



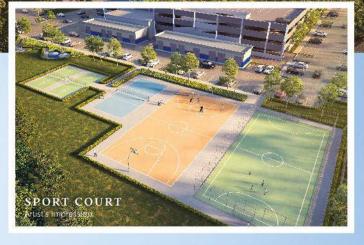
Gated & Guarded

A MELODIOUS LIFE

AWAITS YOU AT LBS ALAM PERDANA

INSPIRED COMMUNITY

PLAYGROUND



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





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

- Main Entrance
- Feature Tree
- **Entrance Garden**
- Feature Mound
- Lighting Garden
- Drop Off Area
- Bicycle Lane
- Jogging Track Seating On Mounding
- 10. Lawn Area
- 11. Gazebo/Shelter
- 12. Playgrounds
- Reflexology Path
- 14. Outdoor Fitness Area
- 15. Yoga Deck
- 16. BBQ Pits
- 17. Outdoor Dining Table
- 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
 - Carrom
 - 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



FACILITIES 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		
ELECTRICAL F	ITTINGS			
	AN RECOGNIZATION UPSCORE	TYPE A (TYPICAL)	TYPE B (OKU)	

15 nos

2 nos

4 nos 11 nos

1 nos 1 nos

1 nos 1 nos 15 nos

2 nos

4 nos 11 nos

1 nos 1 nos 1 nos

1 nos

FLOOR PLAN





SANITARY FITTINGS

Fibre Wall Socket
SMATV Point
Water Heater Point c/w
Water Heater Switch
Distribution Board

Lighting Point c/w Light Switch A/C Point c/w A/C Switch Ceiling Fan Point c/w Fan Switch Switch Socket Outlet

	TYPE A (TYPICAL)	(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





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

Persiaran Alam Perdana, 42300, Bandar Puncak Alam, Selangor

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



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 SS9/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA www.lbs.com.my

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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.