounding a beautiful lake, life at **Ponderosa Lakeside** is an exceptional experience at the heart of Taman Ponderosa. Soar above the rest in a 16-storey residential tower that offers unobstructed views of the open sky, lake and beyond. The beautiful vista fuses seamlessly with luxury interiors, presenting you a picture of lakeside paradise.



*Lakeside
Living*
that's beyond compare





5 STAR SECURITY - GATED & GUARDED

- Radio Frequency Identification (RFID)
- 2-way audio intercom
- Security access card system
- 24-hour security
- CCTV
- Broadband telecommunication
- SMATV (with Astro High Definition Capability)



Spacious Harmony



*Relax. Rejuvenate.
Reconnect.*

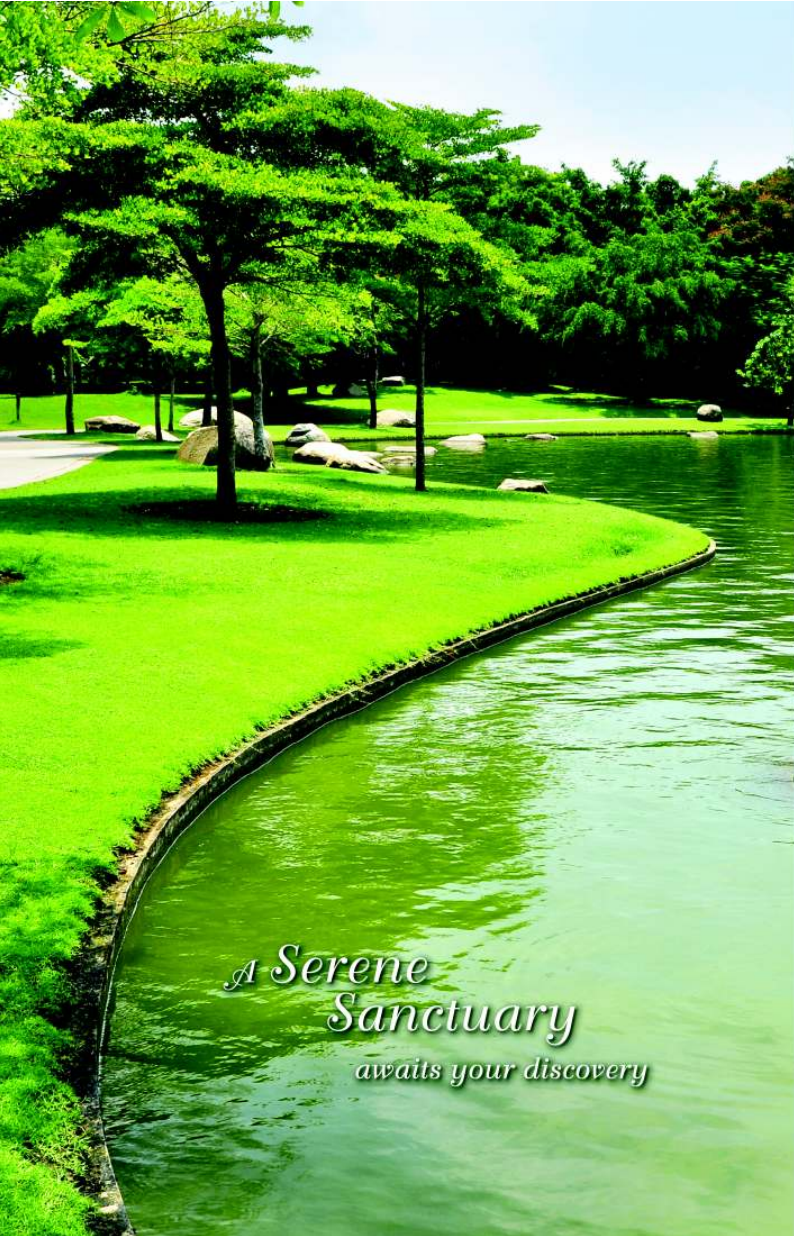
From a refreshing dip in the pool to a game of sports,
or socializing at the clubhouse to sharing a picnic by the lake,
you'll find life truly more relaxing here.



RESORT FACILITIES

- Swimming pool • Wading pool • Tennis court
- Two badminton courts • Barbeque Pits
- Fitness Station • Sauna • Gymnasium
- Children's playground • Function room





*A Serene
Sanctuary
awaits your discovery*

PONDEROSA LakeSide Luxury Apartments



TYPE D
Built-up Area: 2,241 sq. ft.

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework
WALL	: Clay Bricks / Reinforced Concrete Walls / Light Weight Block
CEILING	: Fibrous Plaster Board Ceiling / Skim Coat
WINDOWS	: Aluminium Framed Glass Windows / Fixed Glass Panel
DOORS	: Fire-rated Door / Timber Flush Doors / Aluminium Framed Glass Sliding Door / UPVC Door
IRONMONGERY	: Good Quality Ironmongeries
WALL FINISHES	: Ceiling Height Ceramic Wall Tiles on 2 Walls in Kitchen Ceiling Height Ceramic Wall Tiles in Bathrooms
FLOOR FINISHES	: Living / Dining / Kitchen / Study - Homogeneous Tiles Master Bath / Bath 2 / Bath 3 / WC - Ceramic Tiles Yard / A/c Ledge - Ceramic Tiles / Cement Screed Master Bedroom / Bedroom 2 / Bedroom 3 / Bedroom 4 / Utility - Hardwood Parquet / Homogeneous Tiles Balcony - Homogeneous Tiles
KITCHEN SINK	: Stainless Steel Kitchen Sink
SANITARY AND FITTINGS	: Good Quality Sanitary Wares
ELECTRICAL INSTALLATIONS	: Lighting Point - 28 Nos. Fan Point - 1 No. Socket Outlet Point - 25 Nos. TV Outlet Point - 2 Nos. Telephone Point - 2 Nos. Air-Con Point - 6 Nos. Heater Point - 1 No. Bell Point - 1 No. Security Intercom - 1 No.
INTERNAL TELEPHONE TRUNKING & CABLING	: Available

建筑规格

结构	钢筋混凝土框架
墙	红砖 / 钢筋混凝土墙 / 轻质砖
天花板	纤维石膏天花板 / 腻子膏
窗	铝框玻璃窗 / 固定玻璃窗
门	防火门 / 三夹板门 / 铝框玻璃窗门 / UPVC门
门锁	品质优良的门锁
墙面饰	厨房内墙面铺贴墙砖至天花板 浴室铺贴墙砖至天花板
地面饰	客厅 / 餐厅 / 厨房 / 书房 - 铺贴同质地砖 主卧室 / 浴室 2 / 浴室 3 / 厕所 - 铺贴地砖 庭院 / 冷气机平台 - 铺贴地砖 / 漆水泥 主卧室 / 浴室 2 / 浴室 3 / 浴室 4 / 杂物室 - 铺贴木地板 铺贴同质地砖 阳台 - 铺贴同质地砖
厨房洗水槽	不锈钢洗水槽
卫生设备	采用品质优良的卫生设备
电源装置	电灯位 - 28个 风扇位 - 1个 插座位 - 25个 电视位 - 2个 电话位 - 2个 冷气机位 - 6个 热水器位 - 1个 门铃位 - 1个 保安内部通话系统 - 1个
隐藏式电话	提供
电话装置	

SPESIFIKASI

STRUKTUR	: Rangka Konkrit Tetulang
DINDING	: Batu-bata Merah / Dinding Konkrit Tetulang / Blok Ringan
SILING	: Siling Berplaster Bergentian / Lapisan Sekim
TINGKAP	: Tingkap Kaca Berbingkai Aluminium / Panel Kaca Tetap
PINTU	: Pintu Rintangan Api / Pintu Papen Sedatar / Pintu Kaca Berbingkai Aluminium / Pintu UPVC
SET KUNCI	: Jenis Kunci-kunci Bermutu Tinggi
KEMASAN DINDING	: Jubin Dinding Sehingga Ketinggian Siling Pada 2 Permukaan Dinding di Dapur Jubin Dinding Sehingga Ketinggian Siling di Bilik Mandi
KEMASAN LANTAI	: Ruang Tamu / Ruang Makan / Dapur / Bilik Baca - Jubin Homogeneous Bilik Mandi Utama / Bilik Mandi 2 / Bilik Mandi 3 / Tandas - Jubin Seramik Halaman / Arjung A/c - Jubin Seramik / Lapan Simen Bilik Tidur Utama / Bilik Tidur 2 / Bilik Tidur 3 / Bilik Tidur 4 / Bilik Utiliti - Parket Kayu Keras / Jubin Homogeneous Balconi - Jubin Homogeneous
SINKI DAPUR	: Sinki Dapur Besi Keluli
PEMASANGAN ALAT KEBERSIHAN	: Alat Kebersihan Bermutu Tinggi
PEMASANGAN ELEKTRIK	: Mata Lampu - 28 Unit Mata Kipas - 1 Unit Mata Soket - 25 Unit Mata TV - 2 Unit Mata Telefon - 2 Unit Mata Penghawa Dingin - 6 Unit Mata Alat Pemanas - 1 Unit Mata Loceng - 1 Unit System Keselamatan Intercom - 1 Unit
KAWAT & KABEL TELEFON DALAMAN	: Disediakan

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PONDEROSA LakeSide Luxury Apartments



TYPE Da
Built-up Area: 2,328 sq. ft.

SPECIFICATIONS

STRUCTURE	: Reinforced Concrete Framework
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INTERNAL TELEPHONE TRUNKING & CABLING	: Available

建筑规格

结构	: 钢筋混凝土骨架
墙	: 红砖 / 钢筋混凝土墙 / 轻质砖
天花板	: 纤维石膏天花板 / 腻子膏
窗	: 铝框玻璃窗 / 固定玻璃窗板
门	: 防火门 / 三夹板门 / 铝框玻璃滑动门 / UPVC门
门锁	: 品牌优良的门锁
墙面饰	: 厨房两面墙铺贴磁砖至天花板 浴室铺贴磁砖至天花板
地面饰	: 客厅 / 餐厅 / 厨房 / 书房 - 铺贴同色地砖 主浴室 / 浴室 2 / 浴室 3 / 厕所 - 铺贴地砖 庭院 / 冷气机平台 / 储物间 - 铺贴地砖 / 涂水泥 主卧室 / 卧室 2 / 卧室 3 / 卧室 4 / 杂物室 - 铺贴木地板 / 铺贴同色地砖 阳台 - 铺贴同色地砖
厨房设施	: 不锈钢洗水槽
卫生设备	: 采用品牌优质洁具卫生设备
电器装置	: 电灯位 - 26个 风扇位 - 1个 电插座 - 23个 电视柜位 - 2个 电话位 - 2个 冷气机位 - 6个 热水器位 - 1个 门铃位 - 1个 保安内部通话系统 - 1个
对讲式电话	: 提供
电视装置	: 提供

SPESIFIKASI

STRUKTUR	: Rangka Konkrit Tetulang
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