



AT WATER™

LIVE LIFE IN
FREE FLOW



Atwater in the heart of PJ is a sanctuary
that welcomes you home every day.



Scan to discover more.

Once in a while, an opportunity comes along to own a home that ticks all the right boxes for everyone. Atwater by Paramount Property is designed for young and old alike to live life in free flow. It's an integrated development that comprises two residential towers, as well as commercial and retail spaces.

Live in a neighbourhood that's familiar and quaint, as it still retains its old coffee shops and morning markets alongside banks, cafes, malls, convenience stores and more. A place where friends meet and go for long walks along tree-lined roads.

Atwater places you in a position to be part of this old-world charm of PJ, while living in a sleek and modern environment, complete with great F&B options and shops for everyday conveniences.



Own your life



There comes a time when every young adult is ready to move out of the family home, rented room or shared house. Atwater has a wide selection of two-bedroom units where you can finally live in the style that makes a statement about who you are. What's more, the facilities and services offered are designed for those who enjoy an active lifestyle.





Photo of actual show unit



Photo of actual show unit

The practical layouts in the two-bedroom units are designed to give a sense of space.

Carefree to care



Atwater is a great place to start and nurture a family because it has been designed to take care of all the details, both big and small. So families can live a carefree life, and have the time to care for their loved ones. There are great facilities to spend quality time with the family by actively engaging in activities, going for leisurely walks in the lush gardens, or sharing a meal together. In addition, there are good schools and kindergartens in the neighbourhood that make school runs convenient.



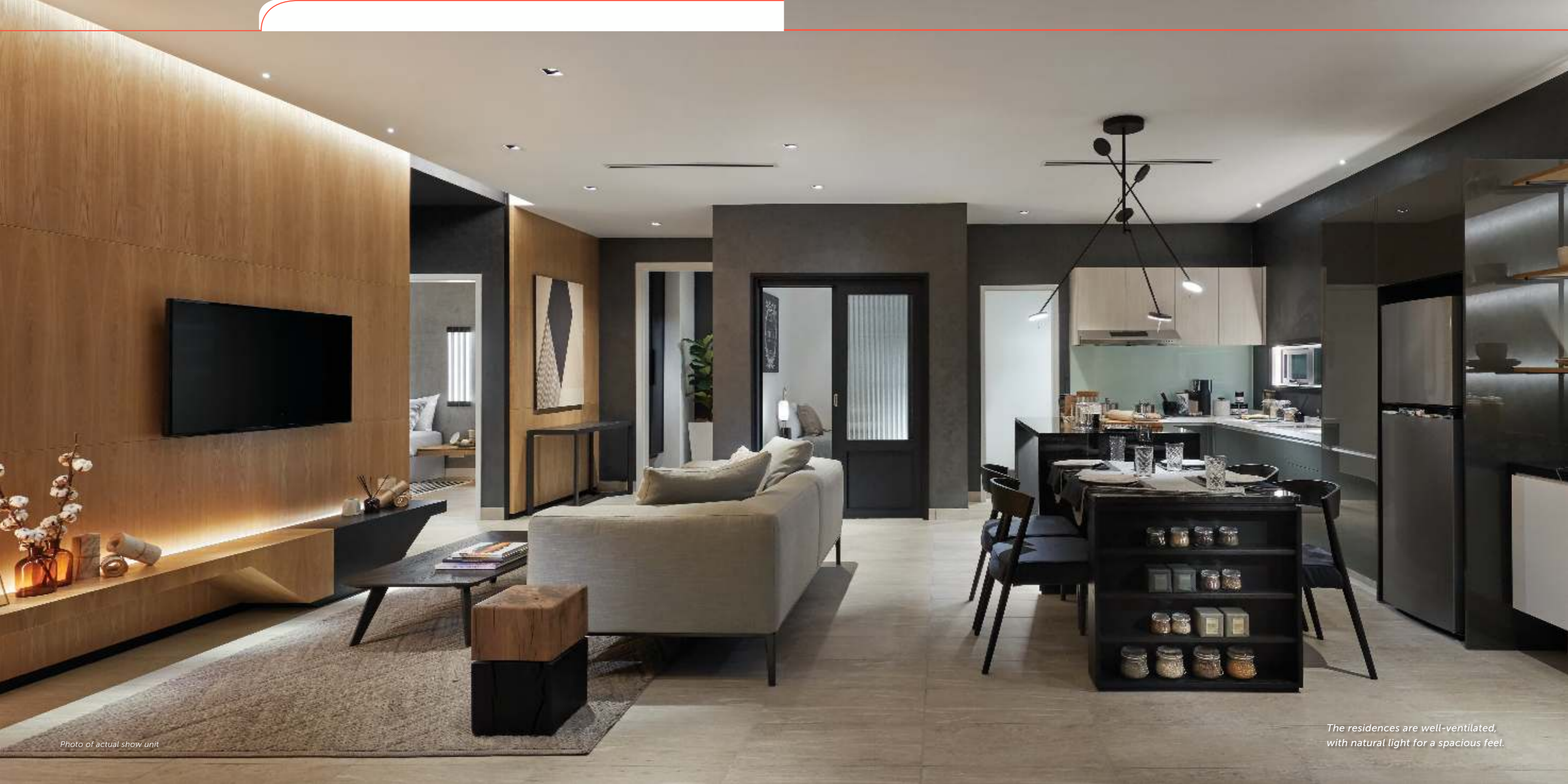


Photo of actual show unit

The residences are well-ventilated,
with natural light for a spacious feel.

The flow of life



There are a limited number of homes specially designed for the old-timers of PJ. These are the people who've lived in this part of town almost all their lives, and it holds unforgettable memories of the important milestones. However, the family home suddenly feels too large to maintain as the children have grown up and moved out.

Atwater is the perfect place to resize, yet be close to old friends, neighbours and everything else that's familiar. The facilities and services are designed for the elderly to live independently and with dignity.



SENIOR-FRIENDLY FEATURES

- Thoughtful and practical layouts
- Wider doors in the bathroom, bedroom and main entrance
- Ledge in the master bathroom for seated showering & toilet support rails
- Handrails along steps
- Ramps for wheelchair access
- Switches that are easily accessible (4 ft from the floor)
- Open spaces for group exercises
- Exercise station
- Reading corner
- Aqua gym



Photo of actual show unit

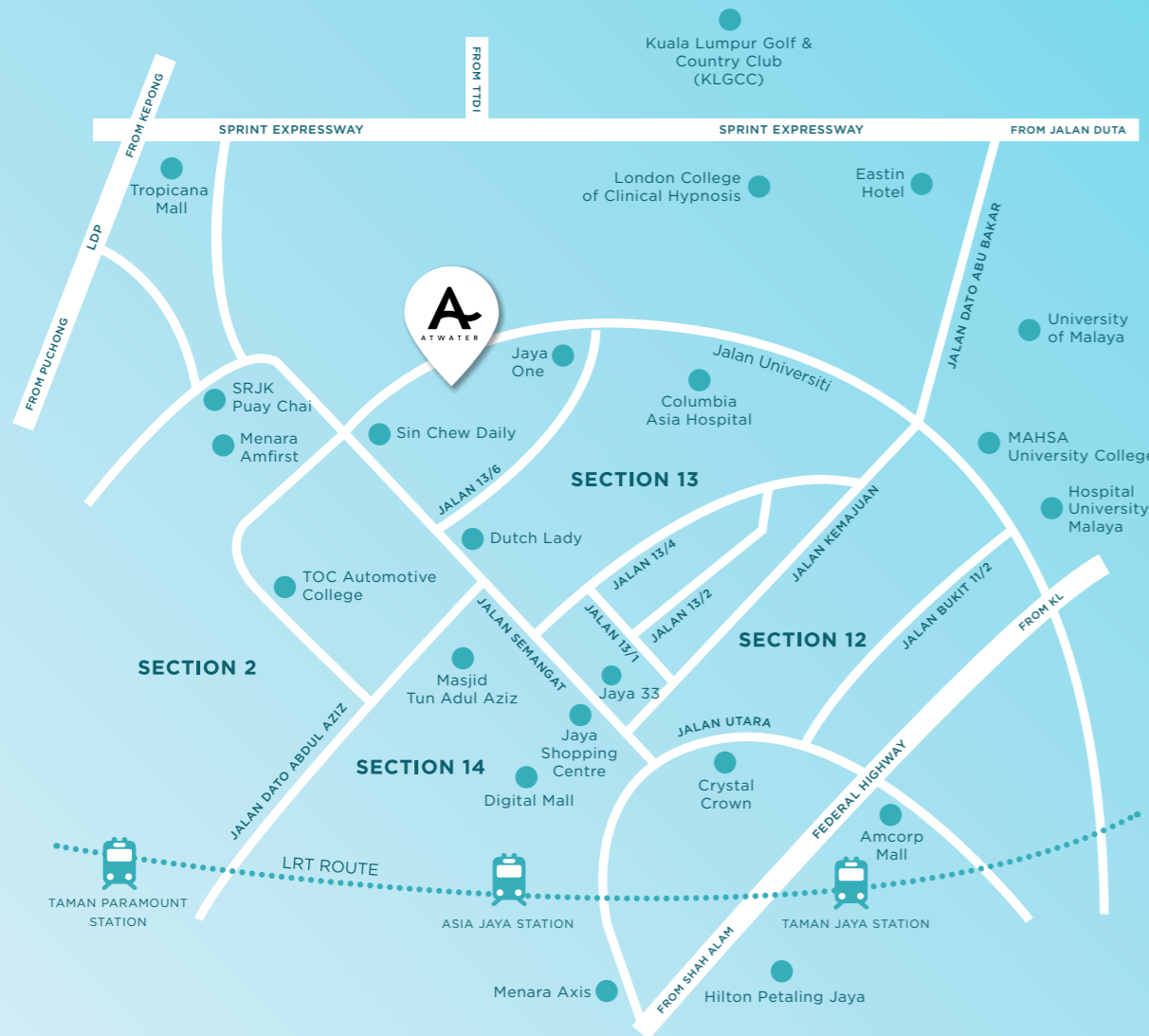
Resize and live in style and dignity.



Photo of actual show unit

Ergonomically designed features to make everyday tasks safe and comfortable.

Thrive in PJ



Atwater enjoys an enviable location right in the heart of PJ. The transformation of Section 13 and 14 has been slowly but surely taking shape over the last few years. Shopping malls, hotels, hospitals, schools, restaurants, cafes and the MRT have changed the landscape around a well-defined radius in these two areas.

Atwater has all the right vibes for a thriving future.

INVESTMENT POTENTIAL

- A property hotspot in the vicinity of mid-town PJ
- Centrally located in a mature neighbourhood in Section 13
- Developed by Paramount Property, an award-winning developer with a proven track record for sustainable value creation

CONNECTIVITY

- Excellent network of highways and roads to connect to other suburbs and KL
- Buses, the MRT and LRT offer an easy commute to work, schools, universities and other places



Coffee shops

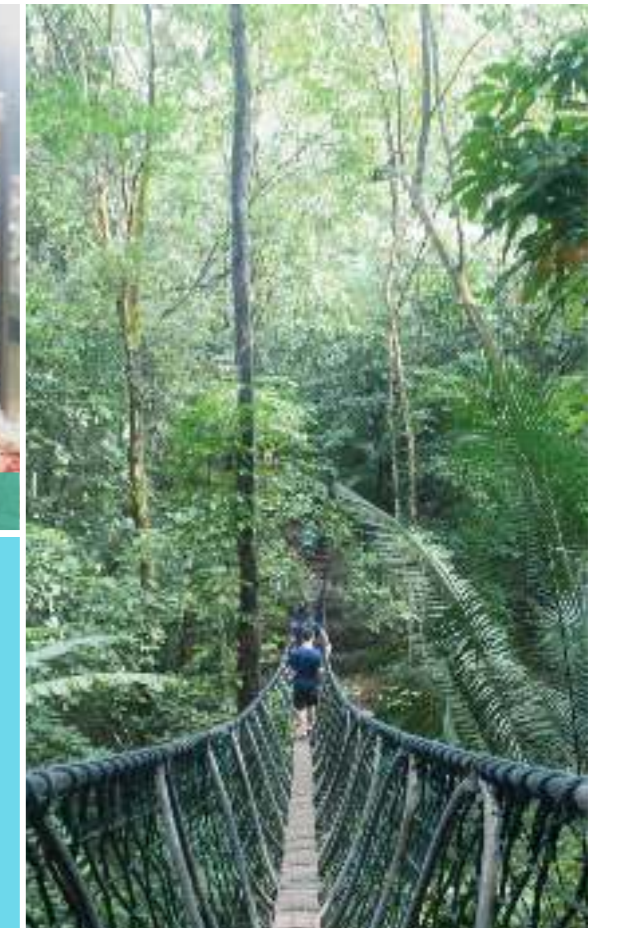


Supermarkets



Tree-lined roads

A mature, yet up-and-coming, self-contained neighbourhood, where everything is within a stone's throw away.



Parks



LRT stations



Night markets

Live life to the fullest

Atwater is designed with facilities to suit the leisure pursuits of practically all age groups.

LEVEL 7 FACILITY FLOOR



TOWER 1 LEVEL 33A SKY DECK



TOWER 2 LEVEL 31 SKY DECK

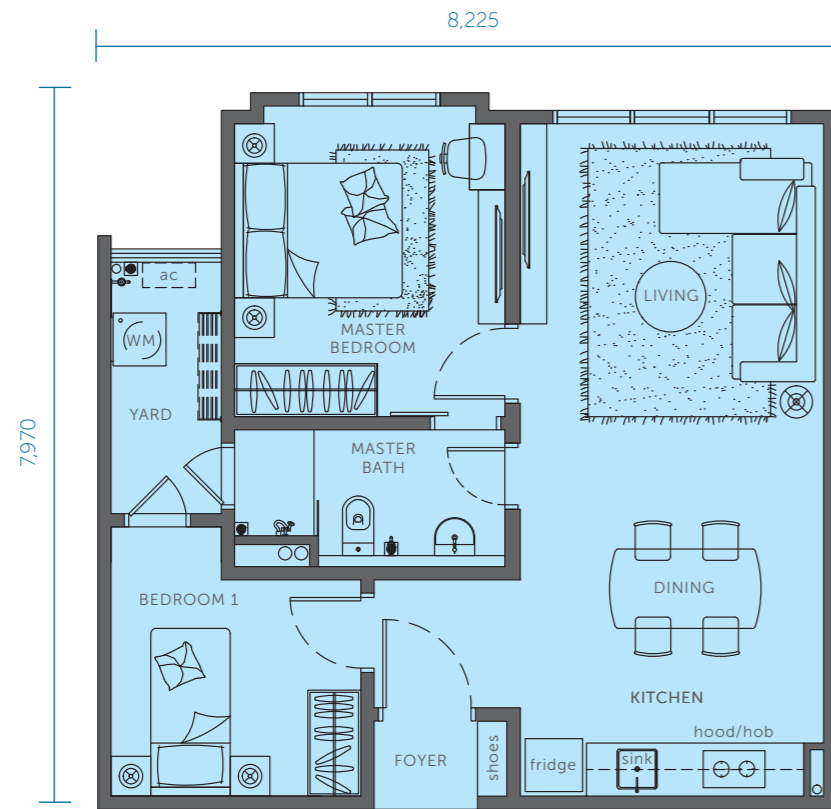
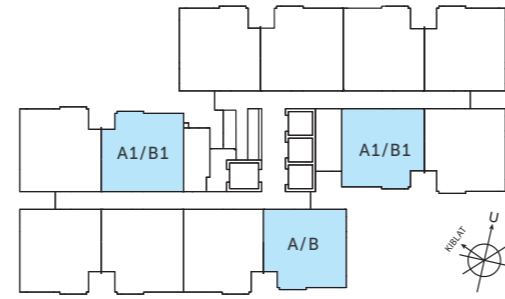


FACILITIES

- | | |
|-------------------------|----------------------|
| 1 Basketball half court | 13 Reflexology path |
| 2 Lap pool | 14 Steam room |
| 3 Wading pool | 15 Badminton court |
| 4 BBQ corner | 16 Meeting room |
| 5 Maze garden | 17 Modern urban play |
| 6 Multi-purpose hall | 18 Lounge |
| 7 Gymnasium | 19 Kindergarten |
| 8 Leisure pool | 20 Surau |
| 9 Jacuzzi | 21 Social deck |
| 10 Aqua gym | 22 Viewing deck |
| 11 Exercise station | 23 Reading corner |
| 12 Aerobic/yoga corner | 24 Chess corner |

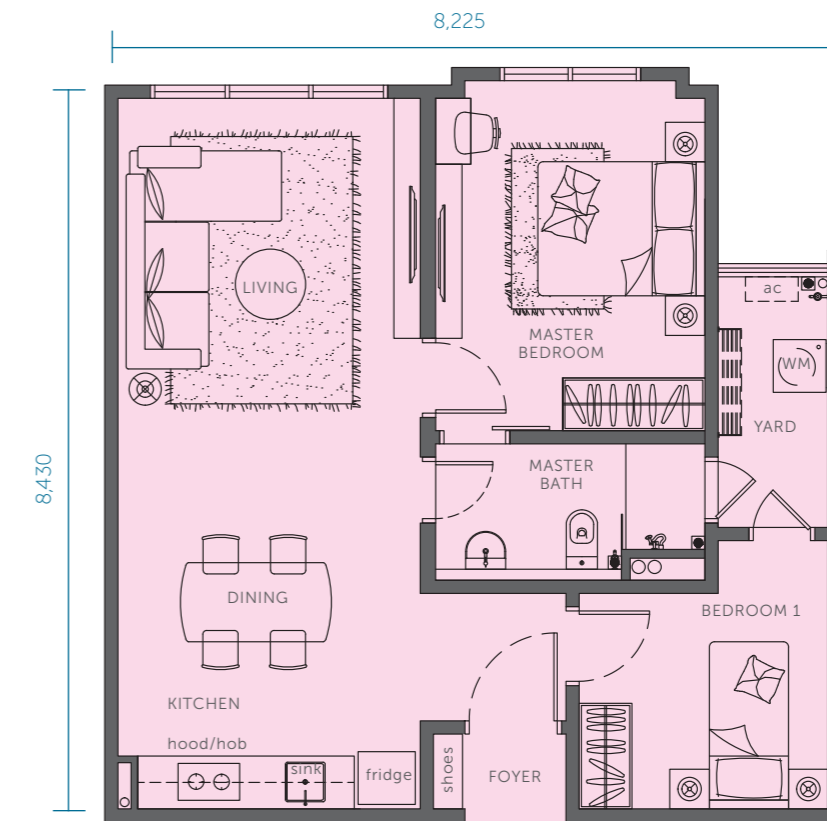
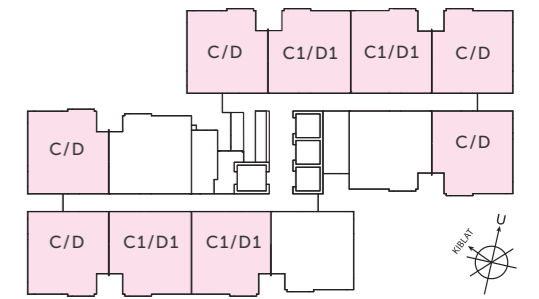
TOWER 1 (TYPE A/A1/B/B1)

TYPE A / A1 LEVEL 8 - 28
 TYPE B / B1 LEVEL 29 - 33 (High Ceiling Units)
 670 sq ft
 2 Bedrooms, 1 Bathroom



TOWER 1 (TYPE C/C1/D/D1)

TYPE C / C1 LEVEL 8 - 28
 TYPE D / D1 LEVEL 29 - 33 (High Ceiling Units)
 703 sq ft
 2 Bedrooms, 1 Bathroom



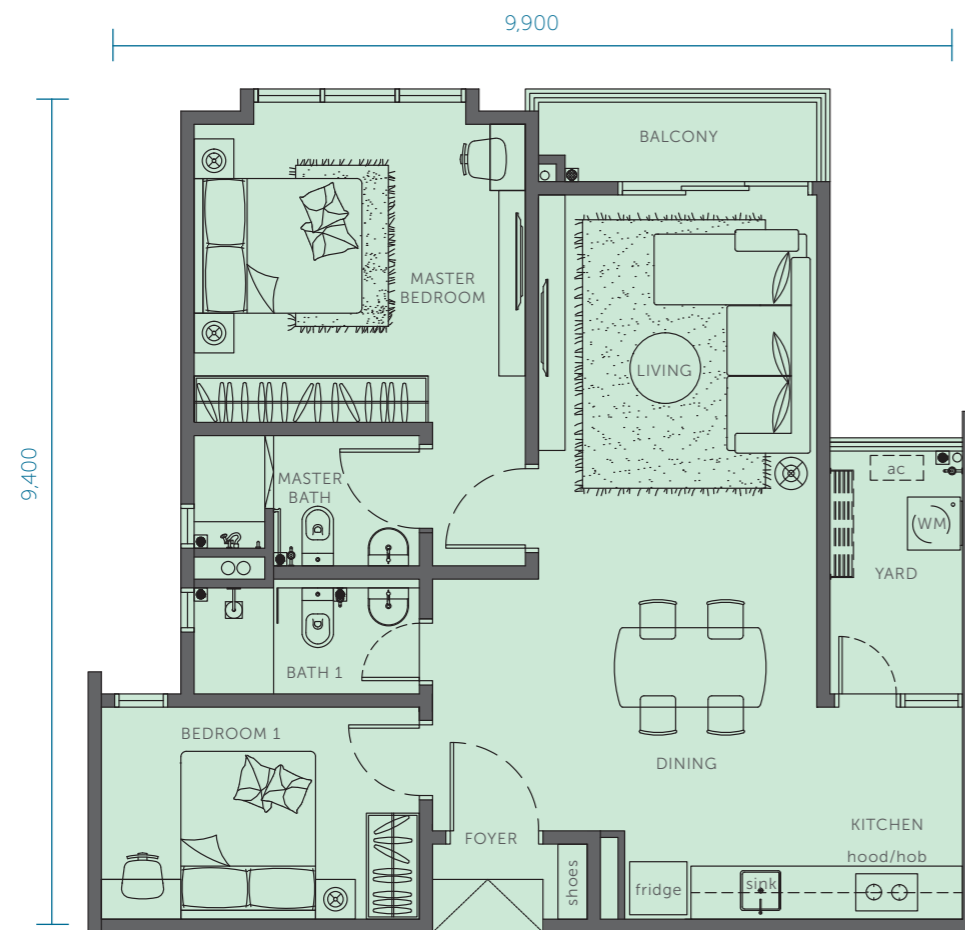
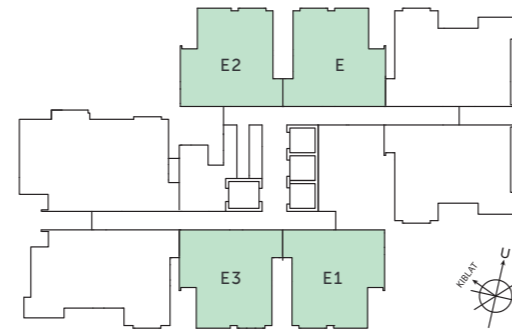
TOWER 2 (TYPE E/E1/E2/E3)

TYPE E / E1 LEVEL 8 - 30 (Assisted Living Units)

TYPE E2 / E3 LEVEL 8 - 30

853 sq ft

2 Bedrooms, 2 Bathrooms

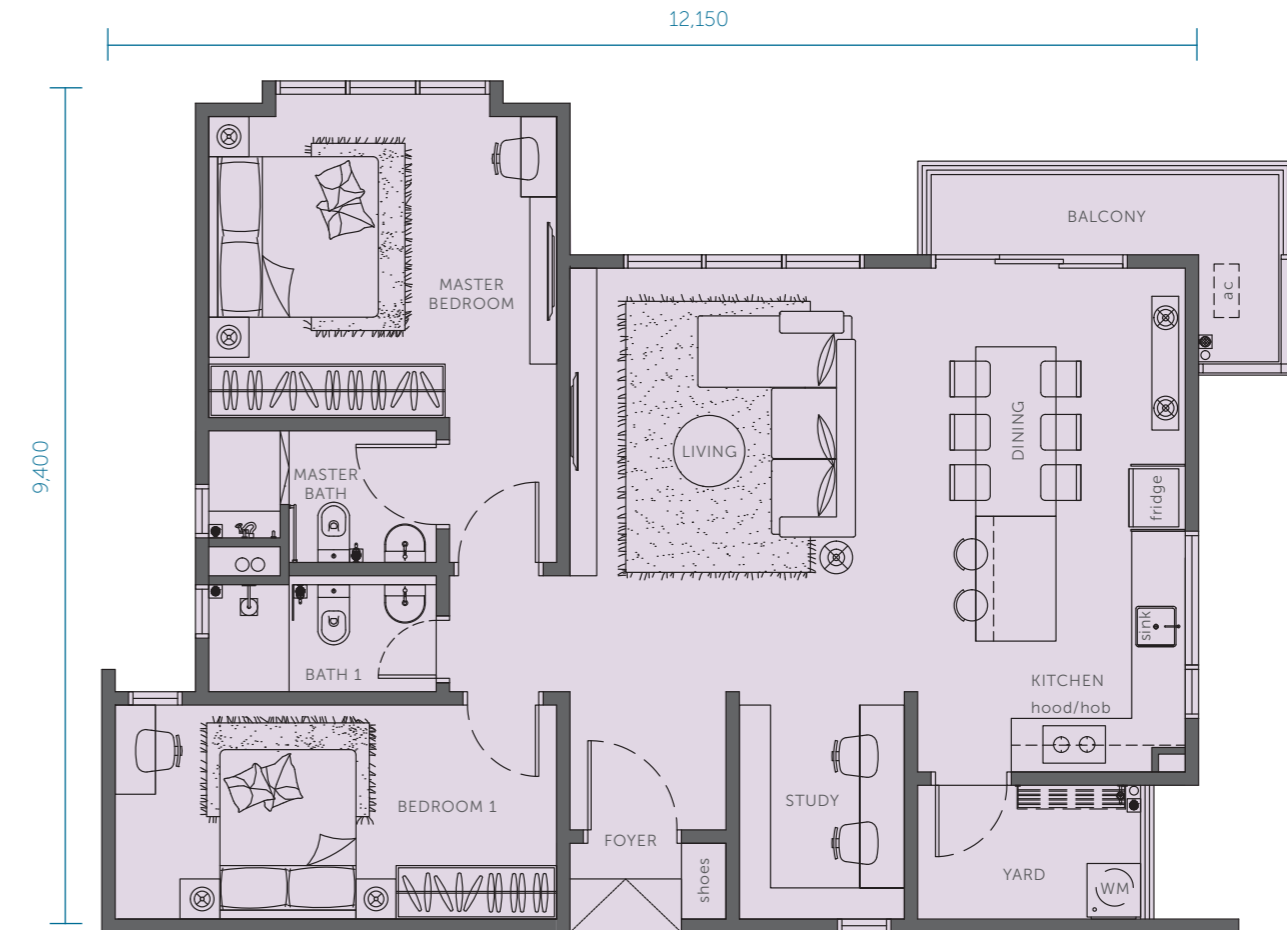
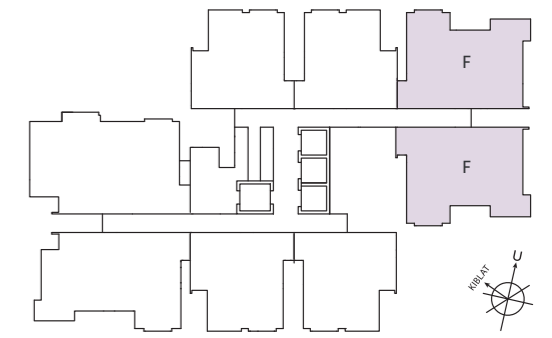


TOWER 2 (TYPE F)

TYPE F LEVEL 8 - 30 (Assisted Living Units)

1052 sq ft

2+1 Bedrooms, 2 Bathrooms

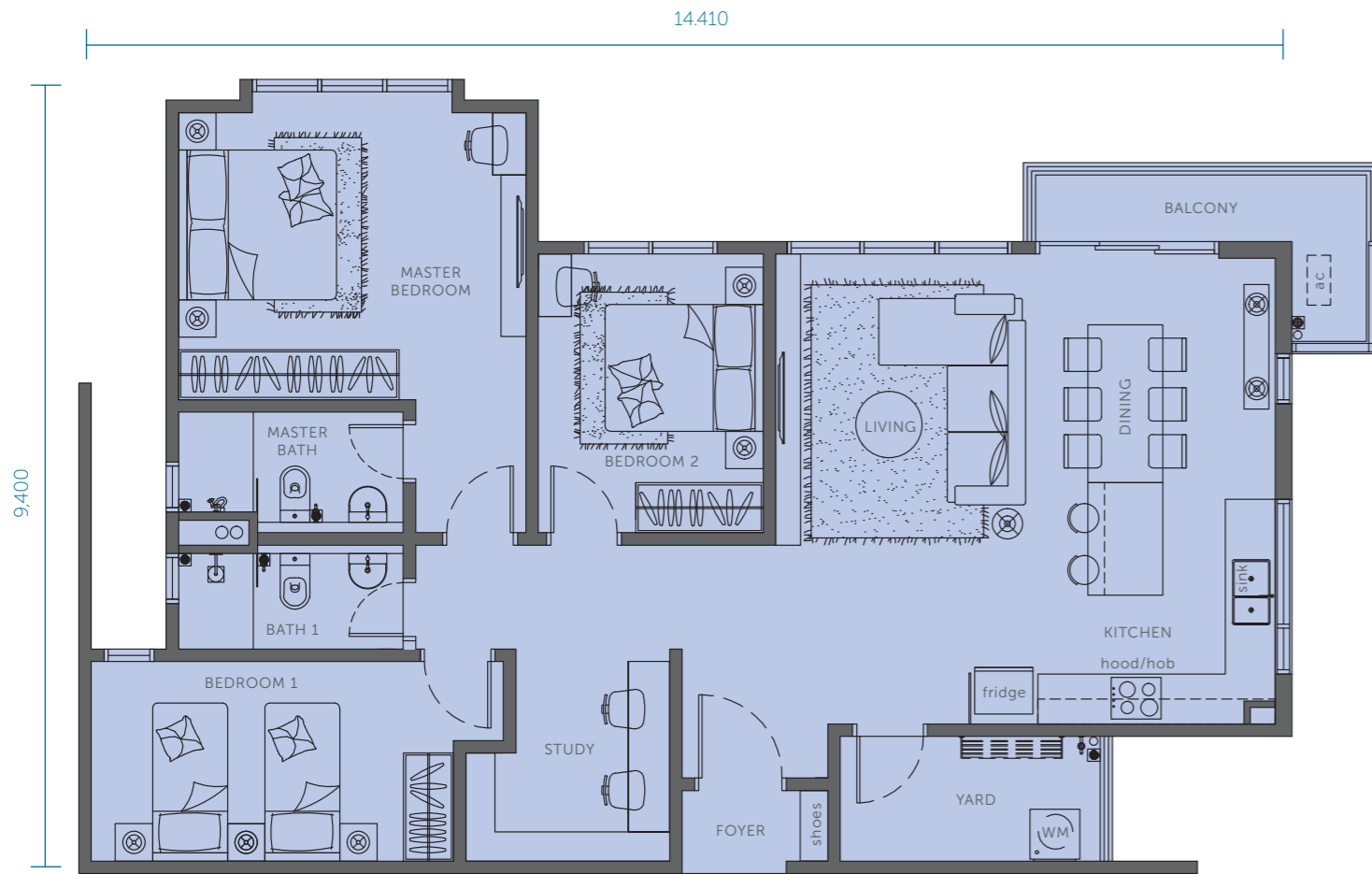
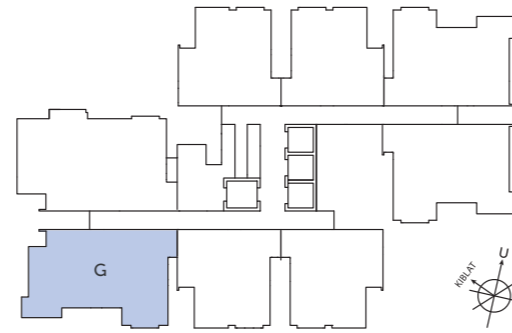


TOWER 2 (TYPE G)

TYPE G LEVEL 8 - 30

1205 sq ft

3+1 Bedrooms, 2 Bathrooms

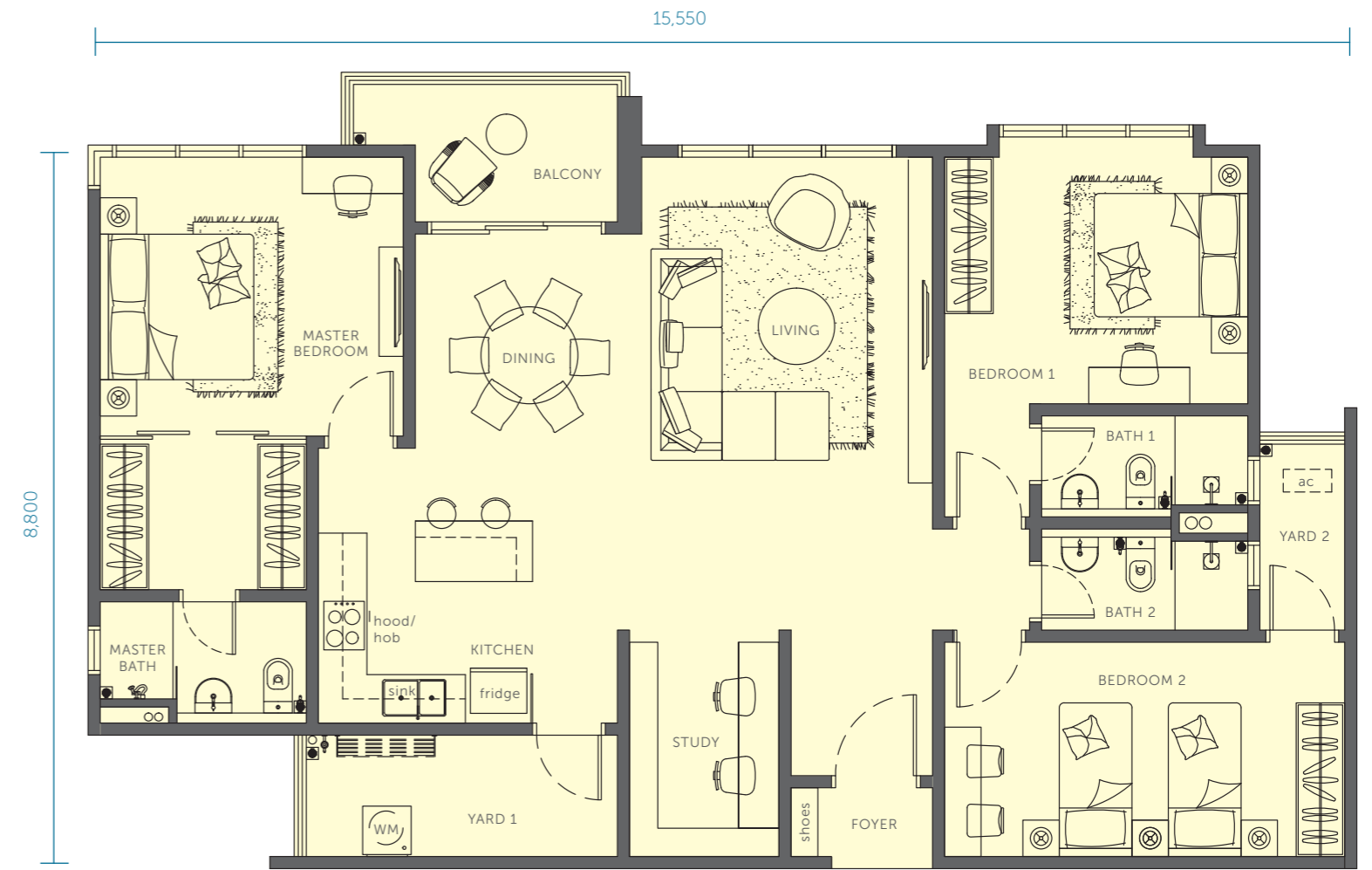
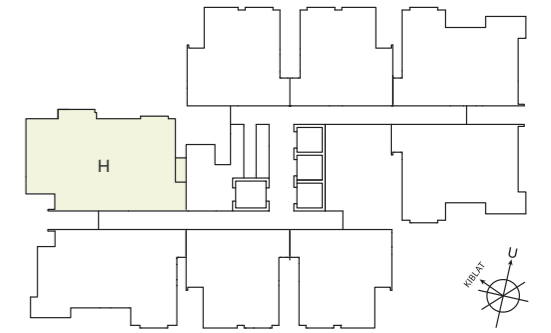


TOWER 2 (TYPE H)

TYPE H LEVEL 8 - 30

1422 sq ft

3+1 Bedrooms, 3 Bathrooms



Specifications

Tower 1

TYPE	A/A1/C/C1	B/B1/D/D1
Structure	Reinforced Concrete Framework	Reinforced Concrete Framework
Wall	Reinforced Concrete	Reinforced Concrete/Brick Wall
Ceiling	Skim Coat & Paint / Plaster Ceiling	Skim Coat & Paint / Plaster Ceiling
Floor Finishes	Tiles / Vinyl Flooring	Tiles / Vinyl Flooring
Wall Finishes	Plaster and Paint / Tiles	Plaster and Paint / Tiles
Windows	Aluminium Framed Glass Window	Aluminium Framed Glass Window
Doors	Fire Rated Door / Timber Flush Door / Aluminium Framed Glass Door	Fire Rated Door / Timber Flush Door / Aluminium Framed Glass Door
Lockets	Quality Lockset and Accessories	Quality Lockset and Accessories
Sanitary Ware & Fittings		
Kitchen Sink with Tap	1 no	1 no
Water Closet	1 no	1 no
Basin with Tap	1 no	1 no
Toilet Roll Holder	1 no	1 no
Hand Bidet	1 no	1 no
Tap	1 no	1 no
Electricity Supply	60 Amps Single Phase Distribution Board (DB)	60 Amps Single Phase Distribution Board (DB)
Electrical Provision		
Lighting Point	10 nos	10 nos
Power Point, 13A	11 nos	11 nos
Electrical Hob Point	1 no	1 no
Electrical Hood Point	1 no	1 no
Fibre Wall Socket	1 no	1 no
Air-Conditioning Point	3 nos	3 nos
Ceiling Fan Point	3 nos	3 nos
Water Heater Point	1 no	1 no
Door Bell Point	1 no	1 no
Smoke Detector	1 no	1 no
Additional Features		
Kitchen Cabinet	1 set	1 set
Electrical Ceramic Hob	1 no	1 no
Slimline Hood	1 no	1 no
Fridge	1 no	1 no
Air-Conditioning Units	3 nos	3 nos
Instant Water Heater	1 no	1 no

Specifications

Tower 2

TYPE	E/E1/E2/E3	F	G	H
Structure	Reinforced Concrete Framework	Reinforced Concrete Framework	Reinforced Concrete Framework	Reinforced Concrete Framework
Wall	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete	Reinforced Concrete
Ceiling	Skim Coat & Paint / Plaster Ceiling	Skim Coat & Paint / Plaster Ceiling	Skim Coat & Paint / Plaster Ceiling	Skim Coat & Paint / Plaster Ceiling
Floor Finishes	Tiles / Vinyl Flooring	Tiles / Vinyl Flooring	Tiles / Vinyl Flooring	Tiles / Vinyl Flooring
Wall Finishes	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Plaster and Paint / Tiles	Plaster and Paint / Tiles
Windows	Aluminium Framed Glass Window	Aluminium Framed Glass Window	Aluminium Framed Glass Window	Aluminium Framed Glass Window
Doors	Fire Rated Door/ Timber Flush Door/ Aluminium Framed Glass Door	Fire Rated Door/ Timber Flush Door/ Aluminium Framed Glass Door	Fire Rated Door/ Timber Flush Door/ Aluminium Framed Glass Door	Fire Rated Door/ Timber Flush Door/ Aluminium Framed Glass Door
Lockets	Quality Lockset and Accessories	Quality Lockset and Accessories	Quality Lockset and Accessories	Quality Lockset and Accessories
Sanitary Ware & Fittings				
Kitchen Sink with Tap	1 no	1 no	1 no	1 no
Water Closet	2 nos	2 nos	2 nos	3 nos
Basin with Tap	2 nos	2 nos	2 nos	3 nos
Toilet Roll Holder	2 nos	2 nos	2 nos	3 nos
Shower Rose	1 no	1 no	1 no	2 nos
Hand Bidet	2 nos	2 nos	2 nos	3 nos
Tap	1 no	1 no	1 no	1 no
Electricity Supply	60 Amps Single Phase Distribution Board (DB)	60 Amps Single Phase Distribution Board (DB)	60 Amps 3-Phase Distribution Board (DB)	60 Amps 3-Phase Distribution Board (DB)
Electrical Provision				
Lighting Point	14 nos	16 nos	19 nos	23 nos
Power Point, 13A	14 nos	15 nos	19 nos	18 nos
Electrical Hob Point	1 no	1 no	1 no	1 no
Electrical Hood Point	1 no	1 no	1 no	1 no
Fibre Wall Socket	1 no	1 no	1 no	1 no
Air-Conditioning Point	3 nos	4 nos	5 nos	5 nos
Ceiling Fan Point	3 nos	3 nos	4 nos	4 nos
Water Heater Point	2 nos	2 nos	2 nos	3 nos
Door Bell Point	1 no	1 no	1 no	1 no
Smoke Detector	1 no	1 no	1 no	1 no
Additional Features				
Kitchen Cabinet	1 set	1 set	1 set	1 set
Electrical Ceramic Hob	1 no	1 no	1 no	1 no
Slimline Hood	1 no	1 no	1 no	1 no
Fridge	1 no	1 no	1 no	1 no
Air-Conditioning Units	3 nos	4 nos	5 nos	5 nos
Instant Water Heater	1 no	1 no	1 no	1 no



Gazebos to unwind.

Artist's impression

The People's Developer™

Everything that Paramount Property does is backed by its commitment to build with its customers in mind.

By engaging with its customers for feedback and keeping up with property trends, Paramount Property delivers functional and practical products that meet customers' expectations.

Today, Paramount Property is an award-winning developer with a diverse portfolio comprising townships as well as residential, commercial, retail, educational, industrial and integrated developments. It has a reputation of being the people's developer, with a track record of close to four decades for building enduring addresses in the Klang Valley, Sungai Petani and now in Penang.

PARAMOUNT PROPERTY GALLERY

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Paramount Property Gallery



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