



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 transform the matured neighbourhood of Section 14, PJ, The Atera offers a fuss-free commute to residents via the Asia Jaya LRT Station that is within walking distance. Live closer to lifestyle conveniences around Petaling Jaya and beyond as strategic highway connectivity takes you further, faster. The Atera has been built with one thing in mind: to uplift its residents in every aspect of life.

Enjoy curated facilities for everyday enjoyment, and choose a home at The Atera from 775 sq. ft. to 1,420 sq. ft., sized perfectly for couples or young families. Every unit features semi-furnished interiors and smart home features for better living.



Artist's impression only



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Urban living in the heart of Petaling Jaya.



As a transit-oriented development, The Atera is situated close to the Asia Jaya LRT Station, offering a life that is truly well-connected.

The Atera is also strategically linked to major highways, including the Federal Highway, LDP, SPRINT Expressway, NPE, and NKVE. Here, enjoy living close to every lifestyle amenity you need, from schools to medical centres and shopping malls.



Urban living
made for you.

Urban living
done differently.



Artist's impression only

The Master Plan

An integrated urban master plan for a life of conveniences.



Tower 1 Level 7 Podium Facilities

Legend:

Tower 1

- | | |
|----------------------------|--------------------------|
| 01 Multipurpose Hall | 21 Outdoor CrossFit Area |
| 02 Outdoor Shower | 22 Casual Seating Lane |
| 03 Jacuzzi | 23 Function Room |
| 04 Wet Deck | 24 Co-working Lounge |
| 05 Swimming Pool | 25 Management Office |
| 06 Kids' Waterplay | 26 Open Lounge |
| 07 Floating Pavilion | 27 Indoor Game Room |
| 08 Kickabout Area | 28 Gymnasium |
| 09 Adventure Playground | 29 Common Toilet |
| 10 Signature Water Feature | 30 Mini Cinema |
| 11 Outdoor Fitness Station | 31 Surau |
| 12 Reflexology Path | 32 Lift Lobby |
| 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 | |
- Common Area**
- 01 Linked Bridge
 - 02 Guardhouse for Tower 1 & 2
 - 03 Residential Drop-off for Tower 1 & 2



Tower 1 Level 48 Sky Lounge Facilities

Legend:

Tower 1

- 01 Pantry
- 02 Sky Lounge
- 03 Toilets



Artist's impression only

Swimming Pool



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Kids' Waterplay

Urban living
amidst greenery,
the sky, and the water.



Artist's impression only

Co-working Lounge

Live in
easy balance.



Artist's impression only

Garden of Serenity



Artist's impression only

Gymnasium





Designed
for your comfort.

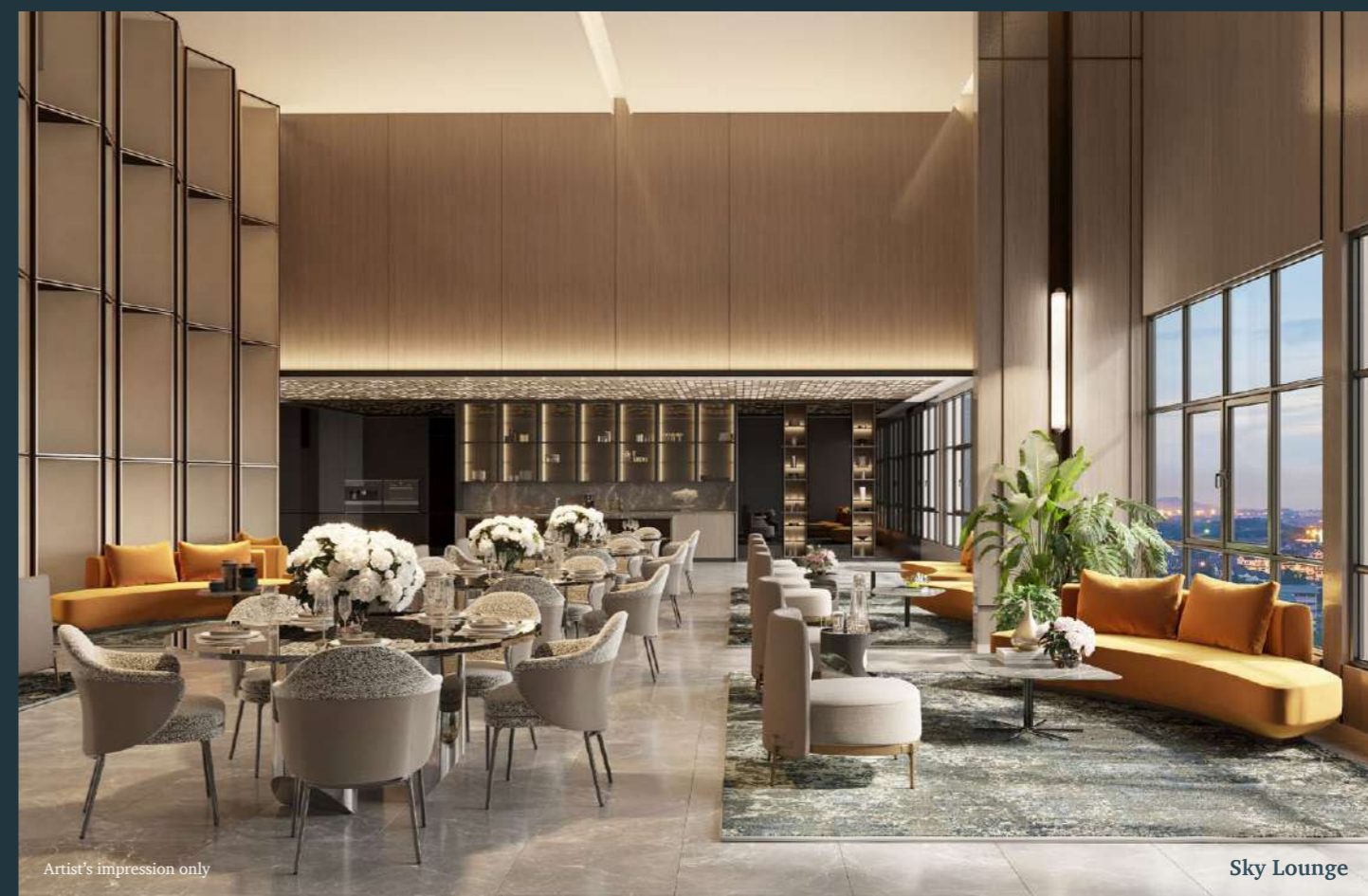
Artist's impression only

BBQ Zone



Artist's impression only

Indoor Game Room



Artist's impression only

Sky Lounge

Type B

775 sq. ft.

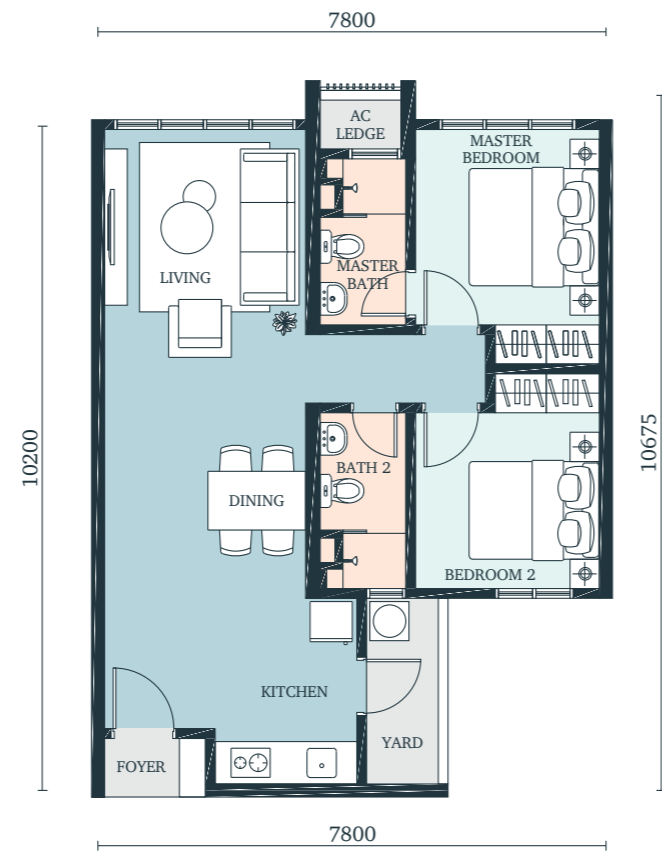
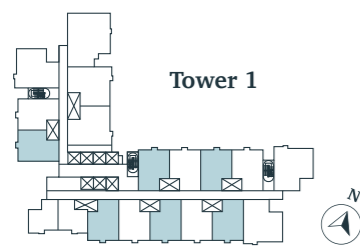
2 Bedrooms + 2 Baths

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.

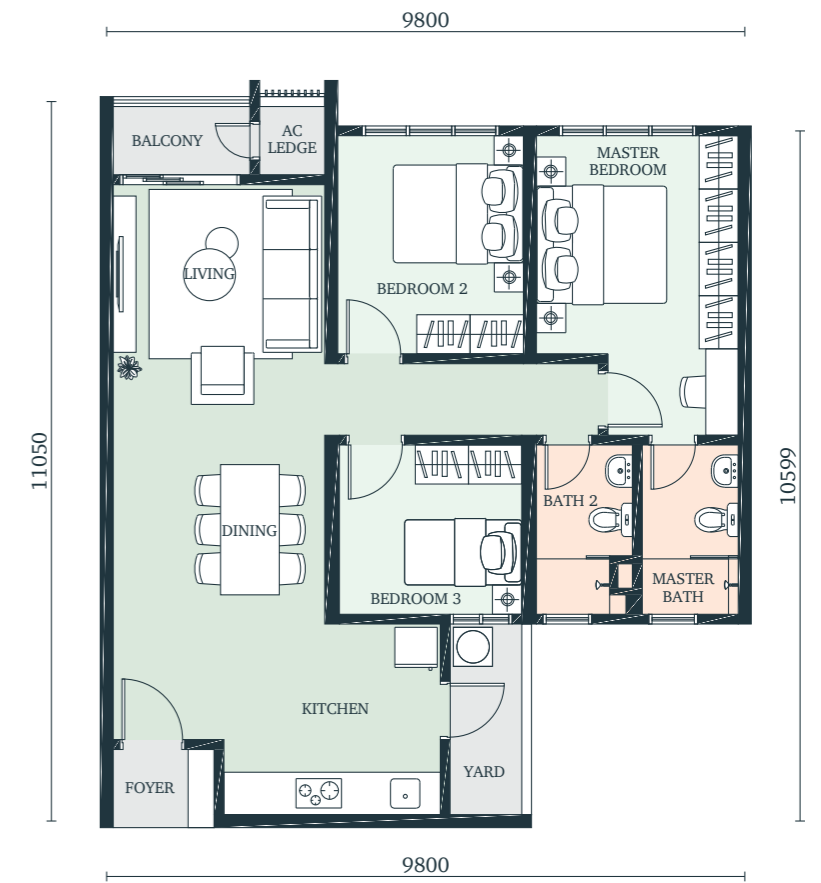
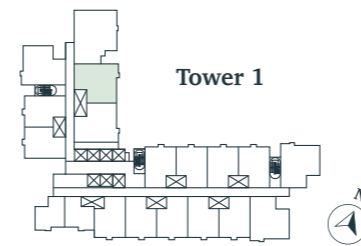
3 Bedrooms + 2 Baths

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.



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Type D

1,420 sq. ft.

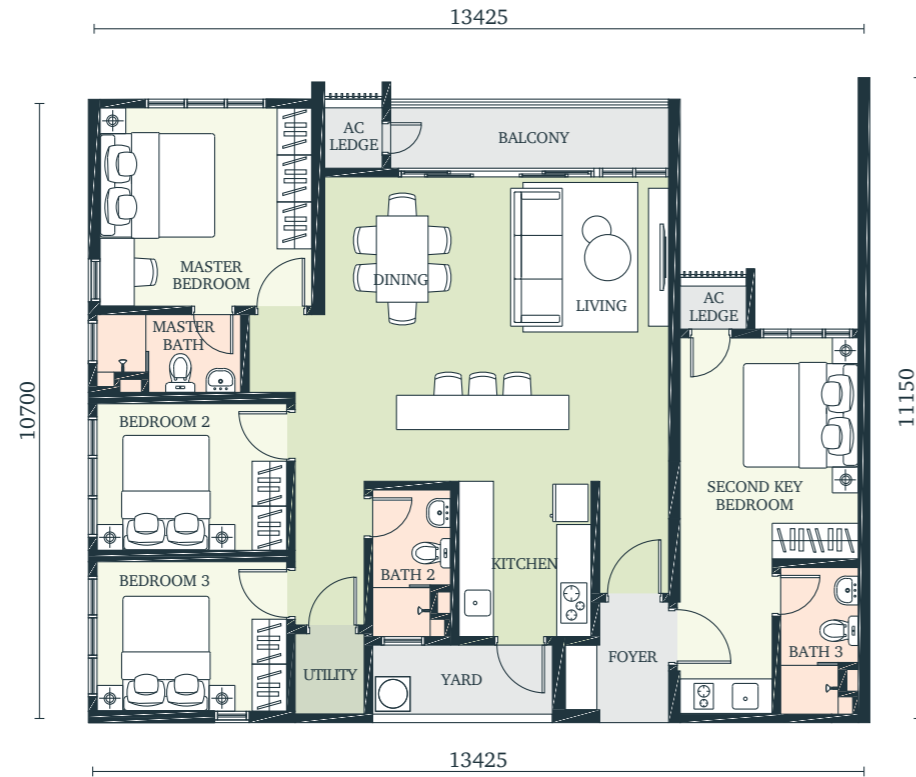
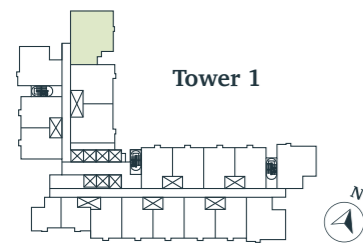
4 Bedrooms + 3 Baths

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
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WALL FINISHES (Internal)	
Foyer / Living / Dining / Utility / Bedrooms / Yard & Balcony	Skim Coat and Paint / Plaster and Paint
Bathrooms	Tiles up to Ceiling Heights
Kitchen	1500mm Height Tiles / Plaster and Paint / Skim Coat and Paint

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	Type B	Type C	Type D
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.	5 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.



Artist's impression only



The little things
that matter.



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



The Atera comes complete with a GreenRE Bronze certification, along with other sustainable additions for greener living.



Designed for families, an array of wholesome facilities are offered, while every home comes complete with semi-furnished interiors.



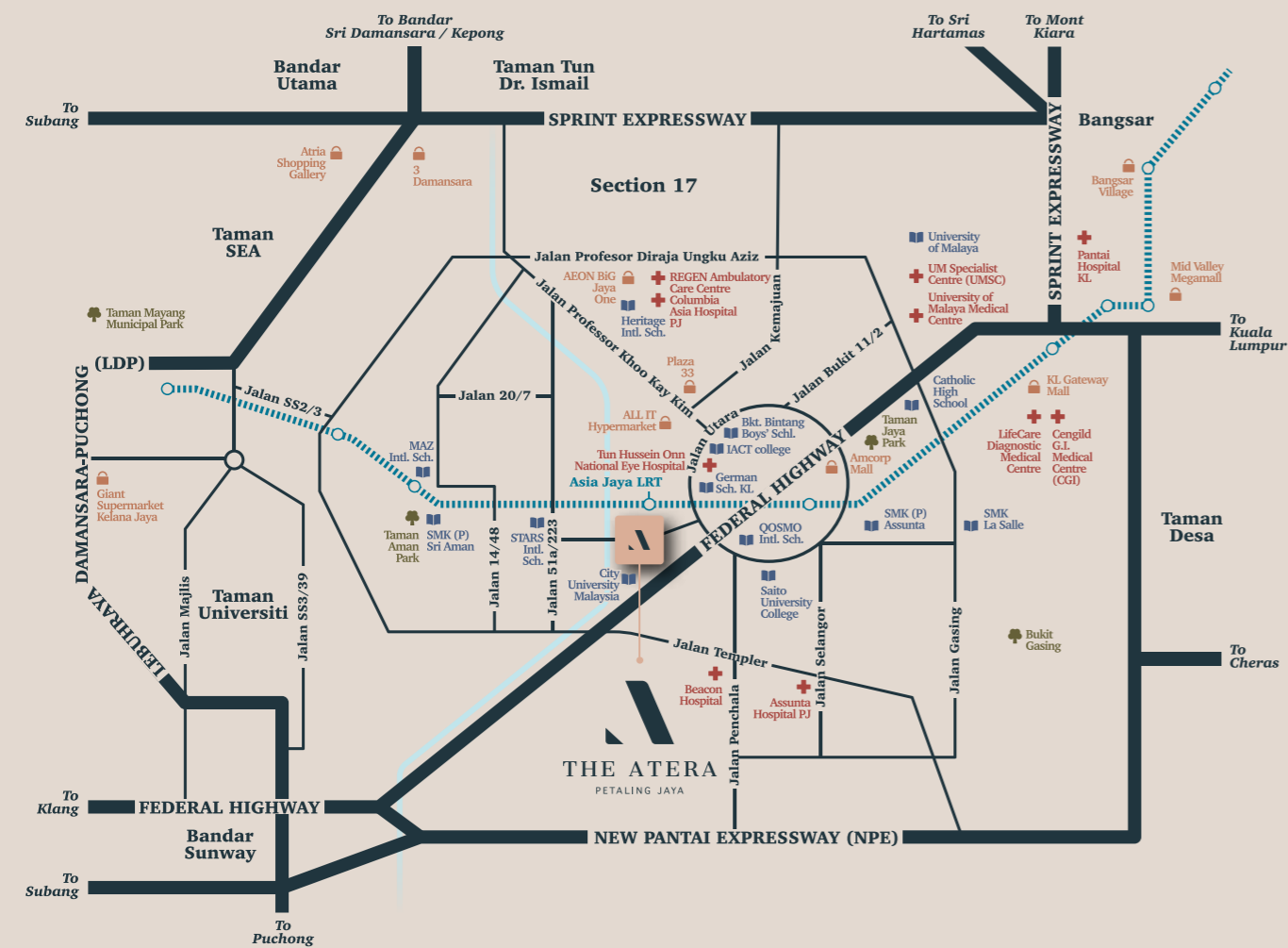
Every unit is a versatile home equipped with Smart Home features, where a host of home conveniences can be controlled seamlessly via a handy mobile app.



Enjoy perfect peace of mind with multi-tier security offerings within this gated and guarded development.

Well-connected to every convenience.

Situated within walking distance to the Asia Jaya LRT Station and close to a myriad of highway links and lifestyle amenities, this new development offers residents the best of PJ living.



Legend:

- + Hospitals & Medical Centres
- Education Institutions
- LRT Stations
- Shopping Malls
- Recreational Parks
- ▬ LRT Kelana Jaya Line

Easily connected
to major highways.

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



The People's Developer

Paramount Property strives to be the people's developer, creating spaces that will truly make lives better for all.

We strive to Design for Life, creating products to suit the different stages of life's journey. We place People First, from the people we build for, to those who grow with us - we make their needs our priority. We work to Uplift Communities through sustainability practices and by supporting initiatives that will leave the world a better place for many more years to come.

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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

03 9212 3110

**PARAMOUNT
PROPERTY**

The People's Developer™

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(N) • Tempoh Sah: 26/08/2022 – 25/08/2027 • No. Permit Iklan & Jualan: 30161-1/10-2025/0272(N)-(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

IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA