

Location :	Lot 181427, Persiaran Ponderosa Utama, Taman Ponderosa, 81100 Johor Bahru, Johor				
Type :	Serviced Apartment				
Name :	Ponderosa Regency				
Developer :	Prinsip Alpha Sdn Bhd Co. No. 202301019132 (1513054W)				
Complete Years :	Q3 2028				
Site Area :	8.575 Acres				
Tenure :	Freehold				
Total Units	1,132 units				
Tower	Tower A & Tower B				
Components :	35th floor (567 units)				
Carpark Level :	Level 1 to Level 6				
Facilities Level :	Level 7				
Units per Level :	23 units per floor (Typical Floor from 8-33 Floor, Duplex Unit from 34-35 Floor)				
Unit Details :	NO	Type	Composition	Build-Up	No.of Unit
	1)	TYPE A	Studio	532 sqft	880
	2)	TYPE A1	1 Bedroom + 1 Bathroom	598 sqft	52
	3)	TYPE AA	2 Bedroom + 2 Bathroom	1,064 sqft	2
	4)	TYPE B	2 Bedroom + 2 Bathroom	681 sqft	156
	5)	TYPE B1	2 Bedroom + 2 Bathroom	1,065 sqft	2
	6)	TYPE C	2 Bedroom + 2 Bathroom	974 sqft	34
	7)	TYPE C1	2 Bedroom + 2 Bathroom	1,079 sqft	2
	8)	TYPE D	3 Bedroom + 3 Bathroom	1,211 sqft	6
Orientation :	SE	Ponderosa Golf View			
	NW	City View			
Total Lifts :	4+1 Lifts				
Carpark:	Type A, A1, B	1 Carpark			
	Type B1, C, C1, D	2 Carpark			
Ceiling Heights :	3.3 Meter				
Remarks :	Foreigner is eligible to purchase RM 500,000 and above				
	Green Building				
	Include 14 units of 2 storey and 3 storey shop lot				
Main. Fee :	RM 0.35 sqft (Include sinking fund) ESTIMATE				
Booking Fee :	RM1,000				
Packages :	Type A Rebate - 12%				
	Option 1				
	* Rebate 12%				
	* Partial Furnish				
	Option 2				
	* Rebate 10%				
	* Partial Furnish				
	* With 1 slide door & 1 more air conditioning point				
	Option 3				
	* Rebate 10%				
	* Partial Furnish				
	* With window and 2 more air conditioning point				
	* Partial Furnish				
	Air Conditioner (Living Room)				
	Water Heater				
	Shower Screen				
	Vanity Cabinet				
	Foreigner				
	* Rebate 5% + 2%				
	* Partial Furnish				
	Air Conditioner (Living Room)				
	Water Heater				
	Shower Screen				
	Vanity Cabinet				
	Type A1, B, B1, C, C1, D Rebate 6% + 1%				
	Free Legal Fee on SPA				
	Free Legal Fee on Loan Agreement				
	Free Stamp Duty on Loan Agreement				
	Free Partially Furnish (Kindly refer to the Furniture Package File)				

