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 rejuvenate the mature 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.



Swimming Pool

Guardhouse



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

Lifestyle-oriented 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 & Badminton / Pickleball Court
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 Kids' 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 / Pickleball 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
29 Kids' Integrated Playground

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





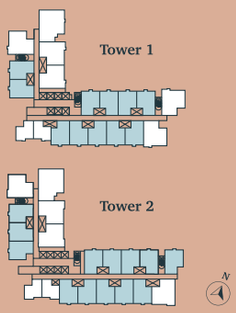


Type B

775 sq. ft.

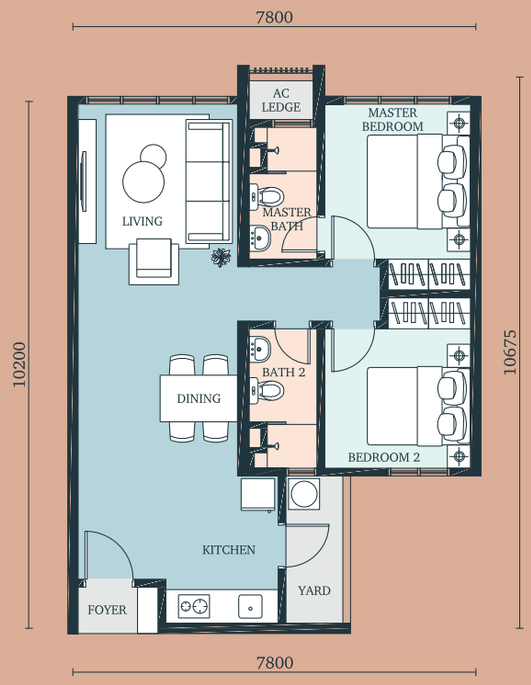
2 Bedrooms + 2 Baths

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.

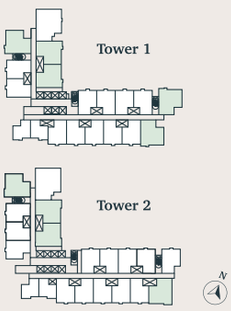


Type C

1,022 sq. ft.

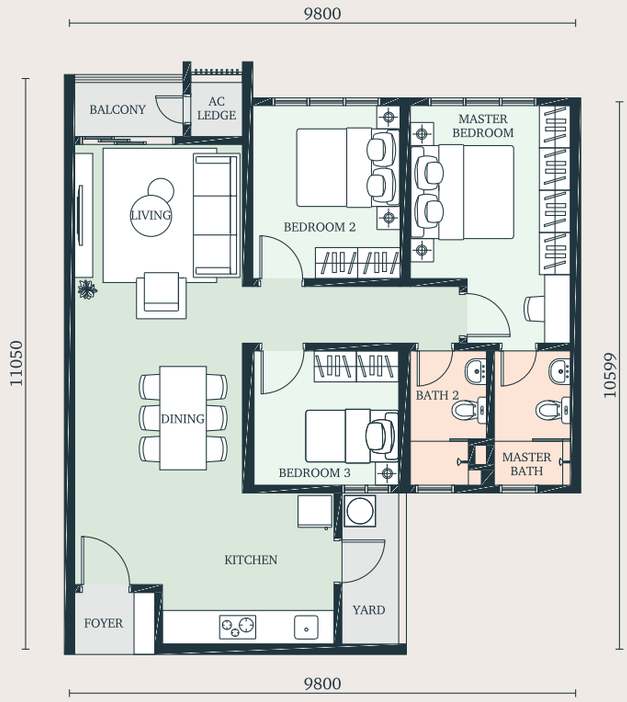
3 Bedrooms + 2 Baths

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.

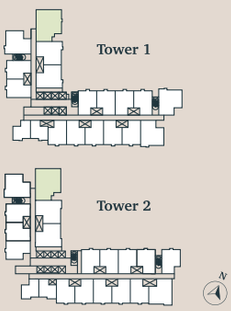


Type D

1,420 sq. ft.

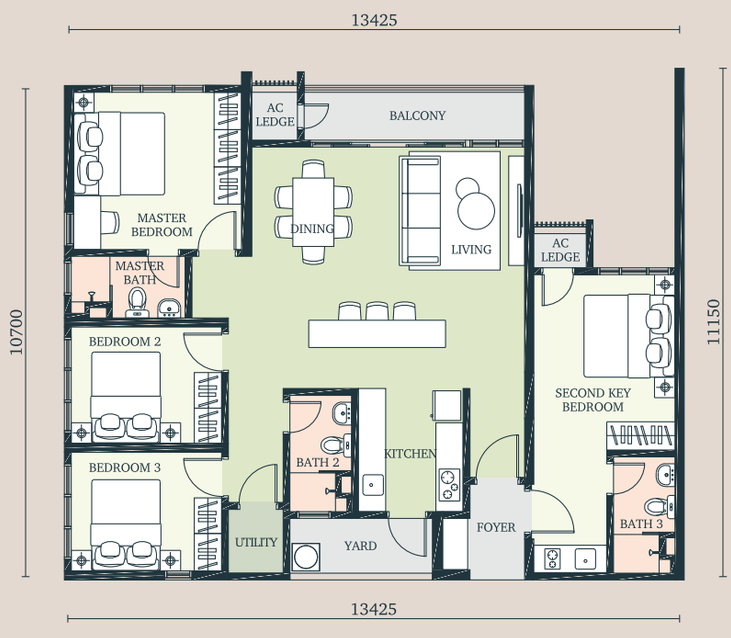
4 Bedrooms + 3 Baths

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 / Bedrooms / Yard & Balcony	Skim Coat and Paint / Plaster and Paint
Bathrooms	Tiles up to Ceiling Height
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

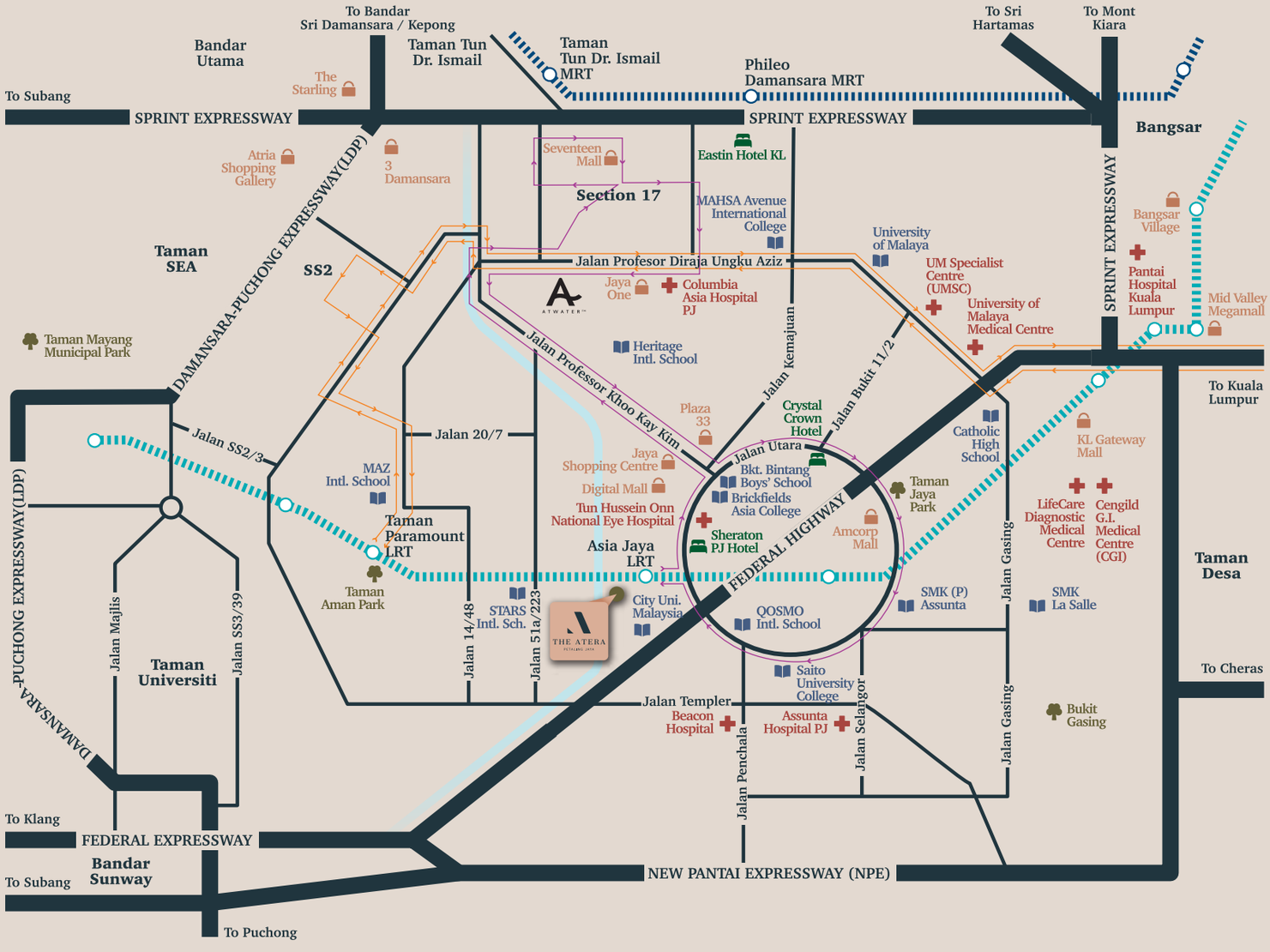
ELECTRICAL POINTS			
Lighting Wiring Points	13 Nos.	16 Nos.	26 Nos.
13A Switch Socket Outlet	14 Nos.	16 Nos.	27 Nos.
Air-Cond Point	3 Nos.	4 Nos.	6 Nos.
Water Heater Point	2 Nos.	2 Nos.	3 Nos.
Distribution Board	1 No.	1 No.	2 Nos.
Fibre Wall Socket Outlet	1 No.	1 No.	2 Nos
Ceiling Fan Point	4 Nos.	5 Nos.	6 Nos.
Doorbell Point	1 No.	1 No.	2 Nos.
Hob Point	1 No.	1 No.	2 Nos.



Basketball Court

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.



Seamless connectivity to the LRT Kelana Jaya Line

Subang Jaya
- KTM Interchange Station
- Subang Airport Transit

Glenmarie
- LRT3 Interchange Station

THE ATERA PETALING JAYA

Asia Jaya

Universiti
- Bangsar South
- KL Gateway Shopping Centre

Abdullah Hukum
- Mid Valley Megamall
- The Gardens Mall

KL Sentral
- MRT Putrajaya and Kajang Line Interchange
- Direct to KLIA 1 & 2

KLCC

Easily connected to major highways.

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

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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 3114
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PARAMOUNT PROPERTY
The People's Developer™

THE ATERA Phase 2 • Pemaju: Aneka Sepakat Sdn Bhd 201701043498 (1257671-M) • Co-labs Coworking Shah Alam, B-02-01 (Blok 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 dan 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: Oktober 2028 • Jenis Rumah: Pangsapuri Perkhidmatan • Jumlah Unit: 876 Unit • Luas Binaan: 559 k.p.s – 1,420 k.p.s • Harga Minimum: RM270,000.00 • 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. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY