



# THE ATERA

PETALING JAYA



Artist's impression only

PARAMOUNT  
PROPERTY

The People's Developer™



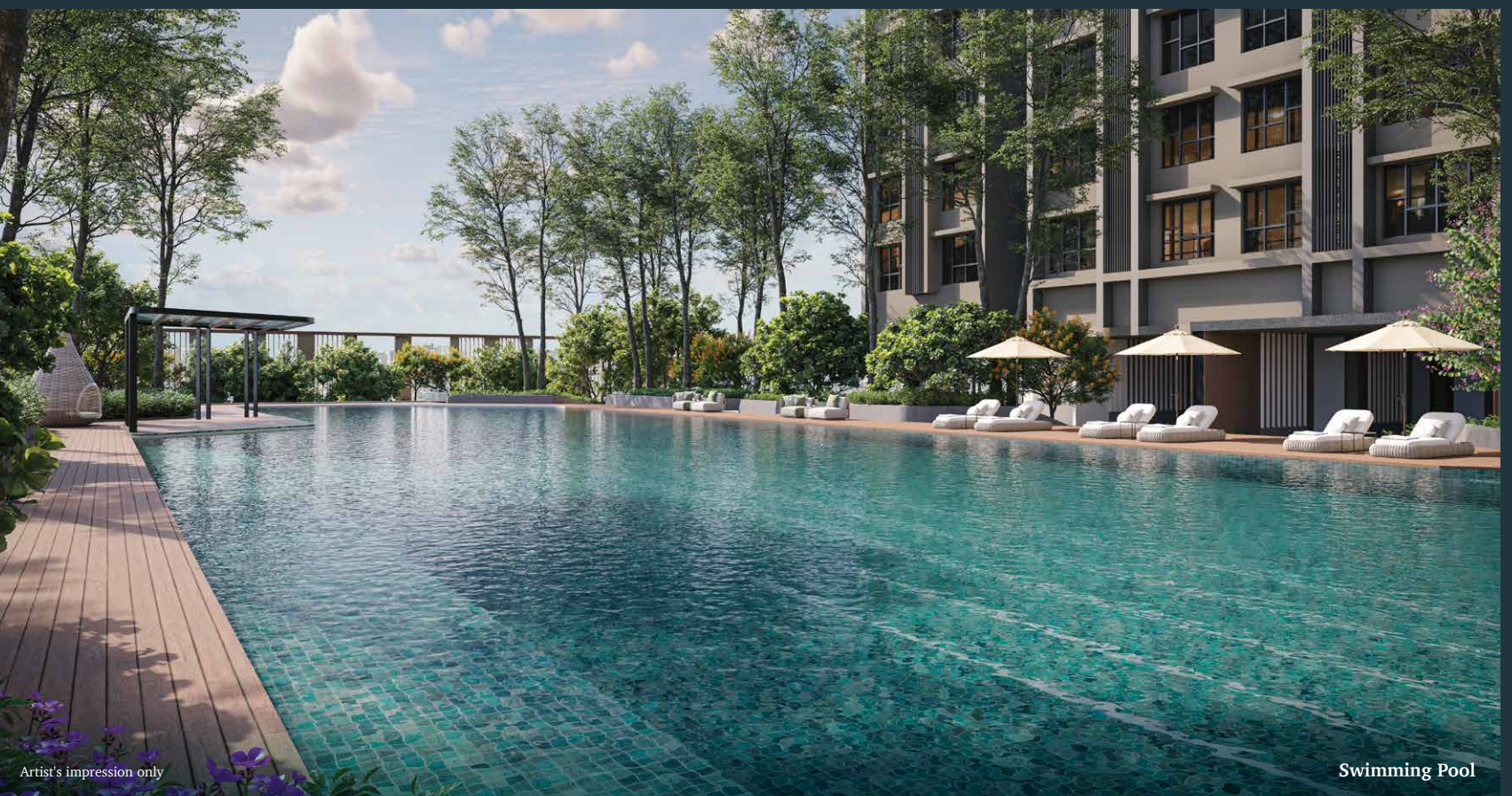
## Petaling Jaya's next urban living marvel.

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



Swimming Pool

Artist's impression only





Guardhouse



Artist's impression only

Gymnasium



400m to  
Asia Jaya LRT via a  
covered walkway



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



Serviced Apartments up to  
4 rooms, 3 bathrooms



61 holistic  
lifestyle facilities



Semi-furnished  
interiors



Equipped with  
Smart Home features



Multi-tier  
security offerings



GreenRE Silver  
certified



# 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

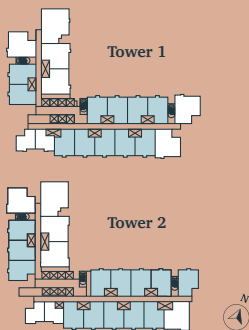




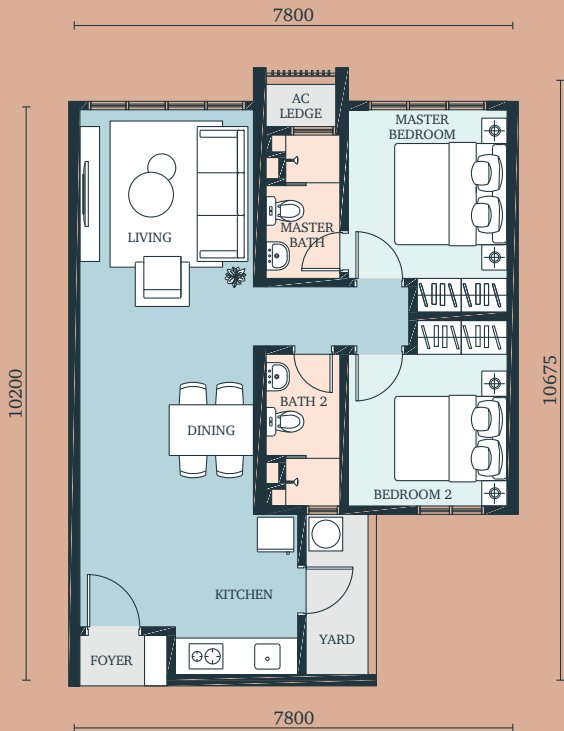


Type  
B 775 sq. ft.  
2 Bedrooms + 2 Baths

Scan for a  
VR tour

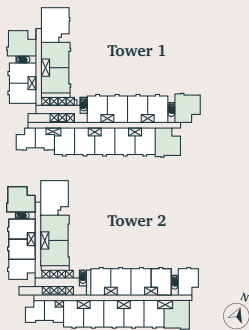


**Settling Down**  
For newlywed couples who are branching out on their own or thinking of starting a new family together, this is the layout that offers a cosy layout with ample space where they can grow into and make into their own.

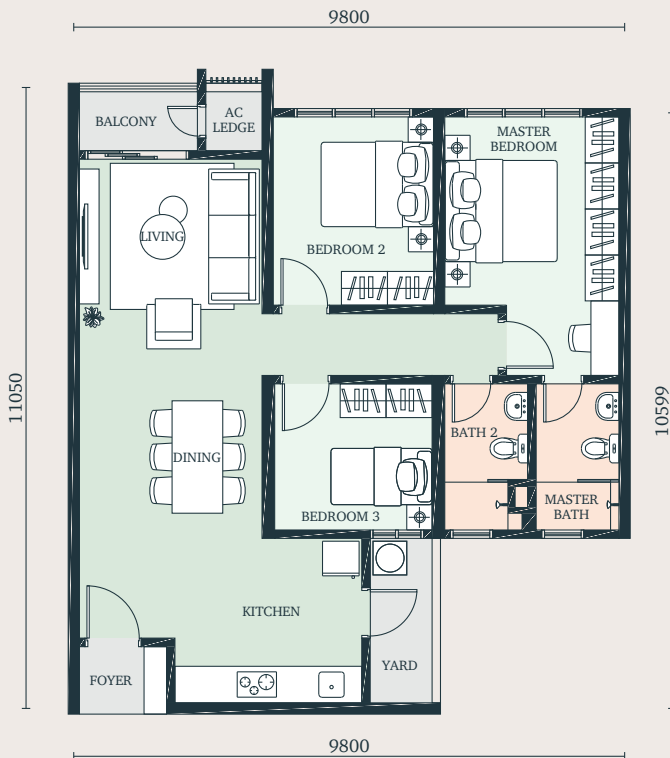


Type  
C 1,022 sq. ft.  
3 Bedrooms + 2 Baths

Scan for a  
VR tour

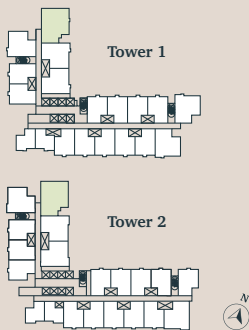


**Creating Memories**  
A space where established families can spend quality time together as they make their way through life's milestones together.

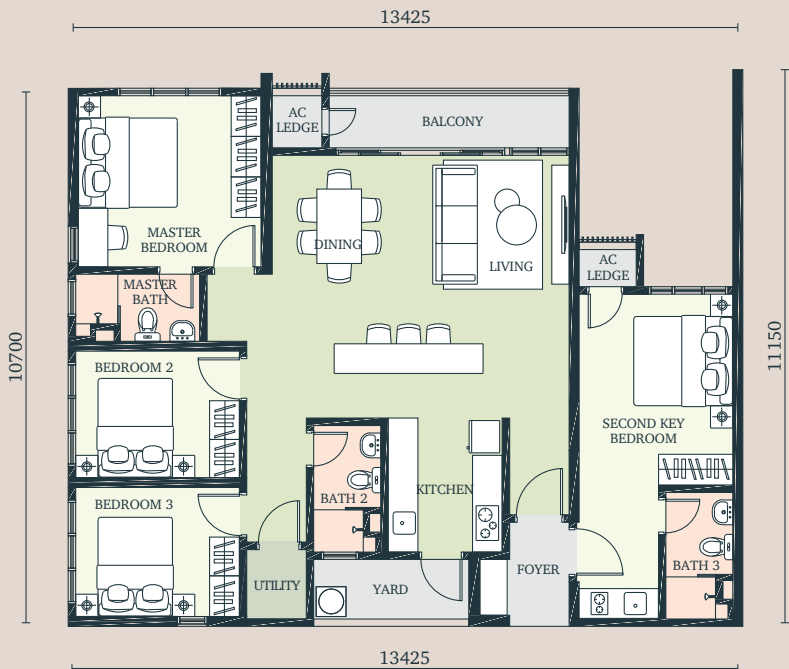


Type  
D 1,420 sq. ft.  
4 Bedrooms + 3 Baths

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.





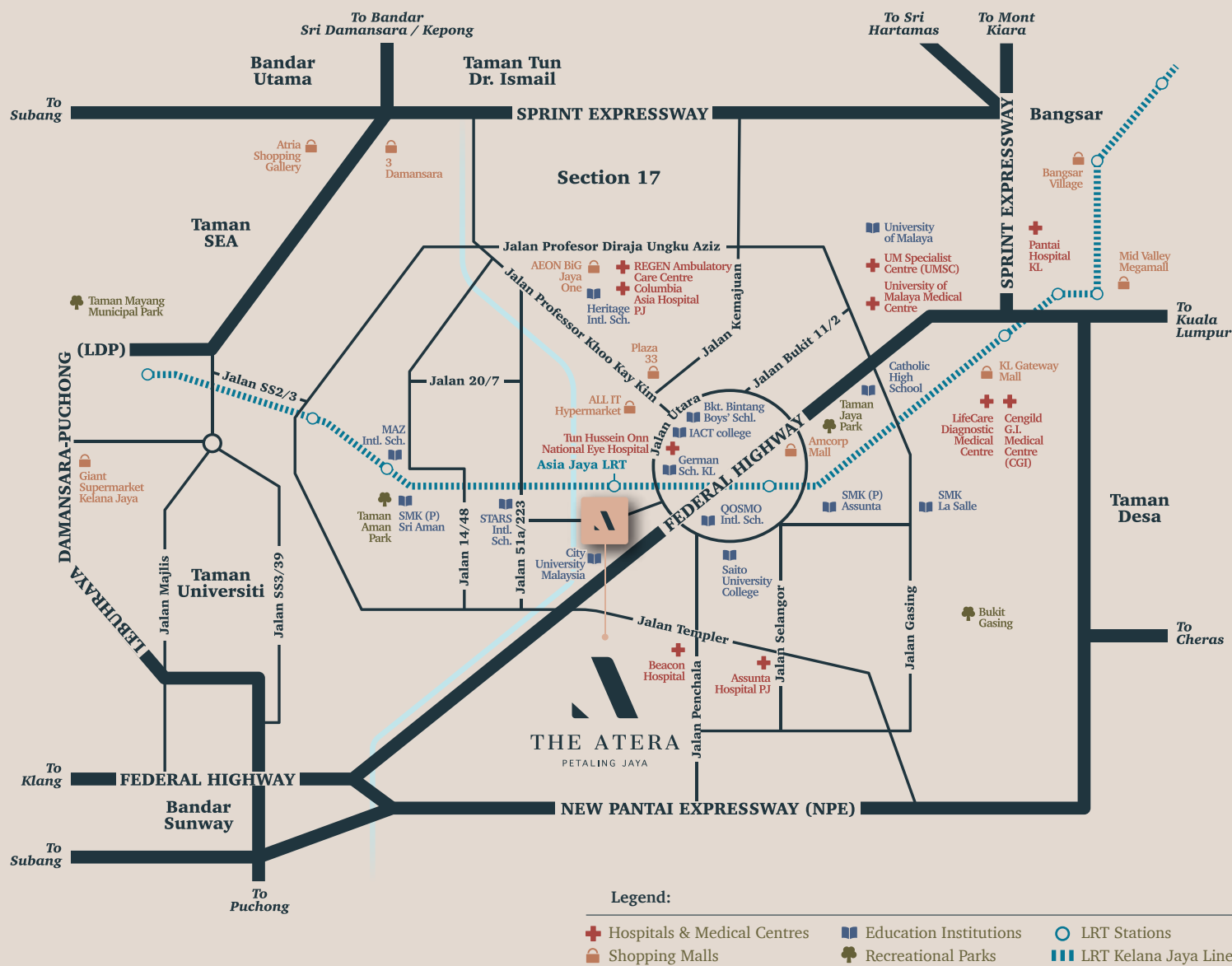
# Specifications

|                                                    |                                                                                                                                        |         |         |
|----------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------|---------|---------|
| 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<br>Tiles up to Ceiling Height<br>1500mm Height Tiles / Plaster and Paint / Skim Coat 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.  |

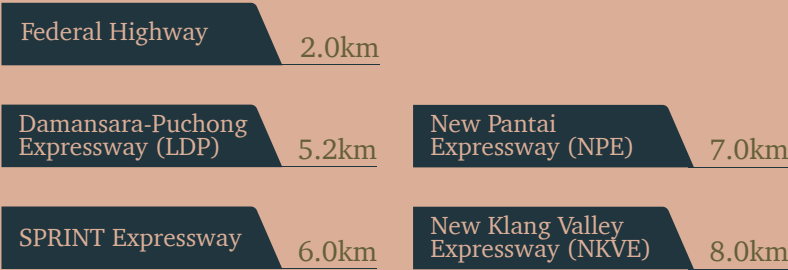


# Urban living in the heart of Petaling Jaya.

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.



Direct accessibility  
to LRT Kelana Jaya Line.



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Paramount Property Malaysia

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

03 9212 3110  
paramountproperty.my

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**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: RM1,374,471.00 • 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