THE ATERA

PETALING JAYA

PARAMOUNT PROPERTY

The People's Developer™

Closer to all
that matters.

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

Artist's impression only

Urban living in the heart of Petaling Jaya.

Artist's impression only

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.

Artist's impression only

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.

Legend:

01 Phase 1 - Tower 1
02 Phase 2 - Tower 2
03 Phase 3 - Tower 3
04 Retail Lots - Tower 1
05 Retail Lots - Tower 2
06 Guardhouse for Tower 1 & 2
07 Podium Facilities
08 Residential Drop-off
09 Retail Drop-off
10 Elevated Driveway
11 LRT Kelana Jaya Line

Tower 1
Level 7
Podium Facilities

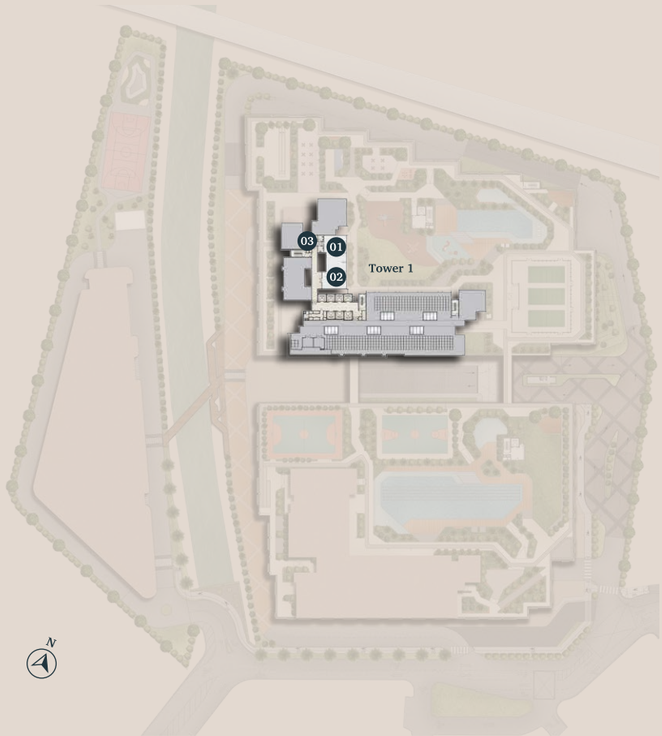
Legend:

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

Common Area

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

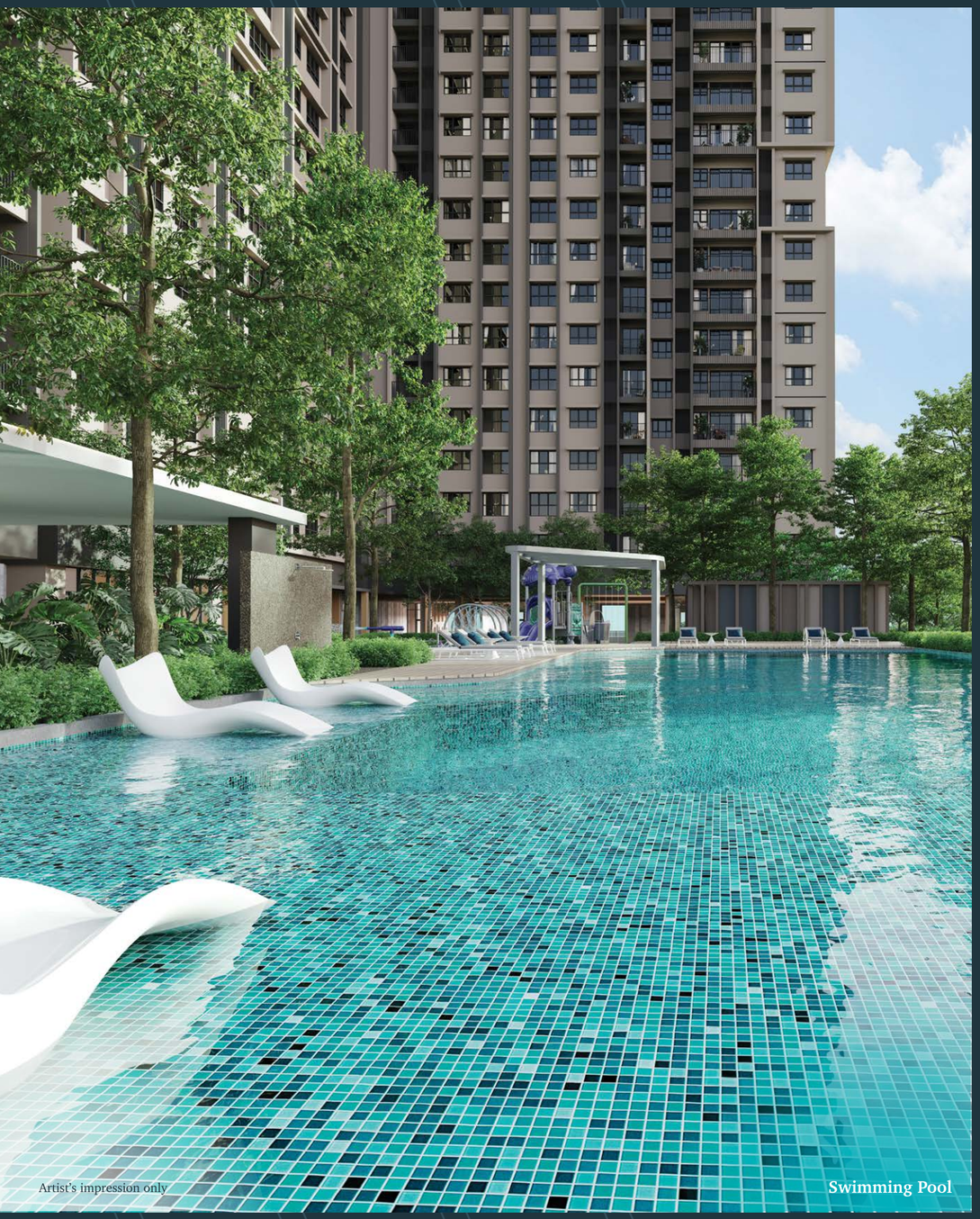


Tower 1
Level 48
Sky Lounge Facilities

Legend:

Tower 1

01 Pantry
02 Sky Lounge
03 Toilets



Artist's impression only

Swimming Pool

Artist's impression only

Kids' Waterplay

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

Live in
easy balance.

Artist's impression only

Co-working Lounge

Artist's impression only

Garden of Serenity

Artist's impression only

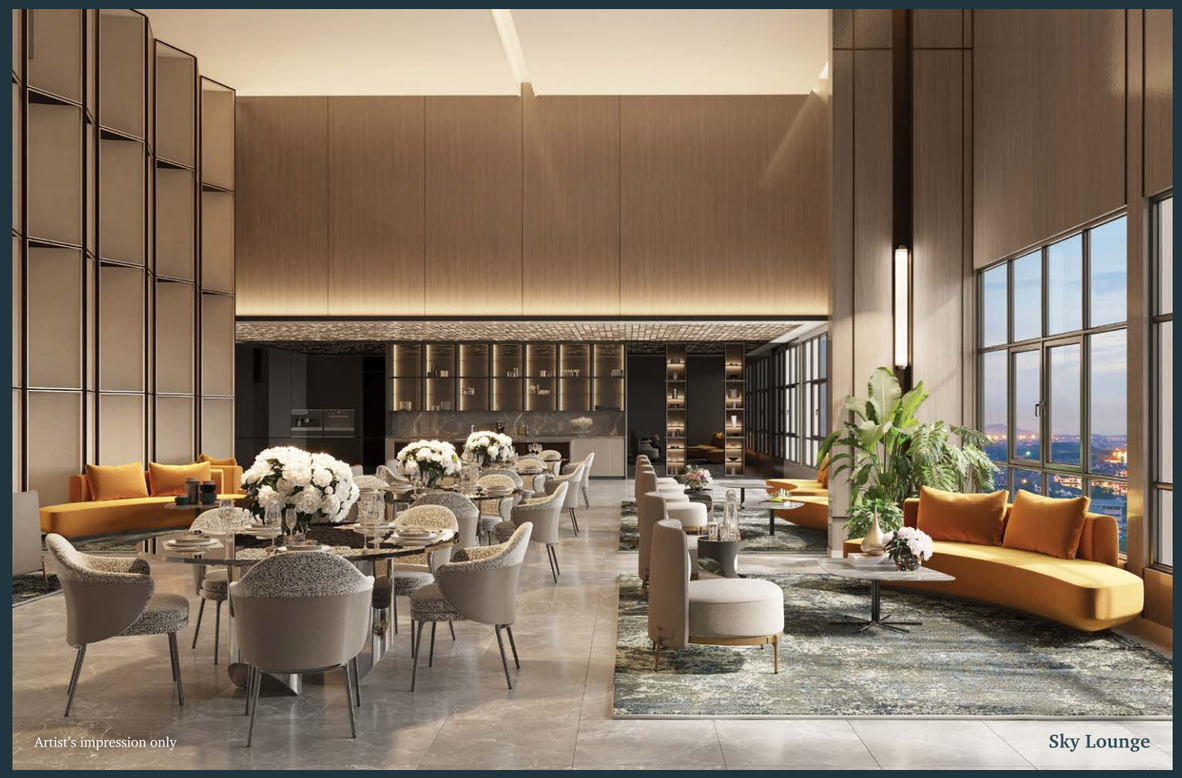
Gymnasium

Artist's impression only

Open Lounge

BBQ Zone

Indoor Game Room



Sky Lounge

Type

B

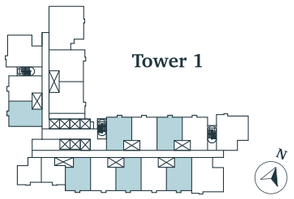
775 sq. ft.

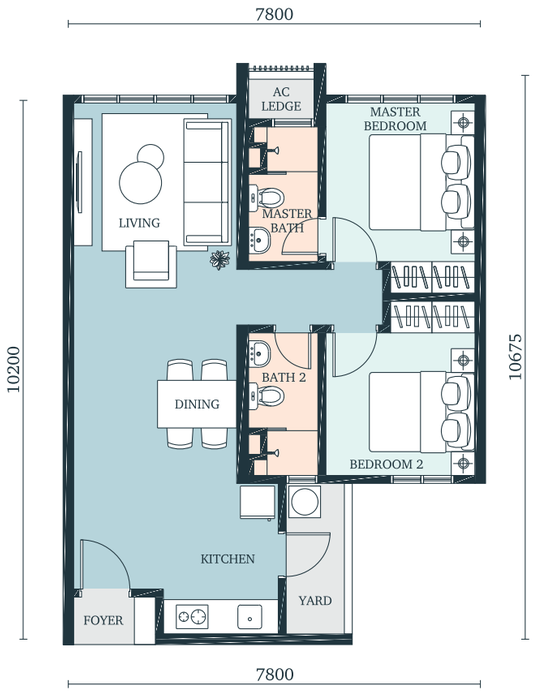
2 Bedrooms + 2 Baths

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

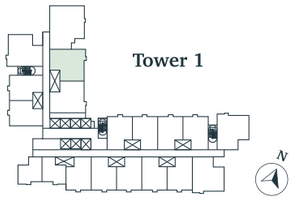
1,022 sq. ft.

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.



Artist's impression only

Artist's impression only

Type

D

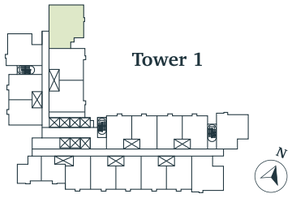
1,420 sq. ft.

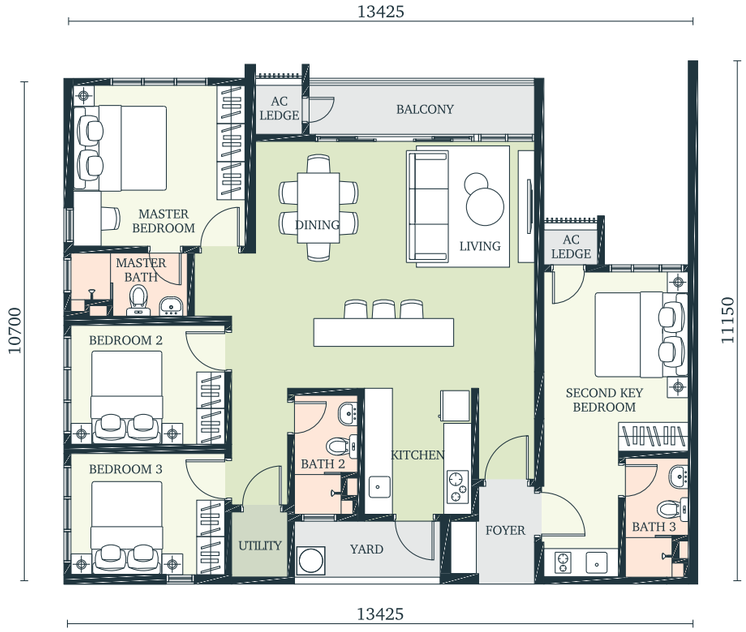
4 Bedrooms + 3 Baths

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 / 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			
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.

The little things that matter.

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

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

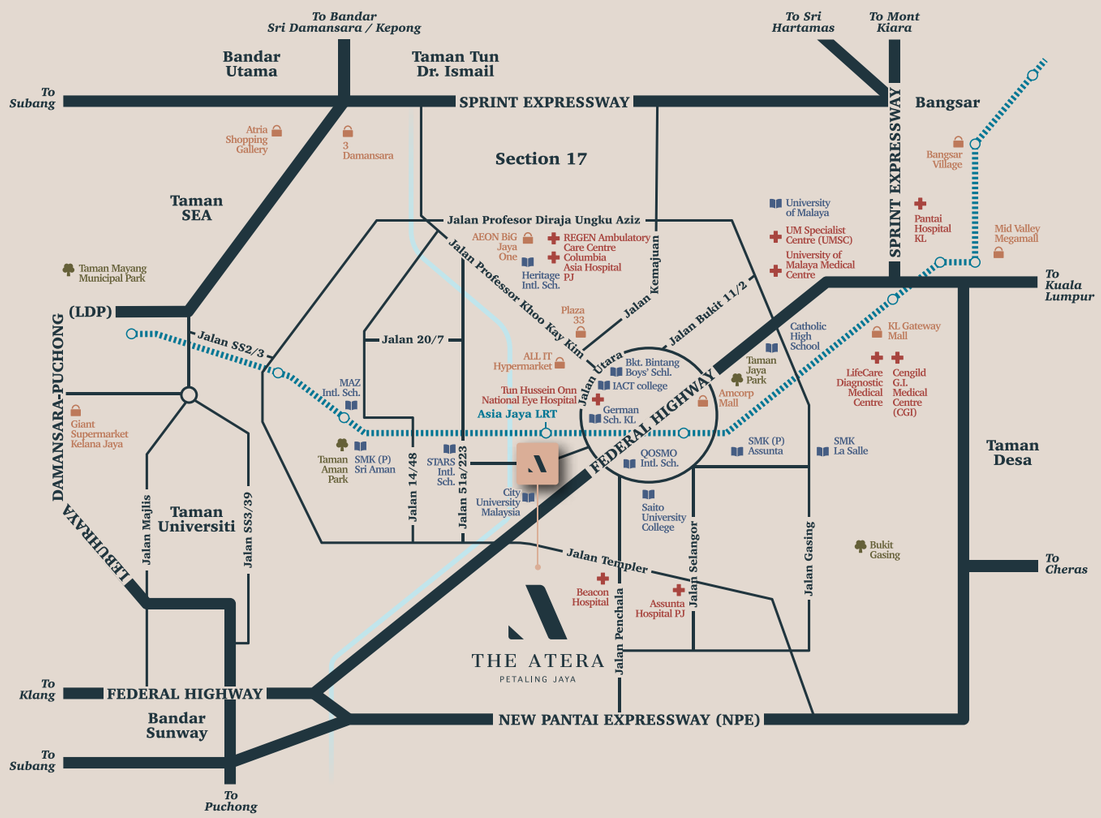
Designed for families, an array of wholesome facilities are offered, while every home comes complete with semi-furnished interiors.

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
- Shopping Malls
- Education Institutions
- Recreational Parks
- LRT Stations
- 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.

ParamountPropertyMalaysia 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

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(A) • 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