



A Gated and Guarded Community
in LBS Alam Perdana

A Home That Allows You to Find Your Own Rhythm



Townhouse 22' x 80'
Double Storey Terrace House 20' x 60'

Live free with a rhythm of your own.

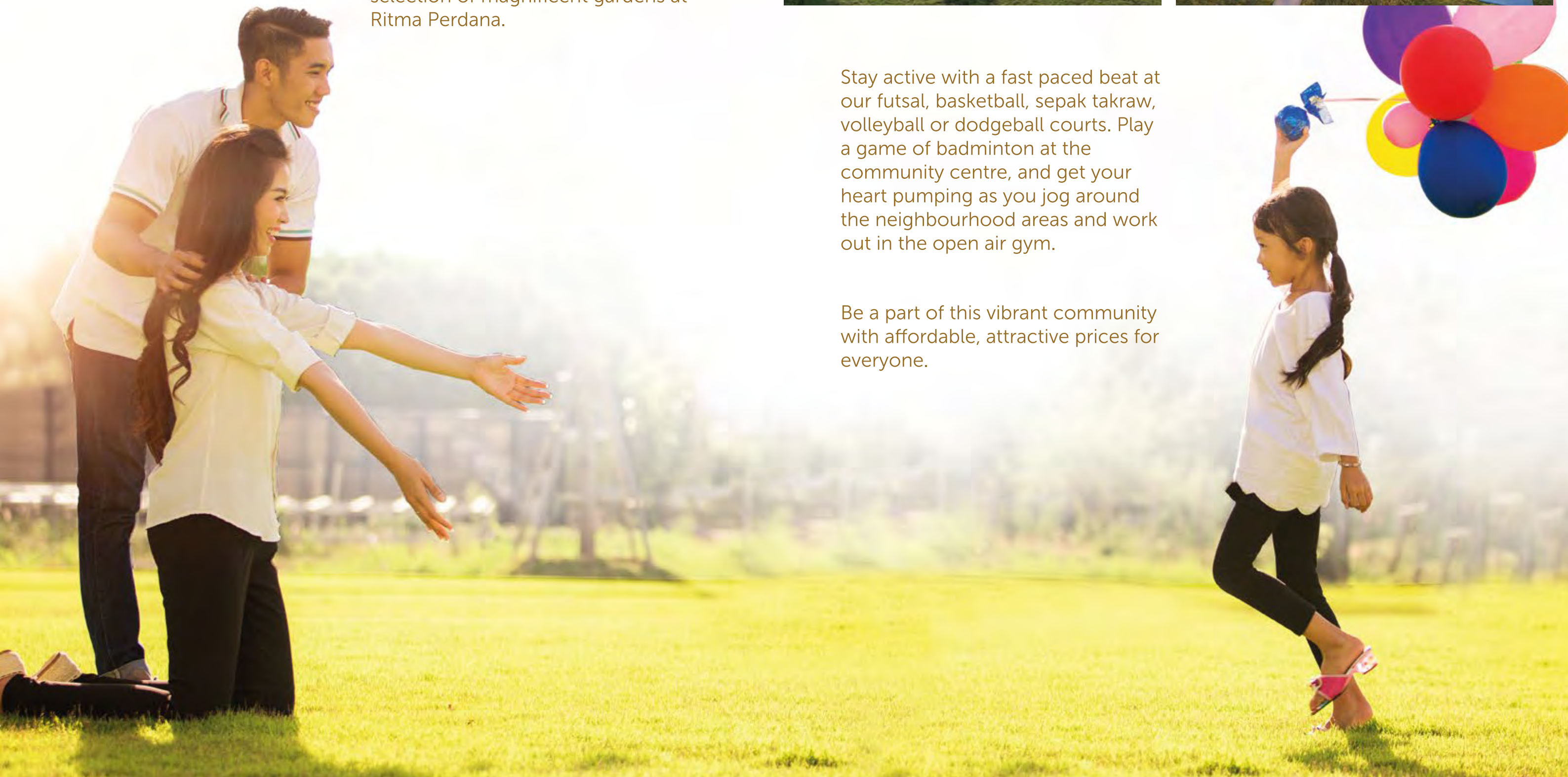
A township built for community.

Take it slow and easy with a rhythm of relaxation. Experience the beauty of nature as you walk through the lawn and selection of magnificent gardens at Ritma Perdana.



Stay active with a fast paced beat at our futsal, basketball, sepak takraw, volleyball or dodgeball courts. Play a game of badminton at the community centre, and get your heart pumping as you jog around the neighbourhood areas and work out in the open air gym.

Be a part of this vibrant community with affordable, attractive prices for everyone.



Spacious interiors for a growing family.

Cosy living spaces to help your family flourish.

Bedrooms with Ample Space
Find rest from a long day of work.



Show unit photo



Show unit photo

Open Concept Interior
Fewer walls, more space to grow.

Jogging Trail & Bicycle Lane
Get moving, get fit within a safe and secured community.



A vibrant home, nestled in a safe environment for your family.

Ease yourself into a slow paced life with an exquisite backlane garden behind your home. Or pick up the pace with a myriad of 37 curated facilities for you and your family. At Ritma Perdana, it's your rhythm to choose.

- | | | |
|-----------------------------|-------------------------------|----------------------------|
| 1. Futsal Court | 14. Open Lawn | 27. Backlane Garden |
| 2. Sepak Takraw Court | 15. Youth Seating | 28. Guardhouse |
| 3. Basketball Court | 16. Gazebo | 29. Picnic Lawn |
| 4. Dodgeball Court | 17. Chillout Area | 30. Meditation / Yoga Lawn |
| 5. Volleyball Court | 18. Toddler Play Area | 31. Taichi Plaza |
| 6. Badminton Court | 19. Aromatic Garden | 32. Elderly Seating Garden |
| 7. Children Play Area | 20. Oasis Island | 33. Surau |
| 8. Outdoor Fitness Station | 21. Entry Garden | 34. Kindergarten |
| 9. Elderly Fitness Station | 22. Forest Avenue Entry | 35. Function Hall |
| 10. Pathway / Jogging Track | 23. Welcoming Street Planting | 36. Lighting Garden |
| 11. Reflexology Path | 24. Flower Garden | 37. Mound Garden |
| 12. BBQ Pit Area | 25. Herb Garden | |
| 13. Seating Area | 26. Woodland Garden | |

Facility Plan

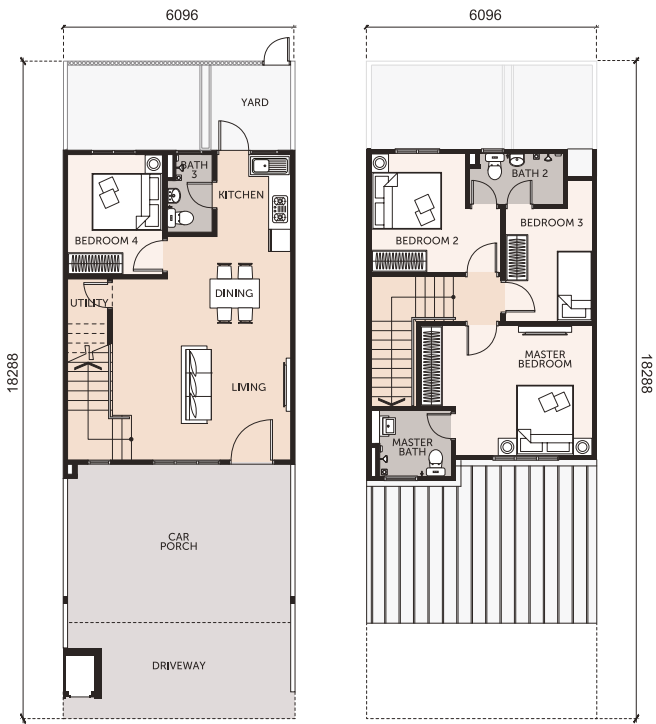




Double Storey Terrace House

Enjoy a home that gives you room to grow.

Floor Plan



Ground Floor

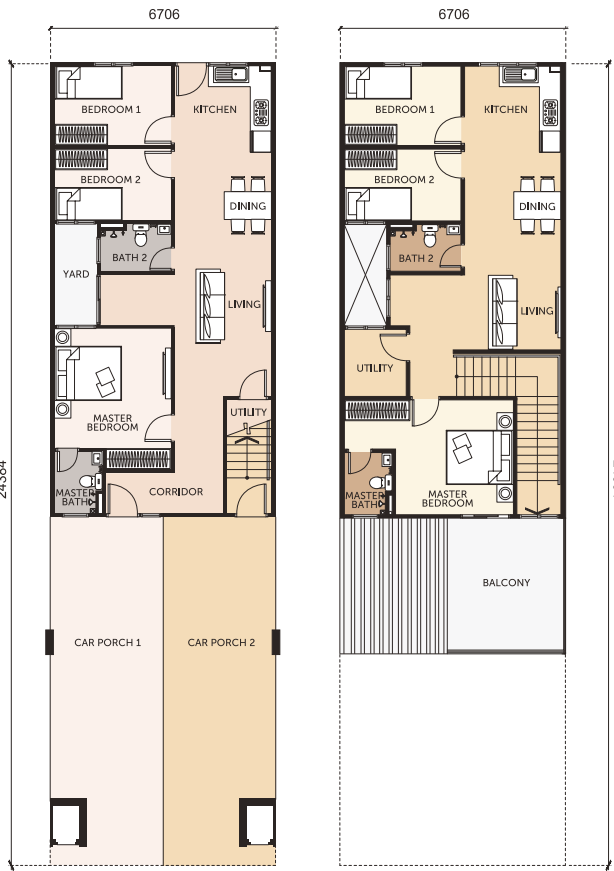
First Floor

SPECIFICATION		
Structure	: Reinforced Concrete	
Walls	: RC Wall / Cement Sand Brick / Masonry Wall	
Roof	: Concrete Roof Tiles / Metal Deck	
Ceiling	: Plaster Board Ceiling / Skim Coat / Cement Board	
Window	: Aluminium Frame Window	
Door	: Flush Door / Aluminium Frame Sliding Door (For Corner Lot Only)	
Locks	: Quality Lockset	
Floor Finishes	: Car Porch & Driveway	- Concrete Imprint
	: Living & Dining	- Ceramic Tiles
	: Kitchen	- Ceramic Tiles
	: All Bathrooms	- Ceramic Tiles
	: All Bedrooms	- Ceramic Tiles
Wall Finishes	: Staircase	- Ceramic Tiles
	: Yard	- Cement Render
	: Others	- Cement Render
	: External	- Weathershield Paint
	: Internal	- Emulsion Paint
Fencing	: Kitchen	- Wall Tiles up to 1500mm Height
	: All Bathrooms	- Wall Tiles up to Ceiling Height
	: Brickwall Fencing / Galvanised Fencing	

Townhouse

Practical spaces in a design that gives you more flexibility.

Floor Plan



Ground Floor

First Floor

SPECIFICATION		
Structure	: Reinforced Concrete	
Walls	: RC Wall / Cement Sand Brick / Masonry Wall	
Roof	: Concrete Roof Tiles / Metal Deck / RC Flat Roof	
Ceiling	: Plaster Board / Skim Coat / Cement Board	
Window	: Aluminium Frame Window	
Door	: Flush Door / Aluminium Frame Sliding Door	
Locks	: Quality Lockset	
Floor Finishes	: Car Porch & Driveway	- Concrete Imprint
	: Living & Dining	- Ceramic Tiles
	: Kitchen	- Ceramic Tiles
	: All Bathrooms	- Ceramic Tiles
	: All Bedrooms	- Ceramic Tiles
Wall Finishes	: Others	- Cement Render
	: External	- Weathershield Paint
	: Internal	- Emulsion Paint
	: Kitchen	- Wall Tiles up to 2100mm Height
	: All Bathrooms	- Wall Tiles up to Ceiling Height

SANITARY INSTALLATION		
	Ground Floor	First Floor
WC	: 2 nos	2 nos
Wash Basin	: 2 nos	2 nos
Shower	: 2 nos	2 nos
Basin Tap	: 2 nos	2 nos
Bib Tap	: 2 nos	2 nos
Kitchen Sink & Tap	: 1 no	1 no
ELECTRICAL INSTALLATION		
	Ground Floor	First Floor
Light Point	: 14 nos	13 nos
A/C Point	: 2 nos	2 nos
Power Point	: 11 nos	11 nos
Ceiling Fan Point	: 5 nos	5 nos
TV Point	: 1 no	1 no
FWS Point	: 1 no	1 no
Water Heater Point	: 1 no	1 no



Discover your beat in the heart of the vibrant Puncak Alam.

Connected to major highways and a major university.



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

Another project by



林木生集团有限公司 **LBS BINA GROUP BERHAD**
200001015875 (518482-H)
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

Phase 4A | Developer: Kemudi Ehsan Sdn Bhd 201501011210 (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-11/07-2022/0399 (L) | Validity Period: 17/07/2020-16/07/2022 | Advertising & Sales Permit No.: 19183-11/07-2022/0399 (P) | Validity Period: 17/07/2020-16/07/2022 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: BIL(50) dlm.MDKS 280/4/12/2018-11(A) | Land Tenure: Leasehold 99 years (Expiry Date: 15 February 2111) | Land Encumbrances: To be charged to MBSB Bank Berhad | Expected Date of Completion: Jul 2024 | Property Type: Townhouse (22x80'), Total Units: 230 units, Selling Price: RM488,000 (Min) - RM680,000 (Max) | Property Type: Townhouse (22x95'), Total Units: 20 units, Selling Price: RM488,000 (Min) - RM681,000 (Max) | Property Type: Double Storey Terrace House (20'x60'), Total Units: 298 units, Selling Price: RM619,900 (Min) - RM769,900 (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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