


Location :	Pulai Spring Resort				
Type :	Double Storey Cluster House - 32' x 70'				
Title :	Individual Tittle				
Name :	Taman Pulai Bestari Phase 2				
Developer :	Bintang - bintang Development Sdn Bhd				
Complete Years :	2025 Q4				
Site Area :	Approximate 27 Acres				
Tenure :	Freehold				
Total Units :	325 units				
Security Fee :	RM300 Per Month				
Property Type :	Double Storey Cluster House - 32' x 70' (Type A, B & C)				
	Double Storey Semi-D - 40' x 80'				
	Double Storey Bungalow				
Unit Details :	Double Storey Cluster House 32' x 70'				
	Type A				
	1)	Intermediate Lot	4 Bedroom + 4 Bathroom	2,620sqft	164units
	2)	End Lot	4 Bedroom + 4 Bathroom	2,620sqft	17units
	3)	Corner Lot	4 Bedroom + 4 Bathroom	2,620sqft	11units
	Type B				
	1)	Intermediate Lot	4 Bedroom + 4 Bathroom	2,630sqft	16units
	2)	End Lot	4 Bedroom + 4 Bathroom	2,630sqft	2units
	Type C				
	1)	Intermediate Lot	4 Bedroom + 4 Bathroom	2,619sqft	86units
	2)	End Lot	4 Bedroom + 4 Bathroom	2,619sqft	12units
	3)	Corner Lot	4 Bedroom + 4 Bathroom	2,619sqft	4units
	Double Storey Semi-D (Back to Back)				
	1)	Intermediate Lot	4 Bedroom + 4 Bathroom	2,868 - 2,890sqft	2units
	2)	Corner Lot	4 Bedroom + 4 Bathroom	2,868 - 2,890sqft	2units
	Double Storey Semi-D 40' x 80' (Side by Side)				
	1)	Intermediate Lot	4 Bedroom + 4 Bathroom	3,648 - 4,337sqft	5units
	2)	End Lot	4 Bedroom + 4 Bathroom	4,337sqft	1unit
	3)	Corner Lot	4 Bedroom + 4 Bathroom	3,489 - 4,337sqft	2units
	Booking :	Booking with LO Approved			
1)		Malaysian RM 3,000			
2)		Foreigner RM 20,000			
Package :	2)	3% discount of SPA Price for Type B, Type C, Semi-D & Bungalow			
	3)	Legal Fee & Disbursement fee on SPA absorb by Developer			
	4)	Foreigner State Levy absorb by developer			
	5)	Stamp Duty on MOT absorb by developer			