



Gated and Guarded

The First High Rise in an Inspired Community of LBS Alam Perdana



Thrive in an Inspired Community

Live your best life in the first high rise in LBS Alam Perdana, a home where a vibrant community and serene living come together in perfect harmony.



Flourish with Complete Facilities

A family pool, a multipurpose hall, sports facilities and more. 37 facilities, all designed to give your family the comfortable lifestyle they deserve.

1. Main Entrance

2. Feature Tree

3. Entrance Garden

4. Feature Mound

5. Lighting Garden

6. Drop Off Area

7. Bicycle Lane

8. Jogging Track

9. Seating on Mounding

10. Lawn Area

11. Gazebo/Shelter

12. Playgrounds

13. Reflexology Path

14. Outdoor Fitness Area

15. Yoga Deck

16. BBQ Pits

17. Outdoors Dining Table

18. Kids Pool

19. Pool Lounge

20. Swimming Pool
21. Outdoor Shower

22. Male Toilet & Changing Room

23. Female Toilet & Changing Room

24. Open Cafe

25. Gym Room Level 1

26. Games Room Level 1

- Caroom

- Dart

- Pool Table

27. Management Office

28. Kindergarten

29. Badminton Court

30. Kindergarten Playground

31. Club House Drop Off

32. Surau

33. Herbs Garden

34. Futsal Court

35. Basketball Court

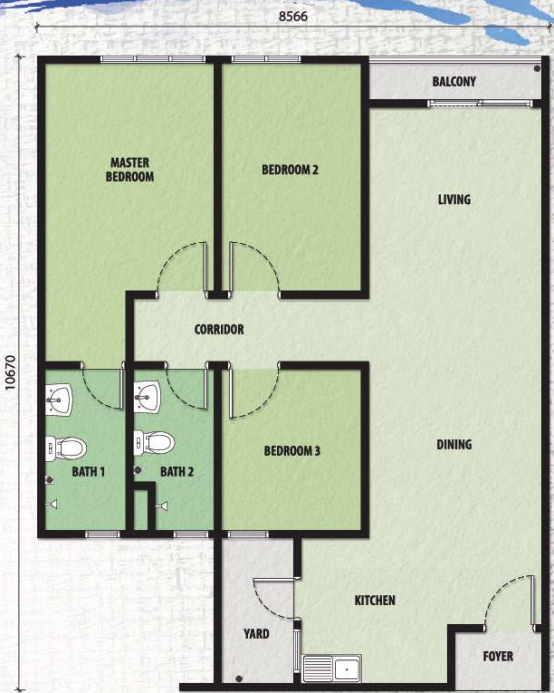
36. Volleyball Court

37. Sepak Takraw Court



FACILITY PLAN

Floor Plan



Structure	:	Reinforced Concrete Framework
Wall	:	Lightweight R.C Panel / R.C Wall
Roof	:	Metal Deck / Reinforced Concrete Flat Roof
Ceiling	:	Plaster Board Ceiling / Skim Coat
Windows	:	Aluminium Frame Window / Metal Frame Louvre Window
Door	:	Metal Frame Timber Door / Aluminium Frame Sliding Door
Ironmongery	:	Quality Lockset
Floor Finishes	:	Foyer - Ceramic Tiles
	:	Living & Dining - Ceramic Tiles
	:	Kitchen - Ceramic Tiles
	:	All Bathrooms - Ceramic Tiles
	:	All Bedrooms - Ceramic Tiles
	:	Balcony - Ceramic Tiles
	:	Yard - Ceramic Tiles
Wall Finishes	:	External Wall - Weatherbond Paint
	:	Internal Wall - Emulsion Paint
	:	Kitchen - Wall tiles up to 1600mm height
	:	All Bathrooms - Wall tiles up to 1500mm height

SANITARY FITTINGS	TYPE A (TYPICAL)	TYPE B (OKU)
Water Closet	: 2 Nos	2 Nos
Hand Basin	: 2 Nos	2 Nos
Shower	: 2 Nos	2 Nos
Basin Tap	: 2 Nos	2 Nos
Bib Tap	: 3 Nos	3 Nos
Kitchen Sink & Tap	: 1 Set	1 Set

ELECTRICAL FITTINGS	TYPE A (TYPICAL)	TYPE B (OKU)
Lighting Point c/w Light Switch	: 15 Nos	15 Nos
A/C point c/w A/C Switch	: 2 Nos	2 Nos
Ceiling Fan Point c/w Fan Switch	: 4 Nos	4 Nos
Switch Socket Outlet	: 11 Nos	11 Nos
Fibre Wall Socker	: 1 Nos	1 Nos
SMATV Point	: 1 Nos	1 Nos
Water Heater Point c/w Water Heater Switch	: 1 Nos	1 Nos
Distribution Board	: 1 Nos	1 Nos

Grow with All the Space You Need

Enjoy great moments with your family and take them on life's adventure with you. Live a comfortable life with practical spaces and room to grow.

3 Bedrooms
Perfect for growing families.

Practical Living Spaces
Comfortable living for all.





Stay Connected to Convenience

Live connected to everyday conveniences, with major highways connecting you to major towns and cities.



LBS Alam Perdana (Sales Gallery)

Address: Persiaran Alam Perdana,
42300, Bandar Puncak Alam, Selangor

Show units open daily from 10am - 6pm
www.lbs-alamperdana.com.my

6km to UiTM Puncak Alam
14km to Meru
15km to Sungai Buloh
21km to Bukit Jelutong
25km to Sultan Abdul Aziz Shah Airport
30km to Rawang
30km to Damansara Perdana
30km to Shah Alam



林木生集团有限公司 LBS BINA GROUP BERHAD
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN SS9/2,
47300 PETALING JAYA, SELANGOR, MALAYSIA

1700 81 8998

FOLLOW LBS BINA ON:



IN COLLABORATION WITH



EXCLUSIVE
MARKETING AGENT
FIRST GLOBAL

Developer: Kemudi Ehsan Sdn Bhd (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-10/10-2021/0903(L) | Validity Period: 8/10/2019 - 7/10/2021 | Advertising & Sales Permit No.: 19183-10/10-2021/0903(P) | Validity Period: 8/10/2019 - 7/10/2021 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(20) dlm.MDKS 280/4/12/2019-05 | Land Tenure: Leasehold 99 years (Expiry Date: 15 February 2111) | Land Encumbrances: NIL | Expected Date of Completion: October 2023 | Property Type: Apartment | Total Units: 878 Units | Price: RM 419,900 (Min) - RM 426,900 (Max) | Restriction in Interest: This land can be transferred or charged with the prior consent from the State Authority. Whilst every reasonable care and effort has been taken, all measurements and specifications are approximate. All plans and specification information contained herein may be subject to change as required by the Authorities / Engineer / Architect, and Developer and/or Landowner (where applicable) shall not be held responsible for any inaccuracy. All 3D visuals are artist's impressions only. Terms and conditions apply.

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