



Where **homes** bloom
with the colours of **life**

Gated & Guarded Township





Master Bedroom



Dining Room



Living Room



Mound Garden
Artist's Impression

Where
amazing facilities
await you

Connected seamlessly, there are footpaths throughout that will bring you to your favourite leisure facility. And in the open spaces of LBS Alam Perdana, there is something for everyone.



Children's Play Park
Artist's Impression



Backlane Garden
Artist's Impression



TOWNHOUSE 22' x 75'

SIMFONI PERDANA

FROM
RM379,440*

*After 7% Bumi discount

Artist's Impression

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	External - Weathershield Paint
Finishes:		Internal - Emulsion Paint
	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

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
Fibre Optic Wall Point:	1 no	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 UiTM Puncak Alam
- 21km to Bukit Jelutong
- 25km to Sultan Abdul Aziz Shah Airport
- 30km to Rawang
- 30km to Damansara Perdana
- 30km to Shah Alam



LBS Alam Perdana
(Show 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



Developer: Kemudi Ehsan Sdn Bhd (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-6/12-2020/03180(L) | Validity Period: 20/12/2019 - 19/12/2020 | Advertising & Sales Permit No.: 19183-6/12-2020/03180(P) | Validity Period: 20/12/2019 - 19/12/2020 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: BIL (23)d/m.MDKS 280/4/12/2017-07 | Land Tenure: Leasehold 99 Years (Expiry Date: 15 February 2111) | Land Encumbrances: Charged to MBSB Bank Berhad | Expected Date of Completion: Sept 2021 | Property Type: Townhouse (22' x 75') | Total Units: 340 Units | Price: RM 440,000 (Min) - RM 445,000 (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. All photos use in the brochure are taken from the show unit. Terms and conditions apply.

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