

AMERY
RESIDENCES
- T A I P I N G -



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.



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.



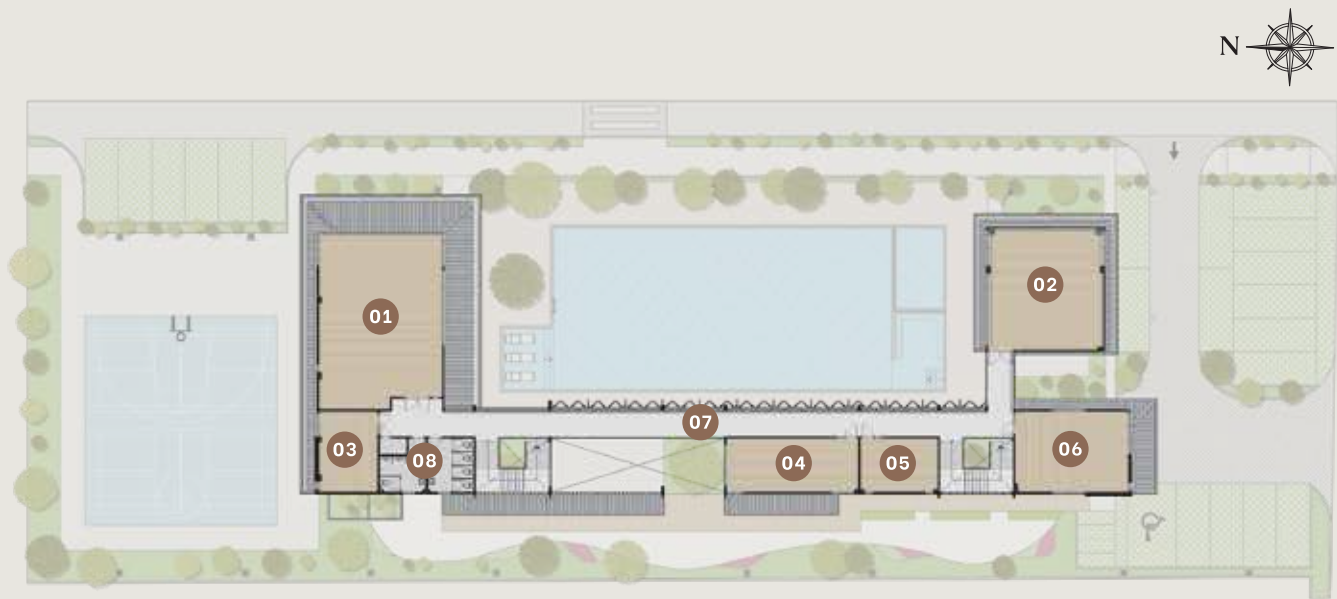
AMERY CLUBHOUSE

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

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.

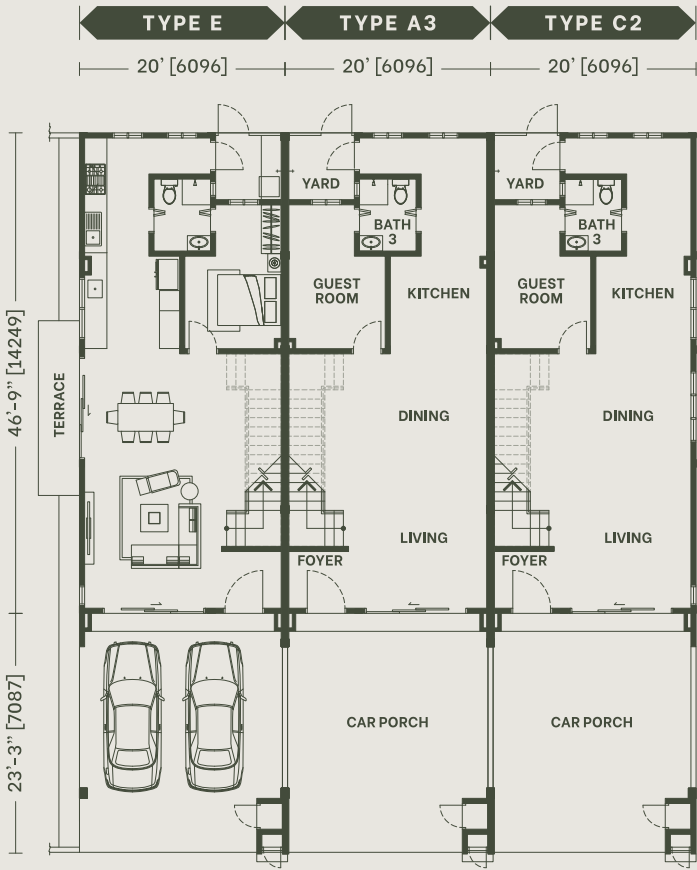


TERRACE
20' X 70'

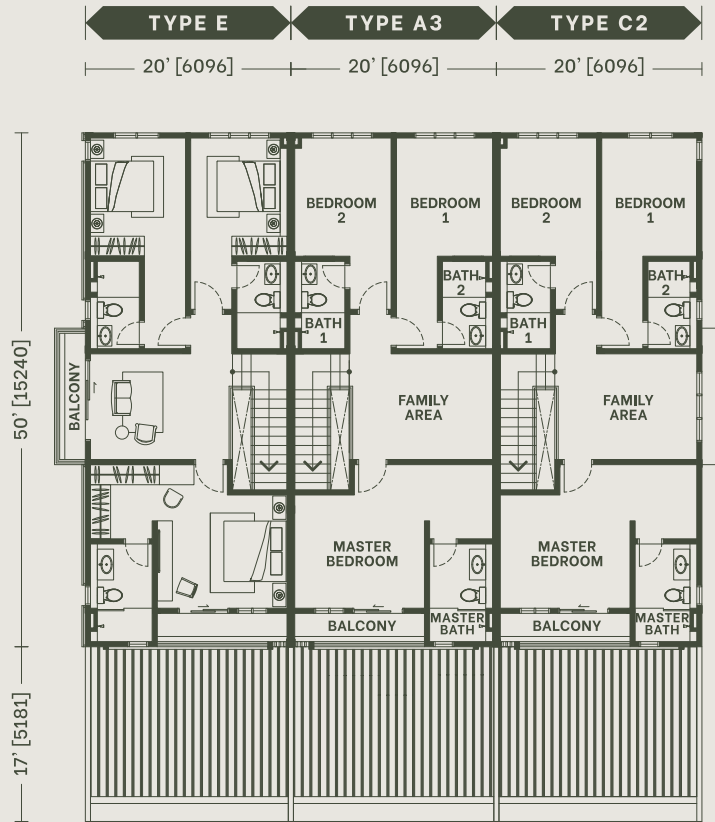
Built-Up Area: Approx. 2,100 Sq. Ft.
4 En-Suite Bedrooms | 1 Family Area

Artist's Impression Only

GROUND
FLOOR



FIRST
FLOOR



Terrace (Interior)



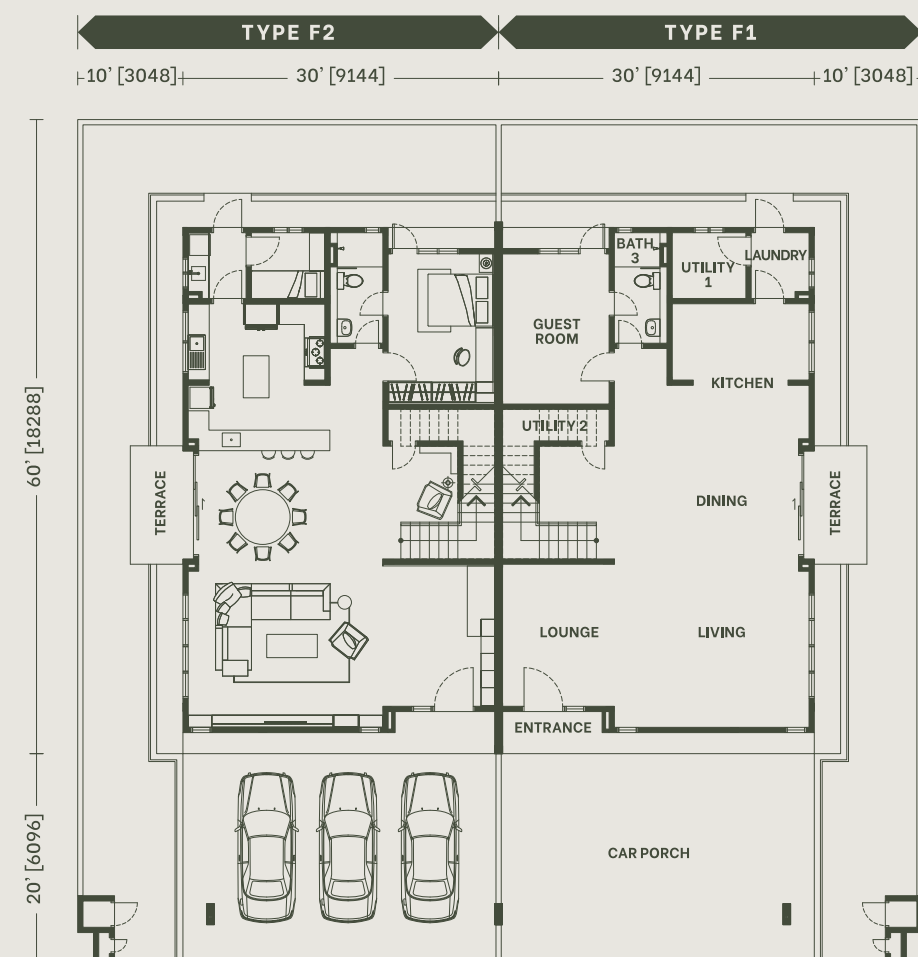
SEMI-DETACHED 40' X 80'

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

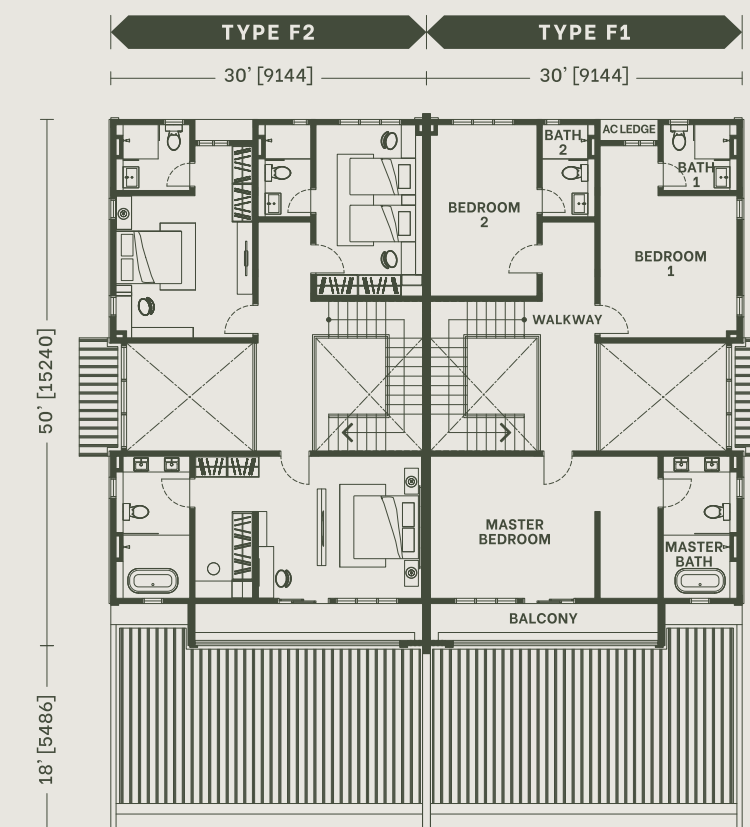
*EV charging installation (isolators only)
and rainwater harvesting are available
for Semi-D homes only.

Artist's Impression Only

GROUND FLOOR



FIRST FLOOR



Semi-D (Interior)



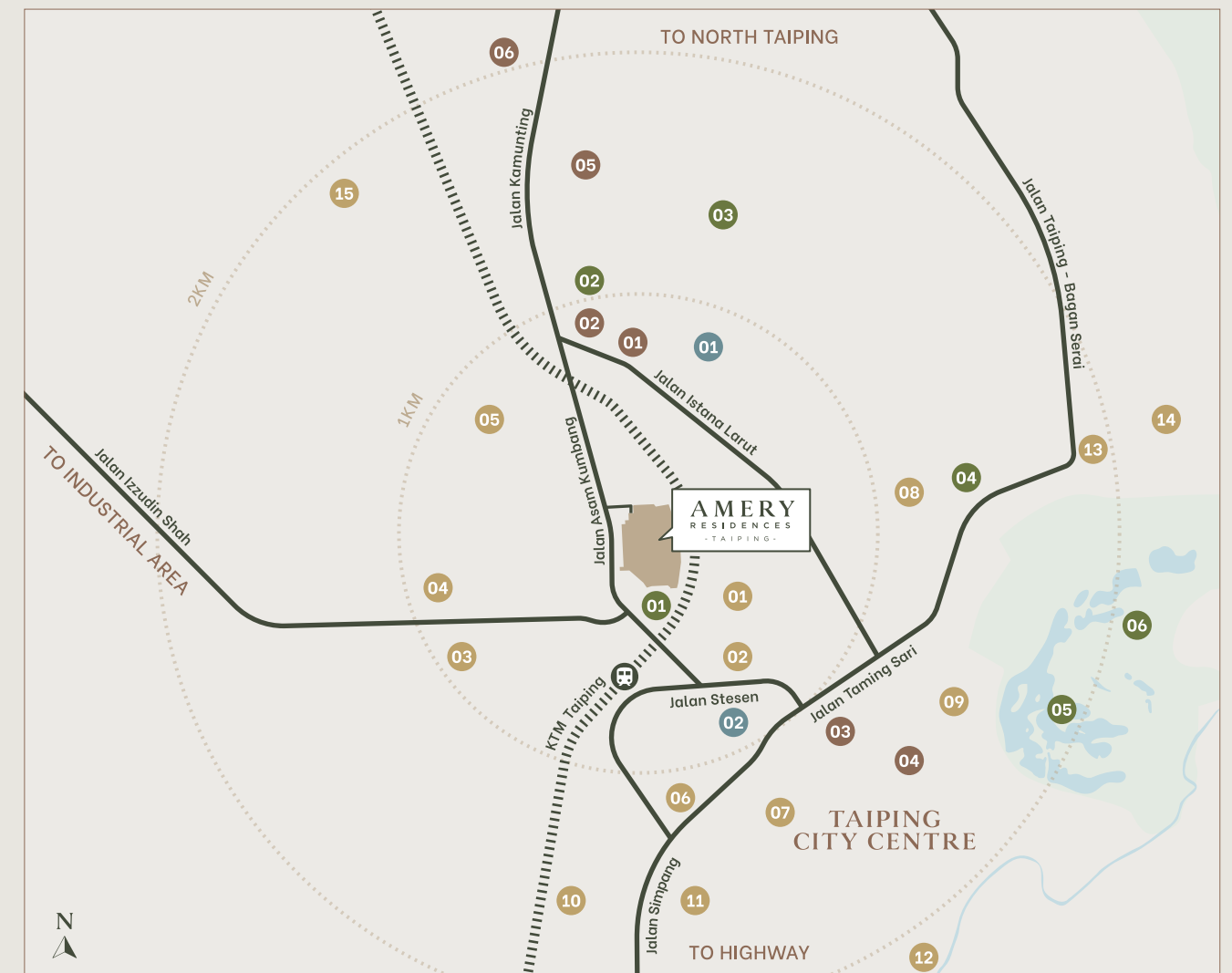
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A WELL-CONNECTED MASTERPLAN

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

STRUCTURE

Reinforced Concrete Framework

WALL

Brick Wall

ROOFING COVERING

Metal Roofing/ Reinforced Concrete Flat Roof

ROOF FRAMING

Lightweight Truss

CEILING

Plaster Ceiling Board / Skim Coat

WINDOWS

Aluminium Frame Glass Window

DOORS

Timber / Aluminium Frame Glass Door

LOCKS

Selected Lockset

WALL FINISHES

Kitchen

1500mm height Wall Tiles

Bath

2750mm height Wall Tiles

Refuse Bin

Full height Wall Tiles

Others

Cement Plaster & Paint

FLOOR FINISHES

Car Porch

Concrete Imprint

Living / Dining / Kitchen / Guest Room

Tiles

Bath

Tiles

Master Bedroom / Bedroom 1 & 2 / Family Area

Laminated Flooring

Staircase

Laminated Flooring

SANITARY INSTALLATION

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

FENCING

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 SJ.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.





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