

Bestari Heights

Nusa Bestari



+607 512 2888



順利實業有限公司
Khoo Soon Lee Realty Sdn. Bhd.
(A wholly-owned subsidiary of KSL Holdings Berhad 511433-P)

PTD 71045, Jalan Danga, Taman Nusa Bestari 2,
81300 Skudai, Johor.

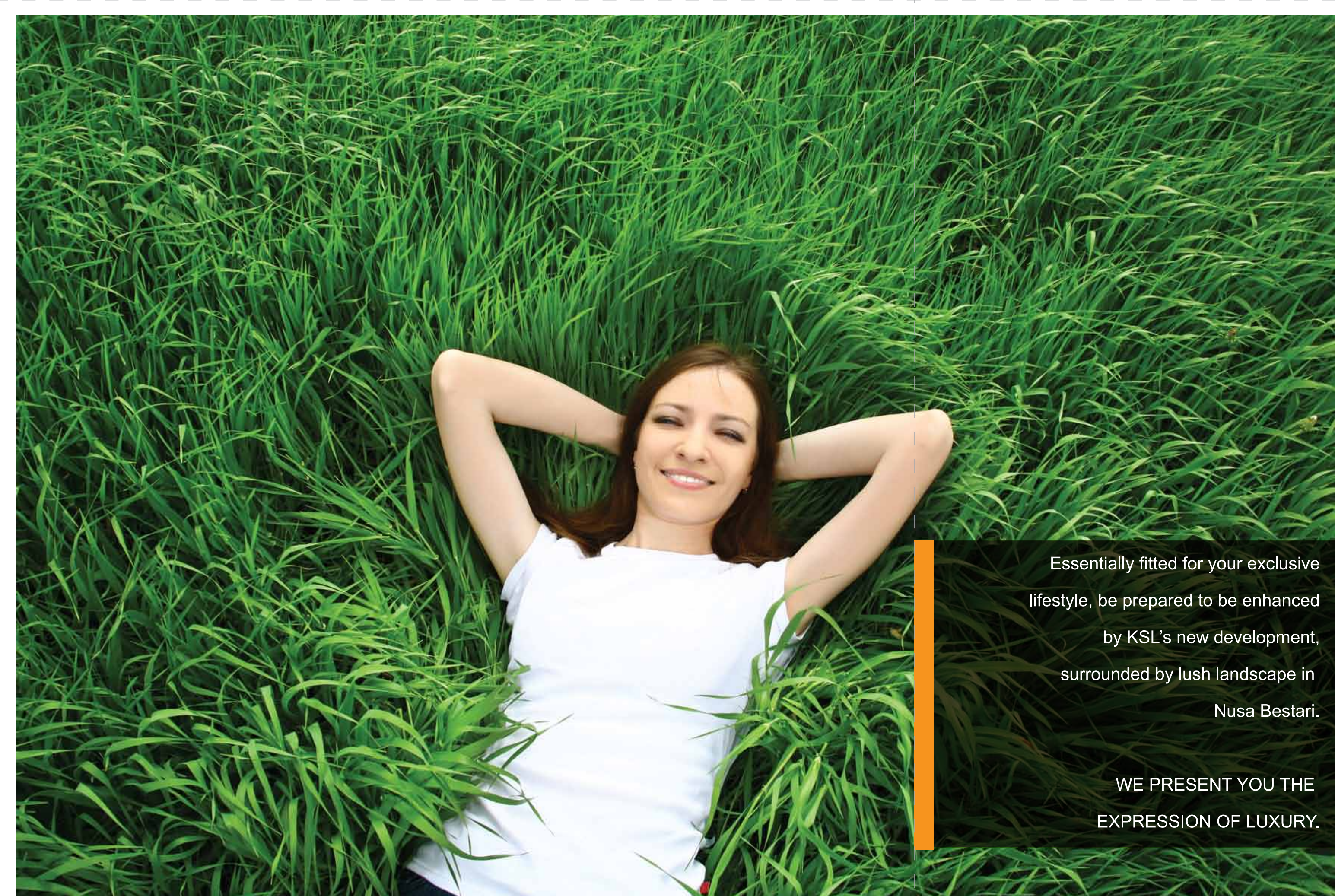


www.ksl.my



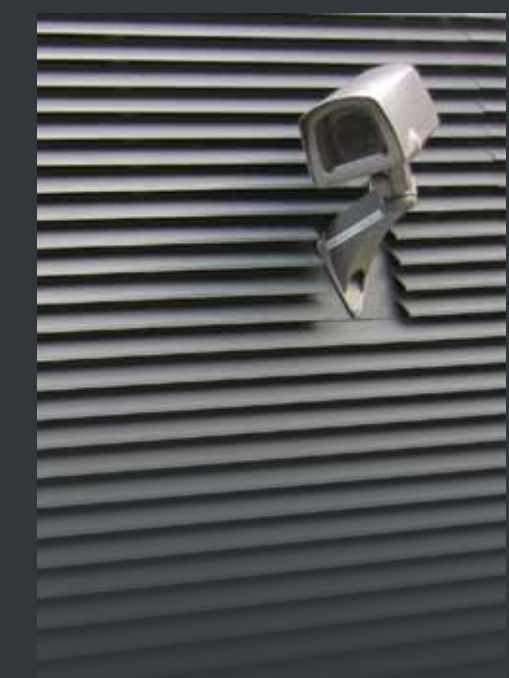
www.kslcity.com.my

• Developer's License: 3390-47/07-2015/1047 • Validity Period: 01.08.2012 - 31.07.2015
• Advertising & Sales Permit: 3390-47/2069/2013(08) • Validity Period: 27.08.2012 - 26.08.2013
• Expected Date of Completion: 24 months from date of signing Sale & Purchase Agreement
• Land Encumbrances: Nil • Total Units: 172 (Cluster), 2(Link-Bungalow), 6(Bungalow) • Land
Tenure: Freehold • Price: Cluster: RM1178800(Min) RM2088800(Max), Bungalow Land:
RM4001000(min) RM5639000 (max)



Essentially fitted for your exclusive lifestyle, be prepared to be enhanced by KSL's new development, surrounded by lush landscape in Nusa Bestari.

WE PRESENT YOU THE EXPRESSION OF LUXURY.



翠绿与安心
谁不想同时拥有

WORLD CLASS ENVIRONMENT



24 hours gated and guarded community



2 acre greenery playground





便利与畅快
谁不想同时拥有

WORLD CLASS
ENJOYMENT

Conveniently nested in the center of Nusa Bestari, Bestari Heights offers tropical paradise resort living just minutes away from bustling shopping area, and access to Johor Bahru town and Singapore within 20 minutes drive.



IT'S ALL ABOUT

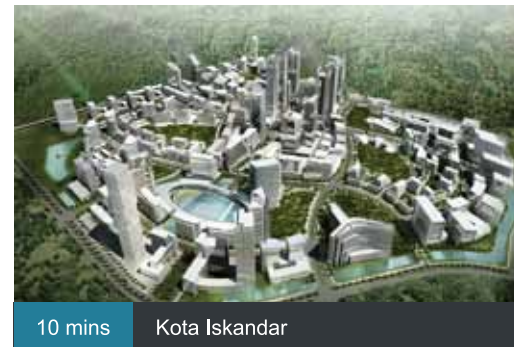
CONNECTIVITY
LEISURE
EDUCATION
ACCESSIBILITY



15 mins Johor Bahru Town & Singapore



25 mins Senai International Airport



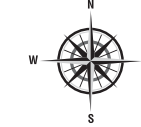
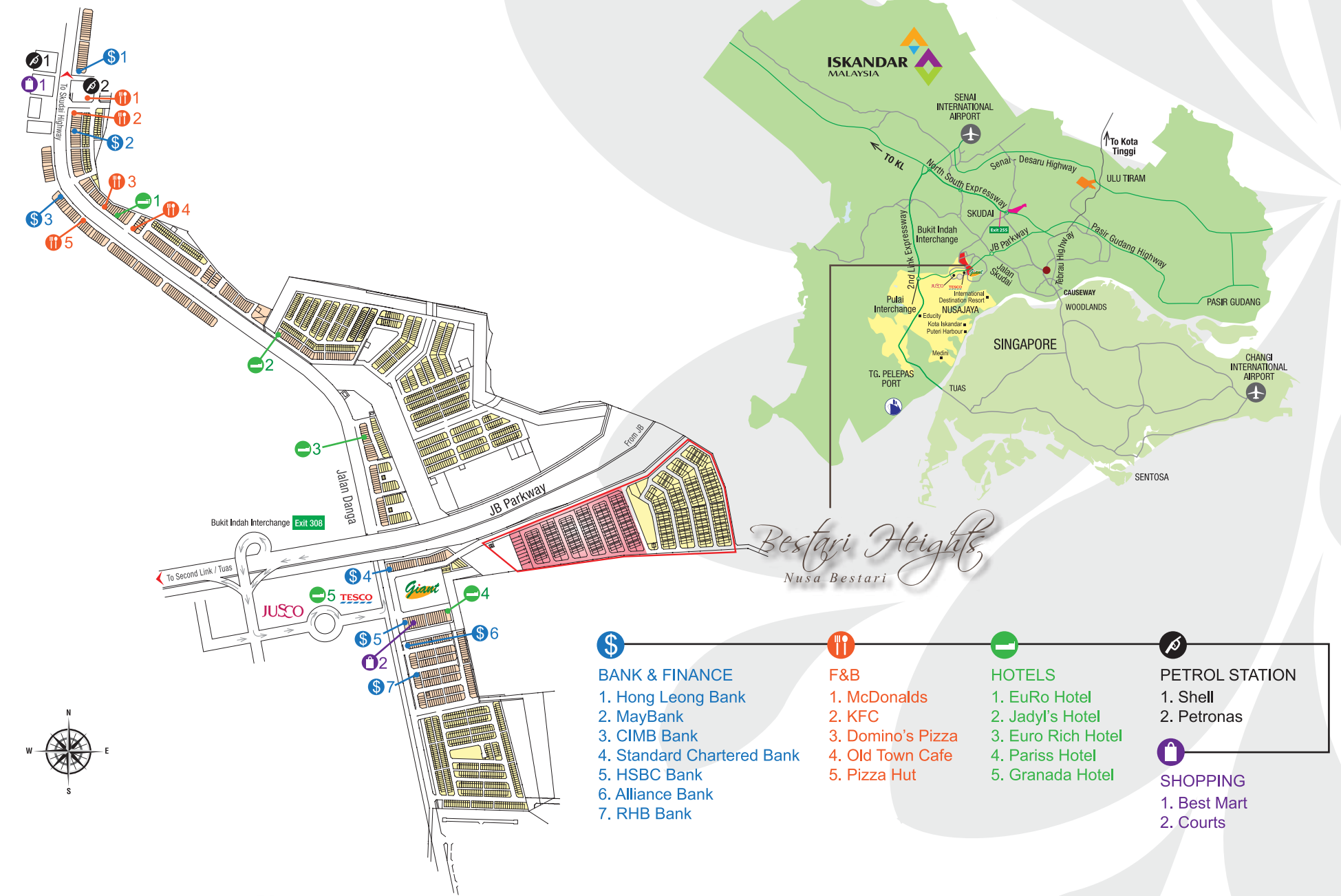
10 mins Kota Iskandar



10 mins LegoLand Malaysia



25 mins Johor Premium Outlets



Johor Premium Outlets / FoonYew Secondary School II / Senai Airport / Tanjung Pelepas

Woodlands Checkpoint / Tuas Checkpoint via Second Link Expressway / Johor Bahru Central Business District (CBD)

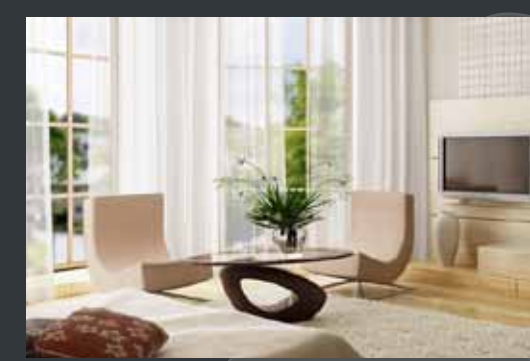
Nusajaya Educity (Marlborough College Malaysia, Newcastle University of Medicine Malaysia, Netherland Maritime Institute of Technology, Raffles University, University of Southampton Malaysia, The Johan Cruyff Institute for Sports Studies, Management Deveopment Institute Of S'pore Campus, Sri KDU Smart School, R.E.A.L. kids Kindergarten, and etc.) / Legoland / Puteri Harbour & Marina Satellite Clubhouse / Trader's Hotel / New Johor Sports Stadium / Indoor Theme Park / Horizon Hills Golf Resorts

Kuo Kuang I & II Primary School / Seri Omega Private Primary & Secondary School / Seri Omega International School / Jusco / Tesco / Carrefour / Giant / Sutera Mall / BestMart / Plaza Tasek / Perling Mall



空间与舒适
谁不想同时拥有

WORLD CLASS RESIDENTIAL



All units are blessed with unprecedented settings in a secluded corner of Bestari Heights. Granting scenic views of nature from the comfort of spacious balcony.

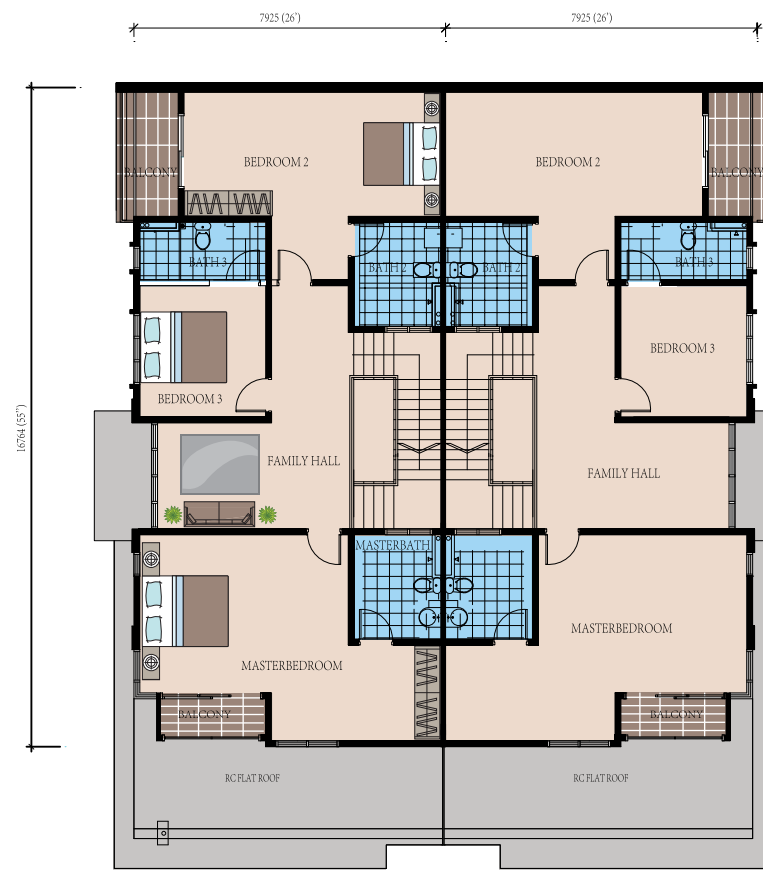


An uncrowded low-density development designed to take your breath away.





Ground Floor 底层



Upper Floor 二楼

2 Storey Cluster House
 双层毗连式房屋

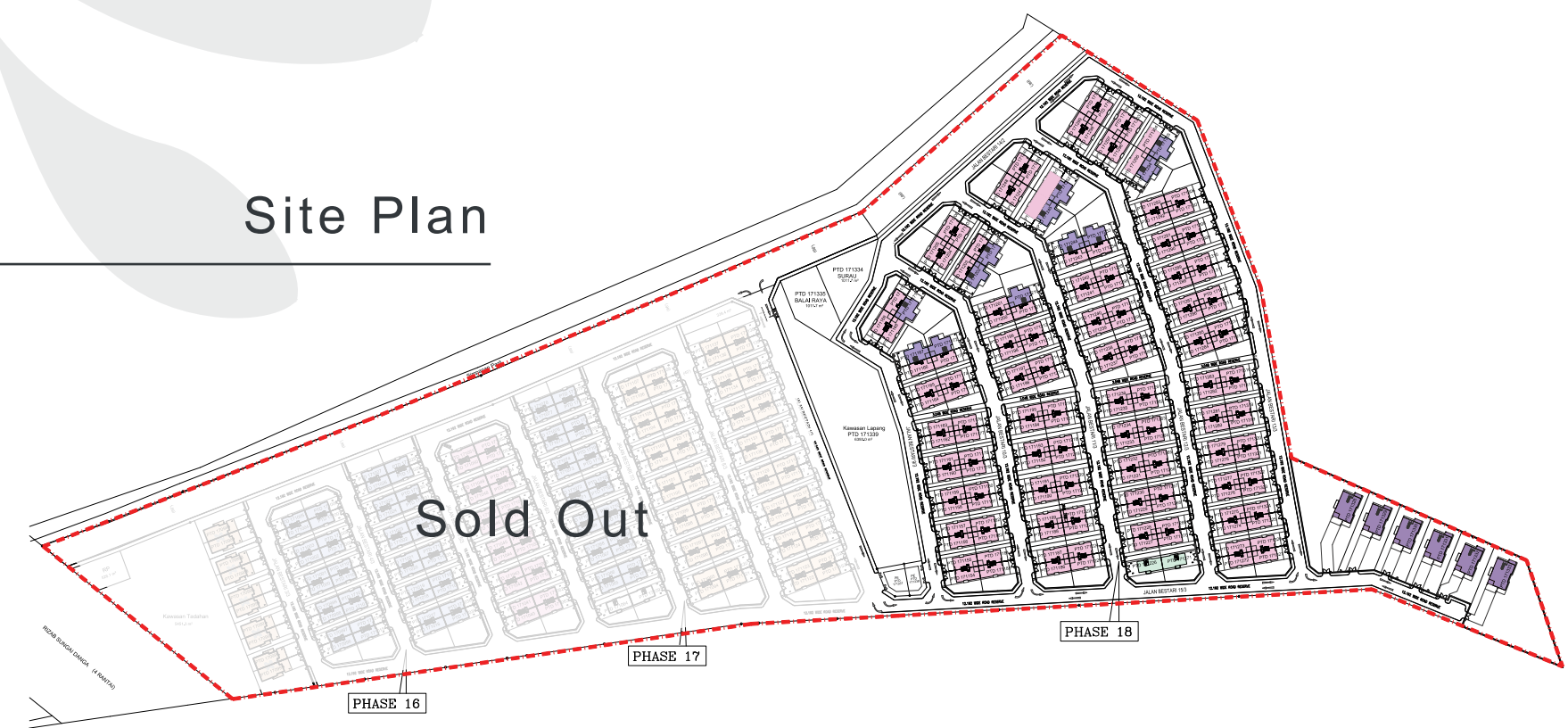
5 Bedrooms & Bathrooms
 卧室及浴室

LOW DENSITY



LARGE OPEN AREA FOR POTIO AND TERRACE
 LIVING ARE WITH HIGH CEILING HEIGHT

Site Plan



建筑规格
 SPECIFICATION

- STRUCTURE:**
Reinforced Concrete Frame and Slab
- WALL:**
Brick Wall Plastered and Painted
- ROOFING:**
Metal Roofing
- CEILING:**
Plaster Board Ceiling / Skim Coat Ceiling
- WINDOWS:**
Aluminium Frame Casement / Sliding / Top Hung Window
Aluminium Frame Fixed Glass Louvered Window
- DOORS:**
Aluminium Frame Sliding Door
Timber Door
H.W Decorative Door
PVC Door
Timber Louver Door
Stainless Steel Grill Door
- LOCKS:**
Quality Lockset
- FLOOR FINISHES:**

<i>Ground Floor</i>		<i>1st Floor</i>	
Living:	Ceramic Tile	Bedrooms:	Ceramic Tile
Dining:	Ceramic Tile	Bathrooms:	Ceramic Tile
Bedrooms:	Ceramic Tile	Family Hall:	Ceramic Tile
Kitchen/Yard:	Ceramic Tile	Staircase:	Ceramic Tile
Bathroom:	Ceramic Tile	Balcony:	Ceramic Tile/ Cement Rendered
Utility:	Ceramic Tile		
Patio:	Ceramic Tile/ Cement Rendered		
Other:	Cement Rendered		
- WALL TILE:**
Kitchen / Bathrooms: Wall Tiles Up To Ceiling Height
- FENCING:**
1.5m High Brickwall
- GATE:**
Gate c/w Letter Box & TNB Meter Compartment
- SANITARY WARE:**
Quality Sanitary Ware c/w Fittings
- ELECTRICAL FITTING**

Lighting point	31
Power Point (13A)	22
Tv Point	3
Fan Point	2
Master Water Heater Point	1
Air-cond point	5
Auto Gate Point	1
Door Bell Chime Point	1
Burglar Alarm c/w Control Panel	1
Telephone point	1