



ATWATER™

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

ATWATER

**PARAMOUNT
PROPERTY**

The People's Developer™

MODERN FACILITIES & WORKSPACES

CORPORATE OFFICE TOWERS



Lushly Landscaped Open Spaces



F&B and Lifestyle Options for Ultimate Convenience

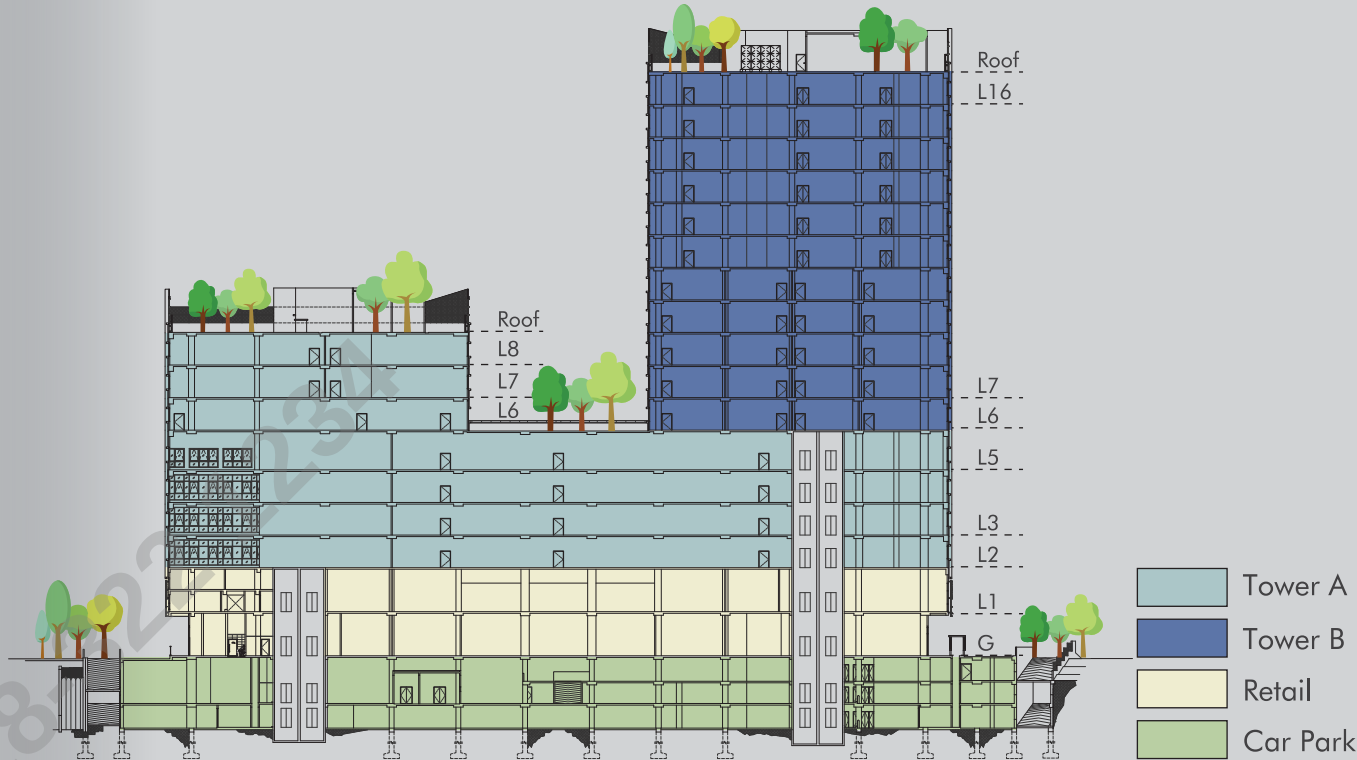


A Refined Entry Experience

- 1. Grade A office suites with built-up sizes ranging from 1,384 to 30,077 sq. ft.
- 2. GreenRE certified for sustainable and energy-efficient practices.
- 3. MSC-compliant, designed for modern business needs.
- 4. Shuttle service to nearby public transportation and amenities.
- 5. Equipped with electric vehicle charging stations.
- 6. Dual and direct lobby drop-offs for convenient access to office towers.
- 7. Multi-layered security with dedicated private lift lobbies for office towers.
- 8. Retail spaces on Ground Floor and Level 1, offering a diverse mix of food, beverage, and lifestyle options.
- 9. Street-friendly design featuring open courtyards, pedestrian boulevards, and seating areas.
- 10. Lush green landscapes thoughtfully integrated to create a refreshing, tranquil environment.
- 11. Calming water features that enhance the overall ambiance.

FLOOR AREA & SECTION PLAN

CORPORATE OFFICE TOWERS

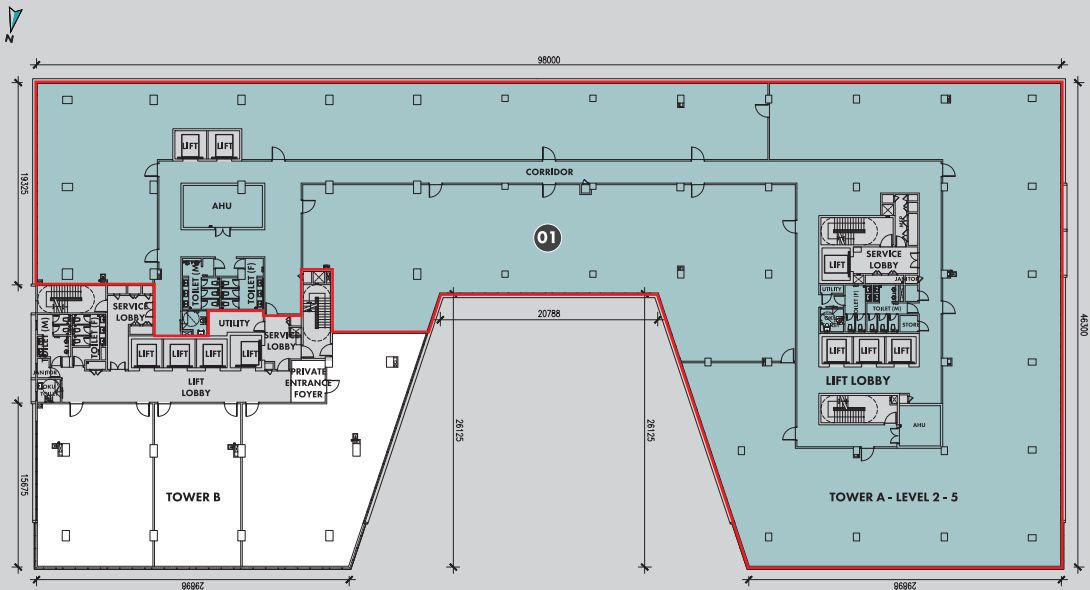
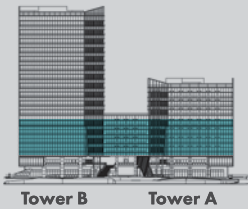


Sellable Area (sf)

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

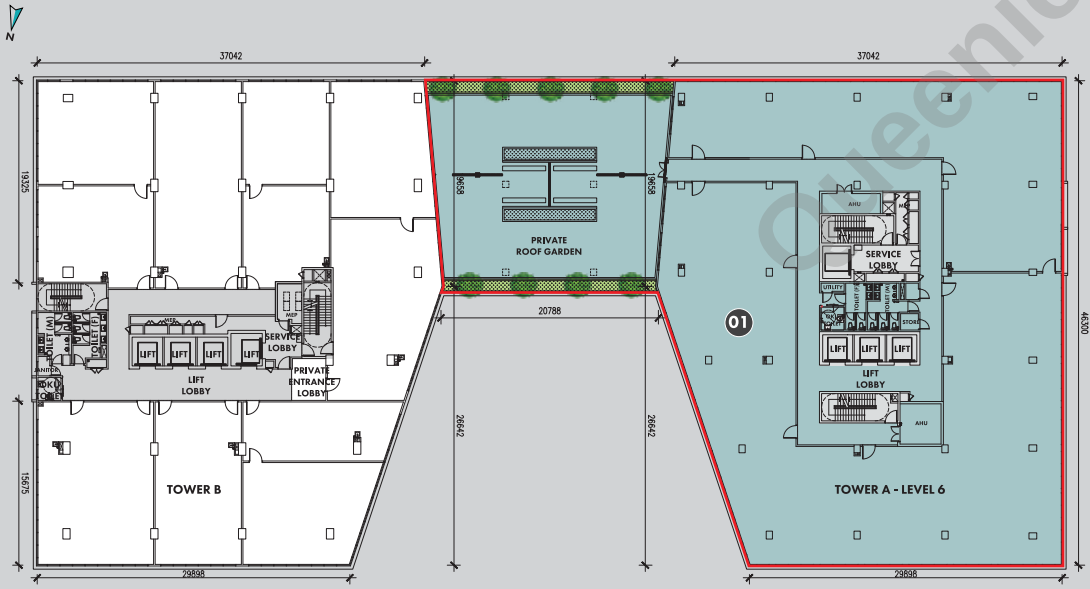
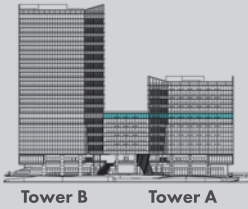


TOWER A
LEVEL 2 - 5



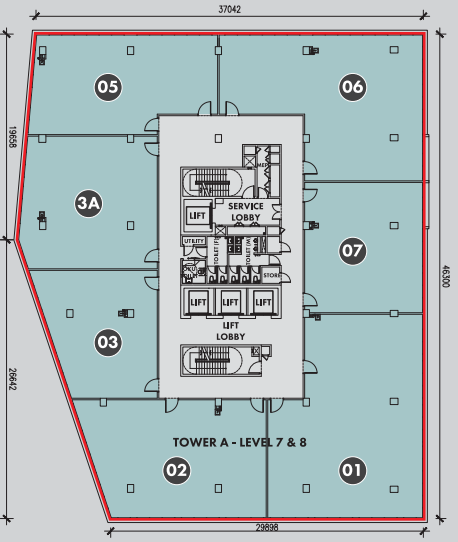
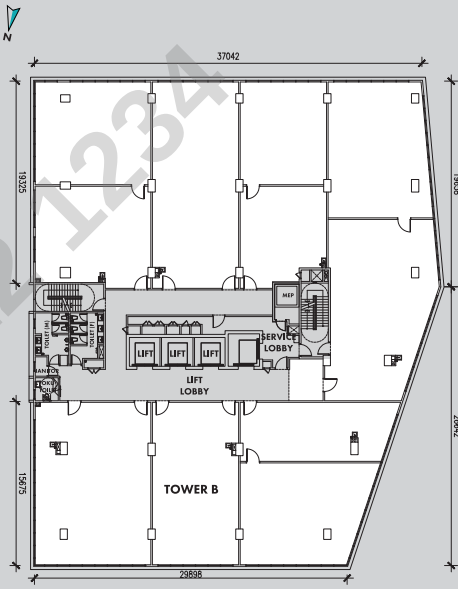
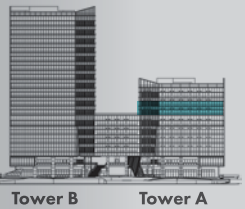
Unit No.	Built-Up (sf)
01	30,077

TOWER A
LEVEL 6



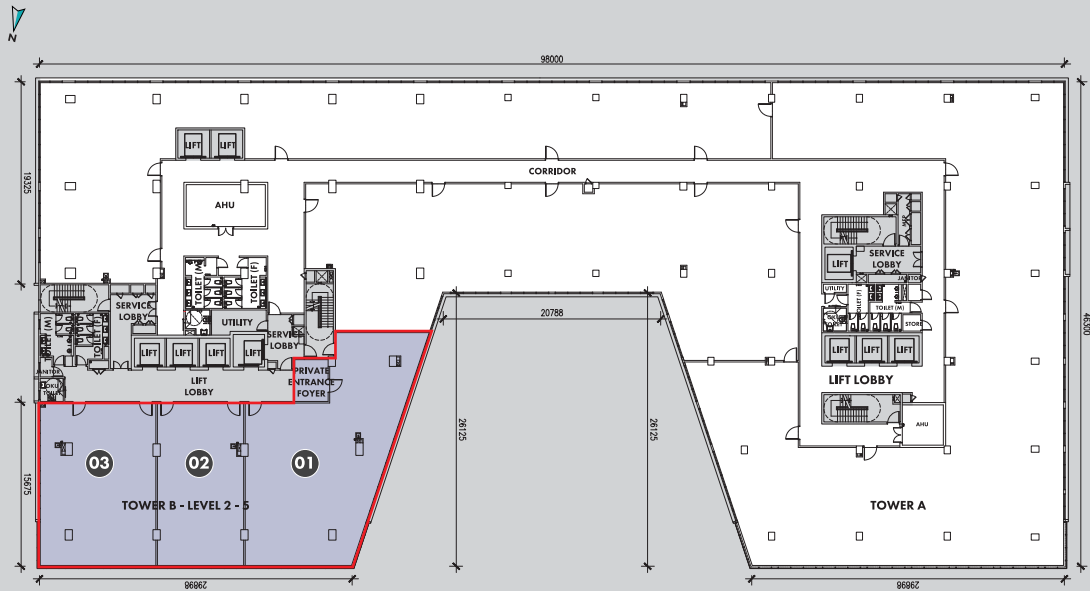
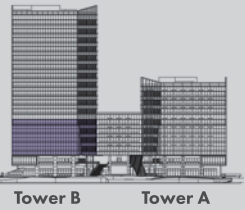
Unit No.	Built-Up (sf)
01	21,417

TOWER A
LEVEL 7 - 8



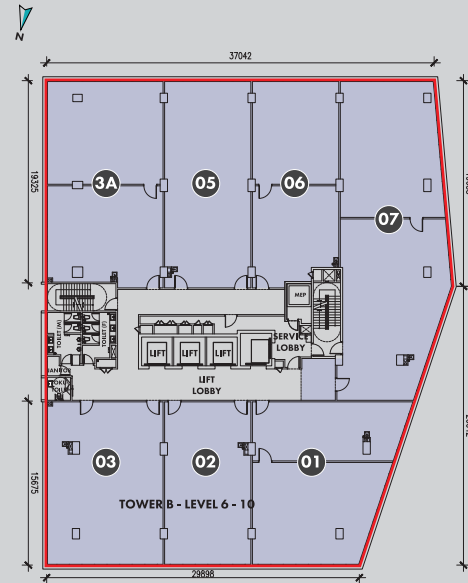
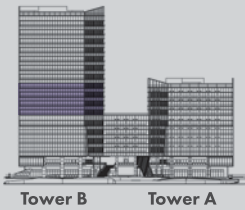
Unit No.	Built-Up (sf)
01	2,844
02	2,071
03	1,384
3A	1,788
05	1,739
06	2,413
07	1,549

TOWER B
LEVEL 2 - 5



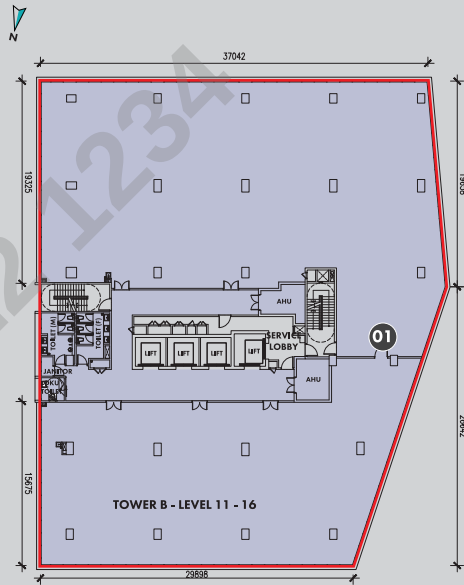
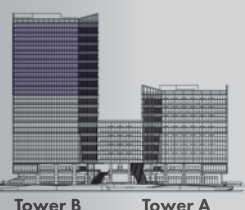
Unit No.	Built-Up (sf)
01	2,933
02	1,417
03	1,889

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

FACT SHEET

CORPORATE OFFICE TOWERS

TOWER



TOWER



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	

SURROUNDED BY EVERYDAY CONVENIENCE



Surrounded by a host of established amenities, ATWATER combines strategic connectivity with lifestyle convenience, placing your business at the heart of it all and supporting modern working life.



PUBLIC TRANSPORTATION

Seamless access to both LRT and MRT lines, including Asia Jaya, Taman Jaya, and Phileo Damansara stations, offering convenient transfers across the Klang Valley.

- Asia Jaya LRT Station
- Taman Jaya LRT Station
- Phileo Damansara MRT Station



HOSPITALS

Access to leading medical centres and specialist hospitals within close proximity, providing peace of mind for emergencies and health check-ups.

- Universiti Malaya Medical Centre
- Columbia Asia Hospital Petaling Jaya
- Tun Hussein Onn National Eye Hospital



SPORTS CENTRES

Modern gyms and fitness facilities in the vicinity encourage a healthy lifestyle, perfect for workouts to promote employee well-being.

- 222 Sports Centre
- PJ Palms Sports Centre
- PJ Sports Centre (Kelana Jaya)



SHOPPING CENTRES

Conveniently located near popular malls and retail hubs, offering a variety of shopping, dining, and entertainment options for daily errands or business meetups.

- Jaya One
- Digital Mall
- 3 Damansara

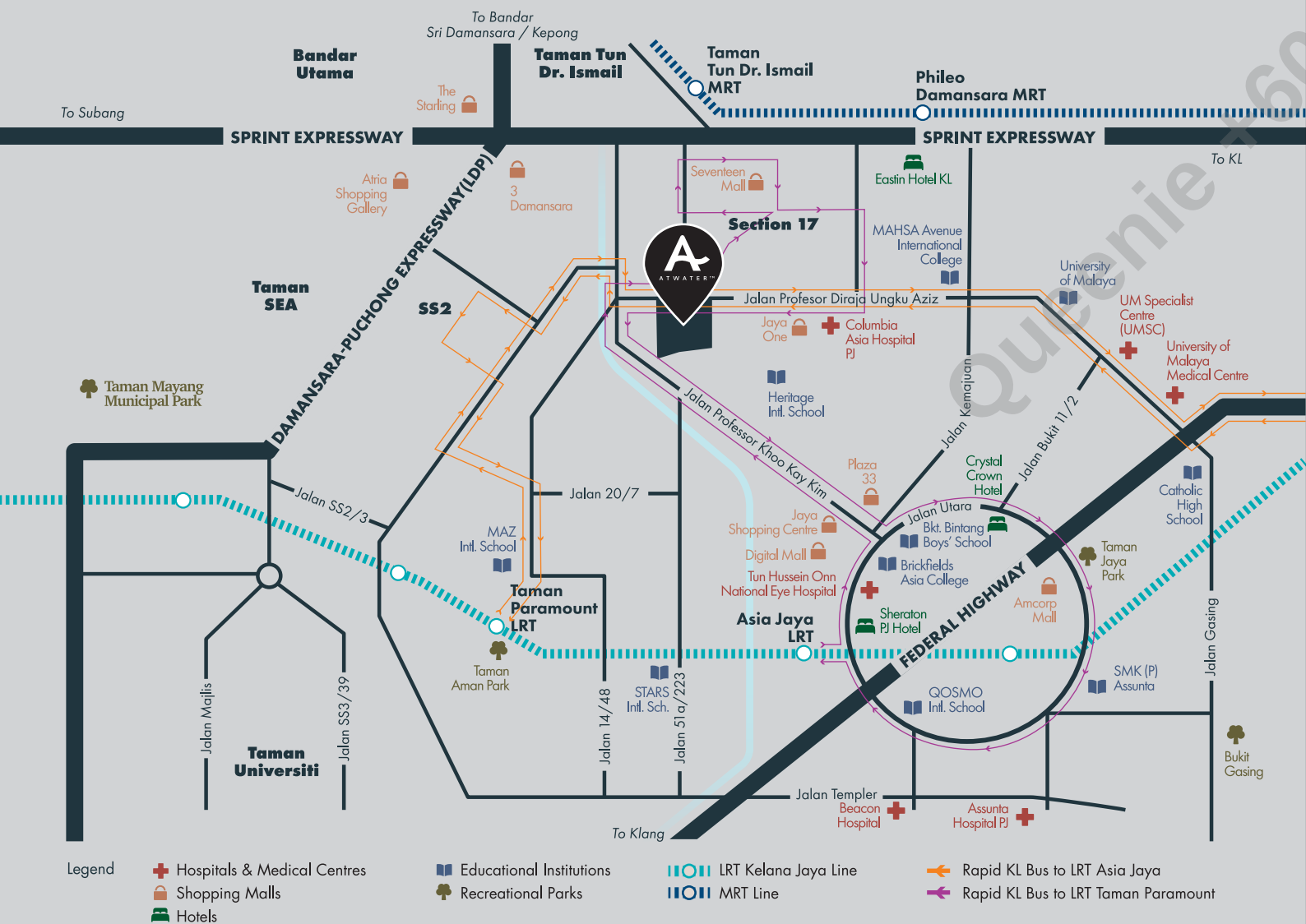


SCHOOLS AND COLLEGES

A selection of top educational institutions are nearby, making it practical for working parents and attractive for businesses hiring young talent.

- University of Malaya
- MAHSA Avenue International College
- Brickfields Asia College

**SURROUNDED BY
EVERYDAY
CONVENIENCE**



CONVENIENT COMMUTES WITH **rapidKL BUS**



Bus Route Access

Directly connected to the bus stop for seamless transit via routes T790 to LRT Taman Paramount and T787 to LRT Asia Jaya.

CONVENIENT COMMUTES WITH **rapidKL ON-DEMAND**



Rapid KL On-Demand

Rides can be easily booked via



app (area-based), offering direct access to **ATWATER**, nearby amenities, and LRT stations from 6am to 11.30pm daily.



Convenient Commutes with Rapid KL On-Demand

Public Transportation

- Asia Jaya LRT Station
- Taman Jaya LRT Station
- Phileo Damansara MRT Station

Medical Centres

- University Malaya Medical Centre
- UM Specialist Centre (UMSC)
- Assunta Hospital

Education

- University of Malaya
- Brickfields Asia College

Hotels

- Crystal Crown Hotel
- Sheraton PJ Hotel

Shopping Malls

- Digital Mall
- Jaya One
- PJ33
- The Hub SS2
- Seventeen Mall

Information is based on MyRapid's official website and is accurate at the time of publication, subject to change without prior notice.



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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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