



SIGNATURE
of FINEST HOME

PONDEROSA REGENCY



THE JEWEL *of* PONDEROSA

FREEHOLD

TYPICAL UNIT

DUPLEX UNIT

STRATA SHOP OFFICE

JAN 2025

Signature of Finest Home

Nestled in the heart of Taman Ponderosa, Johor Bahru, **Ponderosa Regency** offers a truly exceptional living experience that seamlessly blends modern luxury, convenience, and natural beauty. With stunning vistas of the golf course, city skyline, and a serene lake nearby, this iconic development reimagines what it means to call a place home.



INTRODUCTION

Lot 181427, Persiaran Ponderosa Utama, Taman Ponderosa, 81100 Johor Bahru, Johor

Total Land Area	:	8.575 acres
Country	:	Malaysia
District	:	Taman Ponderosa, Johor
Land Tenure	:	Freehold
Plot Ratio	:	1 : 4
Project Type	:	Service Apartments

PHASE 1 (4.55 Acres)

Project Component	:	• 2 Towers of 28-Storey Service Apartment (Level 8-35) (1132 Units) • 1 Level of Facility Floor (Level 7) -70,615 sq ft • 6 Storey of Multi-level Carparks (Level 1- 6) • Sub-Basement Carpark (1 Level) – 180 + 106 open car parking bays for Commercial, Visitors & Public • 2 & 3 Storey Shop Office (14 Units)
Completion Date	:	Estimated Mid of 2028

DEVELOPMENT CONCEPT

PONDEROSA REGENCY

**Mixed Commercial Development
comprises of Studio, 2-bedroom &
Duplex Service Apartment and
Strata Shop Office**

- Theme – *Signature of the FINEST HOME*
- Luxury Living – LIVE your BEST Lifestyle (carefully thought ID design MUJI home with more than 60 types of common facilities)
- **LOHAS Lifestyle** – LOHAS 乐活人生 (Lifestyle Of Health And Sustainability); Certified GreenRE Category



An architectural rendering of a park or community space. In the foreground, a group of four people (two adults and two children) are sitting on a grassy area, having a picnic. A woven basket is on the ground. In the background, there are several tall, leafy trees and a modern building with large glass windows. Other people are visible walking in the distance. The overall atmosphere is bright and pleasant.

DEVELOPMENT POSITIONING

PONDEROSA REGENCY

- **Medium to High Development Positioning**
- Molek – Ponderosa Corridor Matured Township
- Unique selling point – Live Your Best Lifestyle with more than 60 common facilities within a recognized high-end location

UNIQUENESS

It is designed with main focus on the younger generation target segmentation providing a range of development components to cater for their needs and desires on:-



Mixed Commercial Development

Offers a unique blend of **studio, 2-bedroom,** and **duplex service apartments**, combined with **34 strata shop offices**, ensuring a dynamic and versatile living environment



Live Your Best Lifestyle

Thoughtfully designed interiors, along with **67 types of facilities**, ensure that residents can enjoy the best possible living experience.



Award-Winning Landscape Design

The facilities have been crafted by an **award-winning landscape architect**, ensuring that the amenities are both functional and visually stunning



LOHAS

Adheres to the principles of **Lifestyle of Health and Sustainability (LOHAS)** promoting eco-friendly living

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WHY PONDEROSA REGENCY?

Prime Location

Located in **Taman Ponderosa**, Johor Bahru, with excellent access to highways, business hubs, and leisure spots for ultimate convenience

Unit Variety

Choose from a range of unit types, including **studio units**, **2-bedroom apartments**, and **exclusive duplex units**, catering to diverse lifestyles and needs

Pet Friendly

Tailored to accommodate residents with pets, offering a welcoming and safe environment for both owners and their furry companions

Landscape

The overall landscape of Ponderosa Regency is developed by an **award-winning landscape architect**, enhancing the living experience with beautifully designed outdoor space

Extensive Facilities

Enjoy over 60+ facilities like a **resort pool**, **pet zone**, **half Olympic-sized pool**, **indoor pickleball room**, and **glamping zone** offering an elevated living experience

Sustainable Living

Recognized by **GreenRE Certification** as it utilizes eco-friendly, sustainable materials in construction, reducing the project's overall environmental footprint

Property Manager

Managed by international recognised Property Manager **Knight Frank Property Management Sdn Bhd**

Proven Developer Track Record

Developed by award-winning developer known for delivering high-quality projects that stand out in the market for their attention to detail and long-term value

LOCATION



PONDEROSA REGENCY

TAMAN JOHOR JAYA

PASIR GUDANG HIGHWAY

DAMAI 18 GOLF CLUB

TAMAN MOLEK

TEBRAU HIGHWAY

PANDAN CITY MALL

PANDAN INTERCHANGE

TAMAN GEMBIRA

KAMPUNG MELAYU PANDAN

UOB PONDEROSA

MOLEK REGENCY

PONDEROSA GOLF & COUNTRY RESORT

TAMAN PONDEROSA



GOOGLE MAP

PLENTONG RIVER

TEBRAU HIGHWAY

KAMPUNG MELAYU MAJIDEE

KAMPUNG DATO SULAIMAN MENTERI

MID VALLEY

PERMAS JAYA

SPECTACULAR VIEW *Of* PONDEROSA GOLF AND COUNTRY CLUB & JB SKYLINE



SINGAPORE

TAMAN
PONDEROSA

PONDEROSA GOLF & COUNTRY RESORT

Amway

PONDEROSA
WOODS

UOB

JALAN PONDEROSA UTAMA

TO TERAPIA HIGHWAY

TAMAN
MOLEK

SALES
GALLERY



Prime Residential - Location, Location, Location

- Strategic located in Taman Ponderosa opposite Ponderosa Golf & Country Resort
- Easy accessibility via Tebrau Highway & Pasir Gudang Highway
- 13km to **Johor Bahru City Centre & CIQ**
- 8mins drive to banks and other public amenities in Taman Molek & Taman Johor Jaya
- 10mins drive to shopping mall such as **Mid Valley Southkey, Aeon Tebrau City, IKEA, Toppen, Lotus's**

An aerial photograph of a golf course. On the left, there is a large clubhouse with a grey roof and a swimming pool. The golf course features several sand traps, green fairways, and palm trees. Long shadows are cast across the grass, indicating it is either early morning or late afternoon. A few golf carts are visible on the paths.

PRODUCT

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- **Studio, 1-Bedroom, 2-Bedroom & Duplex service apartment**
- Full ID designed furnishing packages
- All units are having **UNBLOCK golf view** and city view
- State of Art –Smart Home System

MARKET SEGEMENTATION

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- Malaysian working in Singapore (Work in Singapore LIVE in JB)
- Millennials, small family, professional, retiree
- Security Conscious
- Environmental Conscious
- Sustainability Conscious
- Facilities Conscious
- Lifestyle Conscious
- A&P to be focus on these segmentation

MASTER PLAN

PONDEROSA REGENCY

PHASE 1



PHASE 2

FACILITIES PLAN

PONDEROSA REGENCY

JALAN PONDEROSA UTAMA

PHASE 1

PHASE 2

Level 7 Facilities Podium



PONDEROSA REGENCY

Main Entrance



FACILITIES PODIUM (Level 7)



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

Swimming Pool



Wading Pool



Putting Green





Garden Pavillion



Pet Zone



Gym Room



Lobby

FACILITIES

PONDEROSA REGENCY



Multi-Purpose Hall



Jacuzzi



Beauty Lounge

FACILITIES

PONDEROSA REGENCY



Badminton & Pickleball Court

FACILITIES PODIUM (Level 7)



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

Resort Pool



Kids Playground





Calisthenics Play

FACILITIES

PONDEROSA REGENCY



Basketball Court

Open Lawn



Gourmet Kitchen Dining



FACILITIES

PONDEROSA REGENCY



BBQ Area



Co-working Lounge



Party Lounge



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LEVEL 8 - 33
TYPICAL UNIT

LEVEL 34 - 35
DUPLEX UNIT

TYPICAL FLOOR PLAN

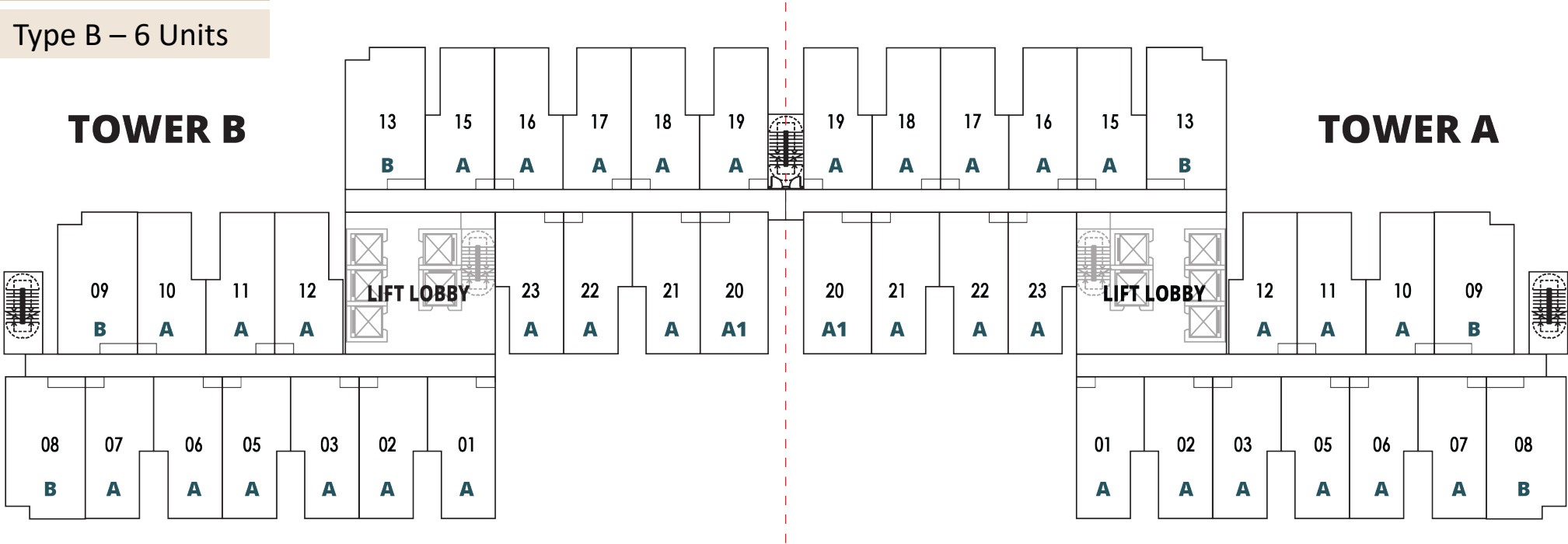
LEVEL 8 – 17 & 19 – 33

Type A – 34 Units

Type A1 – 2 Units

Type B – 6 Units

CITY VIEW



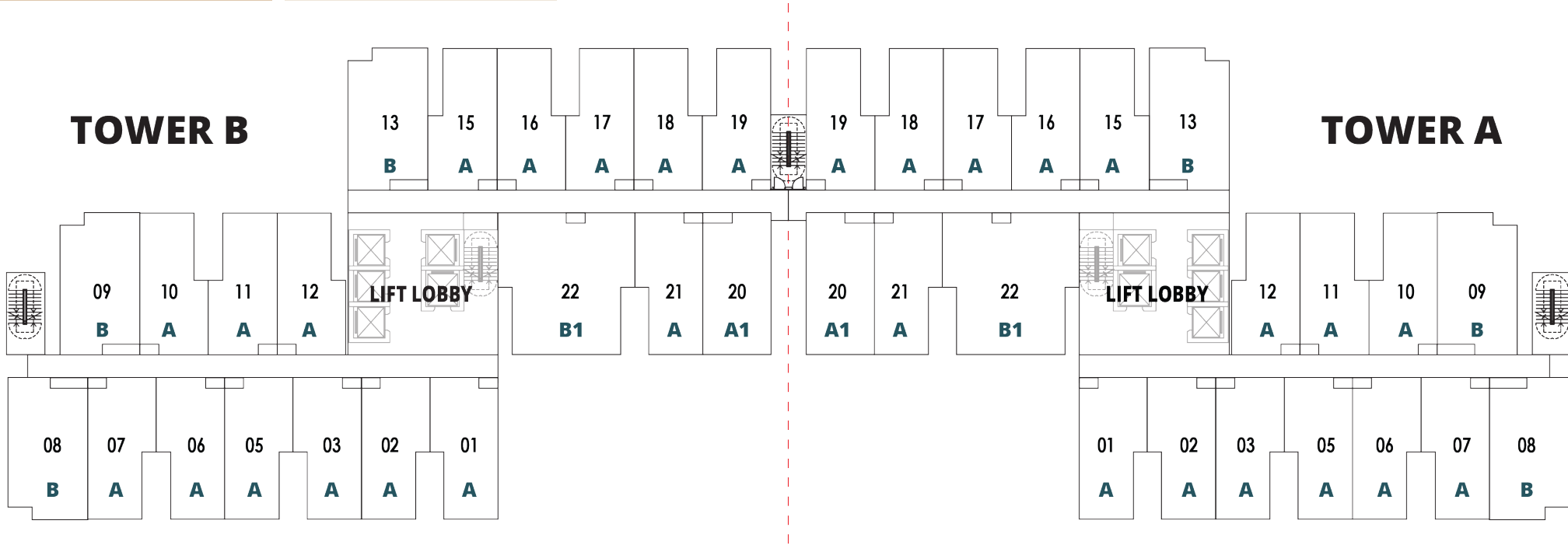
GOLF VIEW

TYPICAL FLOOR PLAN

LEVEL 18

- Type A – 30 Units
- Type B – 6 Units
- Type A1 – 2 Units
- Type B1 – 2 Units

CITY VIEW



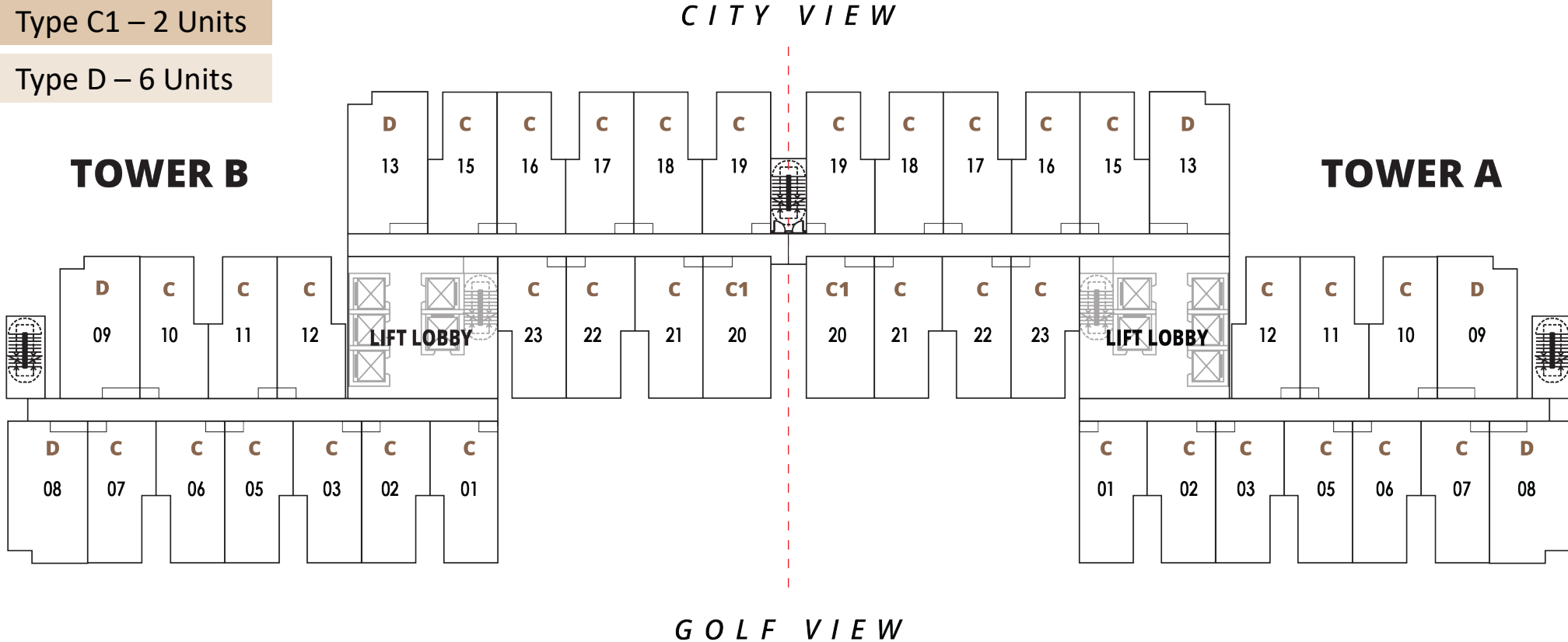
TYPICAL FLOOR PLAN

LEVEL 34 – 35

Type C – 34 Units

Type C1 – 2 Units

Type D – 6 Units



AREA CALCULATION

PHASE 1

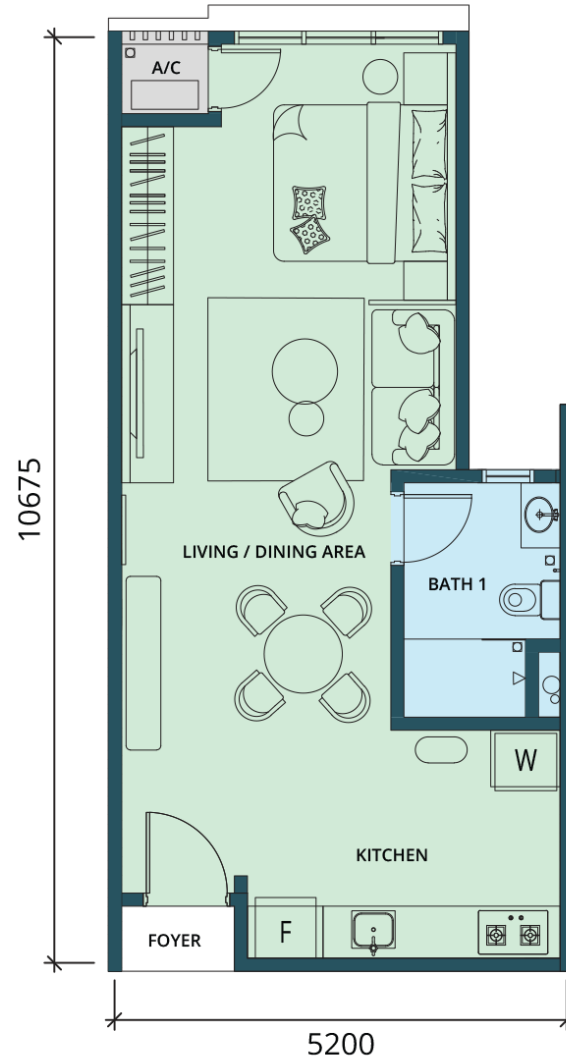
TOWER A					
Type of Unit	Built Up (sq ft)	Level 8 - 17 & Level 19 - 33	Level 18	Level 33 - 34	Total
Type A	532	17	15	-	440
Type A1	598	1	1	-	26
Type B	681	3	3	-	78
Type B1	1,065	-	1	-	1
Type C	971	-	-	17	17
Type C1	1,080	-	-	1	1
Type D	1,211	-	-	3	3
Total Units					566

TOWER B					
Type of Unit	Built Up (sq ft)	Level 8 - 17 & Level 19 - 33	Level 18	Level 33 - 34	Total
Type A	532	17	15	-	440
Type A1	598	1	1	-	26
Type B	681	3	3	-	78
Type B1	1,065	-	1	-	1
Type C	971	-	-	17	17
Type C1	1,080	-	-	1	1
Type D	1,211	-	-	3	3
Total Units					566

(PHASE 1) Total : 1,132 Units

UNIT LAYOUT

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TYPE

STUDIO

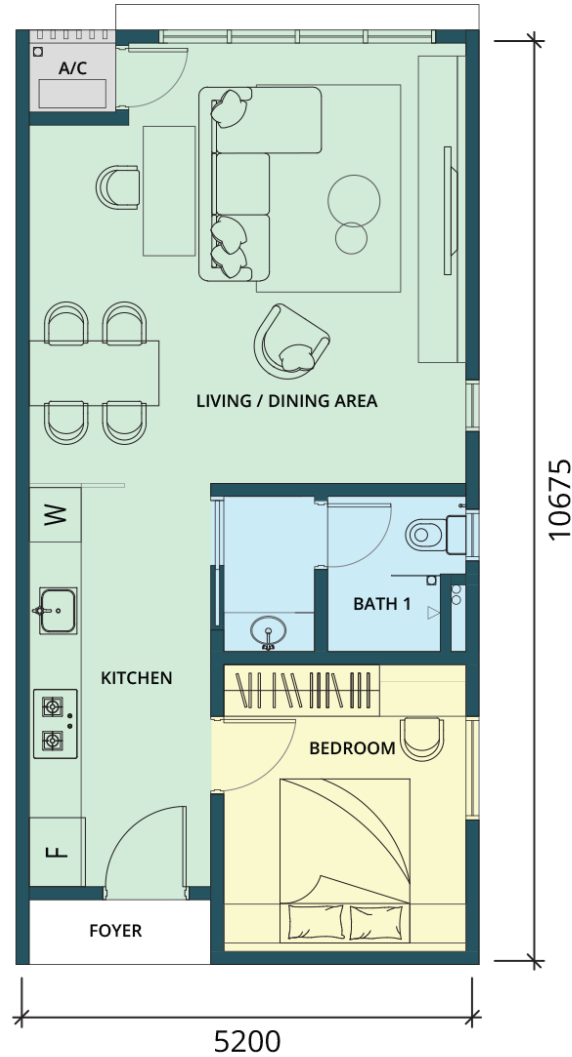
A

532 sq.ft.
1 BATHROOM

TOTAL UNITS: 880

UNIT LAYOUT

PONDEROSA REGENCY



TYPE **A1**

1 BEDROOM

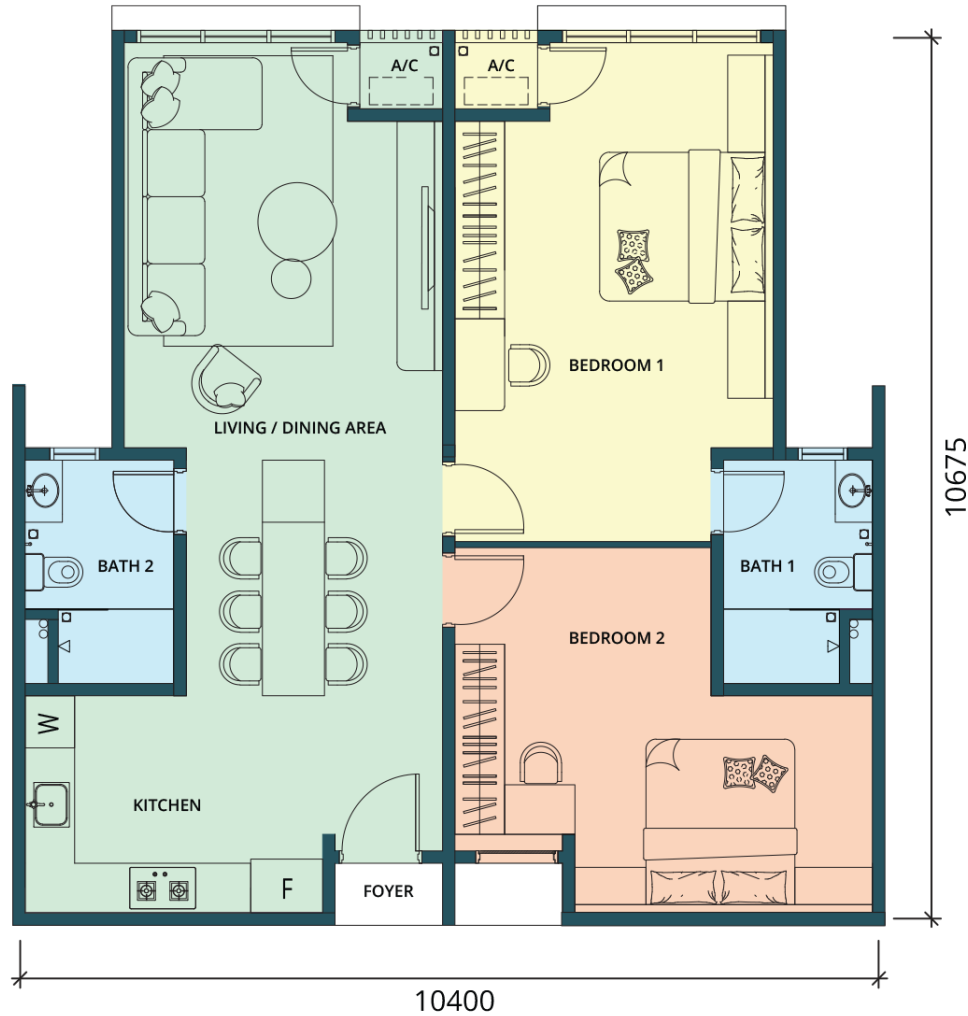
598 sq.ft.

1 BATHROOM

TOTAL UNITS: 52

UNIT LAYOUT

PONDEROSA REGENCY



SPECIAL UNIT

TYPE

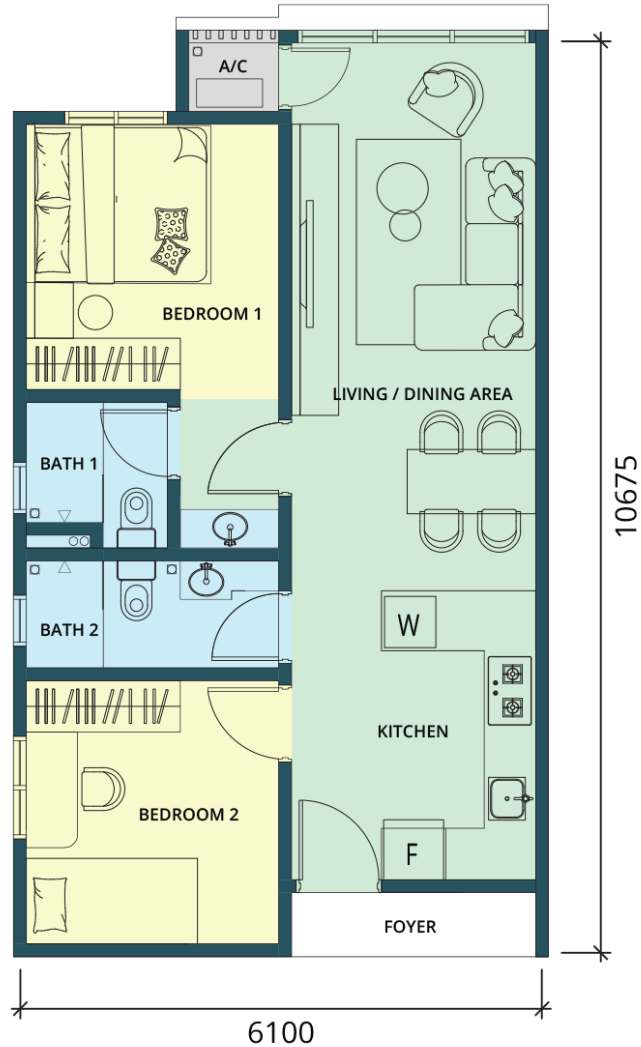
2 BEDROOMS

AA

1,064 sq.ft.
2 BATHROOMS

UNIT LAYOUT

PONDEROSA REGENCY



TYPE

B

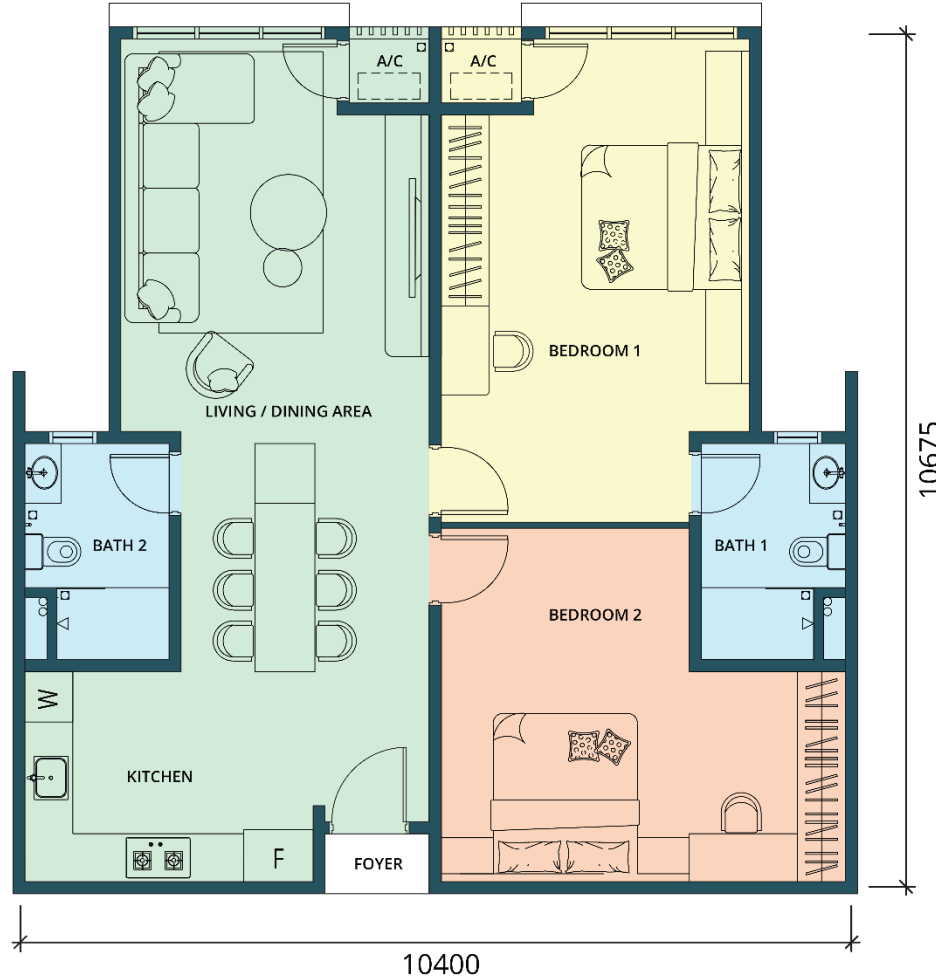
2 BEDROOMS

681 sq.ft.
2 BATHROOMS

TOTAL UNITS: 156

UNIT LAYOUT

PONDEROSA REGENCY



TYPE

B1

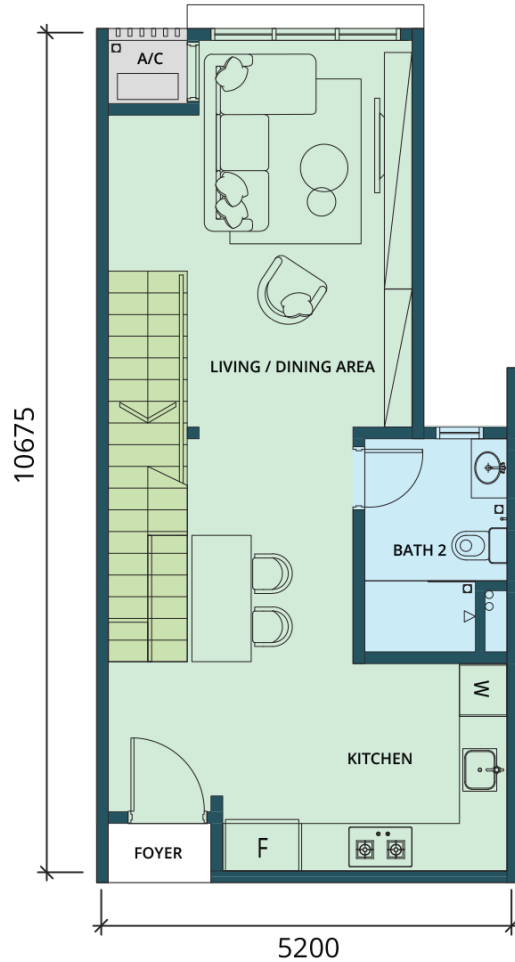
1 BEDROOM

1,065 sq.ft.
2 BATHROOMS

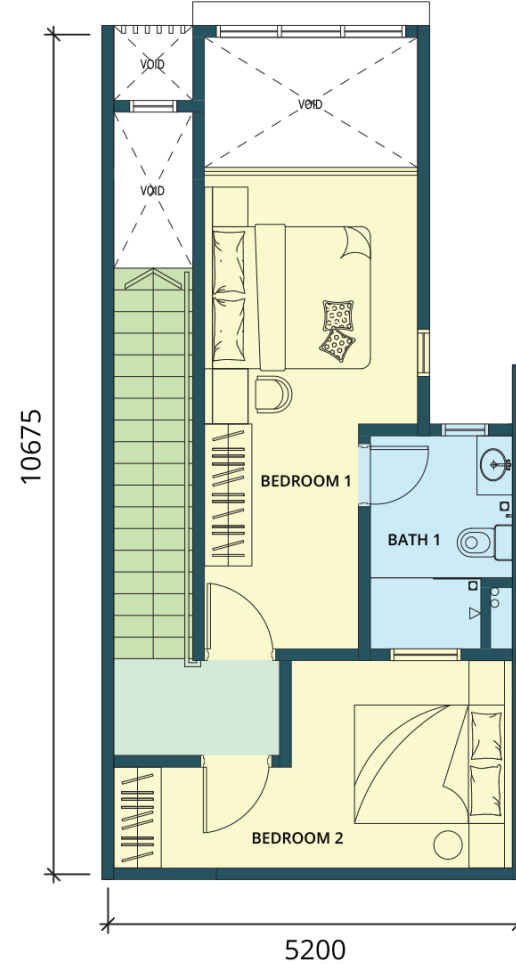
TOTAL UNITS: 2

UNIT LAYOUT

PONDEROSA REGENCY



GROUND FLOOR



UPPER FLOOR

TYPE

2 BEDROOMS

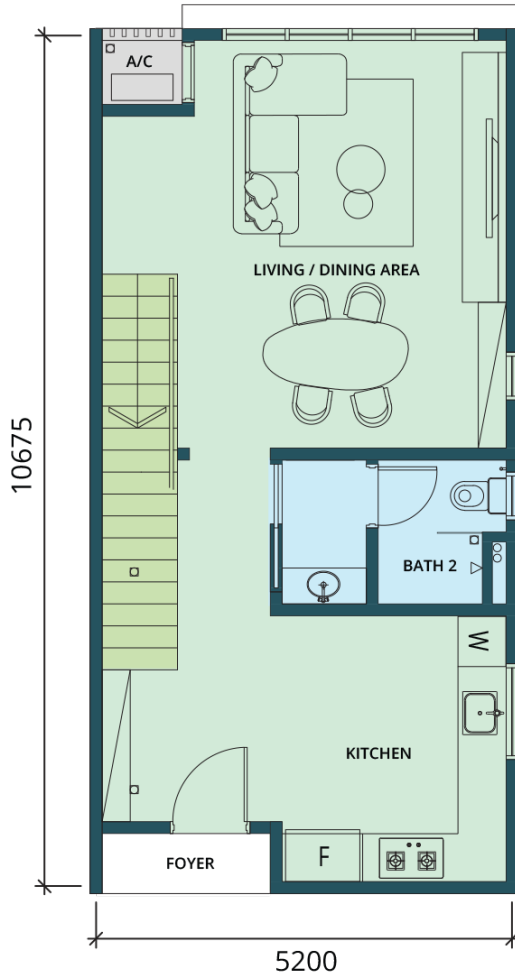
C

971 sq.ft.
2 BATHROOMS

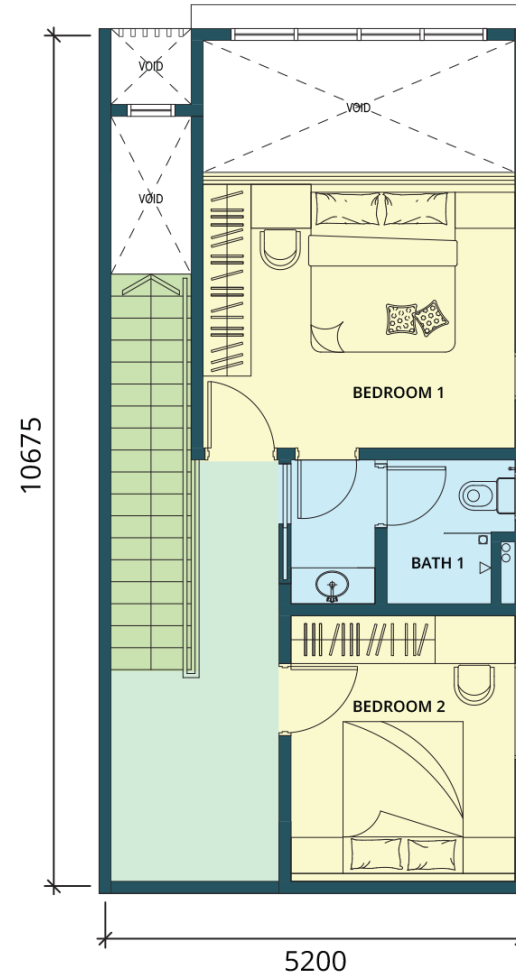
TOTAL UNITS: 34

UNIT LAYOUT

PONDEROSA REGENCY



GROUND FLOOR



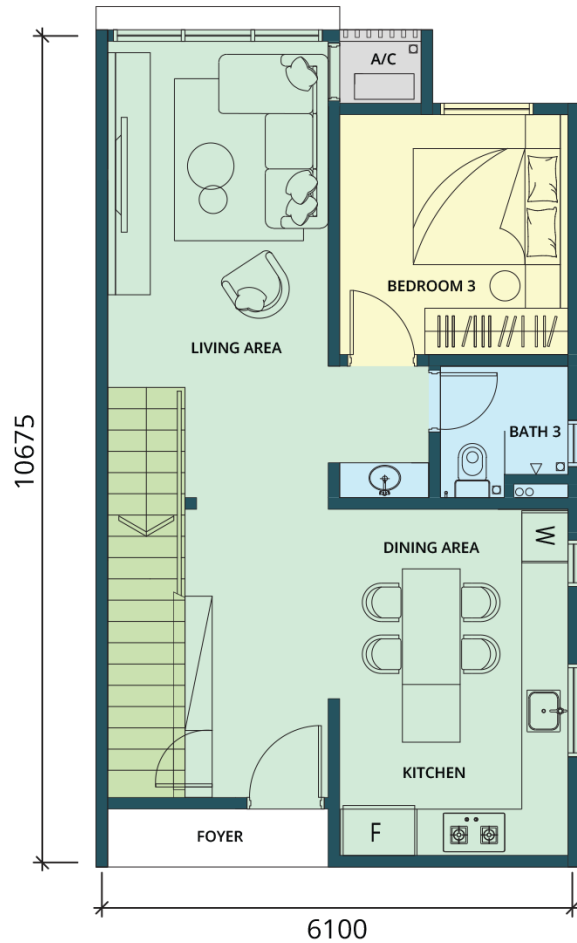
UPPER FLOOR

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

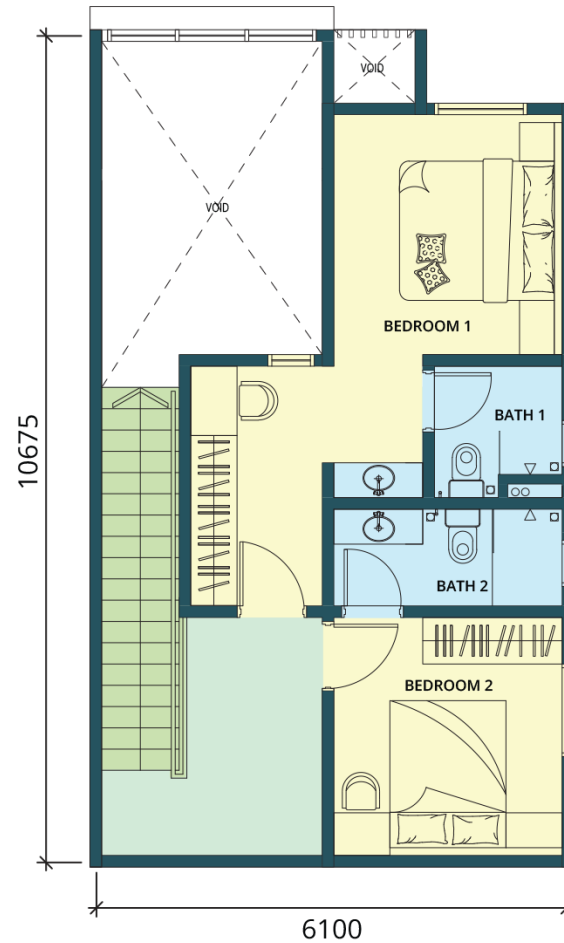
TOTAL UNITS: 2

UNIT LAYOUT

PONDEROSA REGENCY



GROUND FLOOR



UPPER FLOOR

TYPE

D

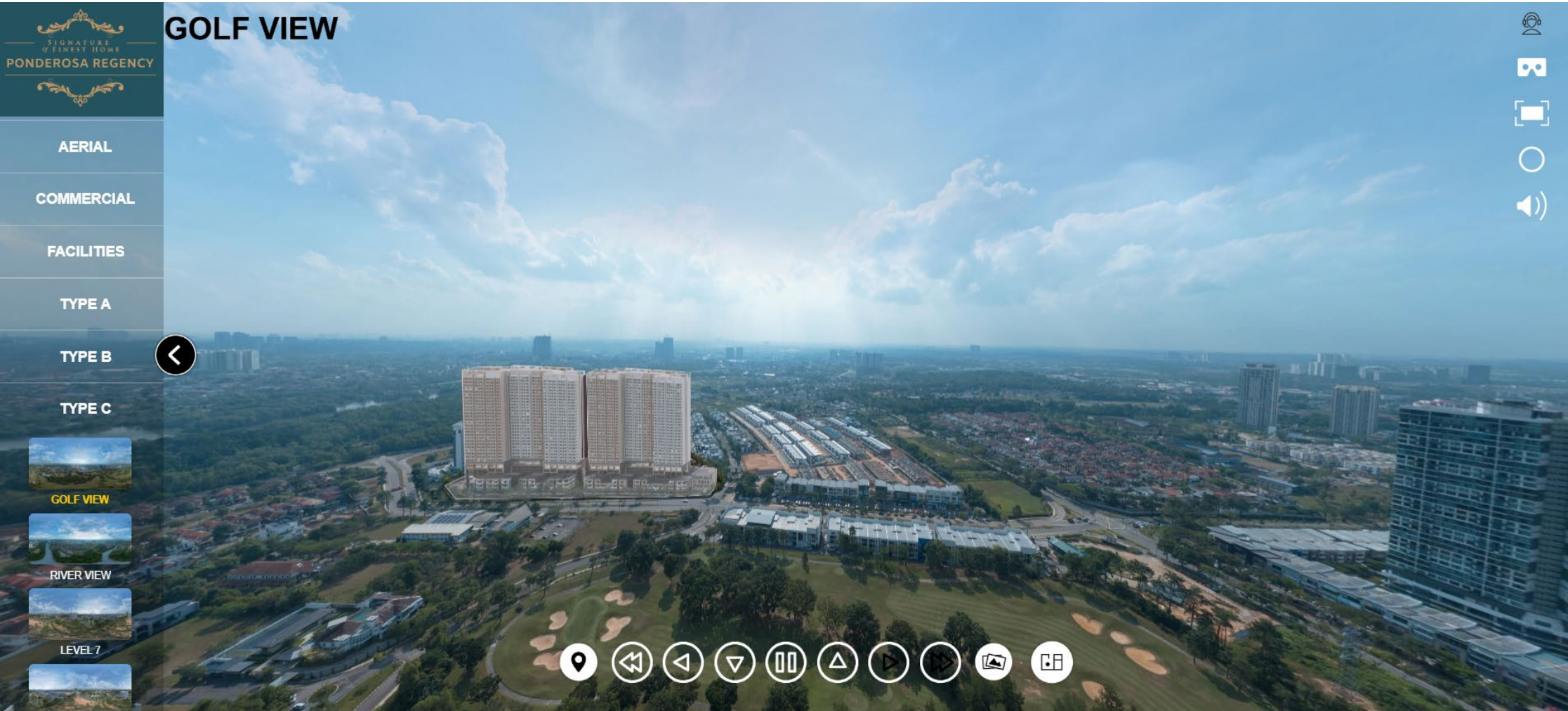
3 BEDROOMS

1,211 sq.ft.

3 BATHROOMS

TOTAL UNITS: 6

➤ VIEW 360VR LINK: <https://www.arsgather.com/360/PONDEROSA%20REGENCY01/>



STUDIO CONCEPT

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TYPE A

STUDIO

STUDIO CONCEPT

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- 3.3m floor height
- Compact and efficient
- Open-plan layout maximizing space
- More habitable living lifestyle
- Designed for urban professionals, young couples, or individuals seeking a stylish yet functional living space



STUDIO CONCEPT

PONDEROSA REGENCY



STUDIO CONCEPT

PONDEROSA REGENCY



STUDIO CONCEPT

PONDEROSA REGENCY





TYPE B

2 BED ROOM S



2-BEDROOM CONCEPT



- 3.3m floor height
- The perfect size and layout for growing families or professionals seeking additional space
- Designed with ample space for comfortable living, offering separate areas for living, dining, and relaxation



2-BEDROOM CONCEPT

PONDEROSA REGENCY



2-BEDROOM CONCEPT

PONDEROSA REGENCY



2-BEDROOM CONCEPT

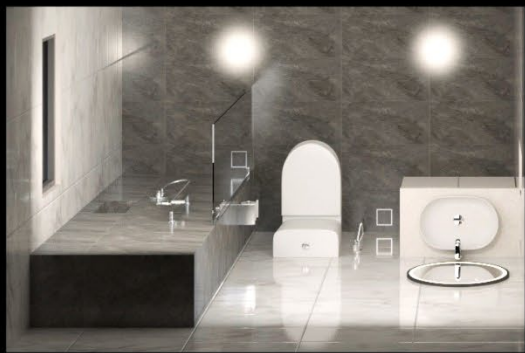
PONDEROSA REGENCY



TYPE C

DUPL EX

2 BED ROOM S



TYPE C

DUPL EX

2 BED ROOM S



DUPLEX CONCEPT

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- 3.3m floor height per floor
- Unique double volume layout
- Cozy but luxurious living experience
- The open-plan design on the lower floor creates a seamless flow between the living room, dining area, and kitchen, perfect for entertaining or gatherings



DUPLEX CONCEPT

PONDEROSA REGENCY



DUPLEX CONCEPT

PONDEROSA REGENCY



DUPLEX CONCEPT

PONDEROSA REGENCY



DUPLEX CONCEPT

PONDEROSA REGENCY



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 B1	TYPE C	TYPE C1	TYPE D
Sanitary & Plumbing Fittings	Pantry Sink	1	1	1	2	1	1	1
	Water Closet	1	1	2	2	2	2	3
	Wash Basin with Tap	1	1	2	2	2	2	3
	Shower Rose	1	1	2	2	2	2	3
	Toilet Roll Holder	1	1	2	2	2	2	3
Electrical Installation	Tap	2	2	3	4	4	3	4
	Lighting Point	6	8	10	11	15	17	20
	Fan Point	1	2	3	2	3	3	3
	Power Point	11	11	12	18	13	13	15
	Water Heater Power Point	1	1	2	2	2	2	3
	Air Cond Power Point	1	2	3	2	3	3	4
	SMATV Point	1	1	1	2	1	1	1
	Distribution Board	1	1	1	1	2	2	2
	Fibre Wall Socket	1	1	1	1	1	1	1

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FREEHOLD

2 STOREY & 3 STOREY
STRATA SHOP OFFICE WITH
MEZZANINE FLOOR

PHASE 1



PONDEROSA REGENCY

COFFEES & STORIES

BUBBLE-T

Dolce

Tailor Made

the clinic

COUETTE PARIS

OPTICAL

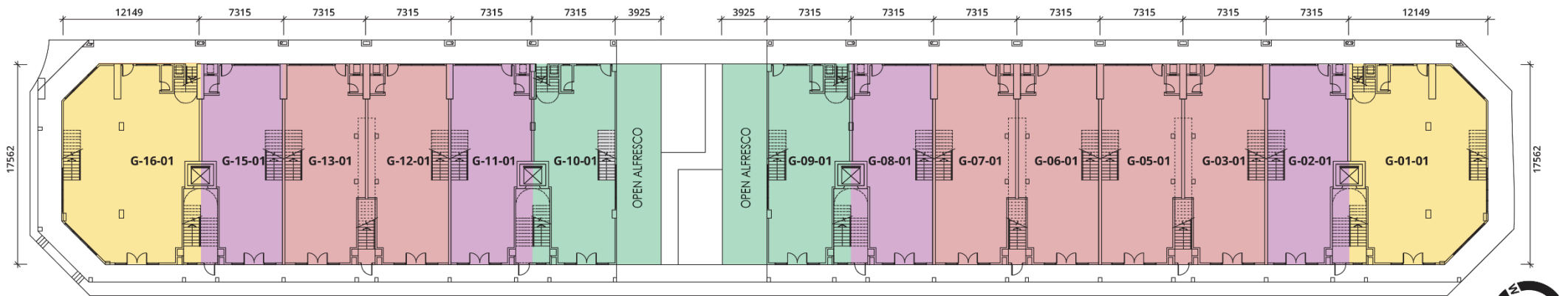
Dolce

PONDEROSA REGENCY

COFFEES & STORIES

Strata Shop Offices

STRATA SHOP OFFICE



3 STOREY STRATA SHOP OFFICE (CORNER)
Built-up Area: 7,473 sq.ft.
(Total: 2 Units)

3 STOREY STRATA SHOP OFFICE (INTERMEDIATE)
Built-up Area: 4,579 sq.ft.
(Total: 4 Units)

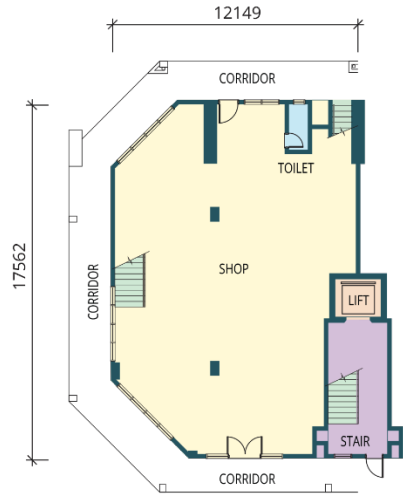
3 STOREY STRATA SHOP OFFICE (END)
Built-up Area: 4,929 sq.ft.
(Total: 2 Units)

2 STOREY STRATA SHOP OFFICE (INTERMEDIATE)
Built-up Area: 3,494 sq.ft.
(Total: 6 Units)

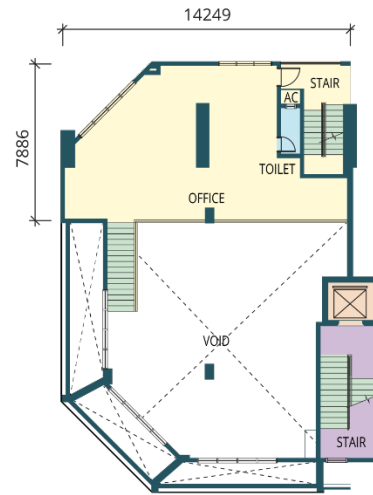
STRATA SHOP OFFICE

PONDEROSA REGENCY

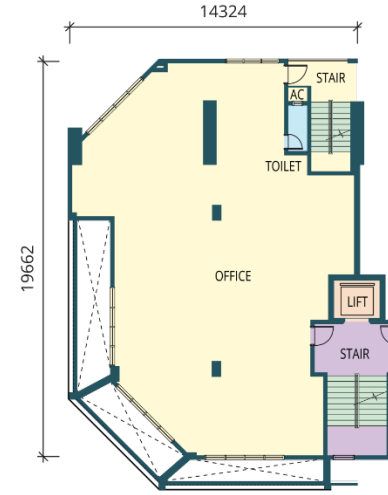
3 STOREY STRATA SHOP OFFICE (CORNER)



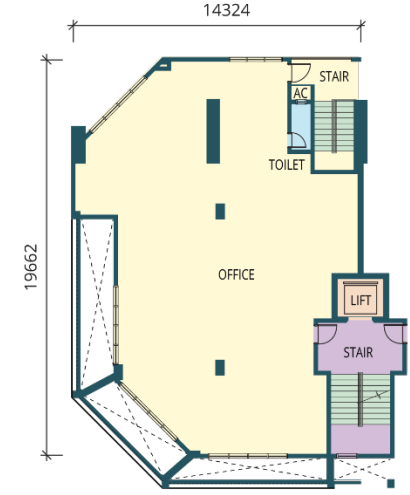
GROUND FLOOR
Floor Area: 1,990 sq.ft.
Total Area: 2,993 sq.ft.



MEZZANINE FLOOR
Floor Area: 1,003 sq.ft.



FIRST FLOOR
Total Area: 2,240 sq.ft.

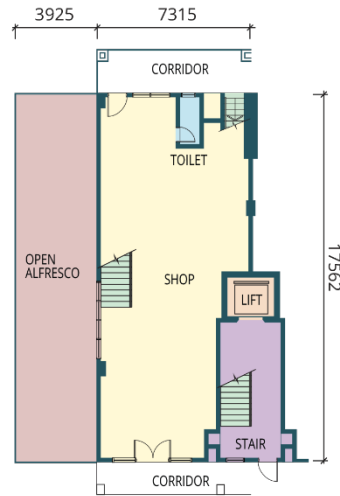


SECOND FLOOR
Total Area: 2,240 sq.ft.

STRATA SHOP OFFICE

PONDEROSA REGENCY

3 STOREY STRATA SHOP OFFICE (END)

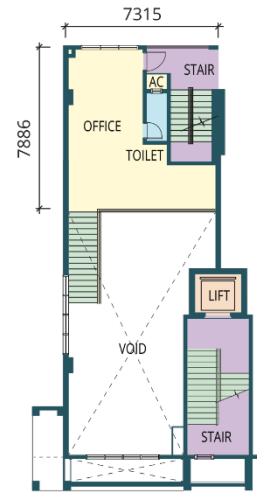


GROUND FLOOR

Floor Area: 1,210 Sqft

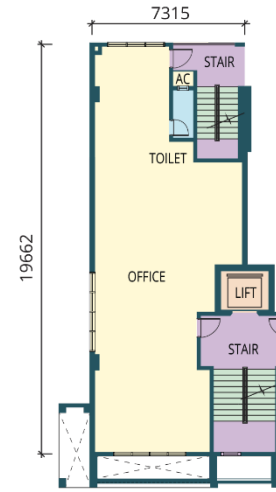
ACCESSORY PARCEL (OPEN ALFRESCO) : 742 SQFT

Total Area: 2,479 sq.ft.



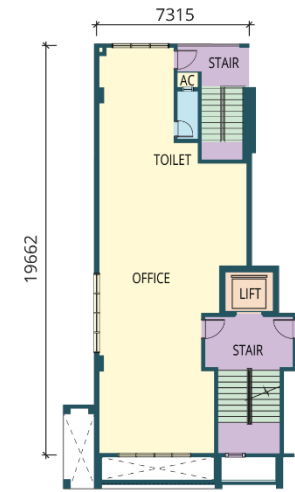
MEZZANINE FLOOR

Floor Area: 527 Sqft



FIRST FLOOR

TOTAL AREA: 1,225 sq.ft.



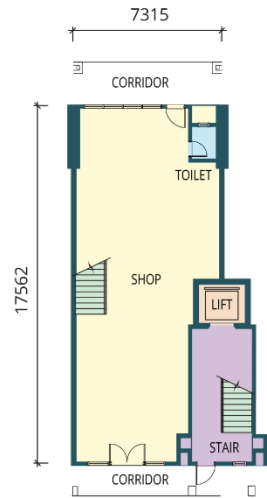
SECOND FLOOR

Total Area: 1,225 sq.ft.

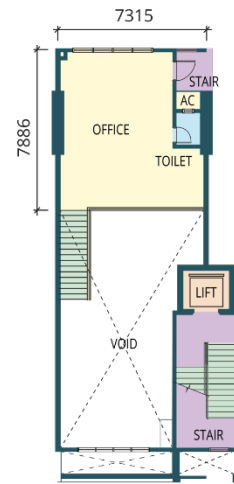
STRATA SHOP OFFICE

PONDEROSA REGENCY

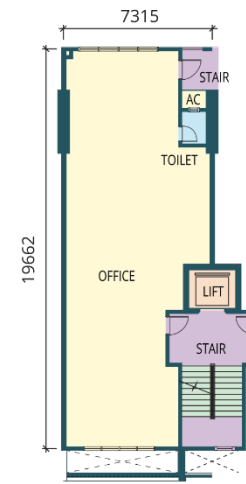
3 STOREY STRATA SHOP OFFICE (INTERMEDIATE)



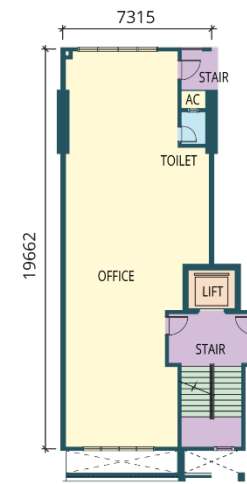
GROUND FLOOR
Floor Area: 1,228 sq.ft.
Total Area: 1,881 sq.ft.



MEZZANINE FLOOR
Floor Area: 652 sq.ft.



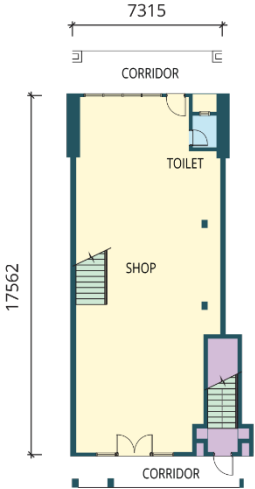
FIRST FLOOR
Total Area: 1,349 sq.ft.



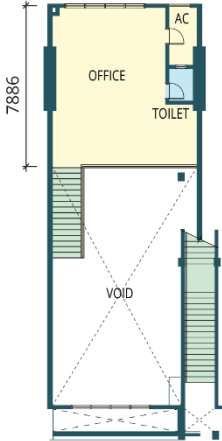
SECOND FLOOR
Total Area: 1,349 sq.ft.

STRATA SHOP OFFICE

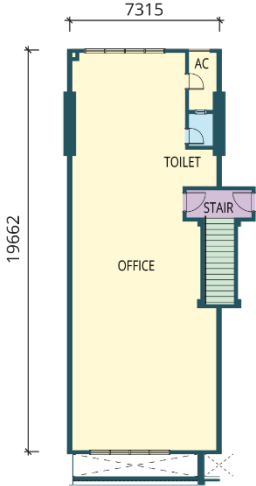
2 STOREY STRATA SHOP OFFICE (INTERMEDIATE)



GROUND FLOOR
Floor Area: 1,323 sq.ft.
Total Area: 2,011 sq.ft.



MEZZANINE FLOOR
Floor Area: 688 sq.ft.



FIRST FLOOR
Total Area: 1,483 sq.ft.



SIGNATURE
of FINEST HOME

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