



A T W A T E R™

**PETALING JAYA'S
FINEST CORPORATE
OFFICE TOWERS**

Fact Sheet

**PARAMOUNT
PROPERTY**

The People's Developer™

IN-BUILDING FACILITIES

CORPORATE OFFICE TOWERS



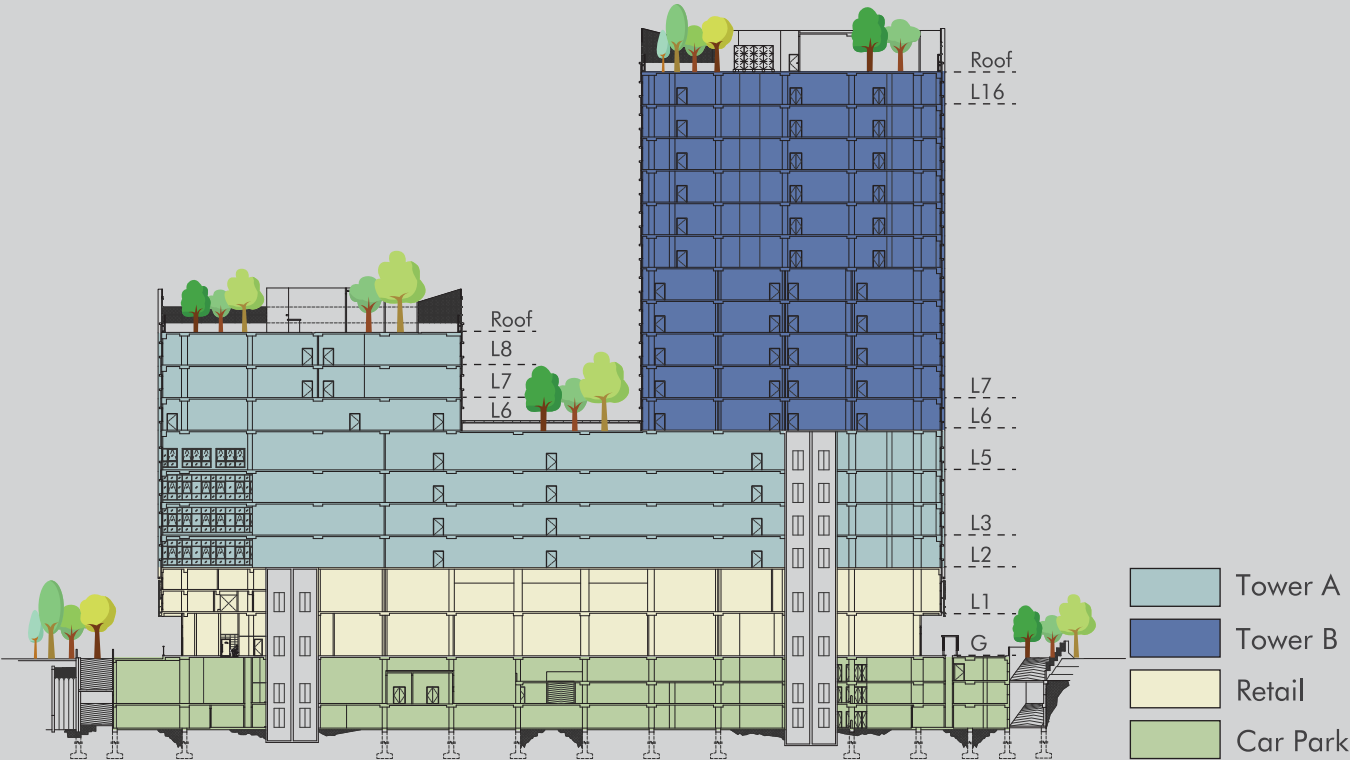
- 1 Dual & Direct Lobby Drop-off
- 2 Multi-layered Security with Dedicated Private Lift Lobbies to Office Towers
- 3 Retails Spaces at Ground and Level 1
- 4 Street-friendly and Designed with Open Courtyard, Boulevards, Concourse and Sitting Areas
- 5 Lush Greenery Landscape
- 6 Water Features

- 7 Bicycle Parking
- 8 E-hailing Queuing Bay
- 9 Roof Top Gardens
- 10 Visitor Car Parking
- 11 EV Charging Stations
- 12 Surau



FLOOR AREA & SECTION PLAN

CORPORATE OFFICE TOWERS



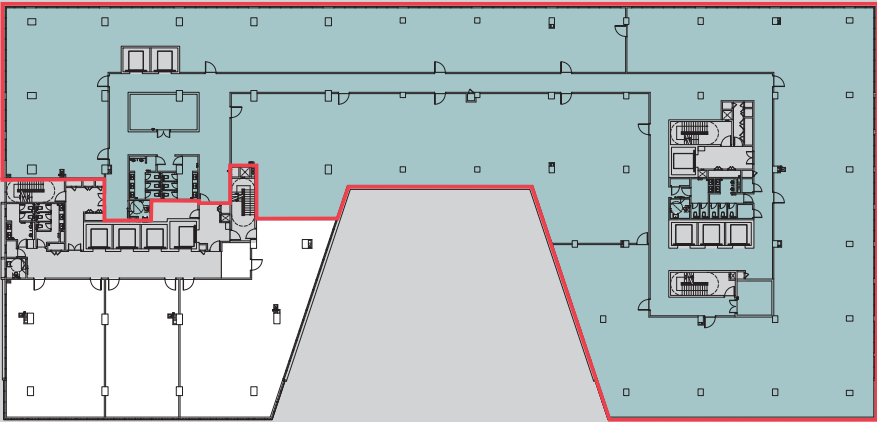
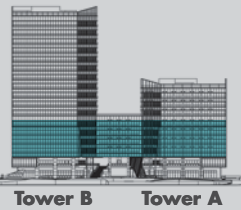
Sellable Area (sf)

Level	Retail	Tower A	Tower B	Total (sf)
16			16,547	16,547
15			16,547	16,547
13A			16,547	16,547
13			16,547	16,547
12			16,547	16,547
11			16,547	16,547
10			14,662	14,662
9			14,662	14,662
8		13,788	14,662	28,450
7		13,788	14,662	28,450
6		21,417	14,662	36,079
5		30,077	6,239	36,316
3A		30,077	6,239	36,316
3		30,077	6,239	36,316
2		30,077	6,239	36,316
1	24,047			24,047
G	14,901			14,901
Total (sf)	38,948	169,301	197,548	405,797

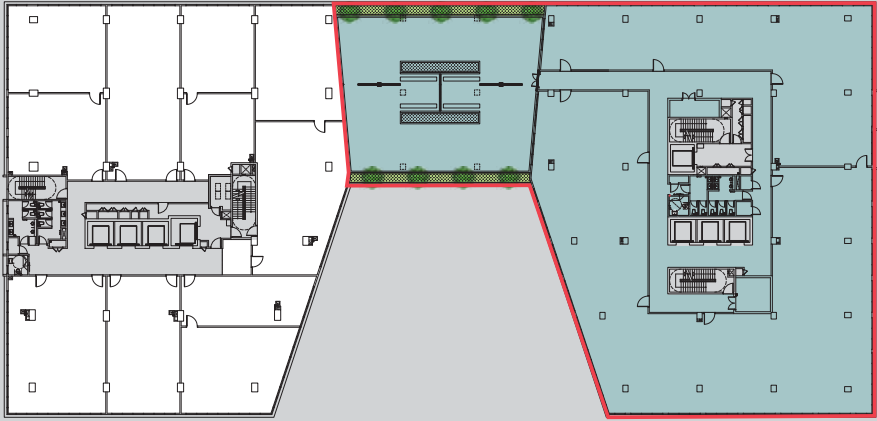
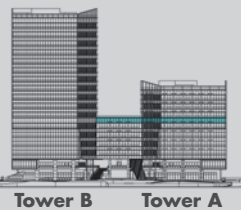


TOWER A
FLOOR PLAN

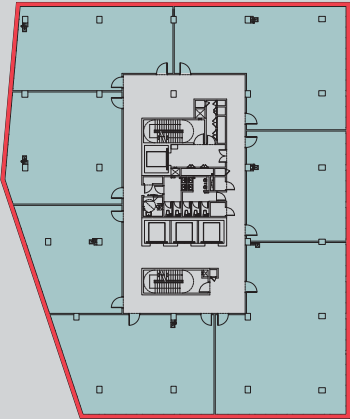
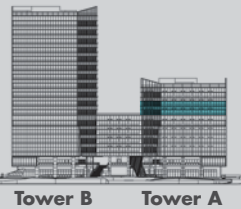
TOWER A
PREMIER SUITE
Level 2 - 5
Built-Up: 30,077 sf



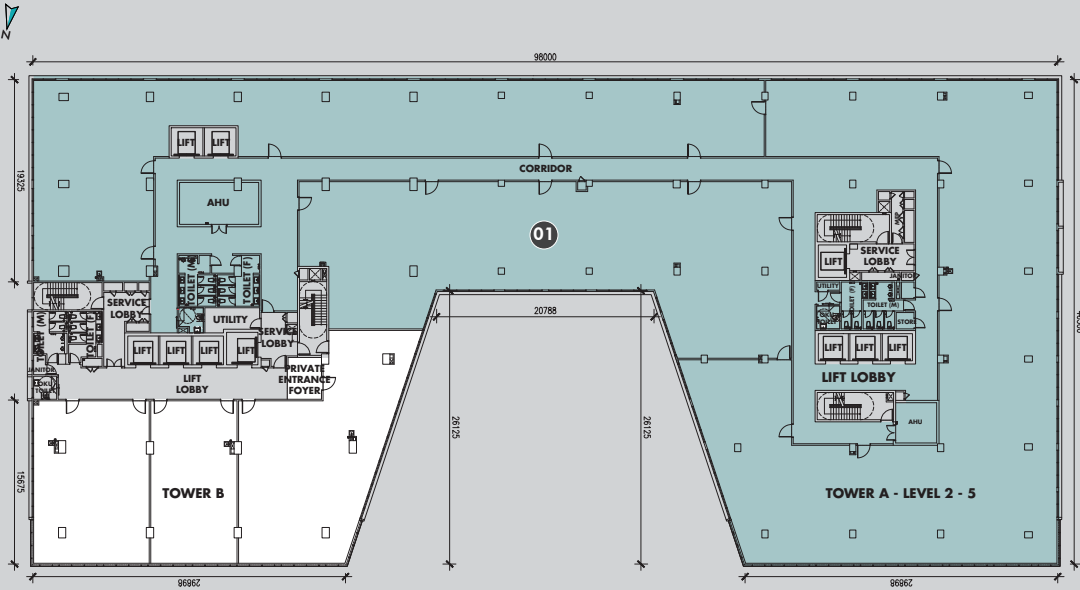
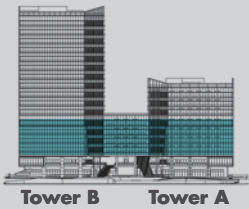
TOWER A
PREMIER SUITE
Level 6
Built-Up: 21,417 sf



TOWER A
EXECUTIVE SUITE
Level 7 - 8
Built-Up: 1,384 - 2,844 sf

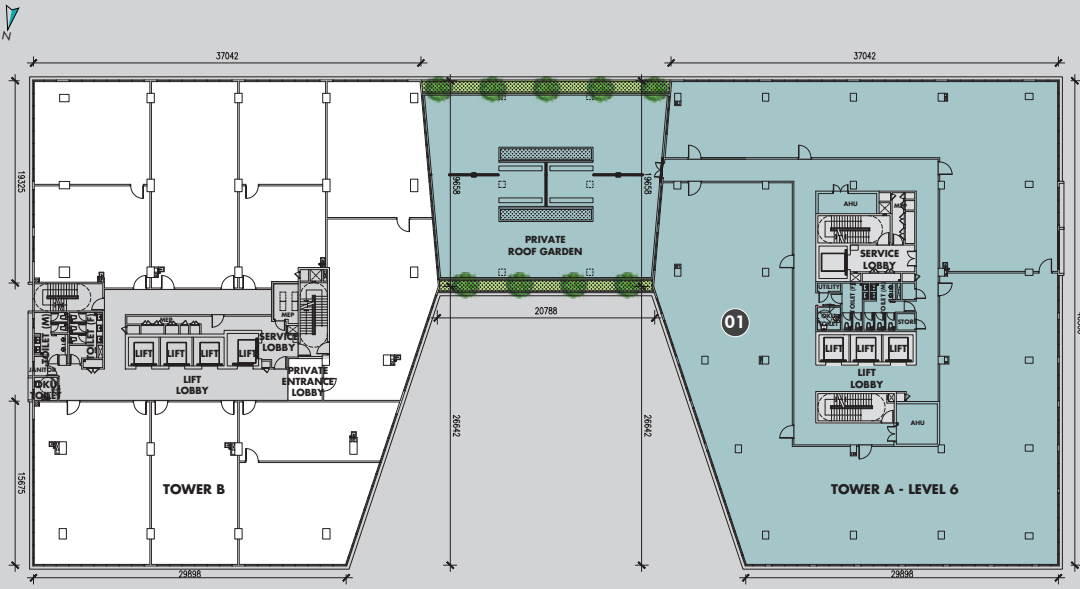
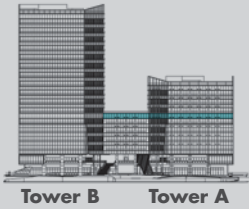


TOWER A
LEVEL 2 - 5



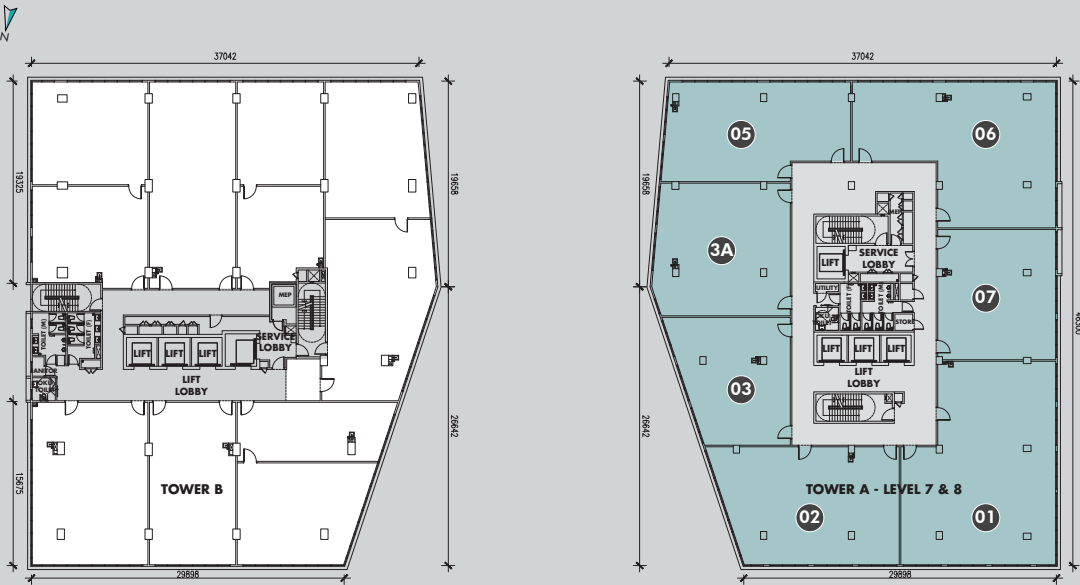
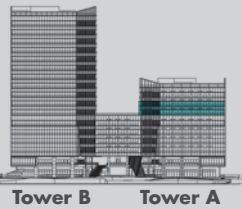
Unit No.	Built-Up (sf)
01	30,077

TOWER A
LEVEL 6



Unit No.	Built-Up (sf)
01	21,417

TOWER A
LEVEL 7 - 8

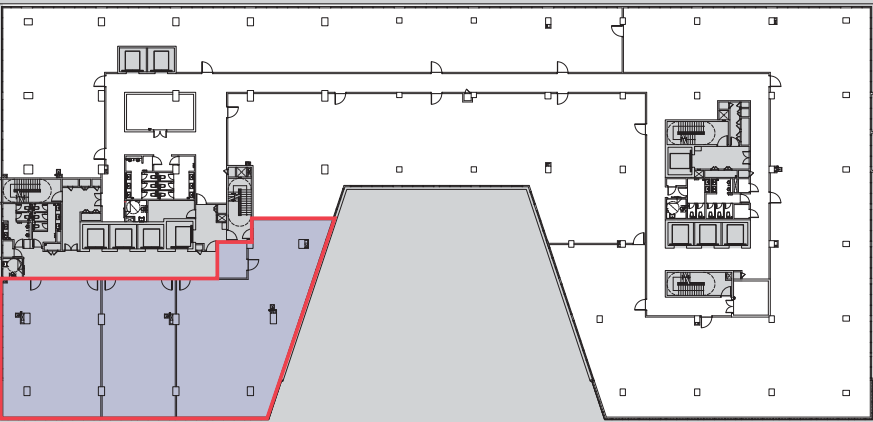
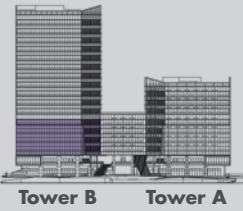


Unit No.	Built-Up (sf)
01	2,844
02	2,071
03	1,384
3A	1,788
05	1,739
06	2,413
07	1,549

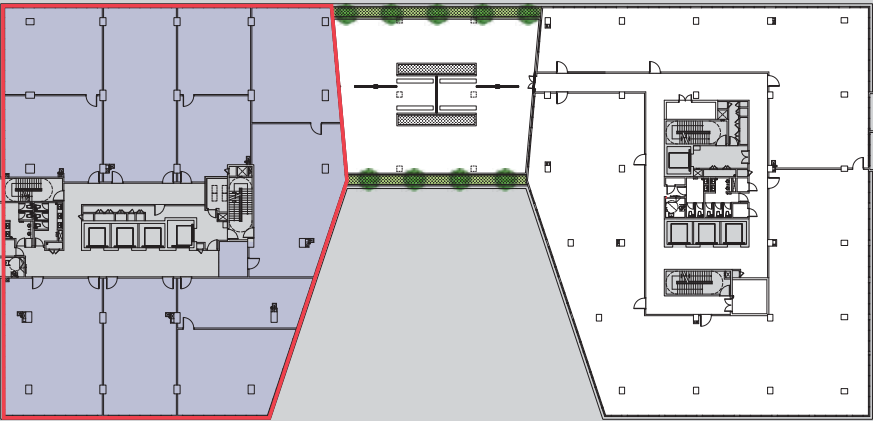
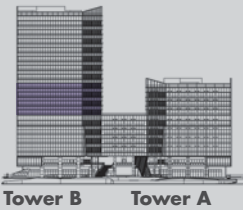
TOWER B
FLOOR PLAN



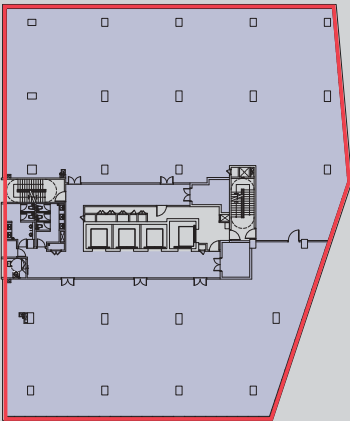
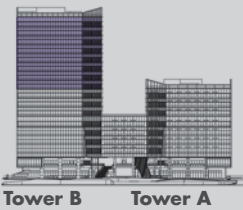
TOWER B
EXECUTIVE SUITE
Level 2 - 5
Built-Up: 1,417 - 2,933 sf



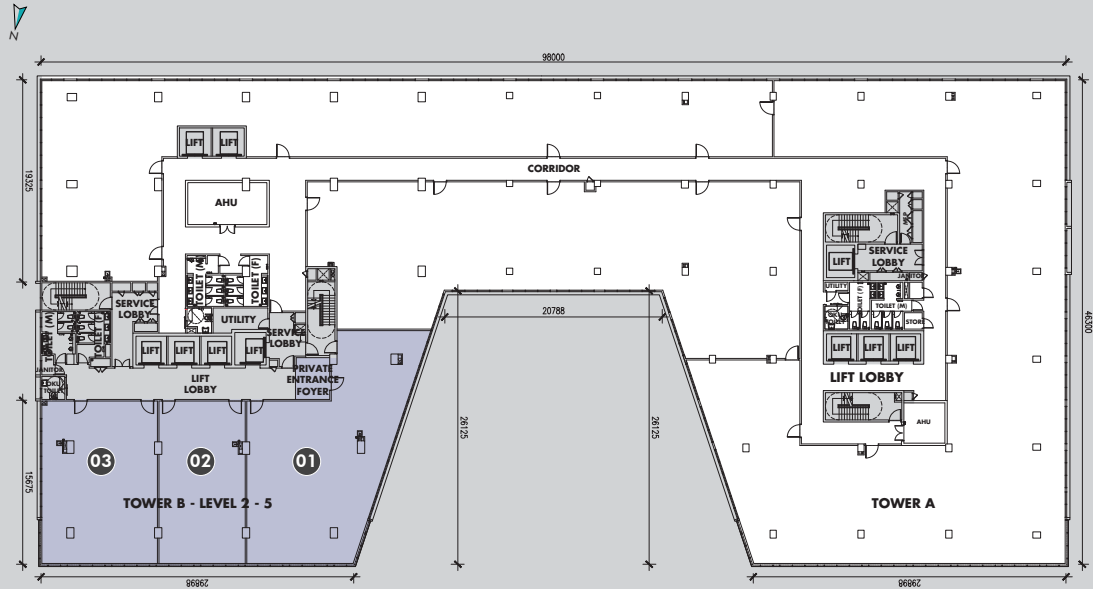
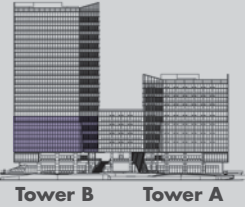
TOWER B
EXECUTIVE SUITE
Level 6 - 10
Built-Up: 1,417 - 3,298 sf



TOWER B
PREMIER SUITE
Level 11 - 16
Built-Up: 16,547 sf

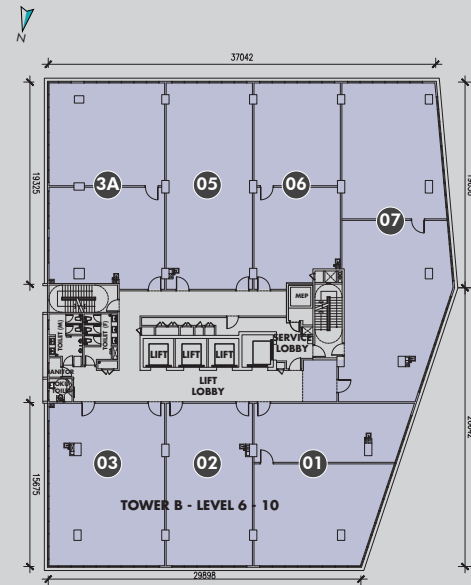
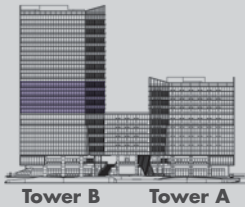


TOWER B
LEVEL 2 - 5



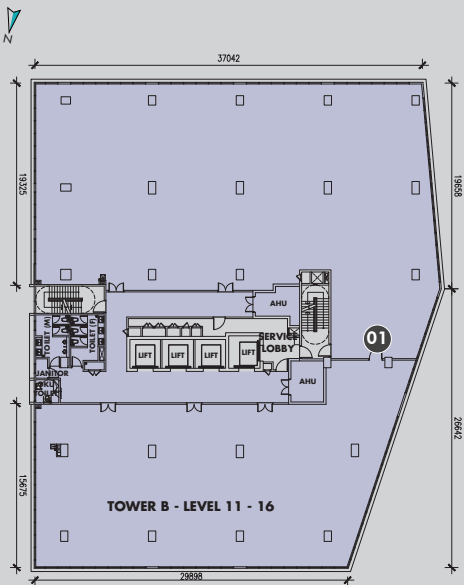
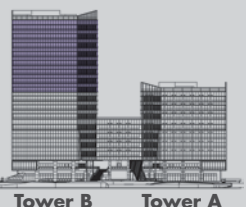
Unit No.	Built-Up (sf)
01	2,933
02	1,417
03	1,889

TOWER B
LEVEL 6 - 10



Unit No.	Built-Up (sf)
01	2,178
02	1,417
03	1,889
3A	2,356
05	1,797
06	1,727
07	3,298

TOWER B
LEVEL 11 - 16



Unit No.	Built-Up (sf)
01	16,547

TOWER

A

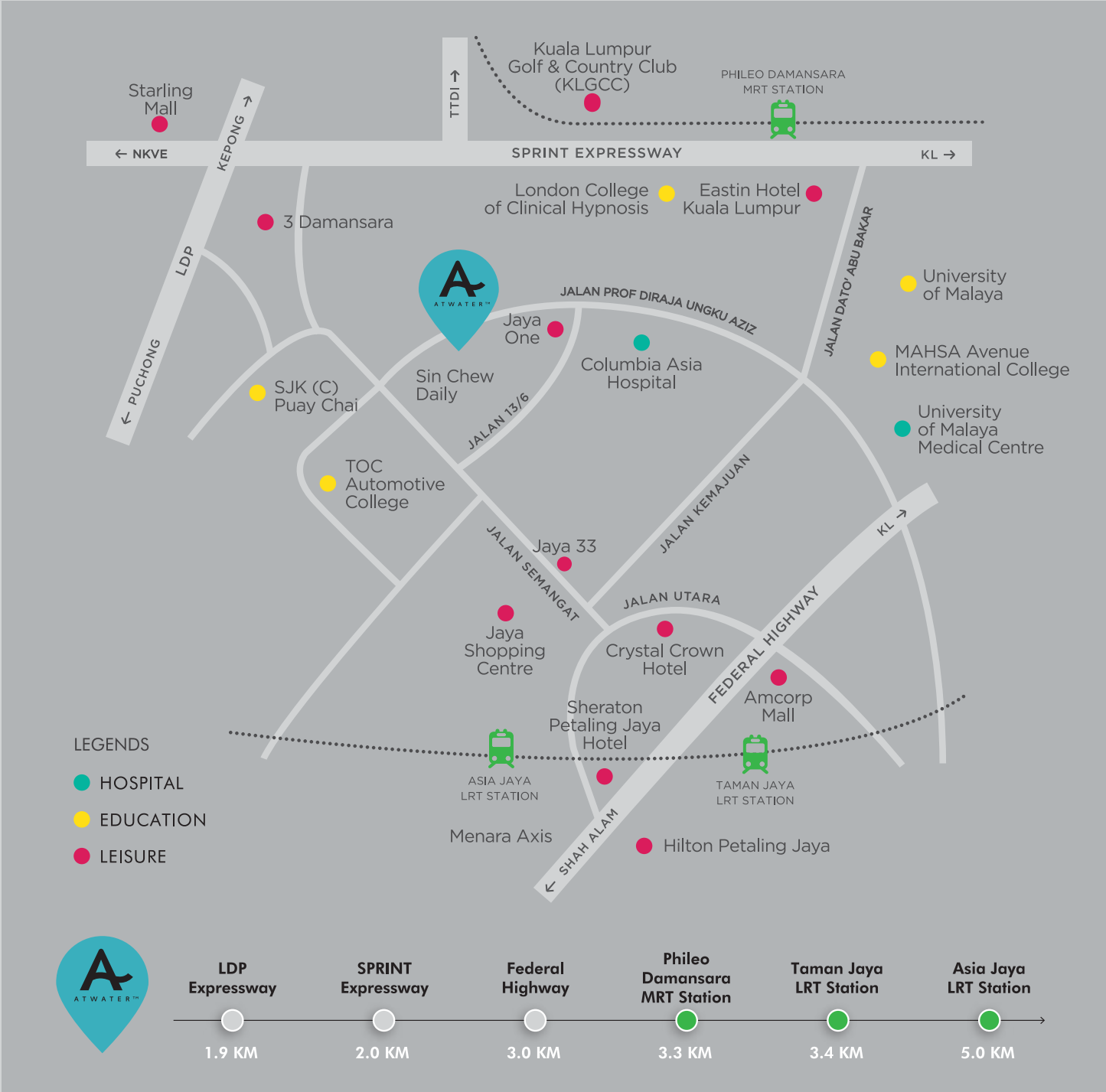
TOWER

B

1. Certification	Grade A MSC status compliance (Tier 1) GreenRE Bronze	Grade A MSC status compliance (Tier 2) GreenRE Silver
2. No. of Storey	7-storey (Level 2 to Level 8)	15-storey (Level 2 to Level 16)
3. Typical Floor Size (sf)	Approx. 1,384sf to 30,077sf	Approx. 1,417sf to 16,547sf
4. Floor to Floor Height (m)	Level 2 to 3A : 4.1m Level 5 : 5.0m Level 6 to 8 : 4.0m	Level 2 to 3A : 4.1m Level 5 : 5.0m Level 6 to 16 : 4.1m
5. Ceiling Finishes	Concrete Bare Finish	Suspended Ceiling
6. Floor Finishes	Cement Screeding	
7. Air-Conditioning System	Centralized Air-cooled VRF System	
8. No. of Passenger Lift	3 units (22 pax / 1,500kg)	3 units (24 pax / 1,640kg)
9. No. of Serviced Lift	1 unit (24 pax / 1,640kg)	
10. No. of Car Park Lift	2 units (22 pax / 1,500kg) serve up to Level 5	Not Available
11. Toilet Cubicle	<u>Female :</u> Level 2 to 5 : 5 cubicles each floor Level 6 to 8 : 2 cubicles each floor <u>Male :</u> Level 2 to 5 : 6 cubicles & 4 urinals each floor Level 6 to 8 : 3 cubicles & 2 urinals each floor	<u>Female :</u> 3 cubicles each floor <u>Male :</u> 2 cubicles & 2 urinals each floor
12. Disabled Toilet	Level 2 to 5 : 2 each floor Level 6 to 8 : 1 each floor	1 each floor
13. IT Infrastructure	Fibre Optic Backbone	
14. Telco Service Provider	TIME dotCom	
15. Floor Loading	Concentration Loading : 2.5kN/m2	
16. No. of Car Park Bay	885 car park bays available at sub-basement	
17. Security System	Manned Security (Destination Controlled Lift System)	
18. Genset	1,500KVA	
19. Façade Glazing	Low-e Glass	

At the Heart of It All, Connected to It All




ATWATER’s strategic location in the heart of PJ’s thriving residential and commercial enclave ensures it is well connected to major arterial thoroughfares in the Klang Valley, while being within close proximity to established amenities, financial institutions and eateries.



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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