



SIGNATURE
of FINEST HOME

PONDEROSA REGENCY



CERTIFIED BY



MANAGED BY



FREEHOLD
SERVICED APARTMENT



THE JEWEL of PONDEROSA

A VIBRANT MIXED COMMERCIAL DEVELOPMENT

LEVEL 8 - 33
TYPICAL UNITS

LEVEL 34 & 35
DUPLEX UNITS

2 STOREY STRATA
SHOP OFFICES

3 STOREY STRATA
SHOP OFFICES



SIGNATURE of FINEST HOME

- 4 Towers Of 28-Storey Serviced Apartments (Levels 8-35)
- 1 Level Of Facilities (Level 7)
- 6 Storeys Of Multi-Level Carparks (Levels 1-6)
- Sub-Basement Carpark For Commercial Usage
- 34 Units Of Single Storey, 2 Storey & 3 Storey Strata Shop Offices

Situated in the prime location of Taman Ponderosa, Johor Bahru, Ponderosa Regency is a grand mixed commercial development that offers an exquisite blend of modern living and thriving business opportunities. This landmark project consists of two phases, each offering 1,132 units of serviced apartments, alongside 34 single-storey, two-storey and three-storey strata shop offices, making it an ideal hub for both residents and entrepreneurs.

Incorporating the principles of LOHAS (Lifestyle of Health and Sustainability), Ponderosa Regency proudly holds a GreenRE Certification, ensuring that both the environment and residents' well-being are prioritized. With eco-conscious design elements and energy-efficient systems, this development seamlessly complements a modern luxury lifestyle. Adding to its appeal, Ponderosa Regency features 67 thoughtfully curated facilities, ranging from wellness and recreation to entertainment and leisure, offering residents a comprehensive living experience that balances sustainability with indulgence.





DROP OFF



STRATA SHOP OFFICES

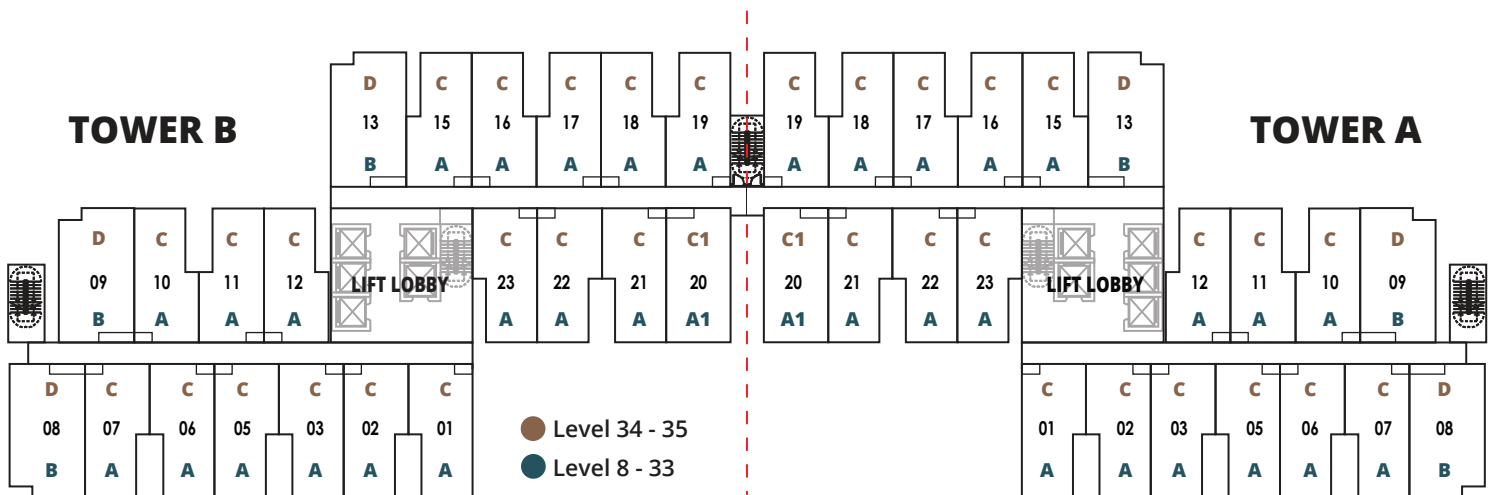


STRATA SHOP OFFICES



LOBBY

CITY VIEW



GOLF VIEW



BADMINTON & PICKLEBALL COURT

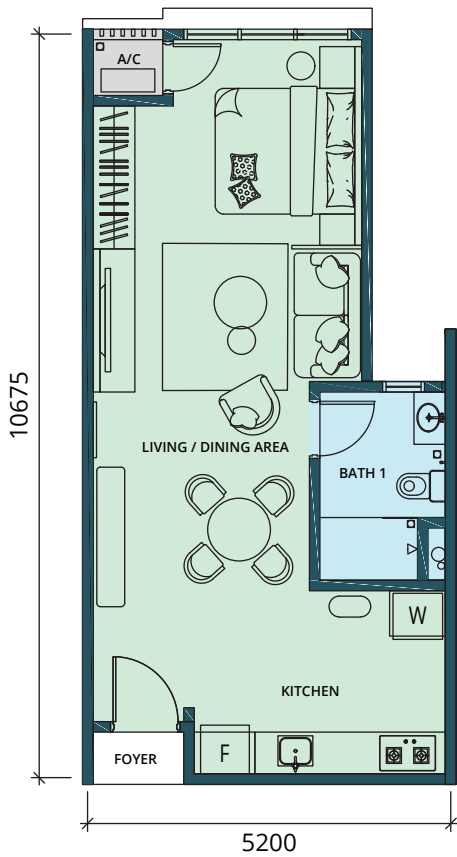


KIDS PLAYGROUND

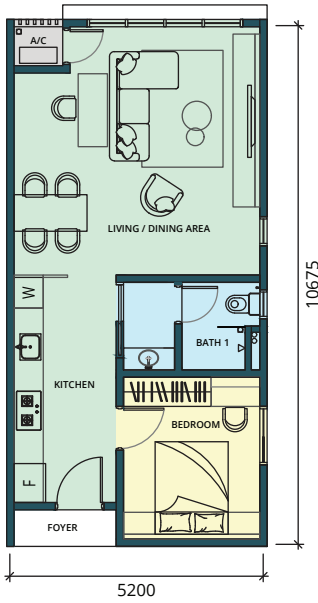


CO-WORKING LOUNGE

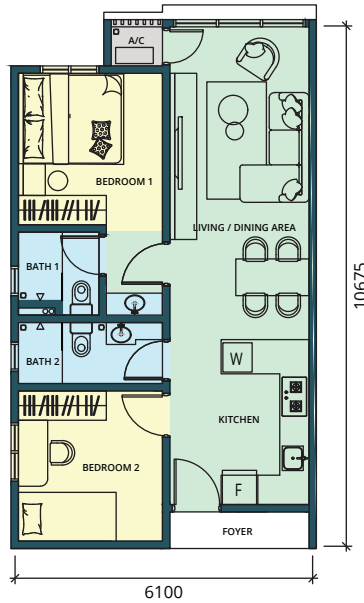
TYPICAL UNIT



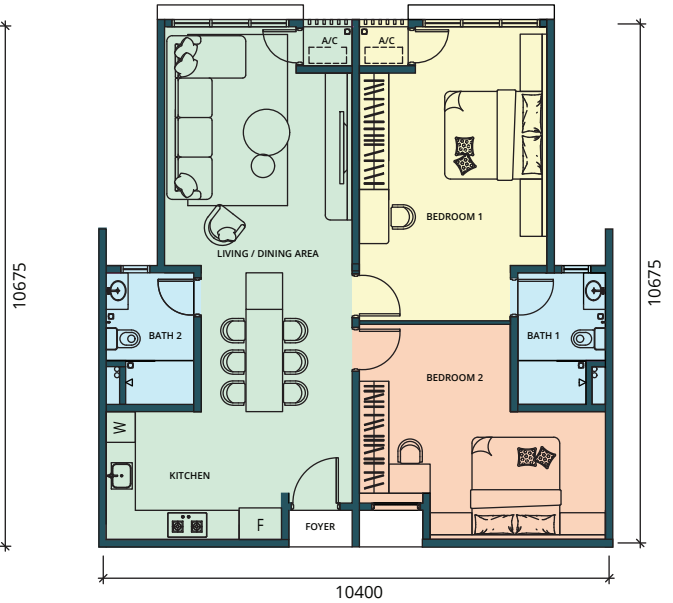
TYPE A **STUDIO**
532 sq.ft.
1 BATHROOM



TYPE A1 **1 BEDROOM**
598 sq.ft.
1 BATHROOM

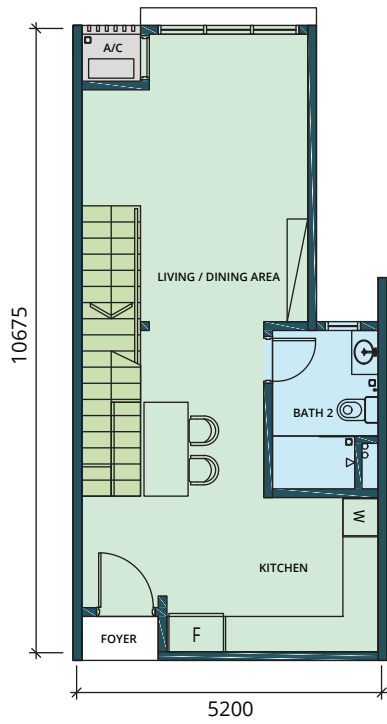


TYPE B **2 BEDROOMS**
681 sq.ft.
2 BATHROOMS

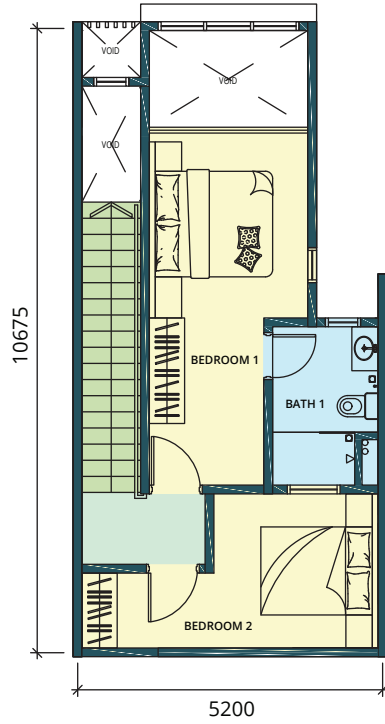


TYPE AA **2 BEDROOMS**
1,064 sq.ft.
2 BATHROOMS

DUPLEX UNIT

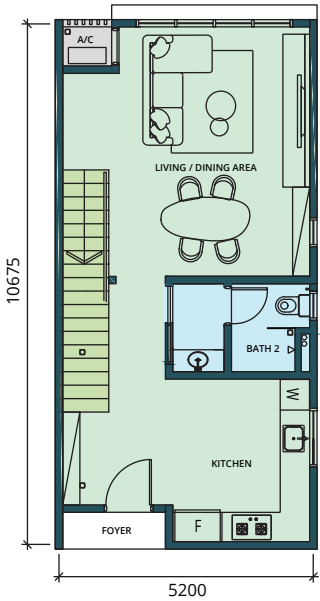


GROUND FLOOR

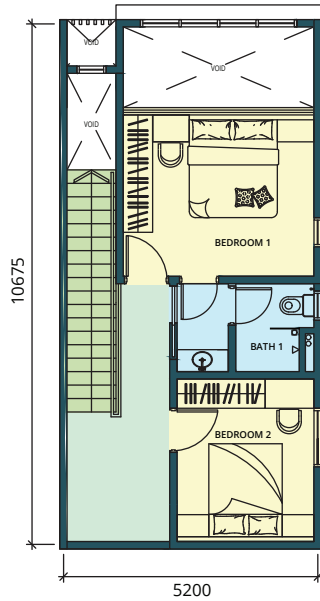


UPPER FLOOR

DUPLEX **C** TYPE **2 BEDROOMS**
971 sq.ft.
2 BATHROOMS

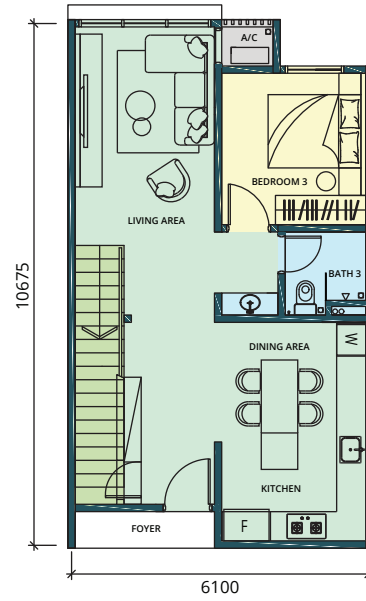


GROUND FLOOR

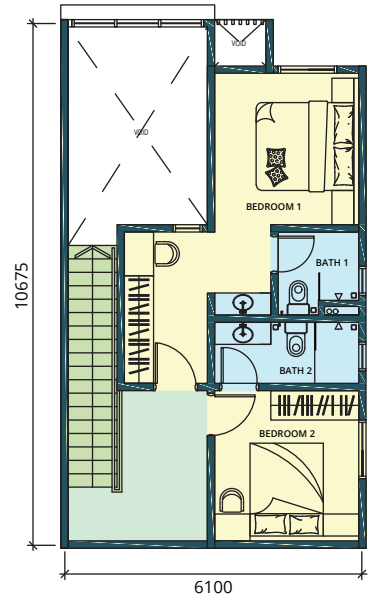


UPPER FLOOR

DUPLEX **C1** TYPE **2 BEDROOMS**
1,079 sq.ft.
2 BATHROOMS



GROUND FLOOR



UPPER FLOOR

DUPLEX **D** TYPE **3 BEDROOMS**
1,211 sq.ft.
3 BATHROOMS

PHASE 1

INDOOR FACILITIES

- 1 Chill Out Lounge
- 2 Multi-Purpose Hall
- 3 Relax Lounge
- 4 Steam Room
- 5 Sauna Room
- 6 Seating Lounge
- 7 Jacuzzi
- 8 Beauty Lounge
- 9 Massage Room
- 10 Facial Room
- 11 Wellness Lounge
- 12 Table Tennis Room
- 13 Gym Room
- 14 Cycling Studio
- 15 Yoga & Pilate Studio
- 16 Badminton & Pickleball Court

OUTDOOR FACILITIES

- 17 Outdoor Fitness Zone
- 18 Outdoor Gym
- 19 Chill Out Corner
- 20 Terrace Garden
- 21 Kids Water Play Area
- 22 Wading Pool
- 23 Garden Pavilion
- 24 Floating Pool Lounge
- 25 Swimming Pool
- 26 Pool Pavilion
- 27 Hammock Garden
- 28 Putting Green
- 29 Putting Green Pavilion
- 30 Sensory Garden
- 31 Reflexology Stroll
- 32 Scent Garden
- 33 Glamping Lawn
- 34 Hangout Garden
- 35 Pet Zone



PHASE 2

INDOOR FACILITIES

- 1 Party Lounge
- 2 Private Dining Hall
- 3 Celebrity Pantry
- 4 Games Room
- 5 Semi Outdoor Party Lounge
- 6 Private Room
- 7 Family Game Zone
- 8 KTV Room
- 9 Mahjong Room
- 10 Kids Game Zone
- 11 Diaper Changing Room
- 12 Toddlers Play Room
- 13 Co-working Lounge
- 14 Conference Room
- 15 Meeting Room
- 16 Live Streaming Room
- 17 Garden Workshop

OUTDOOR FACILITIES

- 18 Scent Garden
- 19 Yoga Deck
- 20 Hammock Garden
- 21 Reading Pavilion
- 22 Gourmet Kitchen Dining
- 23 Sensory Garden
- 24 Open Lawn
- 25 Sun Lounger
- 26 Floating Pool Lounge
- 27 Pool Pavilion
- 28 Swimming Pool
- 29 Kids Playground
- 30 BBQ Area
- 31 Calisthenics Play
- 32 Basketball Court

SPECIFICATION

Structure	:	Reinforced Concrete Frame
Wall	:	Reinforced Concrete Wall / Brickwall / Lightweight Block (where applicable)
Roofing	:	Reinforced Concrete Flat Roof
Ceiling	:	Skim Coat / Plaster Ceiling Board with Emulsion Paint (where applicable)
Doors	:	- Fire Door at Entry - Door Frame with Wooden Doors
Windows	:	Aluminium Framed Glass Windows
Ironmongery	:	Selected Quality Lock Set
Wall Finishes	:	Render / Plastering / Skim Coat with Emulsion Paint Weather Resistant Paint on External Wall Wall Tiles to Ceiling Height at Toilet Wall Tiles at Selected Pantry Area (Splashback Area)
Floor Finishes	:	Floor Tiles Cement Render at AC Ledge

	TYPE A	TYPE A1	TYPE B	TYPE C	TYPE C1	TYPE D
Sanitary & Plumbing Fittings						
Pantry Sink	1	1	1	1	1	1
Water Closet	1	1	2	2	2	3
Wash Basin with Tap	1	1	2	2	2	3
Shower Rose	1	1	2	2	2	3
Toilet Roll Holder	1	1	2	2	2	3
Tap	2	2	3	4	3	4
Electrical Installation						
Lighting Point	6	8	10	15	17	20
Fan Point	1	2	3	3	3	3
Power Point	11	11	12	13	13	15
Water Heater Power Point	1	1	2	2	2	3
Air Cond Power Point	1	2	3	3	3	4
SMATV Point	1	1	1	1	1	1
Distribution Board	1	1	1	2	2	2
Fibre Wall Socket	1	1	1	1	1	1

SPECTACULAR VIEW

PONDEROSA GOLF AND COUNTRY RESORT & JB SKYLINE



3.2KM

4KM

5.3KM

6.6KM

8.2KM

13KM



Tebrau Highway



Eastern Dispersal Link (EDL)



Pasir Gudang Highway



Mid Valley Southkey



Sunway College



JB City Centre & CIQ



Exclusive Shuttle Service* will be provided

**Subject to approval by JMB or MC*

Visit Our Sales Gallery Today!

No.65, Jalan Molek 3/20,
Taman Molek,
81100 Johor Bahru, Johor.



GOOGLE MAP

DEVELOPED BY



PRINSIP ALPHA SDN. BHD. (202301019132 (1513054-W))

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Ponderosa Regency

· No. Lesen Pemaju : 30684/01-2029/0026 (N) · Tempoh Sah : 24/01/2024 - 23/01/2029 · No. Permit Iklan & Jualan : 30684-1/12-2027/1158(N)-(S)
· Tempoh Sah : 18/12/2024 - 17/12/2028 · Diluluskan Oleh : Majlis Bandaraya Johor Bahru (MBJB) · No. Kelulusan Pelan Bangunan : MBJB/U/2024/14/BGN/4/KOM (20)
· Tarikh Jangka Siap : 17/12/2028 · Hakmilik Tanah : Kekal · Bebanan Tanah : Gadaian (Hong Leong Bank Berhad) · Kategori : Pangsupuri Servis
· Jumlah Unit : 1132 Unit (Fasa 1) · Harga Jualan Minima: RM405,000 · Harga Jualan Maksima: RM1,212,000
· No. Bilangan Tempat Letak Kereta : Jenis A - 1, Jenis A1 - 1, Jenis B - 1, Jenis B1 - 2, Jenis C - 2, Jenis C1 - 2, Jenis D - 2

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA