



LBS Alam Perdana Township

GATED & GUARDED TOWNSHIP

Where life is at its most colourful

Verdant greens.
Vivid blossoms.
And a vibrant community under brilliant blue skies.

Welcome to LBS Alam Perdana.

With spaces designed to bring people closer together, and beautiful homes that delight, you'll live life in full bloom.



Where you grow as part of a community

At LBS Alam Perdana, the community spirit is celebrated. Everything has been thoughtfully put in place to encourage togetherness, for a better quality of life.

Where you'll enjoy affordable luxury

Our terraced houses and townhouses are affordably priced, with little luxuries that make living at LBS Alam Perdana so much more enriching.



Townhouse Facade

TOWNHOUSE 22' x 75'
SIMFONI PERDANA
FROM
RM342,240* **After 7% Bumi discount*

FLOOR PLANS



SPECIFICATIONS

Structure:	Reinforced Concrete Structure		
Wall:	Concrete Wall/Brick Wall		
Roof:	Roof Tile/Metal Roofing/R.C. Flat Roof		
Ceiling:	Skim Coat and Paint/Plaster Board Ceiling		
Window:	Aluminium Frame Window		
Locks:	Quality Locksets		
Door:	Main Entrance	Timber Panel Door	
	Others	Timber Flush Door/Aluminium Frame Door	
Wall	General	Plaster/Skimcoat and Paint	
Finishes:	Bathrooms	Quality Wall Tiles up to ceiling height	
	Kitchen	Quality Wall Tiles up to 2.1m height	
Floor	Living/Dining/Kitchen	Quality Floor Tiles	
Finishes:	Master Bedroom/ Bedrooms/Bath	Quality Floor Tiles	
	Car Porch	Concrete Imprint	
	Others	Cement Render	
Painting:	Internal	Emulsion Paint	
	External	Weathershield Paint	
SANITARY INSTALLATION			
WC:	2 nos	Basin Tap:	2 nos
Wash Basin:	2 nos	Bib Tap:	1 no
Toilet Paper Holder:	2 nos	Kitchen Sink:	1 no
Shower:	2 nos	Kitchen Tap:	1 no
Hand Bidet:	2 nos		
ELECTRICAL INSTALLATION			
	Ground Floor	First Floor	
13A Power Point:	16 nos	16 nos	
Water Heater Point:	2 nos	2 nos	
Light Point:	11 nos	12 nos	
Wall Mounted Light Point:	3 nos	2 nos	
A/C Point and Switch:	2 nos	2 nos	
Fan Point:	5 nos	5 nos	
TV Point:	1 no	1 no	
Doorbell Point:	1 no	1 no	
INTERNAL TELEPHONE TRUNKING AND CABLING			
Fibre Optic Wall Point:	1 no		

FLOOR PLANS



TERRACED HOUSE 20' x 60'
IRAMA PERDANA
FROM
RM437,007* **After 7% Bumi discount*



Terraced House Facade

SPECIFICATIONS

Structure:	Reinforced Concrete Framework	
Wall:	Cement Sand Brick/RC Wall	
Roof:	Roof Tile/Metal Deck	
Ceiling:	Plaster Board Ceiling/Skim Coat	
Window:	Aluminium Frame Window	
Door:	Aluminium Frame Sliding Door (corner units)/Metal Frame Flush Door	
Locks:	Quality Locksets	
Floor	Car Porch & Driveway	Concrete Imprint
Finishes:	Living & Dining	Ceramic Tile
	Kitchen	Ceramic Tile
	All Bathrooms	Ceramic Tile
	All Bedrooms	Ceramic Tile
	Staircase	Ceramic Tile
	Yard	Cement Render
	Other	Cement Render
Wall	External	Weathershield Paint
Finishes:	Internal	Emulsion Paint
	Kitchen	Wall Tiles up to 1500mm height
	All Bathrooms	Wall Tiles up to ceiling height
Fencing:	Inter unit	900mm height RC/Brick Wall Fencing
	Back	1200mm height RC/Brick Wall Fencing
	Side Perimeter	1200mm height Galvanised Fencing
SANITARY INSTALLATION		
WC:	3 nos	
Wash Basin:	3 nos	
Shower:	3 nos	
Basin Tap:	3 nos	
Bib Tap:	3 nos	
Kitchen Sink & Tap:	1 set	
ELECTRICAL INSTALLATION		
Lighting Point:	15 nos	
A/C Point:	2 nos	
Power Point:	8 nos	
Ceiling Fan Point:	5 nos	
TV Point:	1 no	
FWS Point:	1 no	



Where you stay
well connected

With most major highways connecting
LBS Alam Perdana, you're always just
minutes away from everything you need.



6km to UTM Puncak Alam
21km to Bukit Jelutong
25km to Sultan Abdul Aziz Shah Airport
30km to Rawang
30km to Damansara Perdana
30km to Shah Alam

LEGEND

— HIGHWAY
— MAIN ROAD
— ROAD UNDER CONSTRUCTION

CALL NOW

1 700 81 8998

In Collaboration With:



Exclusive Marketing Agent:



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林本生集團有限公司 LBS BINA GROUP BERHAD 53882-H
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS
HQ PLAZA SERI SETIA, LEVEL 1-4, NO.1 JALAN S59/2, 47300 PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA

Townhouse - Developer: Kemudi Ehsan Sdn Bhd (1136545-T) | Developer's License No.: 19183-3/10-2019/0835 (L) | Validity Period: 21/10/2017 - 20/10/2019 | Advertising & Sales Permit No.: 19183-3/10-2019/0835 (P) | Validity Period: 21/10/2017 - 20/10/2019 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: BL230DM MDKS 280/4/12/2017-07 | Land Tenure: Leasehold 99 Years | Expiry Date: 15 February 2111 | Land Encumbrances: To Be Charged To Malaysia Building Society Berhad (MBSB) | Expected Date Of Completion: Nov 2020 | Total Units: 168 Units | Price: RM422,200 (Min) - RM474,000 (Max) | Double-Storey Terraced House - Developer: Kemudi Ehsan Sdn Bhd (1136545-T) | Developer's License No.: 19183-1/10-2019/0833 (L) | Validity Period: 21/10/2017 - 20/10/2019 | Advertising & Sales Permit No.: 19183-1/10-2019/0833 (P) | Validity Period: 21/10/2017 - 20/10/2019 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: BL230DM MDKS 280/4/12/2017-08 | Land Tenure: Leasehold 99 Years | Expiry Date: 15 February 2111 | Land Encumbrances: To Be Charged To Malaysia Building Society Berhad (MBSB) | Expected Date Of Completion: Nov 2020 | Total Units: 349 Units | Price: RM540,385 (Min) - RM707,135 (Max) | Restriction In Interest: This land can be transferred or charged with the prior consent from the State Authority. Disclaimer: 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 the 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.



LBS ALAM PERDANA FACILITIES PLAN

IRAMA PERDANA

SIMFONI PERDANA



LEGEND

- 1 Main Entry/Exit with Guard House
- 2 Welcoming Garden
- 3 Chill Out Garden
- 4 Garden Entry Plaza
- 5 Community Open Lawn
- 6 Children's Play Park
- 7 Signature Swing
- 8 Adult Exercise Station
- 9 Outdoor Gym
- 10 Multipurpose Court
- 11 Futsal Court
- 12 Taichi Plaza
- 13 Jogging/Walking Trail
- 14 Bicycle Track
- 15 Mound Garden
- 16 Therapeutic Garden
- 17 Aromatic Garden
- 18 Reflexology Path
- 19 Amphitheatre
- 20 Gazebo
- 21 BBQ Pit Area
- 22 Picnic Lawn
- 23 Silver Station
- 24 Kite Playing Area
- 25 Resting Plaza with Exercise Station
- 26 Backlane Garden
- 27 Community Centre
- 28 Relaxation Corner
- 29 Badminton Court
- 30 Surau
- 31 Tadika & Library
- 32 Lake Park

Mound Garden

Community Centre

Where homes bloom with the colours of life

