

AMERY  
RESIDENCES  
- TAIPING -



NURTURE. NOURISH. THRIVE.

Residensi Asam Perdana



雨后山林, 万物焕然一新  
“AFTER A RAIN, IN THE FOREST,  
ALL LIVES ARE AWAKENED”.

Nature is what surrounds us, cares for us, and nourishes us every moment. Inspired by such aspiration, the motif features nature as the design, with curved lines representing the rhythmic motion of the faint beauty visible through the fog.

It subtly incorporates the curves of mountain ridges, the sunlight playing through the leaves to the sound of streaming water and a cool, calming breeze, symbolising the shared journey of growth together.



## SERENITY IN EVERY VIEW

AMERY Residences unfolds like a peaceful sanctuary, where modern homes are embraced by nature's quiet elegance. Thoughtfully planned to offer a life of balance and harmony from every perspective, the property is also proudly provisionally certified under the Green Building Index (GBI), establishing its distinct presence in Perak's residential landscape as a benchmark for sustainable living.





Artist's Impression Only



## GATED & GUARDED FOR YOUR PEACE OF MIND

Experience a safeguarded community where safety comes first at Taiping's rare gem, a gated and guarded residence with 24-hour security, CCTV surveillance, and regular patrolling. Enjoy the peace of mind in a secure, sophisticated environment, complete with the comfort of generous parking.



## LIVE & BREATHE THE BEAUTY OF NATURE

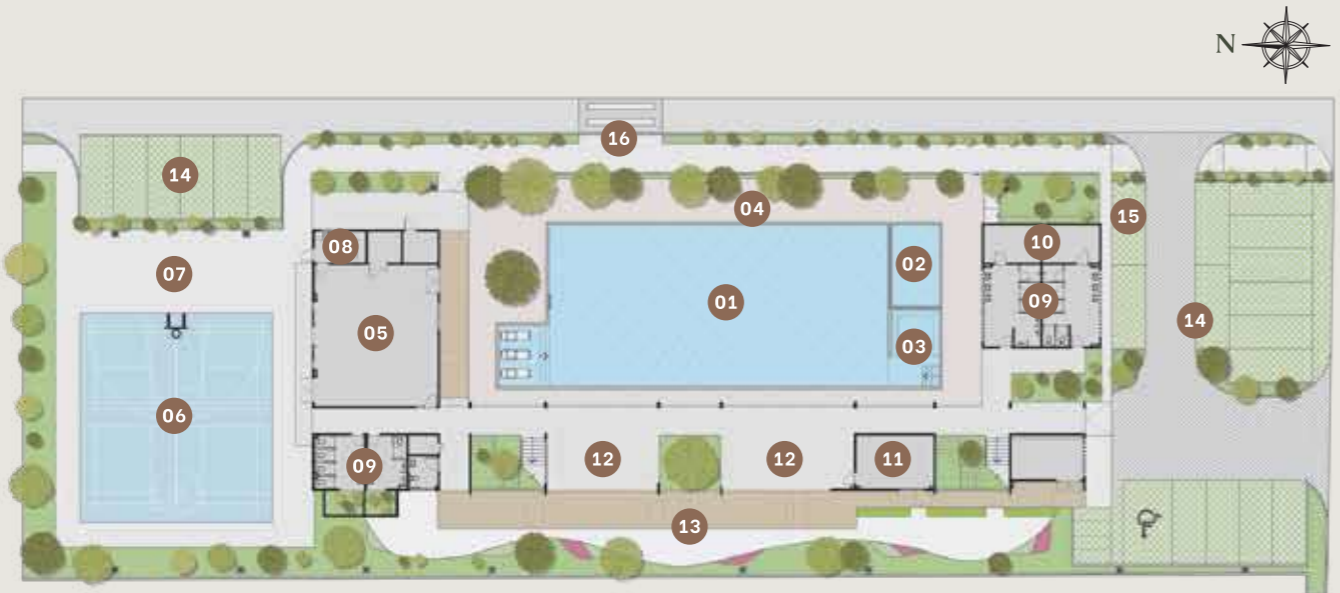


Stroll scenic pathways, unwind in lush green spaces, and experience a home that breathes life into you. AMERY Residences offers serene modern living with a 50-foot-wide driveway featuring cycling and jogging lanes, kid-friendly playgrounds, outdoor fitness stations, and verdant lawns, designed for active lifestyles of all ages. Provisionally certified under the Green Building Index (GBI), it also incorporates eco-conscious features such as EV charging bays, solar lighting, and rainwater harvesting.



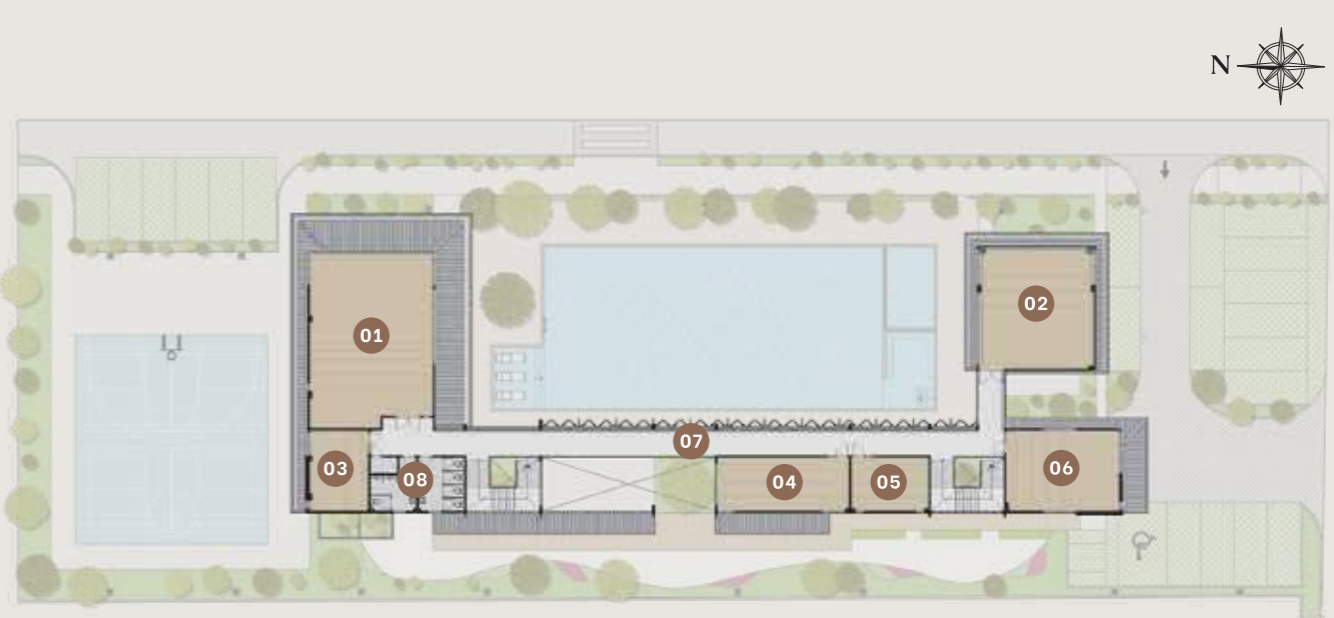
# AMERY CLUBHOUSE

Artist's Impression Only



## CLUBHOUSE LEVEL G

- |                                |                          |                       |
|--------------------------------|--------------------------|-----------------------|
| 01 Swimming Pool               | 07 Outdoor Function Area | 13 Courtyard Terrace  |
| 02 Kids' Pool                  | 08 Pantry & Prep Area    | 14 Car Park Area      |
| 03 Jacuzzi                     | 09 Restroom              | 15 EV Charging Points |
| 04 Sun Deck                    | 10 Steam Room            | 16 Serene Walkway     |
| 05 Function Room               | 11 Management Office     |                       |
| 06 Outdoor Multi-Purpose Court | 12 Cosy Seating Area     |                       |



## CLUBHOUSE LEVEL 1

- |               |                            |                   |
|---------------|----------------------------|-------------------|
| 01 Gymnasium  | 04 Games Room              | 07 Foyer Corridor |
| 02 Yoga Deck  | 05 AV Room/Karaoke         | 08 Restroom       |
| 03 Music Room | 06 Library/Coworking Space |                   |



Swimming Pool

Artist's Impression Only



Music Room

Artist's Impression Only



Games Room

Artist's Impression Only



Library/Coworking Space

Artist's Impression Only



## A SPACE TO NOURISH YOUR WELLNESS

Whether you're working from home, diving into hobbies, or spending quality time with loved ones, AMERY Residences' facilities are made to complement your everyday lifestyle. Featuring a 25-metre swimming pool, music and games rooms, and a cosy library/coworking space, every facility is thoughtfully crafted to balance focus and play.



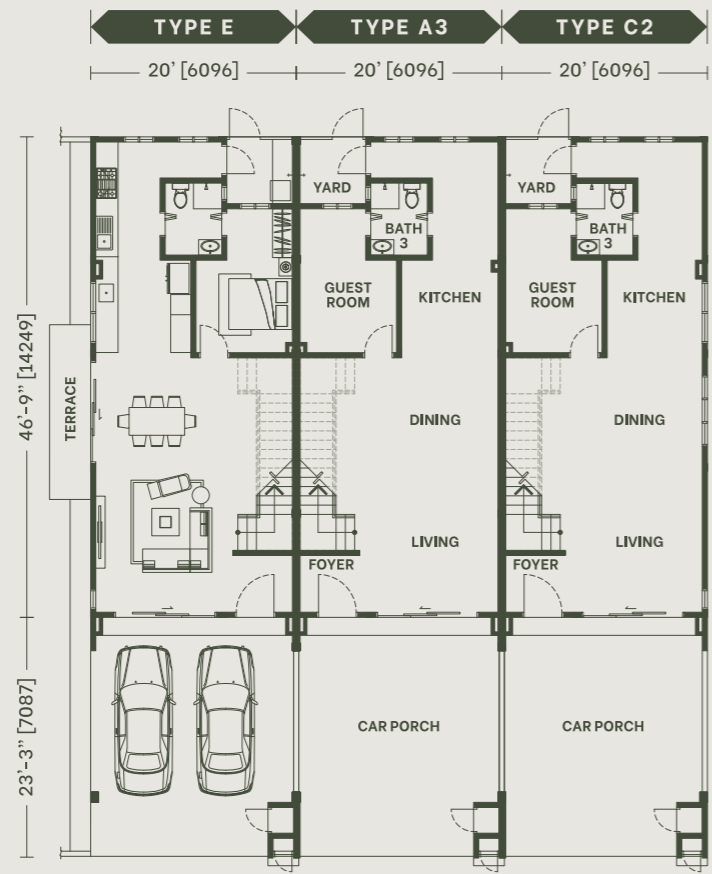
# TERRACE

## 20' X 70'

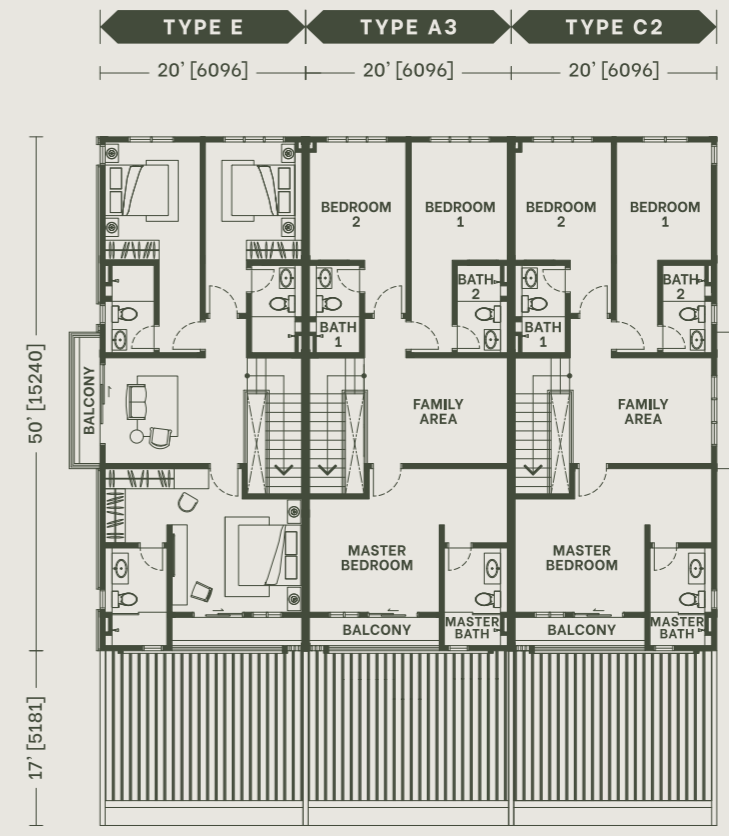
Built-Up Area: Approx. 2,100 Sq. Ft.  
 4 En-Suite Bedrooms | 1 Family Area

Artist's Impression Only

### GROUND FLOOR



### FIRST FLOOR



Terrace (Interior)



# SEMI-DETACHED 40' X 80'

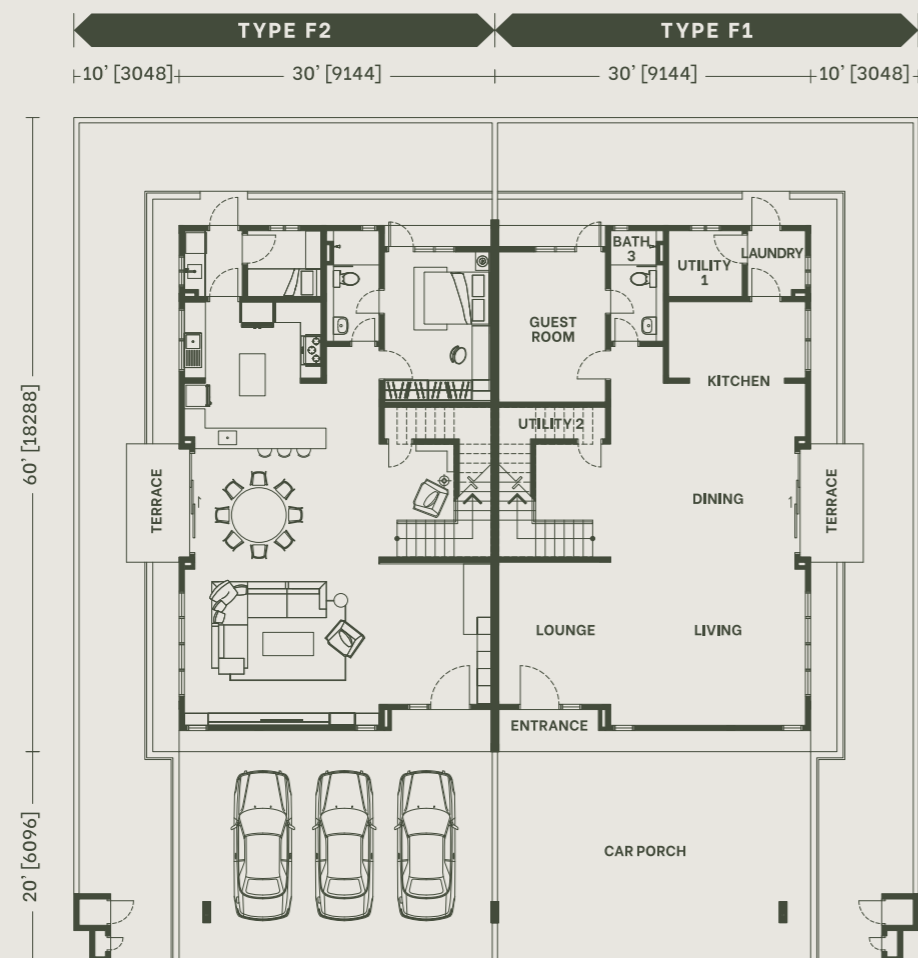
Built-Up Area: Approx. 3,000 Sq. Ft.  
4 En-Suite Bedrooms + 1 | 10' Private Garden  
Double-Volume Ceiling Dining Area

\*EV charging installation (isolators only) and rainwater harvesting are available for Semi-D homes only.

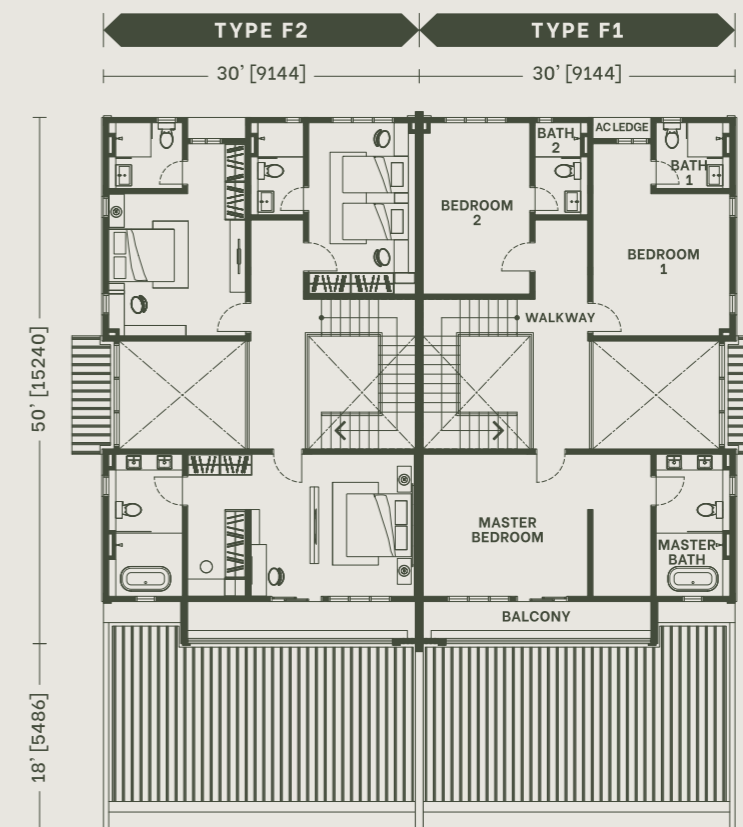


Artist's Impression Only

## GROUND FLOOR



## FIRST FLOOR



Semi-D (Interior)



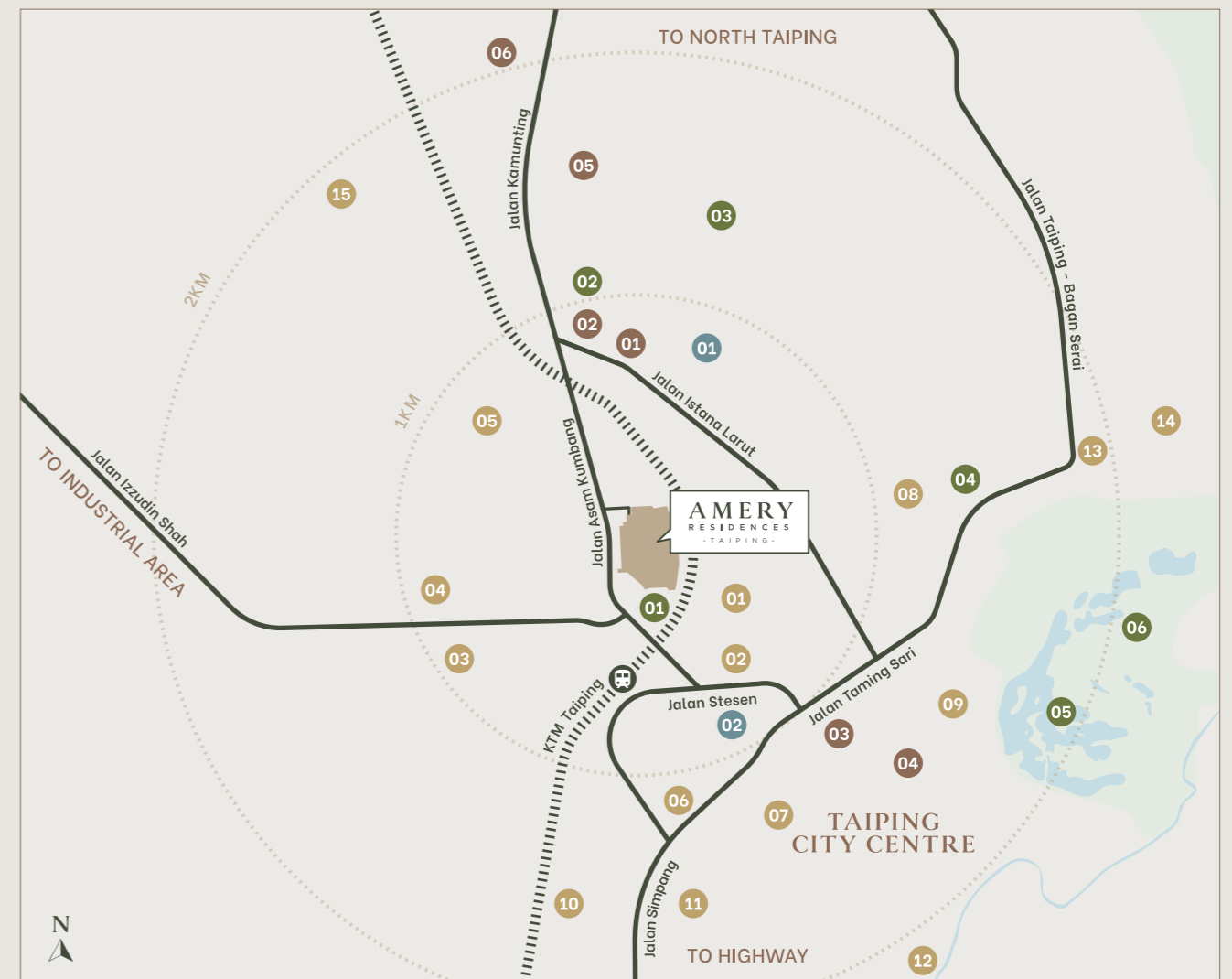
# A SPACE TO NOURISH YOUR WELLNESS

Whether you're working from home, diving into hobbies, or spending quality time with loved ones, AMERY Residences' facilities are made to complement your everyday lifestyle. Featuring a 25-metre swimming pool, music and games rooms, and a cosy library/coworking space, every facility is thoughtfully crafted to balance focus and play.



# A WELL-CONNECTED MASTERPLAN

A prime location in the heart of Taiping City, Jalan Asam Kumbang is a well-known and strategic address, positioning AMERY Residences as a home where residents are effortlessly connected to prestigious schools, bustling shopping centres, quality healthcare, and recreational spots, ensuring everyday life is both convenient and enjoyable.



# SPECIFICATIONS

<b>STRUCTURE</b>	Reinforced Concrete Framework
<b>WALL</b>	Brick Wall
<b>ROOFING COVERING</b>	Metal Roofing/ Reinforced Concrete Flat Roof
<b>ROOF FRAMING</b>	Lightweight Truss
<b>CEILING</b>	Plaster Ceiling Board / Skim Coat
<b>WINDOWS</b>	Aluminium Frame Glass Window
<b>DOORS</b>	Timber / Aluminium Frame Glass Door
<b>LOCKS</b>	Selected Lockset

<b>WALL FINISHES</b>	
Kitchen	1500mm height Wall Tiles
Bath	2750mm height Wall Tiles
Refuse Bin	Full height Wall Tiles
Others	Cement Plaster & Paint

<b>FLOOR FINISHES</b>	
Car Porch	Concrete Imprint
Living / Dining / Kitchen / Guest Room	Tiles
Bath	Tiles
Master Bedroom / Bedroom 1 & 2 / Family Area	Laminated Flooring
Staircase	Laminated Flooring

<b>SANITARY INSTALLATION</b>	
Water Closet	4 nos
Wash Basin	4 nos
Shower	4 nos
Hand Bidet	4 nos
Kitchen Sink	1 nos
Bib Tap	2 nos

TERRACE		SEMI-D
A1, A2, A3, A4, B1, B2, C1, C2, D	E	F1 & F2
Lighting Point	30	39
Power Point (13A)	31	38
Power Point (20A Isolator)	-	1
Fan Point	7	7
Air-Con Point	5	6
Water Heater Point	4	4
Door Bell Point	1	1
TV Point	1	1
Fibre Point	1	1

<b>ELECTRICAL INSTALLATION</b>	
Lighting Point	30
Power Point (13A)	31
Power Point (20A Isolator)	-
Fan Point	7
Air-Con Point	5
Water Heater Point	4
Door Bell Point	1
TV Point	1
Fibre Point	1

<b>FENCING</b>	Brick Wall
----------------	------------

Development Name: Residensi Asam Perdana • Developer Name: DKLS Premierhome Sdn Bhd (937174-T) (201101009035) • Developer's License No.: 13704/06-2032/0109(A) • Developer License Period: 02-06-2025 till 01-06-2032 • Developer Advertisement Permit No.: 13704-3/06-2028/0519(A)-(S) • Advertisement Permit Validity Period: 01/07/2025 till 30/6/2028 • Layout Plan No.: MPTPG.K2/2-3/6/1994 S1.5(41) • Approving Authority: Majlis Perbandaran Taiping • Building Plan Approval No.: MPT.G1/C/1/2023=1(2) • Total Development Units: 177 units • Type of Property: 123 units of Double-Storey Terrace Houses • Selling Price: RM 780,000 (Min) – RM 1,501,632 (Max) • Type of Property: 54 units of Double-Storey Semi-Detached Houses • Selling Price: RM 1,356,000 (Min) – RM 2,136,000 (Max) • Expected Completion Date: 01-11-2028 • Land Encumbrance: None • Land Tenure: 99 Years Leasehold • Restriction in Interest: This land can be transferred or leased with written consent from the State Authority • 7% Discount for Bumiputera •

**IKLAN INI TELAH DILULUSKAN OLEH JABATAN PERUMAHAN NEGARA. MAKLUMAT PEMAJUAN DAN IKLAN YANG DILULUSKAN BOLEH DISEMAK DI PORTAL TEDUH.KPKT.GOV.MY**

DISCLAIMER: All information contained herein (including specifications, plan measurements and illustrations) are subject to amendments, variations and modifications without notification as may be required by the relevant authorities or developer's consultants and is not intended to form and cannot form part of an offer and contract. Whilst every reasonable care has been taken in preparing this information, the developer cannot be held liable for any variation or inaccuracy.





[dclsproperty.com/amery-taiping](https://dclsproperty.com/amery-taiping)

05-253 2876 | 012-503 0708 | 017-370 9388 | 012-362 5288