

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.



Artist's Impression Only



LIVE & BREATHE THE BEAUTY OF NATURE

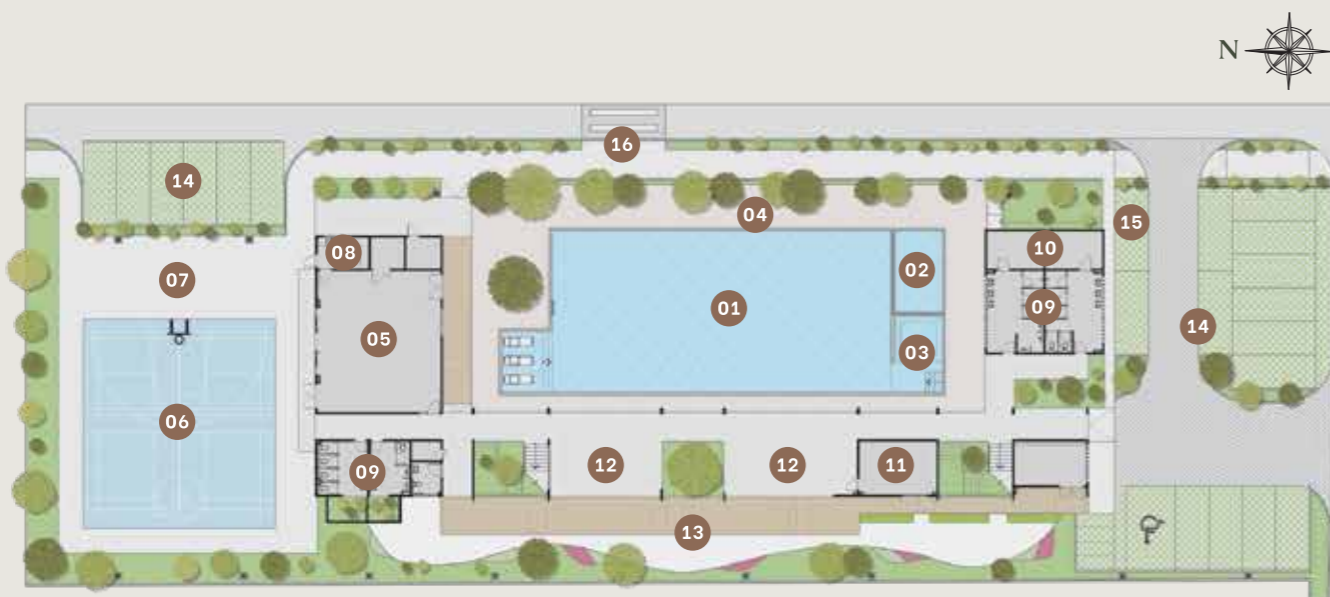


Stroll scenic pathways, unwind in lush green spaces, and experience a home that breathes life into you. AMERY Residences offers serene modern living with a 50-foot-wide driveway featuring cycling and jogging lanes, kid-friendly playgrounds, outdoor fitness stations, and verdant lawns, designed for active 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.



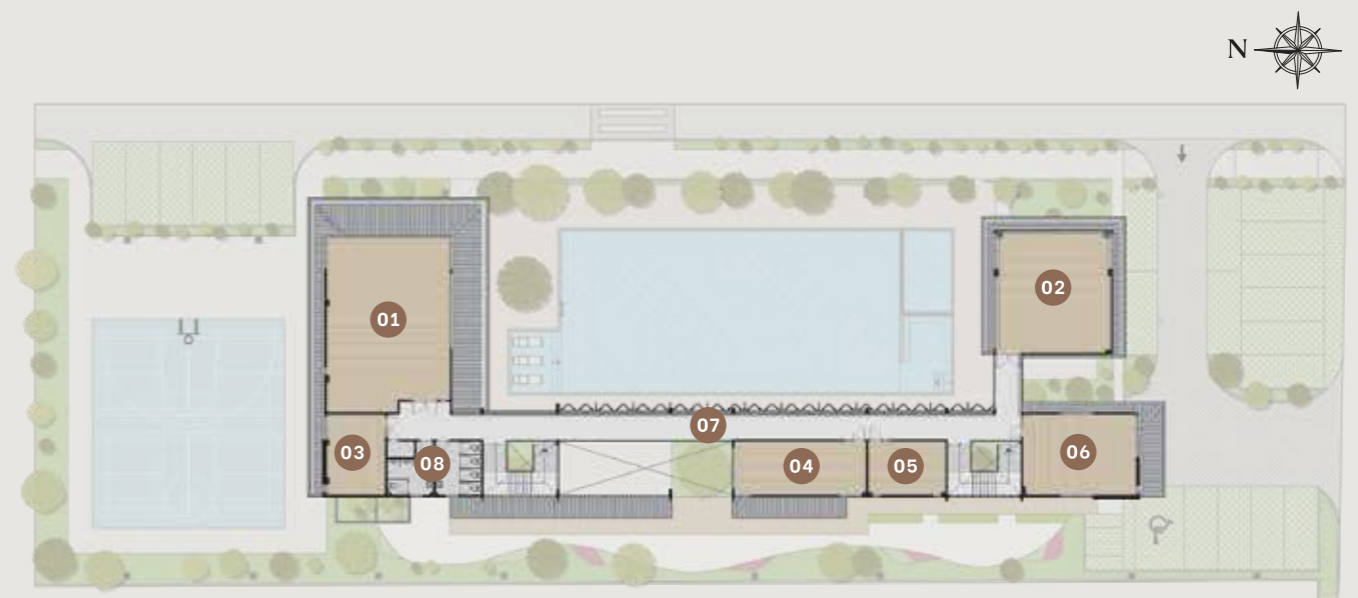
AMERY CLUBHOUSE

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.



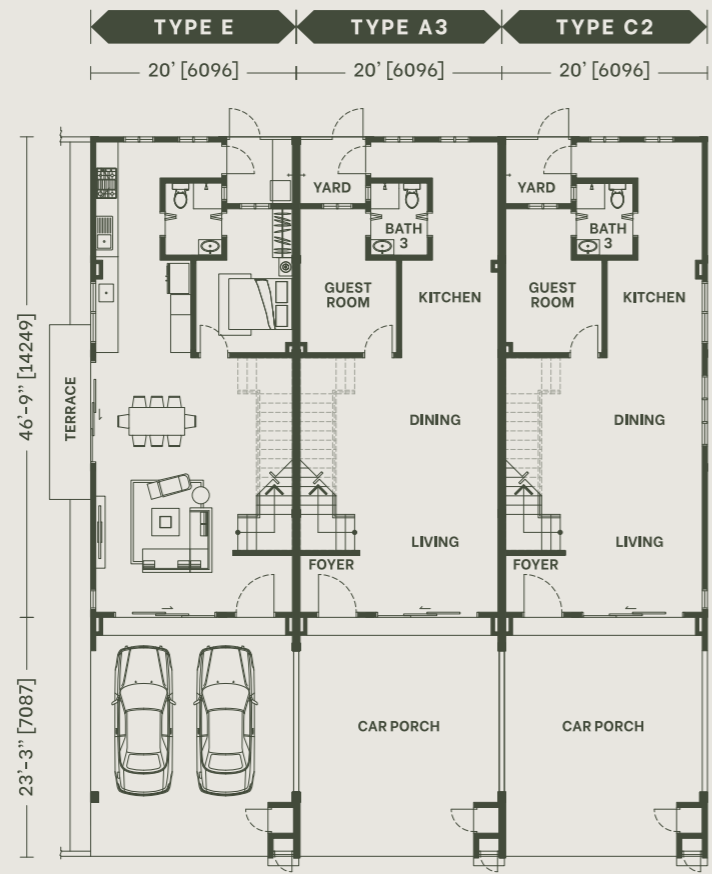
TERRACE

20' X 70'

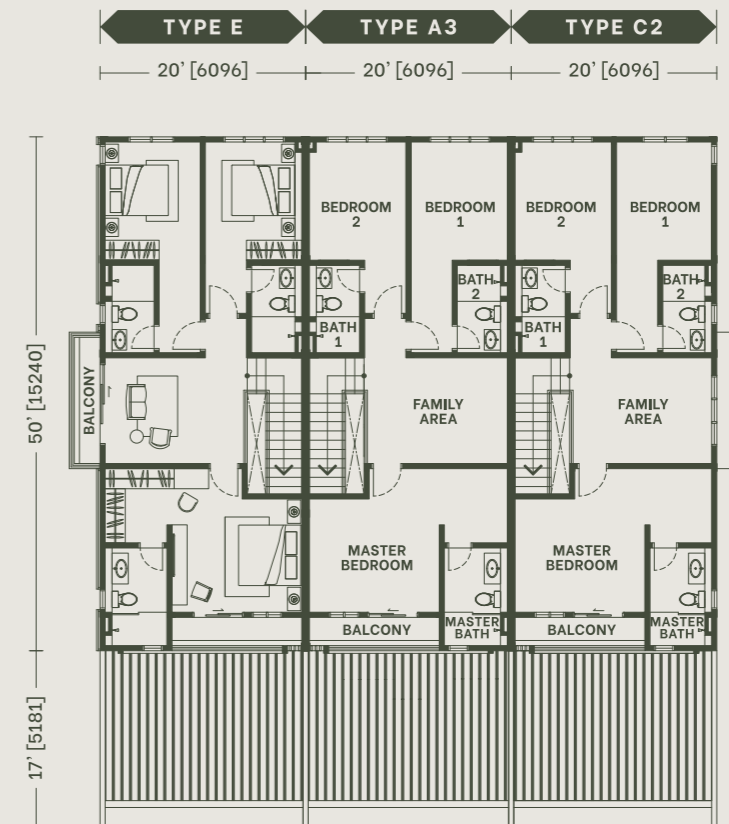
Built-Up Area: Approx. 2,100 Sq. Ft.
 4 En-Suite Bedrooms | 1 Family Area

Artist's Impression Only

GROUND FLOOR



FIRST FLOOR



Terrace (Interior)



SEMI-DETACHED 40' X 80'

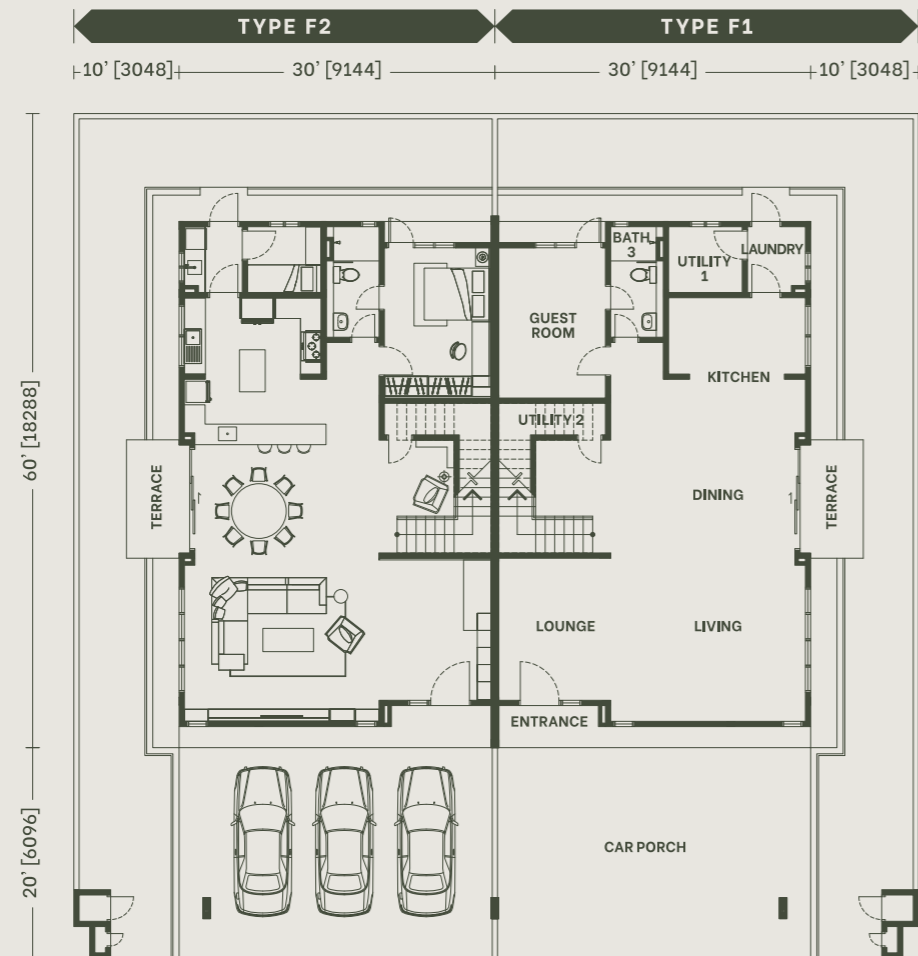
Built-Up Area: Approx. 3,000 Sq. Ft.
4 En-Suite Bedrooms + 1 | 10' Private Garden
Double-Volume Ceiling Dining Area

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

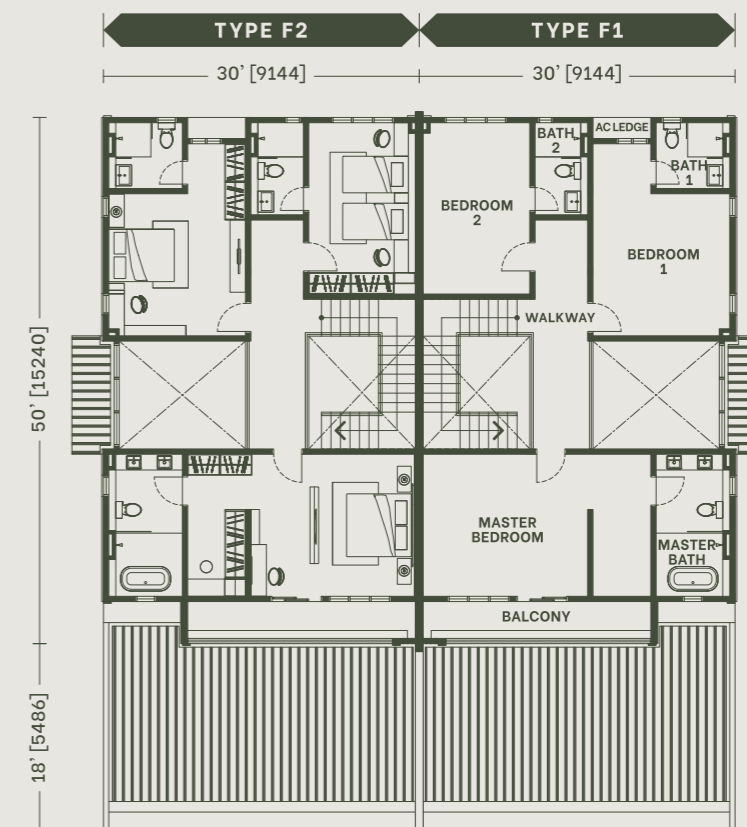


Artist's Impression Only

GROUND FLOOR



FIRST FLOOR



Semi-D (Interior)



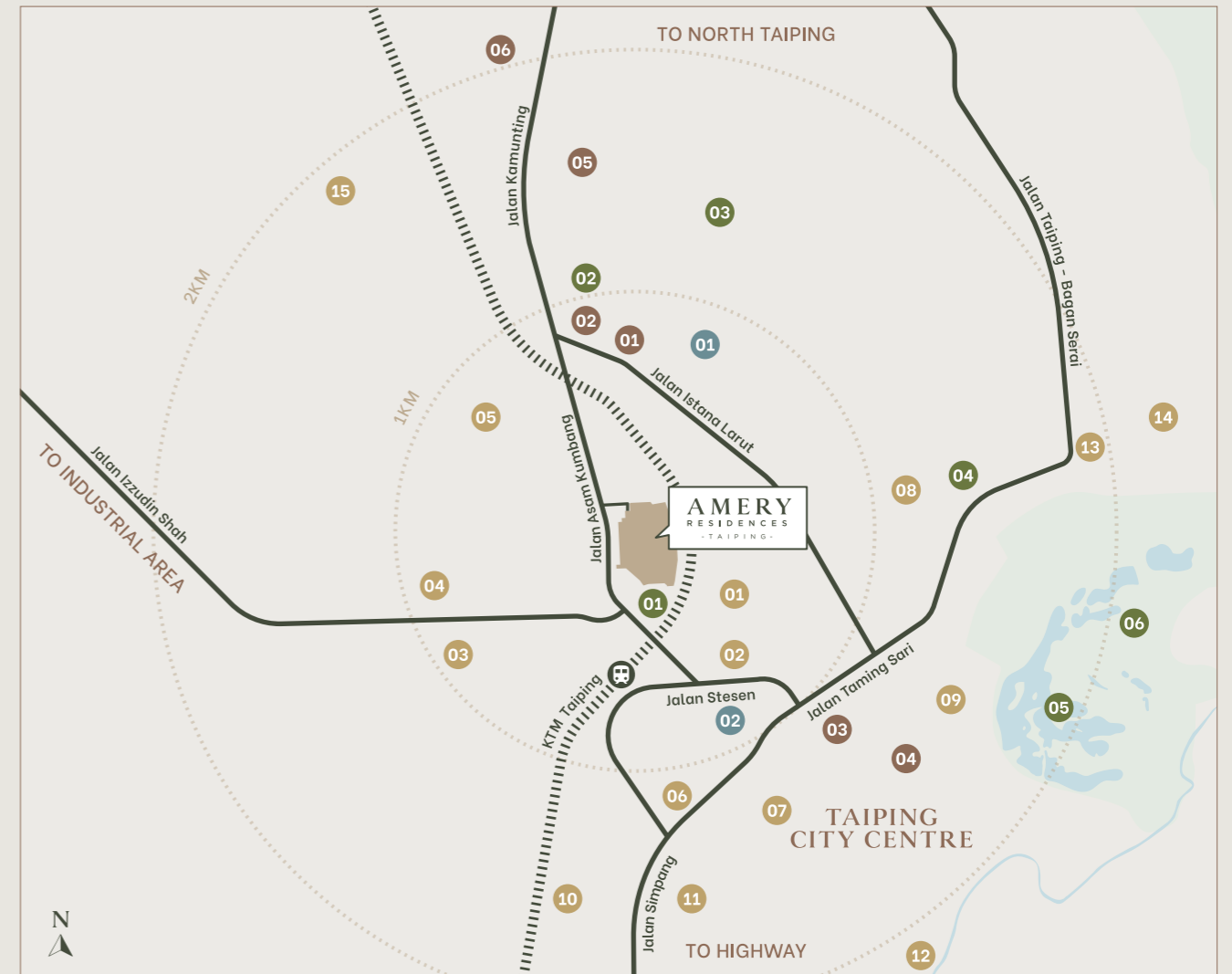
A SPACE TO NOURISH YOUR WELLNESS

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.



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

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

FENCING	Brick Wall
----------------	------------

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

PENAFIAN: Maklumat yang terkandung dalam iklan ini tertakluk kepada perubahan dan tidak boleh membentuk sebahagian daripada tawaran atau kontrak. Semua lukisan adalah gambaran artis sahaja. Semua ukuran adalah anggaran. Walaupun semasa penyediaan iklan ini semua perhatian sewajarnya telah diberikan, pemaju tidak boleh dipertanggungjawabkan sekiranya terdapat ketidaktepatan. Semua butiran di atas adalah tertakluk kepada ubahan, pengubahsuaian dan penggantian yang mungkin diperlukan oleh pihak berkuasa atau disyorkan oleh arkitek atau jurutera.





dclsproperty.com/amery-taiping

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