

SPECIFICATIONS

Structure	: Reinforced Concrete Framework
Wall	: Clay Bricks
Roofing Covering	: Metal Deck Roofing
Roof Structure	: Metal Roof Truss / R.C Flat Roof
Ceiling	: Gypsum Plasterboard Ceiling / Skim Coat / Asbestos-free Ceiling
Windows	: Aluminium Framed Glass Windows / Fixed Glass Panel
Doors	: Timber Door / Plywood Flush Door / Plywood Flush Sliding Door / Aluminium Bi-fold Door / Aluminium Sliding Door
Ironmongery	: Good Quality Ironmongery
Wall Finishes	: Full Height Ceramic Wall Tiles on 2 Walls in Dry Kitchen Up To Ceiling Height Full Height Ceramic Wall Tiles on 3 Walls in Yard Up to Ceiling Height Full Height Ceramic Wall Tiles in Bathroom Up To Ceiling Height

Floor Finishes

Ground Floor

Living / Dining / Bedroom 4 / Dry Kitchen / Pantry / Utility

- Polished Tiles

Bathroom 4 / Bathroom 5 - Non Slip Ceramic Tiles

Terrace / Yard / Apron / Car Porch / Driveway

- Non Slip Ceramic Tiles

First Floor

Master Bedroom / Bedroom 2 & 3 / Family / Staircase - Timber

Parquet / Bamboo Flooring

Bathroom 1 / Bathroom 2 & 3 - Non Slip Ceramic Tiles

Front Balcony - Non Slip Ceramic Tiles

Staircase : R.C Staircase with Hardwood Parquet to Tread / Bamboo Flooring to Tread / Plaster Finish to Riser

Sanitary and Fittings : Good Quality Sanitary Wares & Fittings

Electrical Installations

Lighting Point	- 47 nos.
Ceiling Fan Point	- 7 nos.
13A Socket Outlet	- 23 nos.
15A Socket Outlet for Air-Cond Point	- 6 nos.
15A Socket Outlet for Cooker Point	- 1 no.
15A Socket Outlet for Solar Heater Point	- 1 no.
Weatherproof 20A TPN Isolator	- 1 no.
TV Point	- 3 nos.
Telephone Point	- 4 nos.
Bell Point	- 1 no.
Gate Light Point	- 2 nos.
Auto Gate Point	- 1 no.
Alarm Wiring	- 1 lot.
CCTV Point	- 3 nos.

Fencing : 1600mm High Brick Fencing Wall With Grille

Internal Telephone : Available
Trunking & Cabling

建 ■ 规格

结构 : 钢筋混凝土骨架
钢筋混凝土骨架

墙壁 : 陶土砖

屋顶 : 金属屋顶
金属屋顶

屋顶结构 : 金属甲板屋架 / 混凝土平顶

天花板 : 石膏天花板 / 涂石膏 / 无石棉天花板

窗 : 铝框玻璃窗 / 固定玻璃窗板

门 : 木门 / 三夹板门 / 三夹板滑动门 / 铝质两摺门 / 铝框滑动门

门锁 : 品质优良的门锁

墙面修饰 : 干厨房两面墙铺磁砖至天花板
庭院三面墙铺磁砖至天花板
浴室铺磁砖至天花板

地面修饰 : 底层
客厅 / 饭厅 / 卧室4 / 干厨房 / 饮食区 / 杂物室 - 铺磁砖
浴室4 / 浴室5 - 铺磁砖防滑磁砖
平台 / 庭院 / 车道 - 铺磁砖防滑磁砖

一楼

主卧室 / 卧室2&3 / 起居室 / 楼梯 - 铺硬木地板 / 竹炭地板

浴室1 / 浴室2及浴室3 - 铺磁砖防滑磁砖

前阳台 - 铺磁砖防滑磁砖

楼梯

钢筋混凝土楼梯硬木地板 / 竹炭地板 / 石膏修饰壁板

卫生装置

品质优良的卫浴装置

电源设备

电灯位	47个
天花板风扇位	7个
13安培电插座	23个
15安培冷气插座	6个
15安培电炉插座	1个
15安培太阳能热水器插座	1个
防水20A TPN分离器	1个
电视机位	3个
电话位	4个
门铃位	1个
闸门柱电灯位	2个
电动闸门位	1个
防盗警铃线路	1个
闭路电视插座	3个

围篱

1600mm高砖堆铁围篱

■ 藏式电话电纜装置
有

SPESIFIKASI

Struktur : Rangka Konkrit Tetulang
Dinding : Batu Bata Merah
Gentian Bumbung : Bumbung Dek Logam
Struktur Bumbung : Rangka Bumbung Logam / Bumbung Rata R.C
Siling : Siling Berplaster Gypsum Bergentian / Lapisan Skim / Siling Bebas Asbestos

Tingkap : Tingkap Kaca Berbingkai
Aluminium / Panel Kaca Kekal

Pintu : Pintu Papan / Pintu Papan Sedatar / Pintu Papan Sedatar Bergelongsor / Pintu Aluminium Berlipat / Pintu Aluminium Bergelongsor

Kunci : Jenis Kunci-kunci bermutu tinggi
Kemasan Dinding : Jubin dinding seramik pada 2 permukaan di dapur kering dengan ketinggian penuh sehingga siling
Jubin dinding seramik untuk 3 permukaan di halaman dengan ketinggian penuh sehingga siling
Jubin dinding seramik untuk permukaan di bilik air dengan ketinggian penuh sehingga siling

Kemasan Lantai

Tingkat Bawah

Ruang Tamu / Ruang Makan / Bilik 4 / Dapur Kering / Pantri / Utiliti - Jubin Berkilat

Bilik Mandi 4 / Bilik Mandi 5 - Jubin Seramik Anti Gelincir

Teres / Laman / Anjung / Anjung Kereta / Laluan kereta - Jubin Seramik Anti Gelincir

Tingkat Satu

Bilik Utama / Bilik 2 & 3 / Ruang Keluarga / Tangga - Parket Kayu / Parket Buluh

Bilik Mandi 1 / Bilik Mandi 2 & 3 - Jubin Seramik Anti Gelincir

Balkoni Depan - Jubin Seramik Anti Gelincir

Tangga

Tangga R.C Dengan Parket Kayu Keras Hingga Anak Tangga / Parket Buluh Hingga Anak Tangga / Kemasan Plaster Pada Tetingkat

Pemasangan Alat Kebersihan

Alat Kebersihan Bermutu Tinggi

Kelengkapan Elektrik

Mata Lampu	- 47 unit
Mata Kipas Siling	- 7 unit
Soket Alur Keluar 13A	- 23 unit
Soket Alur Keluar Penyaman Udara 15A	- 6 unit
Soket Alur Keluar Dapur 15A	- 1 unit
Soket Alur Keluar Pemanas Air Suria 15A	- 1 unit
Isolator Kalis Cuaca 20A	- 1 unit
Mata TV	- 3 unit
Mata Telefon	- 4 unit
Mata Loceng	- 1 unit
Mata Lampu Pagar	- 2 unit
Mata Pagar Automatik	- 1 unit
Pendawaian Sistem Penggera	- 1 unit
Mata Kamera Litar Tertutup (CCTV)	- 3 unit

Pagar : Pagar batu bata dan grill dengan ketinggian 1600mm

Kawat & Kabel : Disediakan
Telefon Dalam

PONDEROSA Vista

2-Storey Semi-Detached

FREEHOLD



Homes for Life

A Quality Lifestyle Project By:



A member of the Kuok Group

Developed by:

PANDAN BARU SDN. BHD.
0201411-06

Sales Office

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

FOR ENQUIRIES

07-226 5989

www.berinda.com

Joe: **019-750 8850** • Mr. Boo: **012-701 8633**

Mr. Lim: **012-786 6611**

ANOTHER EXCLUSIVE RESIDENTIAL PROJECT @



TYPE A

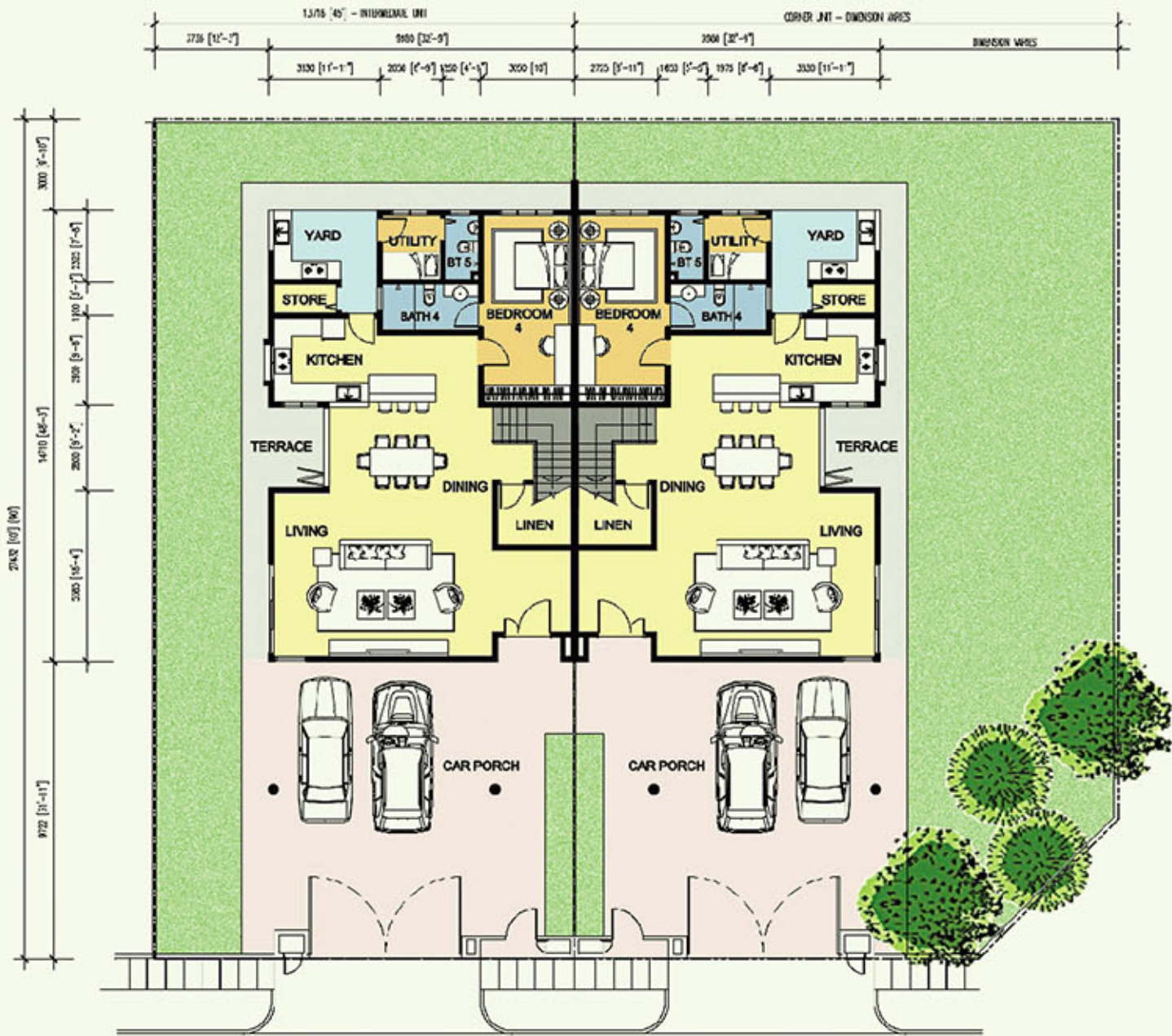
Land Area: 45' x 90'

Built-up area: from 3,957 sq. ft.

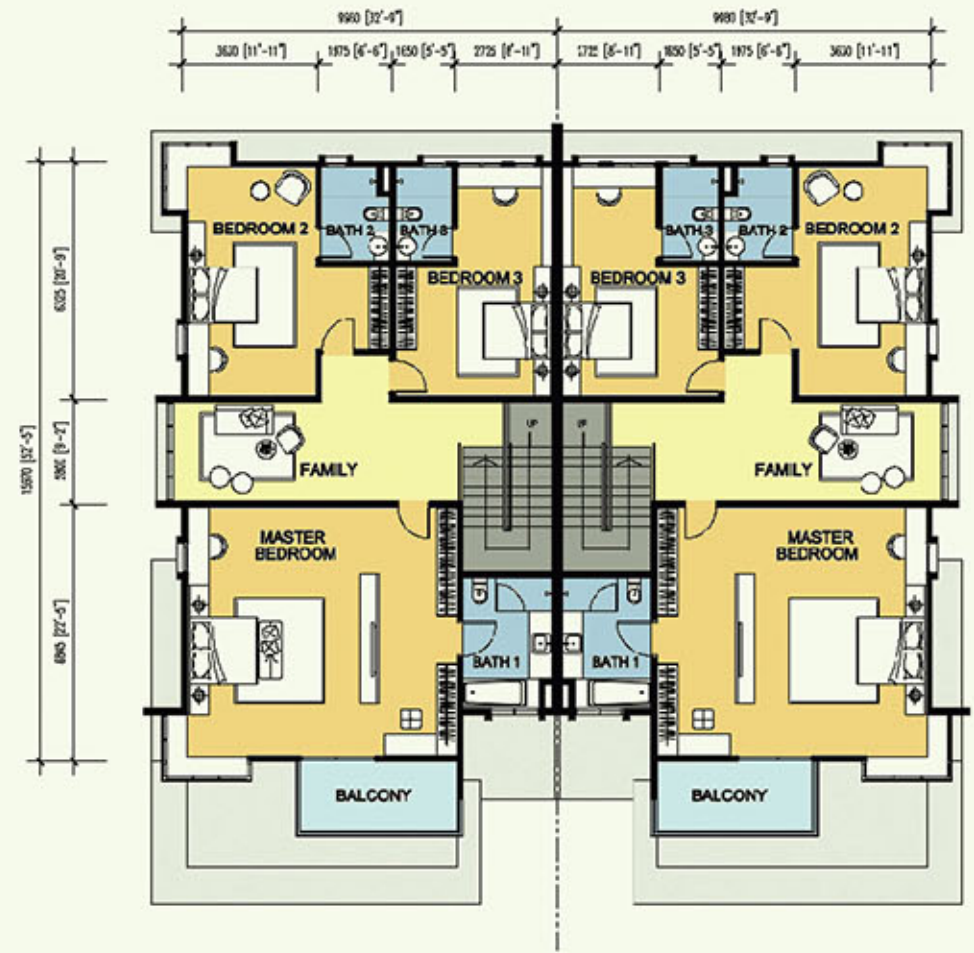
Selling Price: from RM1,800,000

• Developer's License No: 9333-9/06-2015/0220(L) - Validity date: 15/06/2013 - 14/06/2015 - Advertising & Sales Permit No: 9333-9/06-2015/0220(P) - Validity date: 15/06/2013 - 14/06/2015
• Authority Approving Building Plan: MJB/B - Building Plan Approval No: Pelan Bil. PL/PB 56/2012 Dlm. Fail MJB/B/U/2011/14/BGN/109 - Land Tenure: Freehold - Land Encumbrances: Free - Title: Individual Title
• Total Units: 32 units (Type A), 40 units (Type B) - Expected Date of Completion: January 2016 - Selling Price: Type A RM1,800,000 (min) RM2,764,400 (max), Type B RM1,600,000 (min) RM2,665,600 (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.



GROUND FLOOR



FIRST FLOOR

SPECIFICATIONS

Structure : Reinforced Concrete Framework
Wall : Clay Bricks
Roofing Covering : Metal Deck Roofing
Roof Structure : Metal Roof Truss / R/C Flat Roof
Ceiling : Gypsum Plasterboard Ceiling / Skim Coat / Asbestos-free Ceiling
Windows : Aluminium Framed Glass Windows / Fixed Glass Panel
Doors : Timber Door / Plywood Flush Door / Plywood Flush Sliding Door / Aluminium Bi-fold Door / Aluminium Sliding Door
Ironmongery : Good Quality Ironmongery
Wall Finishes : Full Height Ceramic Wall Tiles on 2 Walls in Dry Kitchen Up To Ceiling Height
 Full Height Ceramic Wall Tiles on 3 Walls in Yard Up To Ceiling Height
 Full Height Ceramic Wall Tiles in Bathroom Up To Ceiling Height

Floor Finishes

Ground Floor

Living / Dining / Bedroom 4 / Dry Kitchen / Pantry / Utility - Polished Tiles
 Bathroom 4 / Bathroom 5 - Non Slip Ceramic Tiles
 Terrace / Yard / Apron / Car Porch / Driveway - Non Slip Ceramic Tiles

First Floor

Master Bedroom / Bedroom 2 & 3 / Family / Staircase - Timber Parquet / Bamboo Flooring
 Bathroom 1 / Bathroom 2 & 3 - Non Slip Ceramic Tiles
 Front Balcony - Non Slip Ceramic Tiles

Staircase : R/C Staircase with Hardwood Parquet to Tread / Bamboo Flooring to Tread / Plaster Finish to Riser

Sanitary and Fittings : Good Quality Sanitary Wares & Fittings

Electrical Installations

Lighting Point - 46 nos.
 Ceiling Fan Point - 7 nos.
 13A Socket Outlet - 23 nos.
 15A Socket Outlet for Air-Cond Point - 6 nos.
 15A Socket Outlet for Cooker Point - 1 no.
 15A Socket Outlet for Solar Heater Point - 1 no.
 Weatherproof 20A TPN Isolator - 1 no.
 TV Point - 3 nos.
 Telephone Point - 4 nos.
 Bell Point - 1 no.
 Gate Light Point - 2 nos.
 Auto Gate Point - 1 no.
 Alarm Wiring - 1 lot.
 CCTV Point - 3 nos.

Fencing : 1600mm High Brick Fencing Wall With Grille

Internal Telephone Trunking & Cabling : Available

建 规格

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 / 混凝土平屋顶
天花板 : 石膏天花板 / 涂石膏 / 无石棉天花板

窗 : 铝框玻璃窗 / 固定玻璃窗板
门 : 木门 / 三夹板门 / 三夹板滑动门 / 铝质两摺门 / 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
 庭院三面墙铺砌磁砖至天花板
 浴室铺砌磁砖至天花板

地面修饰 : 底层
 客厅 / 餐厅 / 卧室4 / 干厨房 / 饮食区 / 杂物室 - 铺砌磁砖
 浴室4 / 浴室5 - 铺砌防滑磁砖
 平台 / 庭院 / 车道 - 铺砌防滑磁砖

一楼

主卧室 / 卧室2&3 / 起居室 / 楼梯 - 铺木地板 / 竹质地板
 浴室1 / 浴室2及浴室3 - 铺砌防滑磁砖
 前阳台 - 铺砌防滑磁砖

楼梯 : 钢筋混凝土楼梯硬木地板 / 竹质地板 / 石膏修饰竖板

卫生装置 : 品质优良的卫浴装置

电源设备 : 电灯位 46个
 天花板风扇位 7个
 13安培电插座 23个
 15安培冷气插座 6个
 15安培电炉插座 1个
 15安培太阳能热水器插座 1个
 防水20A TPN分离器 1个
 电视柜位 3个
 电话位 4个
 门铃位 1个
 闸门柱电灯位 2个
 电动闸门位 1个
 防盗警铃线路 1个
 闭路电视插座 3个

围篱 : 1600mm高砖墙铁栅围篱

■ 藏式电话电缆装置有

SPESIFIKASI

Struktur : Rangka Konkrit Tetulang
Dinding : Batu Bata Merah
Gentian Bumbung : Bumbung Dek Logam
Struktur Bumbung : Rangka Bumbung Logam / Bumbung Rata R.C
Siling : Siling Berplaster Gypsum Bergentian / Lapisan Skim / Siling Bebas Asbestos

Tingkap : Tingkap Kaca Berbingkai Aluminium / Panel Kaca Kekal

Pintu : Pintu Papan / Pintu Papan Sedatar / Pintu Papan Sedatar Bergelongsor / Pintu Aluminium Berlipat / Pintu Aluminium Bergelongsor

Kunci : Jenis Kunci-kunci bermutu tinggi
Kemasan Dinding : Jubin dinding seramik pada 2 permukaan di dapur kering dengan ketinggian penuh sehingga siling
 Jubin dinding seramik untuk 3 permukaan di halaman dengan ketinggian penuh sehingga siling
 Jubin dinding seramik untuk permukaan di bilik air dengan ketinggian penuh sehingga siling

Kemasan Lantai

Tingkat Bawah

Ruang Tamu / Ruang Makan / Bilik 4 / Dapur Kering / Pantri / Utiliti - Jubin Berkilat
 Bilik Mandi 4 / Bilik Mandi 5 - Jubin Seramik Anti Gelincir
 Teres / Laman / Anjung / Anjung Kereta / Laluan kereta - Jubin Seramik Anti Gelincir

Tingkat Satu

Bilik Utama / Bilik 2 & 3 / Ruang Keluarga / Tangga - Parket Kayu / Parket Buluh
 Bilik Mandi 1 / Bilik Mandi 2 & 3 - Jubin Seramik Anti Gelincir
 Balconi Depan - Jubin Seramik Anti Gelincir

Tangga

Tangga R.C Dengan Parket Kayu Keras Hingga Anak Tangga / Parket Buluh Hingga Anak Tangga / Kemasan Plaster Pada Tetingkat

Pemasangan Alat Kebersihan : Alat Kebersihan Bermutu Tinggi

Kelengkapan Elektrik

Mata Lampu - 46 unit
 Mata Kipas Siling - 7 unit
 Soket Alur Keluar 13A - 23 unit
 Soket Alur Keluar Perumahan Udara 15A - 6 unit
 Soket Alur Keluar Dapur 15A - 1 unit
 Soket Alur Keluar Pemanas Air Suria 15A - 1 unit
 Isolator Kalis Cuaca 20A - 1 unit
 Mata TV - 3 unit
 Mata Telefon - 4 unit
 Mata Loceng - 1 unit
 Mata Lampu Pagar - 2 unit
 Mata Pagar Automatik - 1 unit
 Pendawaian Sistem Penggera - 1 unit
 Mata Kamera Litar Tertutup (CCTV) - 3 unit

Pagar : Pagar batu bata dan gril dengan ketinggian 1600mm

Kawat & Kabel : Disediakan
Telefon Dalam

PONDEROSA Vista
 2-Storey Semi-Detached

FREEHOLD



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A member of the Kuok Group

Developed by:

PANDAN BARU SDN. BHD.
 02141146

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Mr. Lim: **012-786 6611**

ANOTHER EXCLUSIVE RESIDENTIAL PROJECT @



TYPE B

Land Area: 40' x 80'

Built-up area: from 3,420 sq. ft.

Selling Price: from RM1,600,000

• Developer's License No.: 9333-9/06-2015/0220(1) - Validity date: 15/06/2013 - 14/06/2015 • Advertising & Sales Permit No.: 9333-9/06-2015/0220(P) - Validity date: 15/06/2013 - 14/06/2015
 • Authority Approving Building Plan: MBJB - Building Plan Approval No: Pelan Bil. PL/PB 56/2012 Dim. Fail MBJB/U/2011/14/BGN/109 • Land Tenure: Freehold • Land Encumbrances: Free • Title: Individual Title
 • Total Units: 32 units (Type A), 40 units (Type B) • Expected Date of Completion: January 2016 • Selling Price: Type A RM1,800,000 (min) RM2,764,400 (max), Type B RM1,600,000 (min) RM2,665,600 (max)

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