

Gated and Guarded

# High Rise in Community Alam Perdana



# The First an Inspired of LBS



**Stay Connected to Convenience**

Live connected to everyday conveniences, with major highways connecting you to major towns and cities.

**Legend:**  
 - Highway  
 - Main Road  
 - Under Construction Road

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

**waze**  
 LBS Alam Perdana (Sales Gallery)  
 Address: Persiaran Alam Perdana,  
 42300, Bandar Puncak Alam, Selangor

Show units open daily from 10am-6pm  
[www.lbs-alamperdana.com.my](http://www.lbs-alamperdana.com.my)



Another project by  
**LBS BINA GROUP BERHAD**  
PROPERTY DEVELOPMENT & INVESTMENT HOLDINGS  
HQ PLAZA SERI SETIA, LEVELS 4-6, NO. 3, JALAN SS9/2, 47500  
PETALING JAYA, SELANGOR DARUL EHSAN, MALAYSIA

**1700 81 8998**

FOLLOW LBS BINA ON:



Developer: Kencana Ehsan Sdn Bhd 201500011230 0138945-11 | Developer's License No.: 19165-1010-2022/03069KL1 | Validity Period: 15/10/2025 - 12/31/2027 | Advertising & Sales Permit No.: 19165-1010-2022/03069971 | Validity Period: 25/03/2023 - 12/10/2022 | Approving Authority: Majlis Perbandaran Kuala Selangor | Building Plan No.: B1/201/06, MDRS 2804412/2019-05 | Land Tenure: Leasehold 99 years (Expiry Date: 25 February 2112) | Land Encumbrances: R/L | Expected Date of Completion: Q4 2023 | Property Type: Apartment (Total Units: 878 Units) | Price: RM 428,500 (Mal) - RM 428,500 (Mal) | Restriction of 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 specifications information contained herein may be subject to change as required by the Authorities / Engineer / Architect, and Developer and/or Licensure (where applicable) shall not be held responsible for any inaccuracies. All 3D visuals are artist's impressions only. Terms and conditions apply.

empowering individuals • enhancing communities

## Thrive in an Inspired Community

Live your best life in the first high rise in LBS Alam Perdana, a home where a vibrant community and serene living come together in perfect harmony.



Let relaxing waters wash away your worries with a swim.

Artist's Impression



Take your kids on an adventure of joyous moments.

Artist's Impression



Sweat, hustle and get active the way you want to.

Artist's Impression

## Flourish with Complete Facilities

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

- |                          |                                   |
|--------------------------|-----------------------------------|
| 1. Main Entrance         | 21. Outdoor Shower                |
| 2. Feature Tree          | 22. Male Toilet & Changing Room   |
| 3. Entrance Garden       | 23. Female Toilet & Changing Room |
| 4. Feature Mound         | 24. Open Cafe                     |
| 5. Lighting Garden       | 25. Gym Room Level 1              |
| 6. Drop Off Area         | 26. Games Room Level 1            |
| 7. Bicycle Lane          | - Carrom                          |
| 8. Jogging Track         | - Dart                            |
| 9. Seating on Mounding   | - Pool Table                      |
| 10. Lawn Area            | 27. Management Office             |
| 11. Gazebo/Shelter       | 28. Kindergarden                  |
| 12. Playgrounds          | 29. Badminton Court               |
| 13. Reflexology Path     | 30. Kindergarden Playground       |
| 14. Outdoor Fitness Area | 31. Club House Drop Off           |
| 15. Yoga Deck            | 32. Sunau                         |
| 16. BBQ Pits             | 33. Herbs Garden                  |
| 17. Outdoor Dining Table | 34. Futsal Court                  |
| 18. Kids Pool            | 35. Basketball Court              |
| 19. Pool Lounge          | 36. Volleyball Court              |
| 20. Swimming Pool        | 37. Sepak Takraw Court            |



FACILITY PLAN

## Floor 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

## Grow with All the Space You Need

Enjoy great moments with your family and take them on life's adventure with you. Live a comfortable life with practical spaces and room to grow.

**3 Bedrooms**  
Perfect for growing families.

**Practical Living Spaces**  
Comfortable living for all.



Living Area

Actual Show Unit



Dining Area

Actual Show Unit



Master Bedroom

Actual Show Unit

SANITARY FITTINGS	TYPE A (TYPICAL)	TYPE B (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

ELECTRICAL FITTINGS	TYPE A (TYPICAL)	TYPE B (OKU)
Lighting Point c/w Light Switch	: 15 Nos	15 Nos
A/C point c/w A/C Switch	: 2 Nos	2 Nos
Ceiling Fan Point c/w Fan Switch	: 4 Nos	4 Nos
Switch Socket Outlet	: 11 Nos	11 Nos
Fibre Wall Socket	: 1 Nos	1 Nos
SMATV Point	: 1 Nos	1 Nos
Water Heater Point c/w Water Heater Switch	: 1 Nos	1 Nos
Distribution Board	: 1 Nos	1 Nos