



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

Gated & Guarded 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 double storey terrace houses and townhouses are affordably priced, with little luxuries that make living at LBS Alam Perdana so much more enriching.



TOWNHOUSE 22' x 75'
SIMFONI PERDANA
 FROM
RM379,440 * *After 7% Bumi discount*
Artist's Impression



FLOOR PLANS

SPECIFICATIONS



GROUND FLOOR

1ST FLOOR

- 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
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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

FLOOR PLANS



DOUBLE STOREY TERRACE HOUSE 20' x 60'

IRAMA PERDANA

FROM

RM474,207* *After 7% Bumi discount





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

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.



Futsal Court



Backlane Garden



Mound Garden



Community Centre



Where you stay well connected

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



Show units open daily from 10am-6pm



waze:
LBS Alam Perdana (Show Gallery)

Address:

Persiaran Alam Perdana,
42300 Bandar Puncak Alam, Selangor.

www.lbs-alamperdana.com.my

LEGEND



- 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

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 S59/2,
47300 PETALING JAYA, SELANGOR, MALAYSIA

1700 81 8998

FOLLOW LBS BINA ON:



Simfoni Perdana • 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. **Irama Perdana** • Developer: Kemudi Ehsan Sdn Bhd (1136545-T) A member of LBS Bina Group Bhd. | Developer's License No.: 19183-4/10-2020/03196(L) | Validity Period: 31/10/2019 - 30/10/2020 | Advertising & Sales Permit No.: 19183-4/10-2020/03196(P) | Validity Period: 31/10/2019 - 30/10/2020 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan Ref. No.: Bil.(21)d/m.MDKS 280/4/12/2017-09 | Land Tenure: Leasehold 99 Years (Expiry Date: 15 February 2111) | Land Encumbrances: Charged to MBSB Bank Berhad | Expected Date of Completion: Nov 2020 | Property Type: Double Storey Terrace House (20' x 60') | Total Units: 324 Units | Price: Rm 546,135 (Min) - Rm 714,035 (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 used in the brochure are taken from the show unit. Terms and conditions apply. **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 used in the brochure are taken from the show unit. Terms and conditions apply.