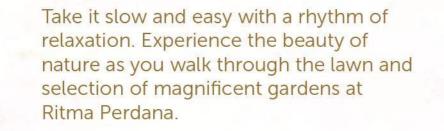


Townhouse 22' x 80'
Double Storey Terrace House 20' x 60'

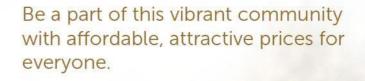


A township built for community.





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.







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.





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
- 2. Sepak Takraw Court
- 3. Basketball Court
- 4. Dodgeball Court
- 5. Volleyball Court
- 6. Badminton Court
- 7. Children Play Area
- 8. Outdoor Fitness Station
- 9. Elderly Fitness Station
- 10. Pathway / Jogging Track
- 11. Reflexology Path
- 12. BBQ Pit Area
- 13. Seating Area

- 14. Open Lawn
- 15. Youth Seating
- 16. Gazebo
- 17. Chillout Area
- 18. Toddler Play Area
- 19. Aromatic Garden
- 20. Oasis Island
- 21. Entry Garden
- 22. Forest Avenue Entry
- 23. Welcoming Street Planting
- 24. Flower Garden
- 25. Herb Garden
- 26. Woodland Garden

- 27. Backlane Garden
- 28. Guardhouse
- 29. Picnic Lawn
- 30. Meditation / Yoga Lawn
- 31. Taichi Plaza
- 32. Elderly Seating Garden
- 33. Surau
- 34. Kindergarten
- 35. Function Hall
- 36. Lighting Garden
- 37. Mound Garden





SPECIFICATION Structure

Walls

Ceiling

Townhouse

Practical spaces in a design that gives you more flexibility.

Floor Plan





	Columb	Transcr board / ordin oo	at y controlle books
	Window	: Aluminium Frame Window	
	Door	: Flush Door / Aluminium Frame Sliding Door	
	Locks	: Quality Lockset	
	Floor Finishes	; Car Porch & Driveway	- Concrete Imprint
- MALANAGE		: Living & Dining	- Ceramic Tiles
6706		: Kitchen	- Ceramic Tiles
		: All Bathrooms	- Ceramic Tiles
		; All Bedrooms	- Ceramic Tiles
OOM1 KITCHEN		: Others	- Cement Render
	Wall Finishes	; External	- Weathershield Paint
OOM2		: Internal	- Emulsion Paint
DINING		: Kitchen	- Wall Tiles up to 2100mm Height
		: All Bathrooms	- Wall Tiles up to Ceiling Height
SATH 2			
1	SANITARY INSTALLATION		
LIVING		Ground Floor	First Floor
110	WC	: 2 nos	2 nos
	Wash Basin	: 2 nos	2 nos
	Shower	: 2 nos	2 nos
	Basin Tap	: 2 nos	2 nos
24	Bib Tap	2 nos	2 nos
MASTER BEDROOM 84	Kitchen Sink & Tap	:1 no	1 no
	ELECTRICAL INSTALLATION —		
BALCONY	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

: Reinforced Concrete

: RC Wall / Cement Sand Brick / Masonry Wall : Concrete Roof Tiles / Metal Deck / RC Flat Roof

: Plaster Board / Skim Coat / Cement Board

Ground Floor

First Floor

Double Storey Terrace House

Enjoy a home that gives you room to grow.

Floor Plan







First Floor

Kitchen Sink & Tap	:1no		
Bib Tap	: 4 nos		
Basin Tap	: 3 nos		
Shower	: 3 nos		
Wash Basin	: 3 nos		
wc	: 3 nos		
SANITARY INSTALLATION			
Fencing	: Brickwall Fencing / Galvanised Fencing		
	; All Bathrooms	- Wall Tiles up to Ceiling Height	
	: Kitchen	- Wall Tiles up to 1500mm Height	
	: Internal	- Emulsion Paint	
Wall Finishes	: External	- Weathershield Paint	
	Others	- Cement Render	
	: Yard	- Cement Render	
	: Staircase	- Ceramic Tiles	
	: All Bedrooms	- Ceramic Tiles	
	; All Bathrooms	- Ceramic Tiles	
	: Kitchen	- Ceramic Tiles	
	: Living & Dining	- Ceramic Tiles	
Floor Finishes	; Car Porch & Driveway	- Concrete Imprint	
Locks	: Quality Lockset		
Door	: Flush Door / Aluminium Frame Sliding Door (For Corner Lot Only)		
Window	: Aluminium Frame Window		
Ceiling	; Plaster Board Ceiling / Skim Coat / Cement Board		
Roof	: Concrete Roof Tiles / Metal Deck		
Walls	: RC Wall / Cement Sand Brick / Masonry Wall		
Structure	: Reinforced Concrete		
SPECIFICATION			

:1no

: 15 nos

2 nos

: 8 nos

: 5 nos

:1no

:1no

:1 no



Distribution Board

Ceiling Fan Point

Water Heater Point

Light Point

A/C point

TV Point

FWS Point

Power Point

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

Connected to major highways and a major university.





林木生集团有限公司 LBS BINA GROUP BERHAD 200001015875 PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS HO 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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Phase 4A | 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.: 19183-11/07-2024/1080(R)-(S) | Validity Period: 17/07/2023-16/07/2024 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(50) dtm.MDKS 280/4/12/2018-11(A) | Land Tenure: Leasehold 99 years (Expiry Date: 15 February 2111) | Land Encumbrances: NIL | Expected Date of Completion: Feb 2025 | Property Type: Townhouse (22'x80'), Total Units: 230 units, Selling Price: RM488,000 (Min) - RM680,000 (Max) | Property Type: Townhouse (22'x95'), 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.