RITMA PERDANA
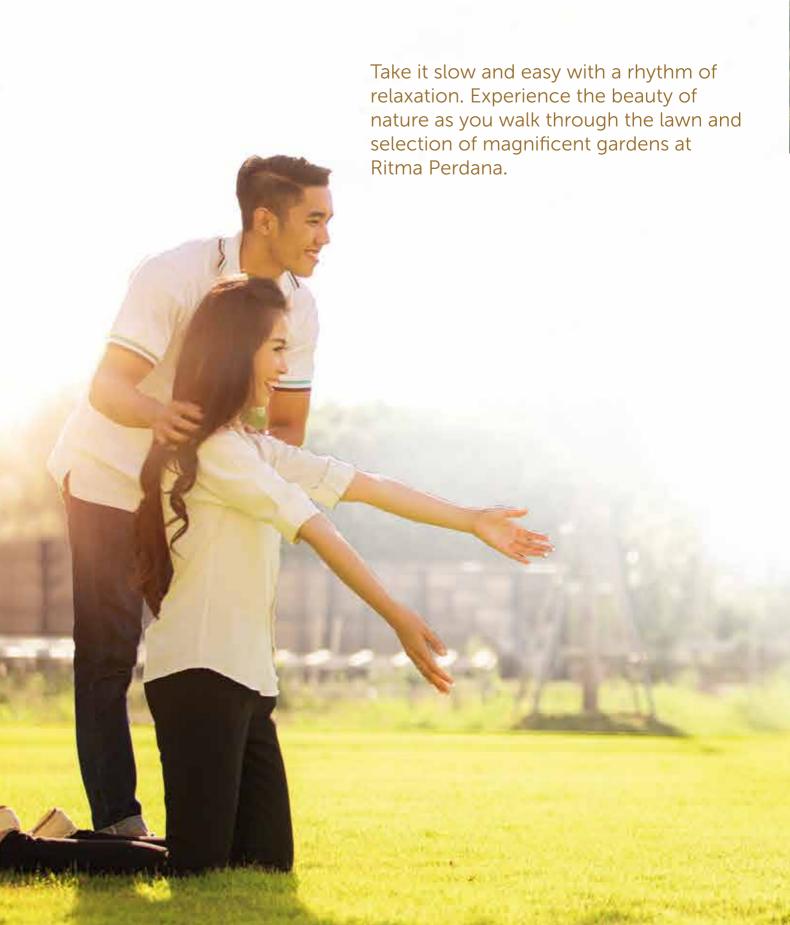
A Home That Allows You to Find Your Own Rhythm

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

Live free with a rhythm of your own.

A township built for community.

Take it slow and easy with a rhythm of relaxation. Experience the beauty of nature as you walk through the lawn and selection of magnificent gardens at Ritma Perdana.

Take in nature's beauty with greens and landscape around the neighbourhood.

Artist's impression

Take up a new sport at our multifunctional sports courts such as futsal, basketball, sepak takraw and more.

Artist's impression

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.

Be a part of this vibrant community with affordable, attractive prices for everyone.
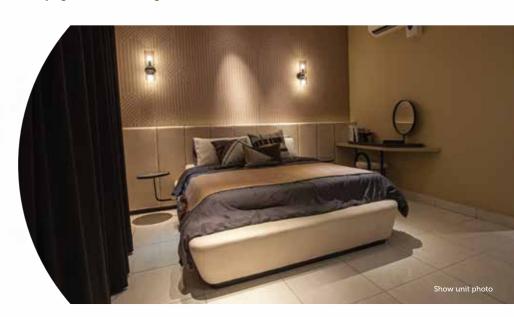
Spacious interiors for a growing family.

Cosy living spaces to help your family flourish.

Bedrooms with Ample Space

Find rest from a long day of work.

Show unit photo

Open Concept Interior

Fewer walls, more space to grow.

Show unit photo

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

Facility Plan

☐ Townhouse 22' x 80'
☐ Townhouse 22' x 95'
☐ Double Storey Terrace House 20' X 60'
☐ Double Storey Terrace House 20' X 70'

Artist's impression

Townhouse

Practical spaces in a design that gives you more flexibility.

Floor Plan

Ground Floor　　　　**First Floor**

SPECIFICATION

Structure	: Reinforced Concrete
Walls	: RC Wall / Cement Sand Brick / Masonry Wall
Roof	: Concrete Roof Tiles / Metal Deck / RC Flat Roof
Ceiling	: Plaster Board / Skim Coat / Cement Board
Window	: Aluminium Frame Window
Door	: Flush Door / Aluminium Frame Sliding Door
Locks	: Quality Lockset
Floor Finishes	: Car Porch & Driveway　– Concrete Imprint
	: Living & Dining　– Ceramic Tiles
	: Kitchen　– Ceramic Tiles
	: All Bathrooms　– Ceramic Tiles
	: All Bedrooms　– Ceramic Tiles
	: Others　– Cement Render
Wall Finishes	: External　– Weathershield Paint
	: Internal　– Emulsion Paint
	: Kitchen　– Wall Tiles up to 2100mm Height
	: All Bathrooms　– Wall Tiles up to Ceiling Height

SANITARY INSTALLATION

	Ground Floor	First Floor
WC	: 2 nos	2 nos
Wash Basin	: 2 nos	2 nos
Shower	: 2 nos	2 nos
Basin Tap	: 2 nos	2 nos
Bib Tap	: 2 nos	2 nos
Kitchen Sink & Tap	: 1 no	1 no

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

Double Storey Terrace House

Enjoy a home that gives you room to grow.

Floor Plan

6096

18288

YARD

BATH

KITCHEN

BEDROOM 4

UTILITY

DINING

LIVING

CAR PORCH

DRIVEWAY

Ground Floor

6096

18288

BATH 2

BEDROOM 2

BEDROOM 3

MASTER BEDROOM

MASTER BATH

First Floor

Artist's impression

Discover your
the vibrant Pu

Connected to ma

Kuala
Selangor

Kuala
Selangor

LBS ALAM
PERDANA

Jeram

Bandar
Puncak
Alam

LEGEND

▬▬	Highway
▬▬	Main Road
▪ ▪ ▪	Under Construction Road

6 km to UiTM Puncak Alam
14 km to Meru, Klang
15 km to Sungai Buloh
19 km to Setia Alam
24 km to Kota Damansara
24 km to Subang Airport
25 km to Rawang
32 km to Shah Alam

😊 waze

LBS Alam Perdana (Sales G

Address: Persiaran Alam Perdan
42300, Bandar Puncak Alam, Se

Show units open daily from 10a
www.lbs-alamperdana.com.my

Another project by

林木生集团有限公司 **LBS**
200001015875 (518482-H)
PROPERTY DEVELOPM
HQ PLAZA SERI SETIA,
47300 PETALING JAYA,

BELIEVE • BECOME • BEHOLD

Menteri Besar Selangor Incorporated

Phase 4A I Developer: Kemudi Ehsan Sdn Bhd 201501011210 (1136545-T) A member of LBS Bina Group Bhd. I Developer's License No.: 19183-11/07-2022/0399 (L) I Validity Period: 17/07/2020–16/07/2022 I Advertising & Sales Permit No.: 19183-11/07-2022/0399 (P) I Validity Period: 17/07/2020–16/07/2022 I Approving Authority: Majlis Perbandaran Kuala Selangor I Building Plan Ref. No.: Bil.(50) dlm.MDKS 280/4/12/2018-11(A) | Land Tenure: Leasehold 99 years (Expiry Date: 15 February 2111) I Land Encumbrances: To be charged to MBSB Bank Berhad I Expected Date of Completion: Jul 2024 I Property Type: Townhouse (22'x80'), Total Units: 230 units, Selling Price: RM488,000 (Min) – RM680,000 (Max) I Property Type: Townhouse (22'x95'), Total Units: 20 units, Selling Price: RM488,000 (Min) – RM681,000 (Max) I Property Type: Double Storey Terrace House (20'x60'), Total Units: 298 units, Selling Price: RM619,900 (Min) – RM769,900 (Max) I 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.

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