

TYPE A - VERSATILE 1+1

AGENCY BRIEFING

Date: 16 June 2025 (Monday)

Time: 11 am

Venue: Ponderosa Regency Property Gallery

VERSATILE 1+1:
STYLISH & COSY



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STYLISH & COSY



VERSATILE 1+1:

MUJI TATAMI



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VERSATILE 1+1:

SPACE REDEFINED COMFORT MAXIMIZED



VERSATILE 1+1:

**SPACE REDEFINED
COMFORT MAXIMIZED**



UNIT LAYOUT

Versatile Living

TYPE

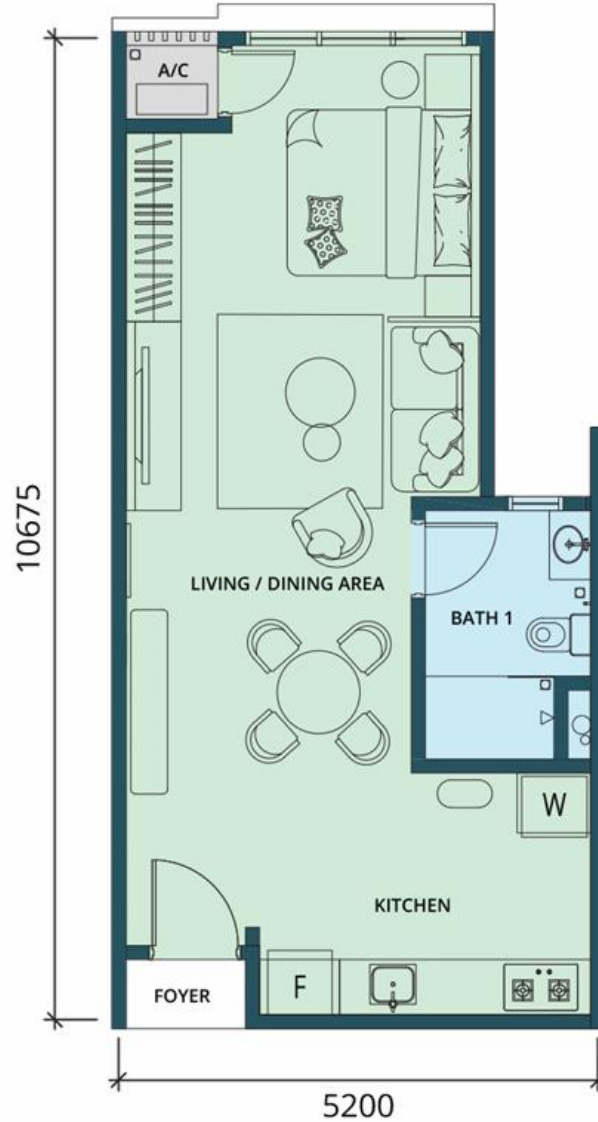
STUDIO

A

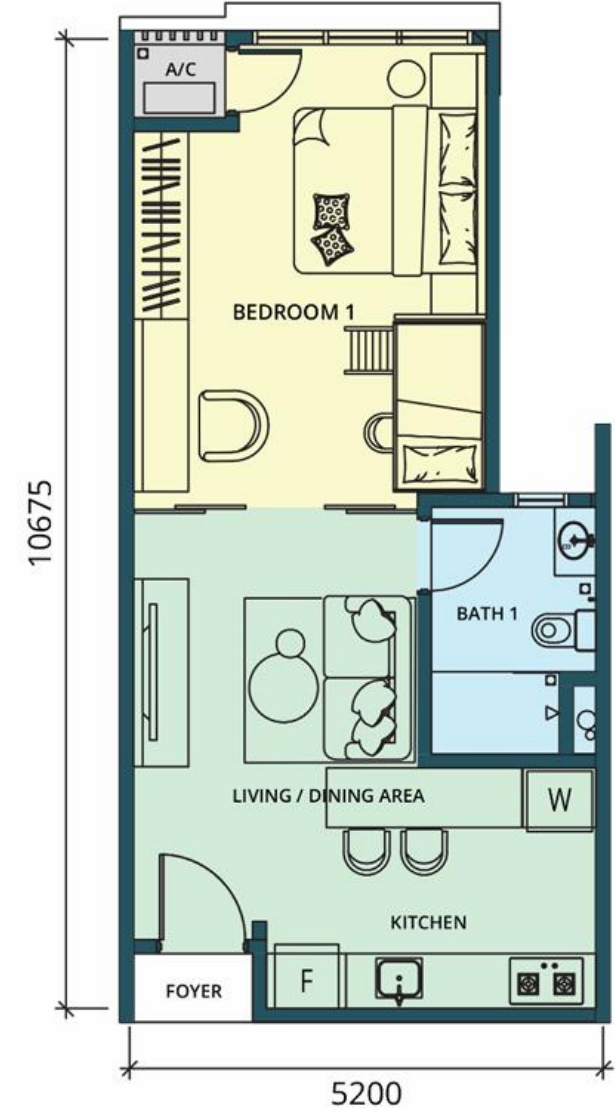
532 sq.ft.

1 BATHROOM

TOTAL UNITS: 880



TYPICAL UNIT



TYPICAL UNIT + SLIDING DOOR

UNIT LAYOUT

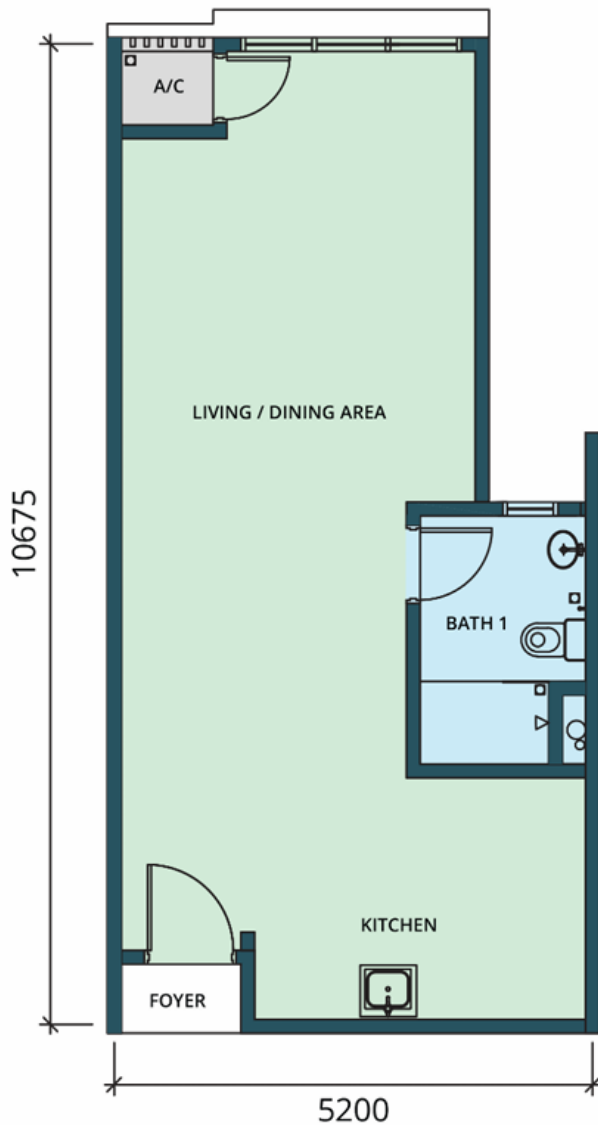
PONDEROSA REGENCY

Versatile Living

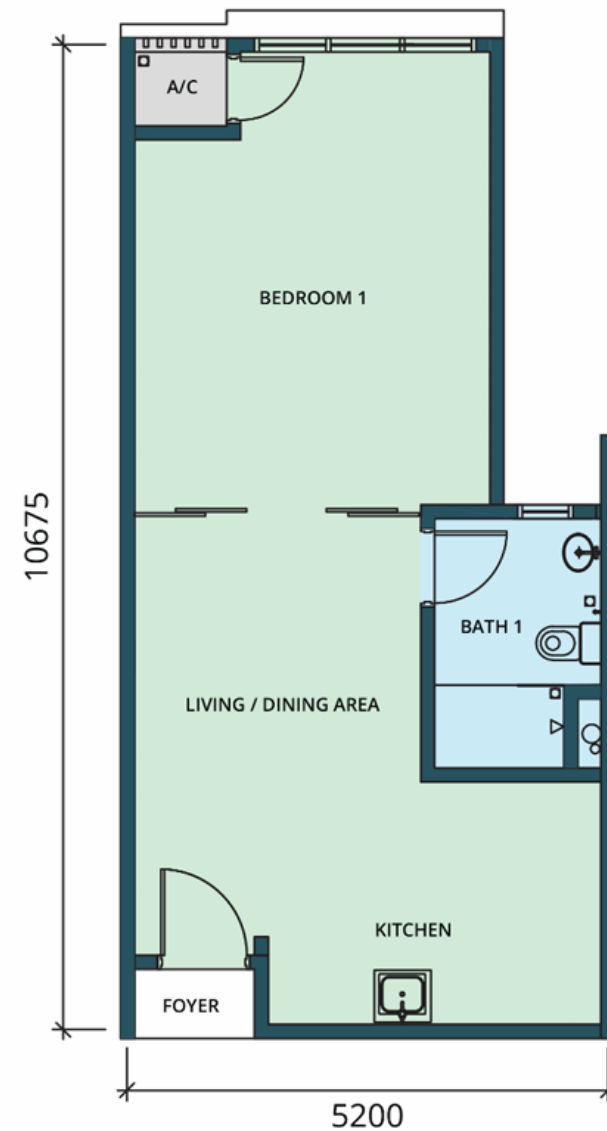
TYPE **STUDIO**

A 532 sq.ft.
1 BATHROOM

TOTAL UNITS: 880



BARE UNIT



BARE UNIT + SLIDING DOOR

PACKAGES:

VERSATILE 1+1 [Type A]	<u>Package</u> [A] <i>Furnished</i>	<u>Package</u> [B] <i>Furnished + Sliding Door</i>	<u>Package</u> [C] <i>Bare Unit</i>	<u>Package</u> [D] <i>Bare Unit + Sliding Door</i>
Booking Fee	RM1,000	RM1,000	RM1,000	RM1,000
Free Legal Fees on SPA & Loan Doc	Yes	Yes	Yes	Yes
Free Stamp Duty on Loan Doc	Yes	Yes	Yes	Yes
Free Legal Disbursement Fees on SPA & Loan Doc	Yes	Yes	Yes	Yes
MOT	No	No	No	No
State Levy/Foreigner Consent	No	No	No	No
Free Furnishing Package	Yes	Yes	No	No
<u>-RM30,000</u> Furnishing Cost	No	No	Yes	Yes
Sliding Door Add-on*	No	Yes	No	Yes
Additional AC Point at Living Area**	No	Yes	No	No

*SLIDING DOOR ADD-ON:

- ❖ Buyers may opt for Sliding Door Add-on at a promotional rate of **RM3,000**, which is applicable to the **1st 30 units** and first-time buyer only.
- ❖ A standard rate of RM10,000 will be charged to existing buyer who wishes to have sliding door add-on.
- ❖ The sliding door add-on payment is required to make **upon SPA signing**.
- ❖ Agent is responsible to collect the payment. Payment made to:
Prinsip Alpha Sdn Bhd - Current Account:
Public Bank Berhad
Account No.: 3235326615
- ❖ Developer staff will issue **Temporary Receipt (TR)** to buyer upon signing SPA. An **Invoice & Official Receipt (OR)** will be issued by Developer to buyer thereafter.
- ❖ The standard rate will be resumed once the quota of promotional rate of RM3,000 is reached.
- ❖ Any excess payments, if applicable, will be refunded upon Vacant Possession (VP).

[C] BARE UNIT - SPECIFICATION:

INCLUDED:

- ✓ AC, Fan, Lighting, Power, SMATV, Water Heater Points.
- ✓ Distribution Board & Fibre Wall Socket.
- ✓ Toilet: Full Tiled-up, Water Closet, Wall-mounted Wash Basin with Tap, Shower Rose, Toilet Roll Holder.
- ✓ Full Floor Tiles.
- ✓ Fire Door with lock set at Entry.
- ✓ Door Frame with Wooden Doors.
- ✓ Pantry Sink.

EXCLUDED:

- ❖ ***Toilet - Water Heater, Shower Screen & Vanity Cabinet.***
- ❖ ***Kitchen Cabinets, Hob & Hood.***
- ❖ ***ID Furnishing, Furnitures & Electrical Appliances.***

THANK YOU

