

AMERY  
RESIDENCES  
- T A I P I N G -



NURTURE. NOURISH. THRIVE.

Residensi Asam Perdana



## 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.



Artist's Impression Only



## 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

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Games Room

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Library/Coworking Space

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## 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.



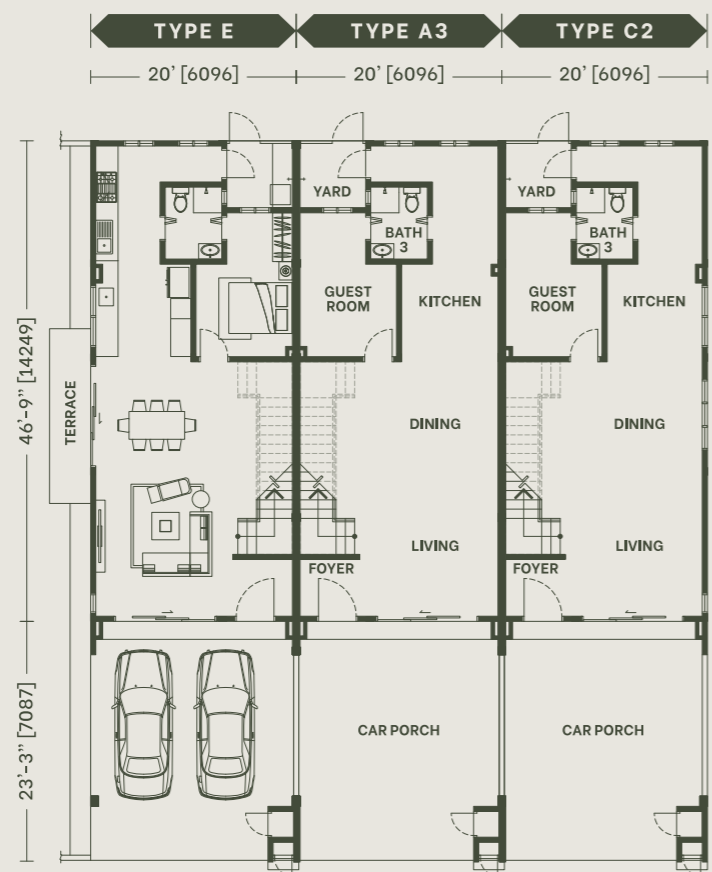
# TERRACE

## 20' X 70'

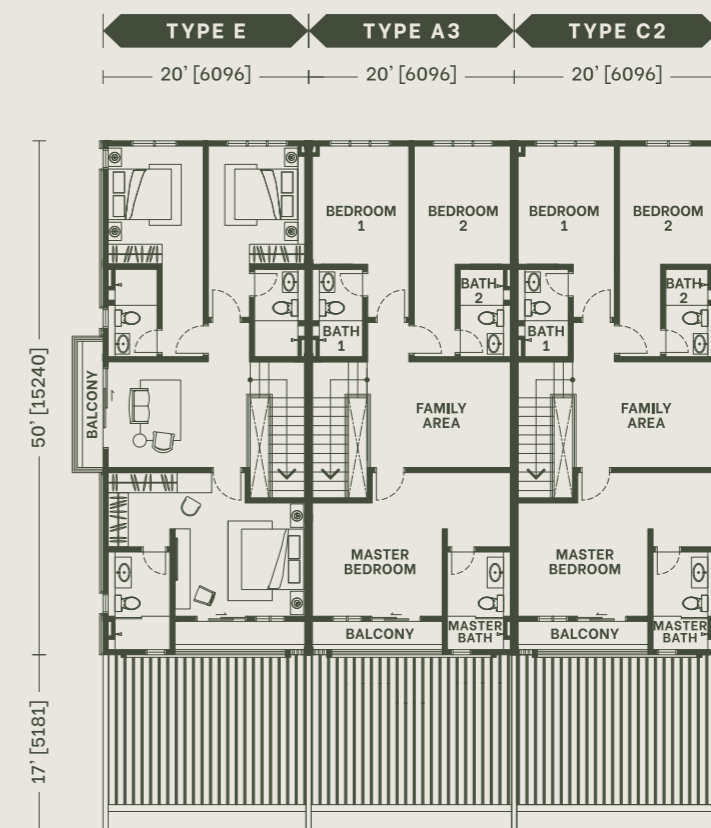
Built-Up Area: Approx. 2,100 Sq. Ft.  
 4 En-Suite Bedrooms | 1 Family Area

Artist's Impression Only

### GROUND FLOOR



### FIRST FLOOR



Terrace (Interior)



# SEMI-DETACHED 40' X 80'

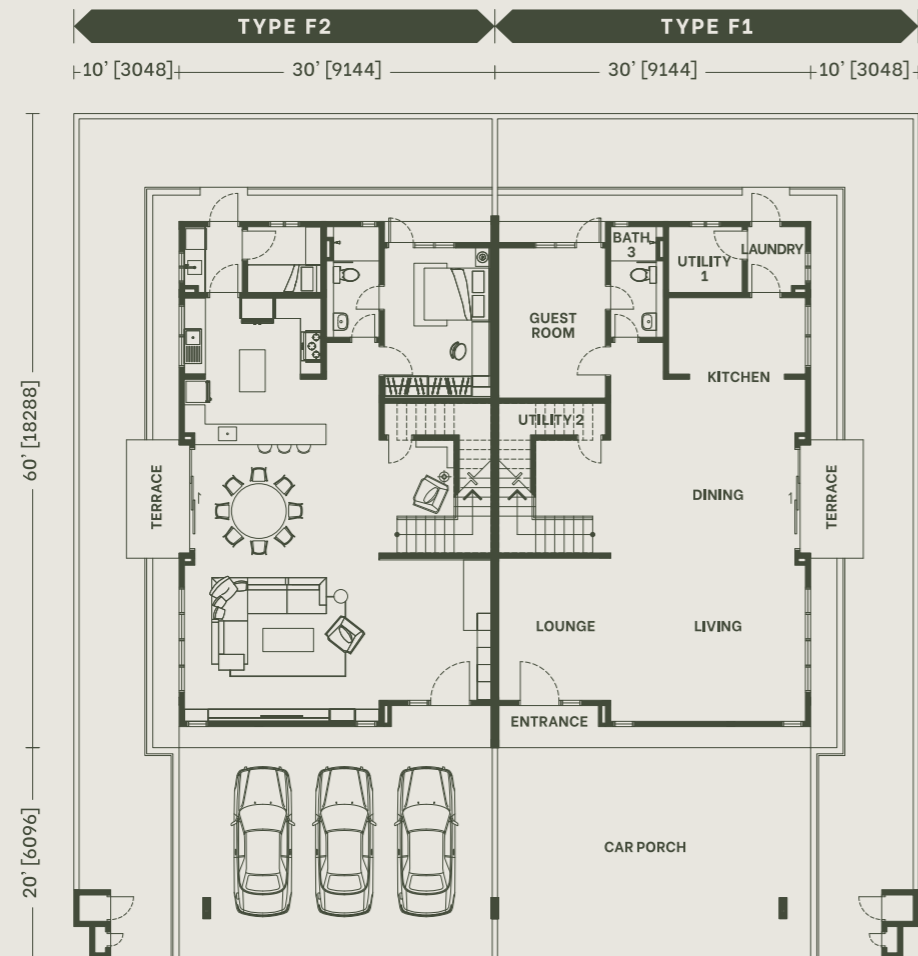
Built-Up Area: Approx. 3,000 Sq. Ft.  
4 En-Suite Bedrooms + 1 | 10' Private Garden  
Double-Volume Ceiling Dining Area

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

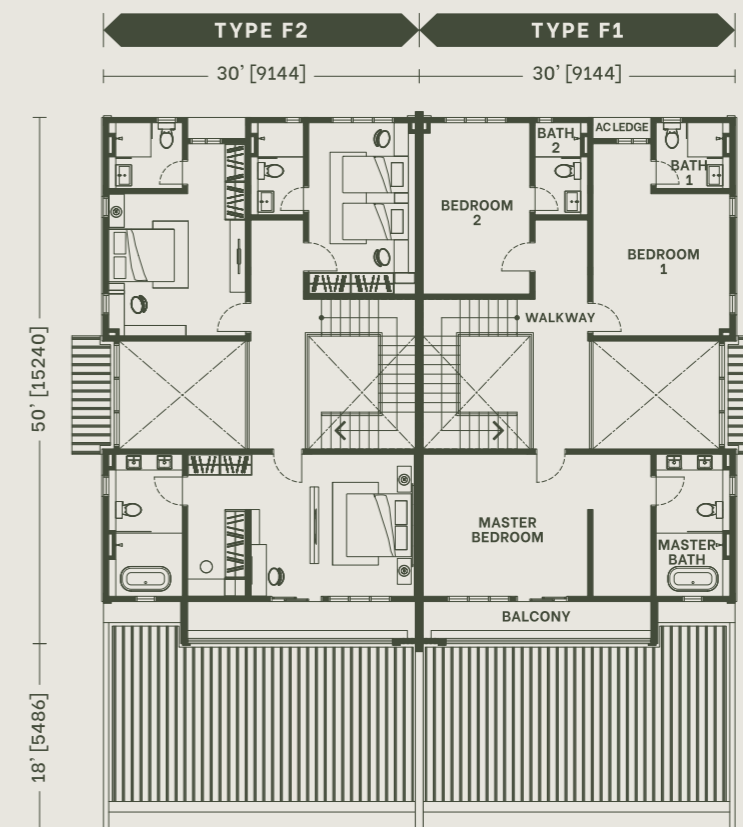


Artist's Impression Only

## GROUND FLOOR



## FIRST FLOOR



Semi-D (Interior)



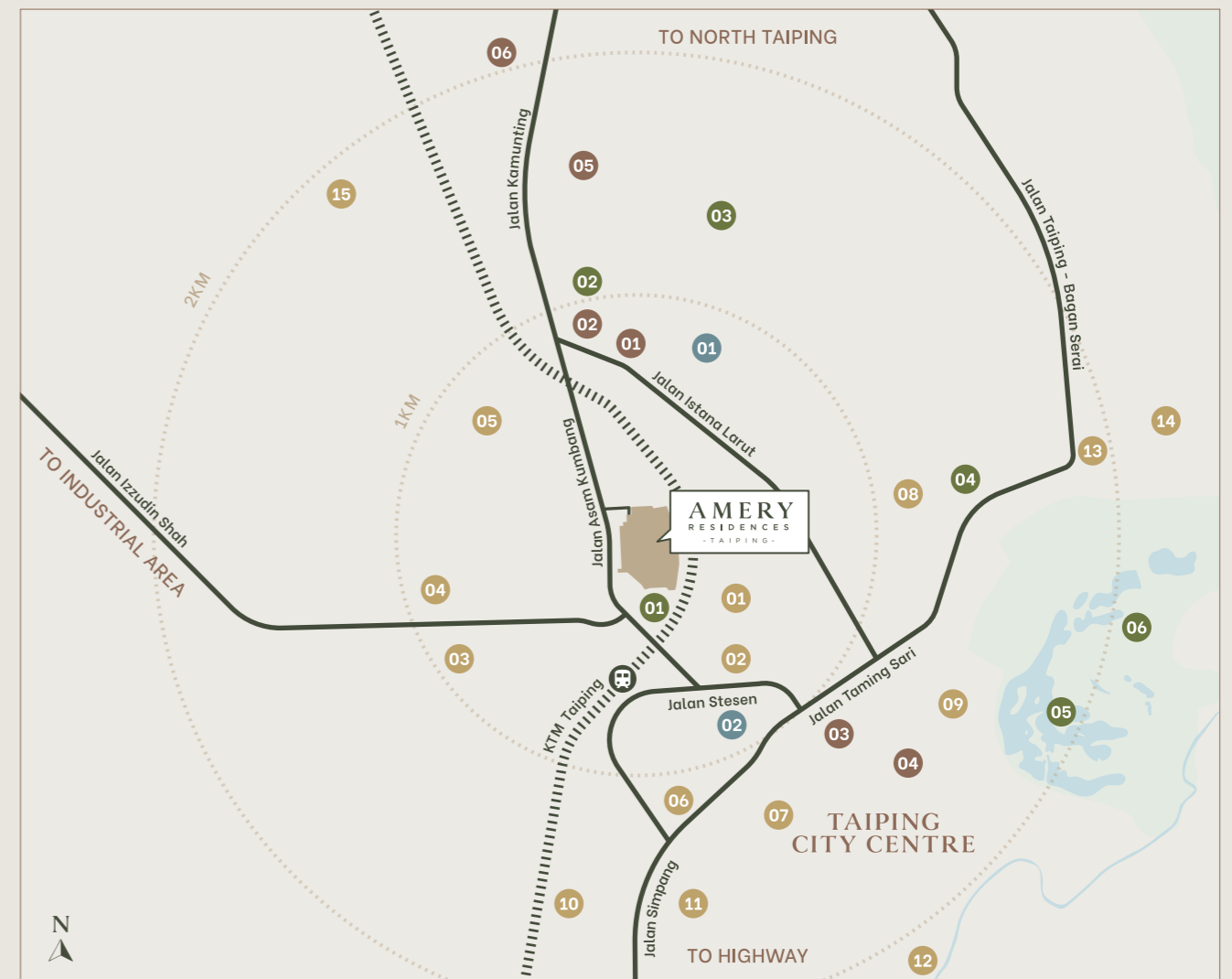
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# A WELL-CONNECTED MASTERPLAN

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.



## RETAIL

- 01 Taiping Sentral Mall
- 02 Lotus's Taiping
- 03 Taiping Wet Market

## LEISURE

- 01 Antong Coffee Mill
- 02 Taiping Bike Park
- 03 Bukit Aeon

## HEALTHCARE

- 01 Columbia Asia Hospital

- 04 Taiping Mall
- 05 Aeon Mall Taiping
- 06 The Store Kamunting

- 04 Perak Museum
- 05 Taiping Lake Gardens
- 06 Taiping Zoo

- 02 Hospital Taiping

## EDUCATION

- 01 SMK King Edward VII
- 02 SK Saint George Satu
- 03 SJK (C) Hua Lian 1 & 2
- 04 SMK Darul Ridwan
- 05 SK Asam Kumbang
- 06 SK Taiping
- 07 SMK Convent
- 08 Treacher Methodist Girls' School
- 09 SMK Hua Lian
- 10 SMK Doktor Burhanuddin
- 11 SK Kampung Jambu
- 12 SJK (C) Hua Lian 3
- 13 SMK Klian Pauh
- 14 SK King Edward VII (2)
- 15 SK Taman Panglima Taiping

# 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

## ELECTRICAL INSTALLATION

Lighting Point	30	33	39
Power Point (13A)	31	31	38
Power Point (20A Isolator)	-	-	1
Fan Point	7	7	7
Air-Con Point	5	5	6
Water Heater Point	4	4	4
Door Bell Point	1	1	1
TV Point	1	1	1
Fibre Point	1	1	1

TERRACE		SEMI-D	
A1, A2, A3, A4, B1, B2, C1, C2, D	E	F1 & F2	

<b>FENCING</b>	Brick Wall
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Nama Pemajuan: Residensi Asam Perdana • Nama Pemaju: DKLS Premierhome Sdn Bhd (937174-T) (201101009035) • No. Lesen Pemaju: 13704/06-2032/0109(A) • Tempoh Sah Lesen: 02/06/2025 - 01/06/2032 • No. Permit Iklan & Jualan: 13704-3/06-2028/0519(A)-(S) • Tempoh Sah Permit: 01/07/2025 - 30/06/2028 • Pihak Berkuasa Melulus: Majlis Perbandaran Taiping • No. Pelan Susun Atur: MPTPG.K2/2-3/6/1994.S1.5(41) • No. Kelulusan Pelan Bangunan: MPT.G1/C/1/2023=1(2) • Jumlah Unit: 177 unit • Jenis Rumah: Rumah Teres 2 Tingkat (123 unit) • Harga Jualan: RM 780,000 (Min) - RM 1,501,632 (Maks) • Jenis Rumah: Rumah Berkembar 2 Tingkat (54 unit) • Harga Jualan: RM 1,356,000 (Min) - RM 2,136,000 (Maks) • Tarikh Dijangka Siap: 01/11/2028 • Bebanan Tanah: Tiada • Pegangan Tanah: Pajak 99 Tahun (Tamat Tempoh Pajak: 05 Disember 2123) • Sekatan-sekatan Kepentingan: Tanah ini boleh dipindahmilik atau dipajak dengan kebenaran bertulis oleh Pihak Berkuasa Negeri • Diskaun Bumiputera: 7% •

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

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