



THE ATERA

PETALING JAYA



PARAMOUNT
PROPERTY

The People's Developer™

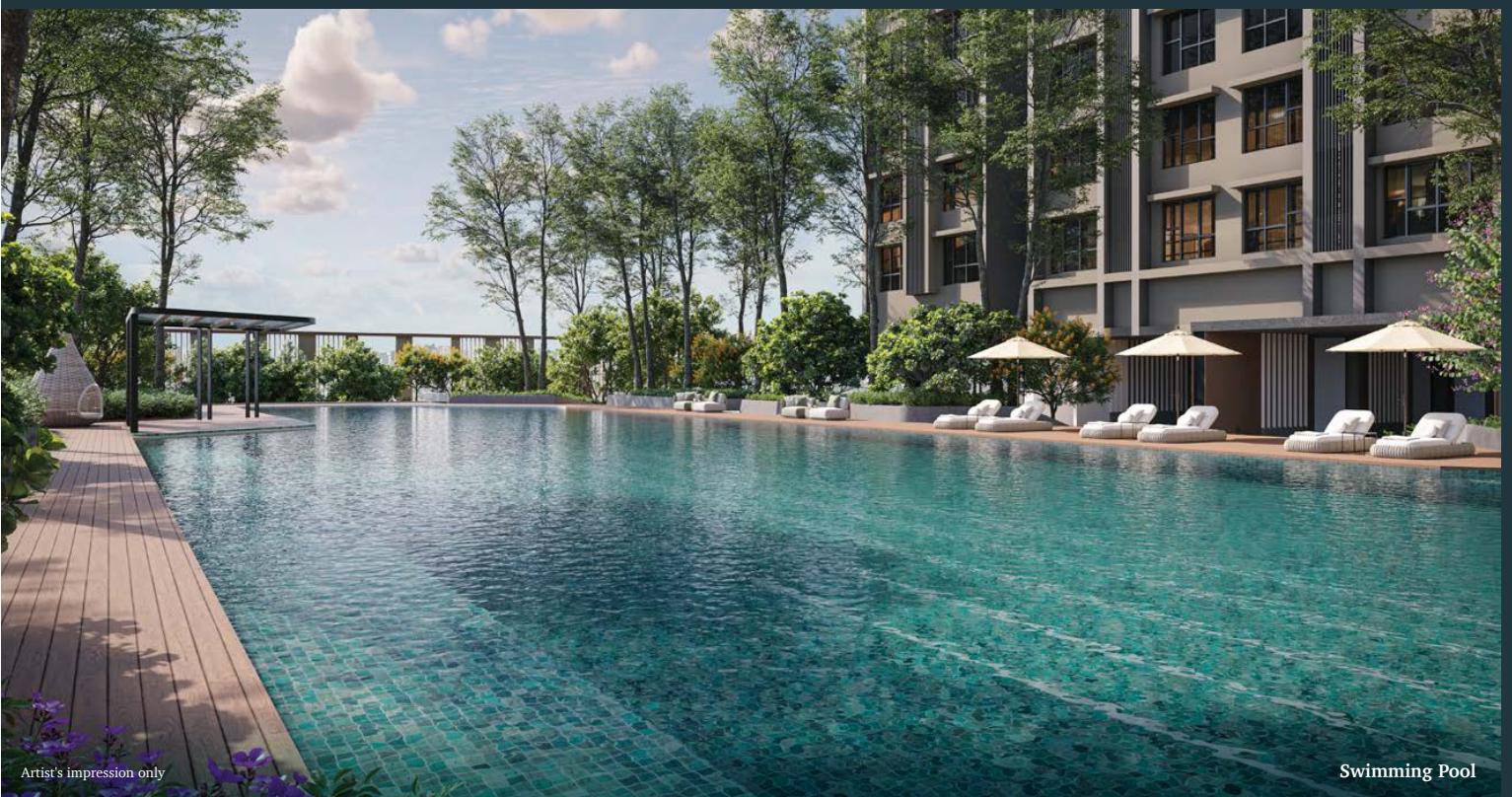
Petaling Jaya's next urban living marvel.

As a new transit-oriented development that will rejuvenate the matured neighbourhood of Section 14, PJ, The Atera brings a fuss-free commute to residents via the Asia Jaya LRT that is within walking distance.

Explore Petaling Jaya and the greater Kuala Lumpur vicinity with ease, and live closer to a myriad of lifestyle amenities as you are easily linked to major highways such as the Federal Highway, LDP, SPRINT Expressway, NPE, and NKVE.



Artist's impression only



Artist's impression only

Swimming Pool



Guardhouse



Artist's impression only

Gymnasium



400m to Asia Jaya LRT via a covered walkway



Serviced Apartments up to 4 rooms, 3 bathrooms



61 holistic lifestyle facilities



Built-up options from 775 – 1,420 sq. ft.



Equipped with Smart Home features



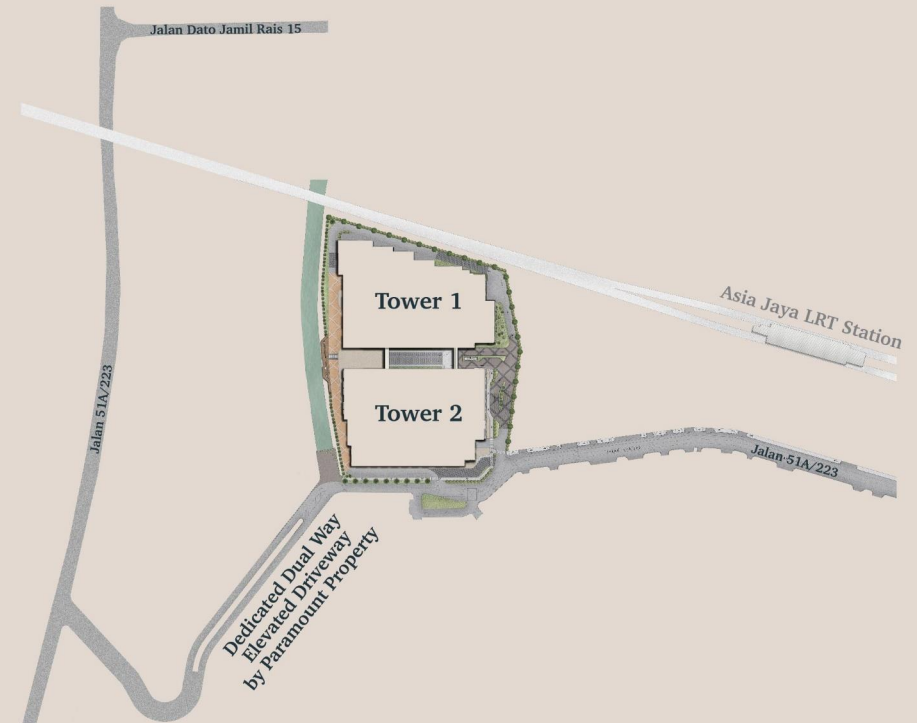
Multi-tier security offerings



GreenRE Silver certified

The Master Plan

An integrated urban master plan for a life of conveniences.



Legend:

- | | |
|-------------------------------|-------------------------|
| 01 Phase 1 - Tower 1 | 06 Podium Facilities |
| 02 Phase 2 - Tower 2 | 07 Residential Drop-off |
| 03 Retail Lots - Tower 1 | 08 Retail Drop-off |
| 04 Retail Lots - Tower 2 | 09 Elevated Driveway |
| 05 Guardhouse for Tower 1 & 2 | 10 LRT Kelana Jaya Line |

Live in easy balance.

An array of wholesome facilities that are designed for individuals and families are nestled within landscaped greenery, allowing everyone to enjoy holistic balance within the comforts of home.

Master Plan

Legend:

- 01 Phase 1 - Tower 1
- 02 Phase 2 - Tower 2
- 03 Retail Lots - Tower 1
- 04 Retail Lots - Tower 2
- 05 Guardhouse for Tower 1 & 2
- 06 Podium Facilities
- 07 Residential Drop-off
- 08 Retail Drop-off
- 09 Elevated Driveway
- 10 LRT Kelana Jaya Line



Level 7 Podium Facilities

Legend:

Tower 1

- 01 Multipurpose Hall
- 02 Outdoor Shower
- 03 Jacuzzi
- 04 Wet Deck
- 05 Swimming Pool
- 06 Kids' Waterplay
- 07 Floating Pavilion
- 08 Kickabout Area
- 09 Adventure Playground
- 10 Signature Water Feature
- 11 Outdoor Fitness Station
- 12 Reflexology Path
- 13 Garden of Serenity
- 14 Climbing Wall
- 15 BBQ Zone
- 16 Mini Bowling Lane

- 17 Jogging Track
- 18 Yoga Space
- 19 Tai Chi Space
- 20 Pre-function Space
- 21 Outdoor CrossFit Area
- 22 Casual Seating Lane
- 23 Function Room
- 24 Co-working Lounge
- 25 Management Office
- 26 Open Lounge
- 27 Indoor Game Room
- 28 Gymnasium
- 29 Common Toilet
- 30 Mini Cinema
- 31 Surau
- 32 Lift Lobby

Tower 2

- 01 Jogging Trail
- 02 Pool Pavilion
- 03 Wet Deck
- 04 Swimming Pool
- 05 Dry Deck
- 06 Jacuzzi
- 07 Kid's Pool
- 08 Outdoor Shower
- 09 Yoga Space
- 10 Pavilion
- 11 Multi-sensory Garden
- 12 Reflexology Path
- 13 Basketball Court
- 14 BBQ Zone
- 15 Open Event Lawn
- 16 Amphitheatre

- 17 Futsal Court
- 18 Gymnasium
- 19 Social Corner
- 20 Sprint & Jogging Track
- 21 Communal Circle
- 22 Function Room
- 23 Pre-function Space
- 24 Co-working Lounge
- 25 Management Office
- 26 Common Toilet
- 27 Surau
- 28 Lift Lobby

Level 48 & 52 Sky Lounge Facilities

Legend:

Tower 1

- 01 Pantry
- 02 Sky Lounge
- 03 Toilets

Tower 2

- 01 Sky Lounge
- 02 Toilets

Common Area

- 01 Linked Bridge
- 02 Guardhouse for Tower 1 & 2
- 03 Residential Drop-off for Tower 1 & 2



THE WATERA
PETALING JAYA

tea love's

OLD CITY WHITE COFFEE

Urban living
amidst greenery,
the sky, and a river.

Urban living
with ample
advantages.





Urban living
made for you.



Site Plan

Tower 1 & 2 - Level 7 Podium Facilities

Curated facilities for better living.



Legend:

Tower 1

- 01 Multipurpose Hall
- 02 Outdoor Shower
- 03 Jacuzzi
- 04 Wet Deck
- 05 Swimming Pool
- 06 Kids' Waterplay
- 07 Floating Pavilion
- 08 Kickabout Area
- 09 Adventure Playground
- 10 Signature Water Feature
- 11 Outdoor Fitness Station
- 12 Reflexology Path
- 13 Garden of Serenity
- 14 Climbing Wall
- 15 BBQ Zone
- 16 Mini Bowling Lane
- 17 Jogging Track
- 18 Yoga Space
- 19 Tai Chi Space
- 20 Pre-function Space
- 21 Outdoor CrossFit Area
- 22 Casual Seating Lane
- 23 Function Room
- 24 Co-working Lounge
- 25 Management Office
- 26 Open Lounge
- 27 Indoor Game Room
- 28 Gymnasium
- 29 Common Toilet
- 30 Mini Cinema
- 31 Surau
- 32 Lift Lobby

Tower 2

- 01 Jogging Trail
- 02 Pool Pavilion
- 03 Wet Deck
- 04 Swimming Pool
- 05 Dry Deck
- 06 Jacuzzi
- 07 Kid's Pool
- 08 Outdoor Shower
- 09 Yoga Space
- 10 Pavilion
- 11 Multi-sensory Garden
- 12 Reflexology Path
- 13 Basketball Court
- 14 BBQ Zone
- 15 Open Event Lawn
- 16 Amphitheatre
- 17 Futsal Court
- 18 Gymnasium
- 19 Social Corner
- 20 Sprint & Jogging Track
- 21 Communal Circle
- 22 Function Room
- 23 Pre-function Space
- 24 Co-working Lounge
- 25 Management Office
- 26 Common Toilet
- 27 Surau
- 28 Lift Lobby

Common Area

- 01 Linked Bridge
- 02 Guardhouse for Tower 1 & 2
- 03 Residential Drop-off for Tower 1 & 2



Site Plan

Tower 1 & 2 - Level 48 & 52 Sky Lounge Facilities

Curated facilities for better living.



Legend:

Tower 1

- 01 Pantry
- 02 Sky Lounge
- 03 Toilets

Tower 2

- 01 Sky Lounge
- 02 Toilets

































THE ATERA
PETALING JAYA







Tower 1 - Typical Floor Plan



Tower 2 - Typical Floor Plan



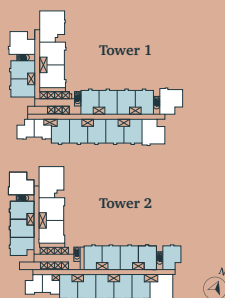
Type

B

775 sq. ft.

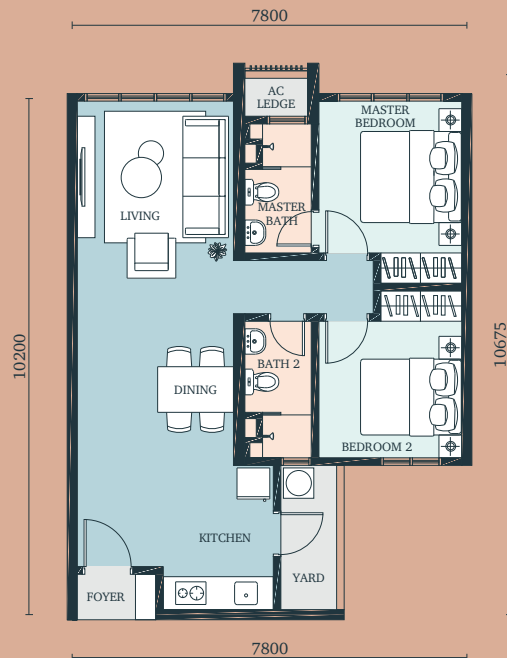
2 Bedrooms + 2 Baths

Scan for a
VR tour



Settling Down

For newlywed couples who are branching out on their own or thinking of starting a new family together, this is the layout that offers a cosy layout with ample space where they can grow into and make into their own.



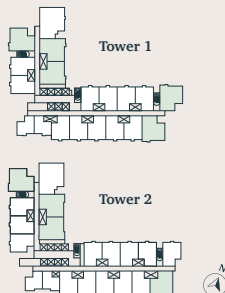
Type

C

1,022 sq. ft.

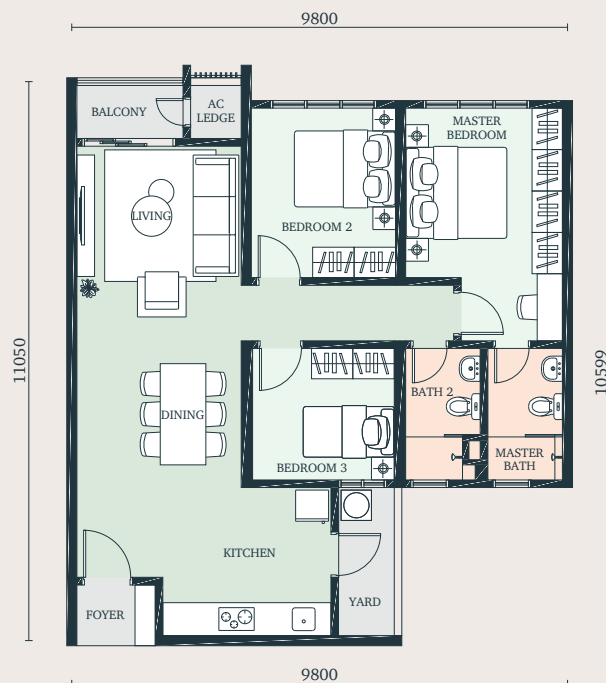
3 Bedrooms + 2 Baths

Scan for a
VR tour



Creating Memories

A space where established families can spend quality time together as they make their way through life's milestones together.



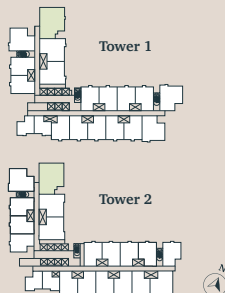
Type

D

1,420 sq. ft.

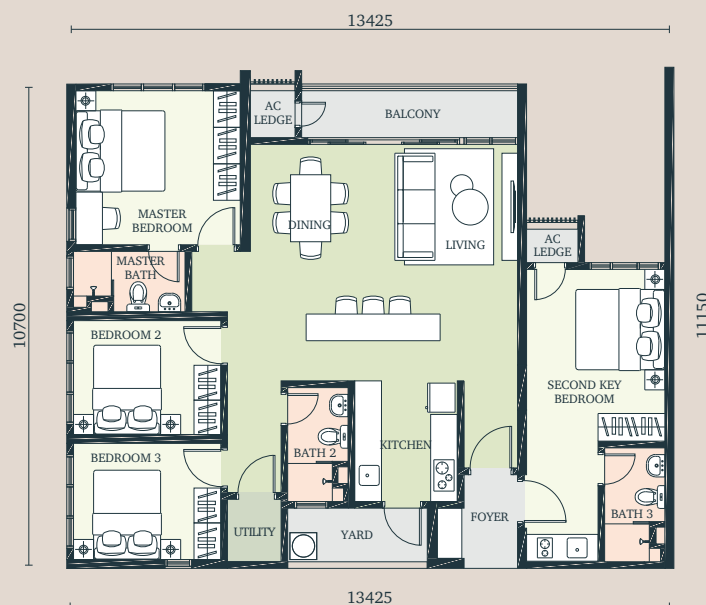
4 Bedrooms + 3 Baths

Scan for a
VR tour



A Treasure to Own

Designed for multigenerational living, this dual-key unit offers more privacy and space, all under one united roof. It is also perfect for upgraders or investors as it is an investment that promises strong capital appreciation.





Artist's impression only



Artist's impression only



Artist's impression only

Specifications

STRUCTURE	Reinforced Concrete		
WALL	Reinforced Concrete Wall / Masonry / Dry Wall (for Type B & C only)		
ROOFING	Reinforced Concrete Slab		
CEILING	Skim Coat and Paint / Plaster		
WINDOWS	Casement / Top Hung		
DOORS			
Main Entrance	Fire Rated Door		
Bedrooms	Timber Flush Door		
Bathrooms	Timber Flush Door		
IRONMONGERY	Quality Lockset		
WALL FINISHES (Internal)			
Foyer / Living / Dining / Utility /	Skim Coat and Paint / Plaster and Paint		
Bedrooms / Yard & Balcony			
Bathrooms			
Kitchen			
FLOOR FINISHES			
Foyer / Living / Dining / Utility / Yard & Balcony	Tiles		
Bedrooms	Laminated Flooring		
Kitchen	Tiles		
Bathrooms	Tiles		
SANITARY FITTINGS	Type B	Type C	Type D
Kitchen Sink with Tap	1	1	2
Water Closet	2	2	3
Basin with Tap	2	2	3
Shower Rose	2	2	3
Toilet Paper Holder	2	2	3
Hand Bidet	2	2	3
Tap	1	1	2
ELECTRICAL POINTS			
Lighting Wiring Points	13 Nos.	16 Nos.	26 Nos.
13A Switch Socket Outlet	14 Nos.	16 Nos.	27 Nos.
Air-Cond Point	3 Nos.	4 Nos.	6 Nos.
Water Heater Point	2 Nos.	2 Nos.	3 Nos.
Distribution Board	1 Nos.	1 Nos.	2 Nos.
Fibre Wall Socket Outlet	1 Nos.	1 Nos.	2 Nos.
Ceiling Fan Point	4 Nos.	5 Nos.	6 Nos.
Doorbell Point	1 Nos.	1 Nos.	2 Nos.
Hob Point	1 Nos.	1 Nos.	2 Nos.



Tomorrow's conveniences, today.

Control the little details in life, all from the palm of your hand. At The Atera, control your home and make life a little easier with the support of a Smart Home System.



Digital
door lock



Lighting
control



Fan
control



Air conditioning
control



All controls
accessible via
one mobile application

*Applicable to Type B, C & D only



The little things that matter.

Home at The Atera is fitted with furniture
and fittings for a hassle-free move-in.

Kitchen



Kitchen cabinet



Hood



Hob

Bathroom



Fixed shower
screen panel



Stainless steel
towel rail



Instant
water heater

Living and Master Bedroom



Air
conditioning



Wardrobe
(Type B Tower 2 Only)

*Applicable to Type B, C & D only



Urban living, done differently.

Life at The Atera is better. Here's why:

Sustainability

- ▴ A GreenRE Silver residence in the heart of Petaling Jaya
- ▴ Rainwater Harvesting System that provides water to landscape watering and common toilets, saving thousands of litres of water
- ▴ Electric Vehicle (EV) Charger to stay ahead of the trend for greener transportation
- ▴ Solar Power System to reduce utilities cost on common areas by tapping into renewable energy for a better, more sustainable future for the generations to come
- ▴ Water Filtration System removes unwanted debris from the main water supply to provide clean water
- ▴ Automated Waste Collection System (AWCS) for every floor, offering greater sustainability



Security for Your Peace of Mind

- ▮ Multi-tier security for complete assurance
- ▮ 24/7 security patrol for peace of mind
- ▮ Dual drop-off areas for those visiting the retail lots and residents
- ▮ Visitor screening and visitor management system for the ease and safety of the entire family



The People's Developer.

Paramount Property has a rich legacy in property development spanning more than four decades, tracing our roots to humble beginnings in Sungai Petani, Kedah where a rice miller's first foray into property development would grow into the people's developer. Our passionate, highly collaborative team at Paramount Property is driven by a shared vision with our parent company, Paramount Corporation Berhad – changing lives and enriching communities for a better world.



Design for Life

To meet this inspirational call to action, we Design for Life, ensuring that our products not only pass the test of time, but are able to walk with our customers across the stages of their life journey while meeting the practical aspects of day-to-day living.

People First

We place People First, holding our customers in high esteem by listening to their needs, incorporating their feedback into our design process, and responding to them even after we hand over their homes. We foster those who grow with us through empowering learning experiences and treat our partners right.

Uplift Communities

We Uplift Communities, through efforts in three focus areas – wellness, education, and environment. We believe in the importance of helping members of our society live healthy and well, supporting their future success through investments in learning and knowledge, and protecting the environment we all live in through sustainability practices. To leave our society a better place, we continue to give back to the community around us through our CSR projects.



AWARDS & ACCOLADES

THE BLUEPRINT OF TRIUMPH

Our efforts have not gone unnoticed, with numerous awards in various fields that reflect our abilities and strengths. The acknowledgements we have received are a true testament to the belief people have in what we build.



World Prix D'Excellence Awards

World Silver Winner for Purposes-Built Category

2017 Chengal House @ Sejati Residences, Cyberjaya, Selangor



FIABCI Malaysia Property Awards

Property Man of the Year

2019 Dato' Teo Chiang Quan

Purpose-Built Category

2016 Chengal House @ Sejati Residences, Cyberjaya, Selangor

Best Residential Development

2004 Bandar Laguna Merbok, Sungai Petani, Kedah



The Edge Property Excellence Awards

PEPS Value Creation Excellence Awards (Residential Category)

2017 KU Suites @ Kemuning Utama, Shah Alam, Selangor

2016 Kemuning Aman, Shah Alam, Selangor

Top 20 Property Developer Awards

2023 Ranked 12



Malaysia Developer Awards (MDA)

Top-of-the-Chart Top 10 (for market cap below RM1 billion) 2022

Top 2

Top-of-the-Chart (Best in Qualitative) 2022



EdgeProp Malaysia's Best Managed & Sustainable Property Awards

EdgeProp-ILAM Malaysia's Sustainable Landscape Awards
(Landscape Planning Category) 2021

Hill Park @ Bukit Banyan, Sungai Petani, Kedah

Malaysia's Responsible Developer: Building Sustainable Development Award 2018



Property Insight Prestigious Developer Awards

Best Education Centric Development
Best Self-Sustained Development
Best Boutique Development



The Edge Malaysia Centurian Club & Corporate Awards

The Highest Returns to Shareholders Over Three Years in the Property Sector 2019



StarProperty.my Awards

Top Developers (TheAll-Stars Award)
The Family Friendly Award (Landed)
The Family-Friendly Award (Highrise)
Close to Home Award
All Star Award (Most Sustainable Growth)
The Starter Home Award
The Cornerstone Award
Just-Walk Award (Best Integrated Development)



BCI Asia Top 10 Developer Awards

Top 10 Developer Awards

2023, 2022, 2021, 2020, 2011



Safety and Health Assessment System in Construction (SHASSIC) Awards

5 Star Achiever

2023 Uptown Residences @ Berkeley Uptown, Klang
2023 BBBC Phase 2 @ Bukit Banyan, Kedah
2023 Phase 3 @ Sejati Lakeside, Cyberjaya
2022 ATWATER Residential @ ATWATER, Petaling Jaya
2021 Sierra 2, Bukit Banyan @ Sungai Petani, Kedah
2020 Urbano, Utropolis Glenmarie @ Shah Alam, Selangor

OUR PRESENCE

1 KEDAH



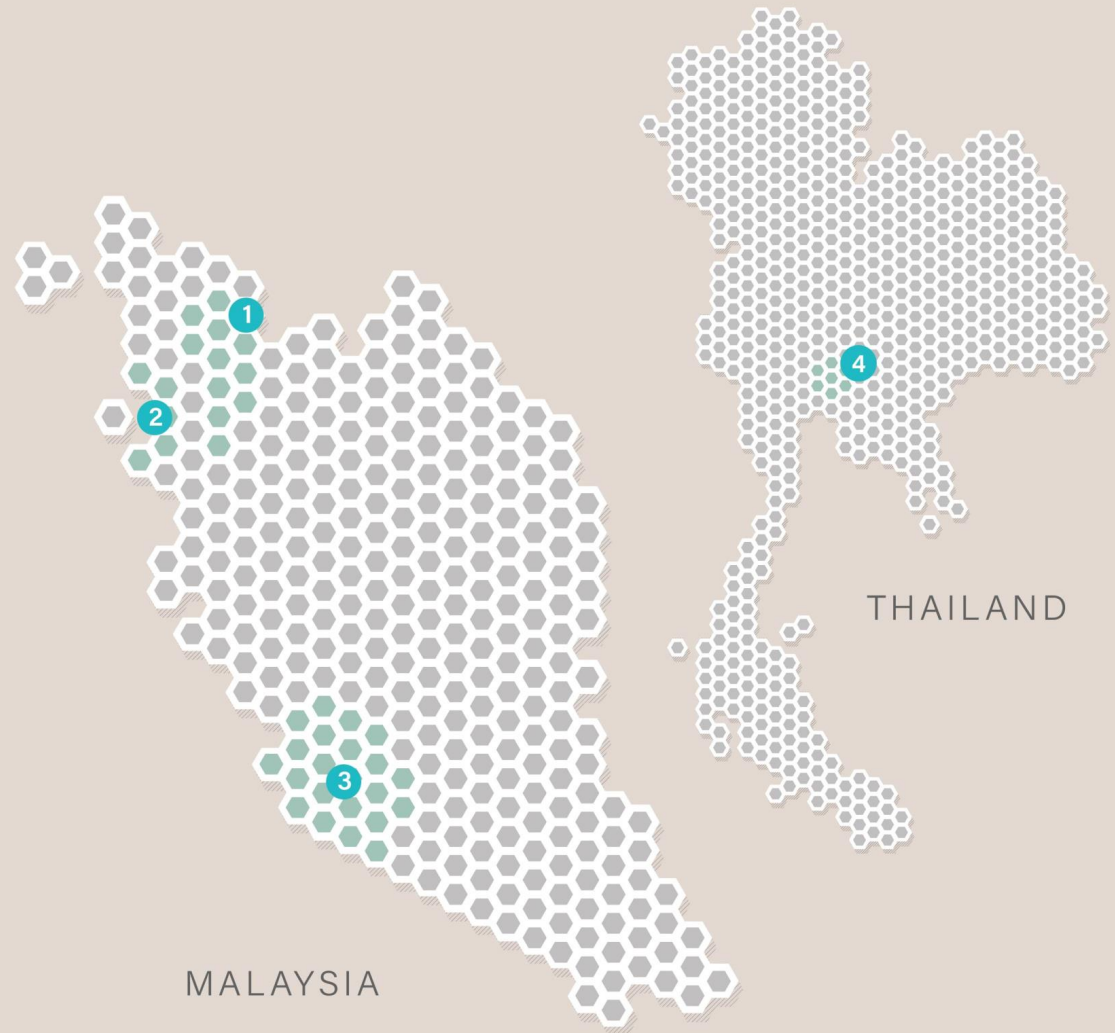
2 PENANG



3 KLANG VALLEY



4 BANGKOK



PARAMOUNT
PROPERTY

The People's Developer™

OUR TIMELINE



OUR PRESENCE

1 KEDAH



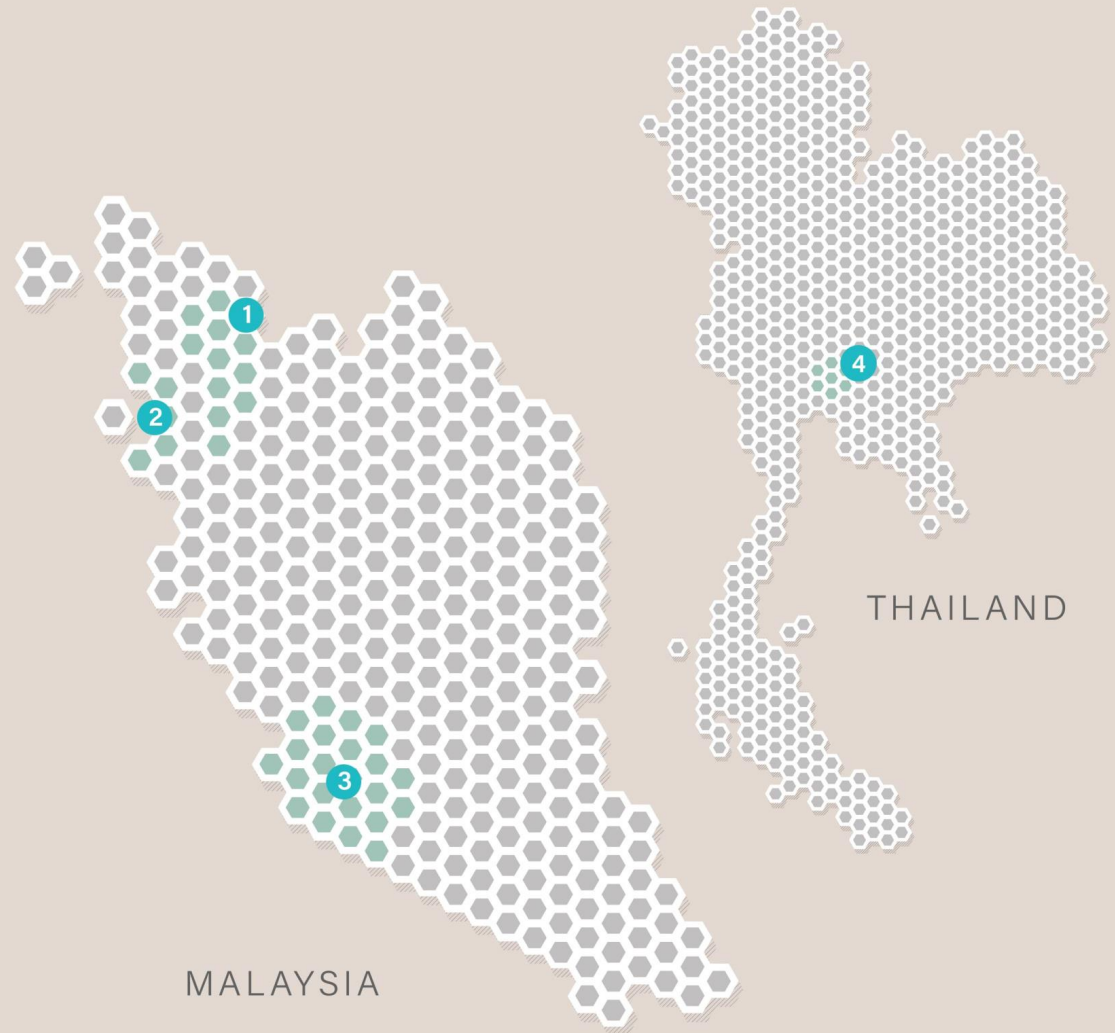
2 PENANG



3 KLANG VALLEY



4 BANGKOK



PARAMOUNT
PROPERTY

The People's Developer™

Distance to Malls and Supermarkets:

Within
3km

- ▮ Jaya Shopping Centre
- ▮ ALL IT Hypermarket
- ▮ Giant Supermarket, Amcorp Mall
- ▮ Plaza 33

Within
6km

- ▮ AEON Big Jaya One
- ▮ KL Gateway Mall
- ▮ Mid Valley Megamall
- ▮ 3 Damansara



Distance to Educational Institutions:

Within
3km

Public, Private, and International Schools:

- SMK (P) Sri Aman
- SMK (P) Assunta
- SMK La Salle
- German School Kuala Lumpur
- Bukit Bintang Boys' Secondary School
- MAZ International School PJ
- QOSMO International School
- Catholic High School PJ
- STARS International School

Within
6km

International School:

- Heritage International School

University:

- University of Malaya



Distance to Hospitals and Medical Centres:

Within
3km

- ▀ University of Malaya Medical Centre (UMMC)
- ▀ UM Specialist Centre (UMSC)
- ▀ Tun Hussein Onn National Eye Hospital

Within
6km

- ▀ REGEN Ambulatory Care Centre
- ▀ Columbia Asia Hospital PJ
- ▀ Assunta Hospital PJ
- ▀ Beacon Hospital
- ▀ Cengild G.I. Medical Centre
- ▀ LifeCare Diagnostic Medical Centre
- ▀ Pantai Hospital Kuala Lumpur



Everything is connected.

Easily connected
to major highways.

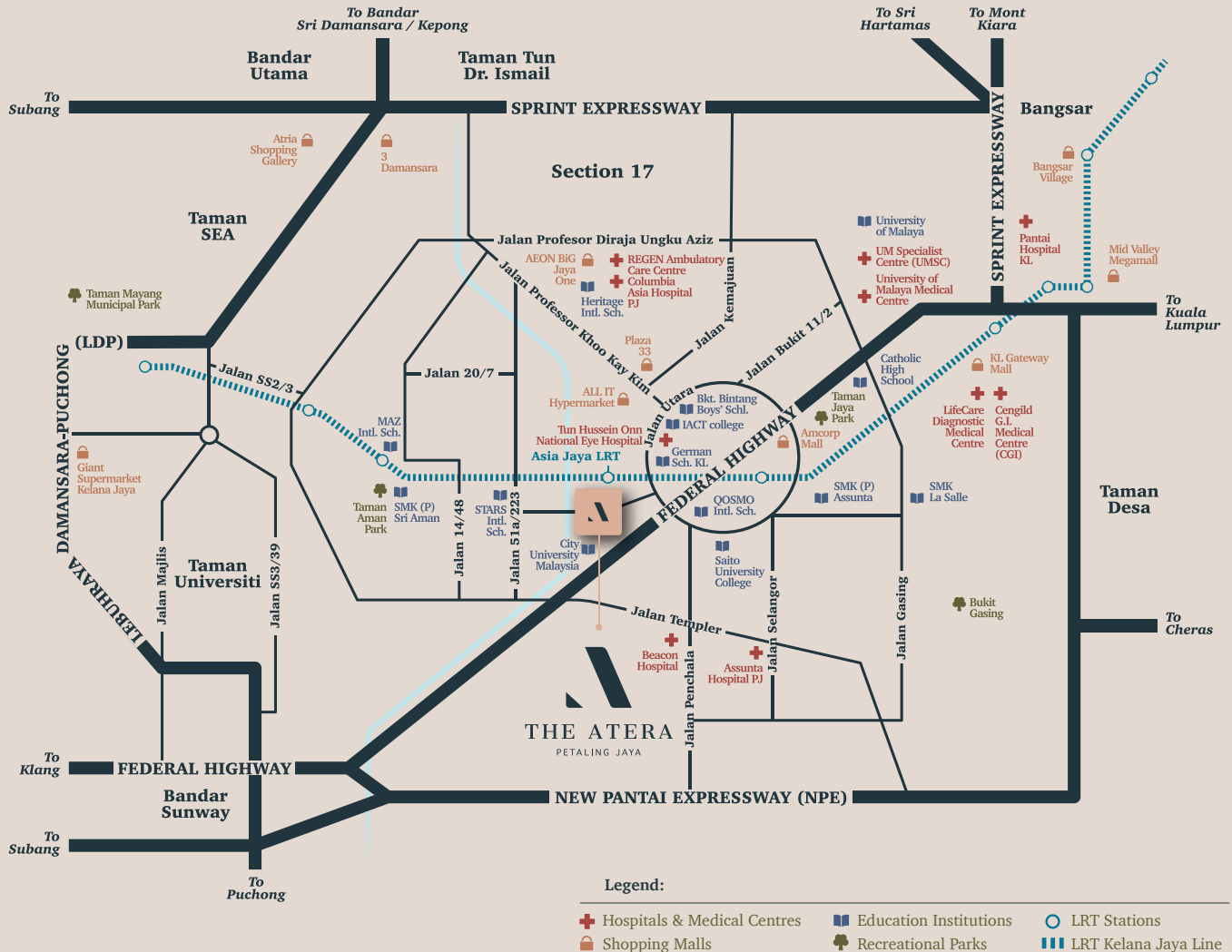
Federal Highway	2.0km
Damansara-Puchong Expressway (LDP)	5.2km
SPRINT Expressway	6.0km
New Pantai Expressway (NPE)	7.0km
New Klang Valley Expressway (NKVE)	8.0km

Direct accessibility
to LRT Kelana Jaya Line.



Urban living in the heart of Petaling Jaya.

Situated close to the Asia Jaya LRT Station along with a myriad of highway links and lifestyle amenities, The Atera offers residents the best of PJ living. Live adjacent to conveniences such as shopping malls and hypermarkets, educational institutions, medical centres, and more.



Easily connected
to major highways.

Federal Highway	2.0km
Damansara-Puchong Expressway (LDP)	5.2km
SPRINT Expressway	6.0km
New Pantai Expressway (NPE)	7.0km
New Klang Valley Expressway (NKVE)	8.0km

Direct accessibility
to LRT Kelana Jaya Line.



ParamountPropertyMY | paramountpropertymy | Paramount Property Malaysia



Scan to visit
our website

Paramount Property Gallery @ The Atera
Aneka Sepakat Sdn Bhd 201701043498 (1257671-M)
PT29, Jalan Prof Diraja Ungku Aziz, Seksyen 13, 46200 Petaling Jaya, Selangor

012-5166 344

PARAMOUNT
PROPERTY

The People's Developer™

The Atera Phase 1 • Pemaju: Aneka Sepakat Sdn Bhd 201701043498 (1257671-M) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju: 30161/08-2027/0160(A) • Tempoh Sah: 26/08/2022 – 25/08/2027 • No. Permit Iklan & Jualan: 30161-1/10-2025/0272(A)-(S) • Tempoh Sah: 28/10/2022 – 27/10/2025 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Bandaraya Petaling Jaya • No. Kelulusan: MBPJ/120100/T/P10/610/2022(7) • Bebanan Tanah: Hong Leong Bank Berhad • Pegangan Tanah: Pajakan • Tarikh Tamat Tempoh Pajakan: 7 April 2103 • Tarikh Dijangka Siap: November 2027 • Jenis Rumah: Pangsapuri Perkhidmatan • Jumlah Unit: 756 Unit • Luas Binaan: 559 k.p.s – 1,420 k.p.s • Harga Minimum: RM250,000.00 • Harga Maksimum: RM1,462,300.00 • Diskaun untuk Bumiputera: 10% • Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri

The Atera Phase 2 • Pemaju: Aneka Sepakat Sdn Bhd 201701043498 (1257671-M) • Co-labs Coworking Shah Alam, B-02-01 (Block B), Sekitar 26 Enterprise, Persiaran Hulu Selangor, Seksyen 26, 40400 Shah Alam, Selangor • No. Lesen Pemaju: 30161/08-2027/0160(A) • Tempoh Sah: 26/08/2022 – 25/08/2027 • No. Permit Iklan & Jualan: 30161-2/04-2027/0314(A)-(S) • Tempoh Sah: 16/04/2024 – 15/04/2027 • Pihak Berkuasa Kelulusan Pelan Bangunan: Majlis Bandaraya Petaling Jaya • No. Kelulusan: MBPJ/120100/T/P10/0611/2022 • Bebanan Tanah: Gadaian (Hong Leong Bank Berhad) • Pegangan Tanah: Pajakan • Tarikh Tamat Tempoh Pajakan: 7 April 2103 • Tarikh Dijangka Siap: October 2028 • Jenis Rumah: Pangsapuri Perkhidmatan • Jumlah Unit: 876 Unit • Luas Binaan: 559 k.p.s – 1,420 k.p.s • Harga Minimum: RM250,000.00 • Harga Maksimum: RM1,462,300.00 • Diskaun untuk Bumiputera: 10% • Sekatan Kepentingan: Tanah yang diberi milik ini tidak boleh dipindah milik, dipajak atau digadai melainkan dengan kebenaran Pihak Berkuasa Negeri

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA