



Gated & Guarded

A MELODIOUS LIFE

AWAITS YOU AT
LBS ALAM PERDANA



Thrive in an

INSPIRED COMMUNITY

PLAYGROUND
Artist's impression



SPORT COURT
Artist's impression

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



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.

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 | 21. Outdoor Shower |
| 2. Feature Tree | 22. Male Toilet & Changing Room |
| 3. Entrance Garden | 23. Female Toilet & Changing Room |
| 4. Feature Mound | 24. Open Cafe |
| 5. Lighting Garden | 25. Gym Room Level 1 |
| 6. Drop Off Area | 26. Games Room Level 1 |
| 7. Bicycle Lane | - Carrom |
| 8. Jogging Track | - Dart |
| 9. Seating On Mounding | - Pool Table |
| 10. Lawn Area | 27. Management Office |
| 11. Gazebo/Shelter | 28. Kindergarten |
| 12. Playgrounds | 29. Badminton Court |
| 13. Reflexology Path | 30. Kindergarten Playground |
| 14. Outdoor Fitness Area | 31. Club House Drop Off |
| 15. Yoga Deck | 32. Surau |
| 16. BBQ Pits | 33. Herbs Garden |
| 17. Outdoor Dining Table | 34. Futsal Court |
| 18. Kids Pool | 35. Basketball Court |
| 19. Pool Lounge | 36. Volleyball Court |
| 20. Swimming Pool | 37. Sepak Takraw Court |



FACILITIES PLAN





FLOOR PLAN



3 Bedrooms



2 Bathrooms

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

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 Socket	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

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



LBS ALAM PERDANA TOWNSHIP

Artist's Impression



Stay Connected to CONVENIENCE

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

6km	to UiTM Puncak Alam
14km	to Meru, Klang
15km	to Sungai Buloh
19km	to Setia Alam
24km	to Kota Damansara
24km	to Subang Airport
25km	to Rawang
32km	to Shah Alam



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
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN S59/2, 47300
PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA
www.lbs.com.my

1700 81 8998

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FIRST GLOBAL

Developer: Kemudi Ehsan Sdn Bhd 201501011210 (1136545-T) | Developer's License No.: 19183/01-2028/1510(A) | Validity Period: 04/01/2023-03/01/2028 | Advertising & Sales Permit No.: 19183-10/10-2023/0378(R)-(S) | Validity Period: 13/10/2022-12/10/2023 | 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: Aug 2024 | Property Type: Apartment | Total Units: 878 Units | Price: RM 419,900 (Min) - RM 425,900 (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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