

# ALERIA

Double Storey Terrace Homes

Sentimental Bliss




IRINGAN BAYU®

SEREMBAN


**FREEHOLD**



*Where The Gentle Breeze of Nostalgia  
Embraces Charmed Community*



Car-Free Lifestyle




Perfect Combinations




Quality Benchmark



Generational Homes



Safety Assurance



Lush Environment

**A Delicately Crafted 1,668-Acre Freehold Township**

**6 KEY ESSENTIALS FOR TIMELESS LIVING SPACES**



Artist's Impression



Artist's Impression

Behold at Aleria a home inspired by treasured yesteryears, and imagined for life's best days to come. Here, the gentle scent of happiness wafts across green pastures and wide blue skies, carrying the warmth of families creating memories together in cosy moden sanctuaries. Home, just as how it once was and is always meant to be.

## *Where The Joy of Yesteryears Evokes Goodness For Generations*



Artist's Impression



- 1 Wetland Park
- 2 Iringan Bayu Show Village
- On-going & Completed Developments
- Future Developments
- Public Amenities



## Spaces To Rejuvenate, Moments To Reminisce.

It's all about the little touches that make home a haven. Discover ample spaces to share with loved ones, and thrive in lush social squares.



Artist's Impression



4 Bedrooms

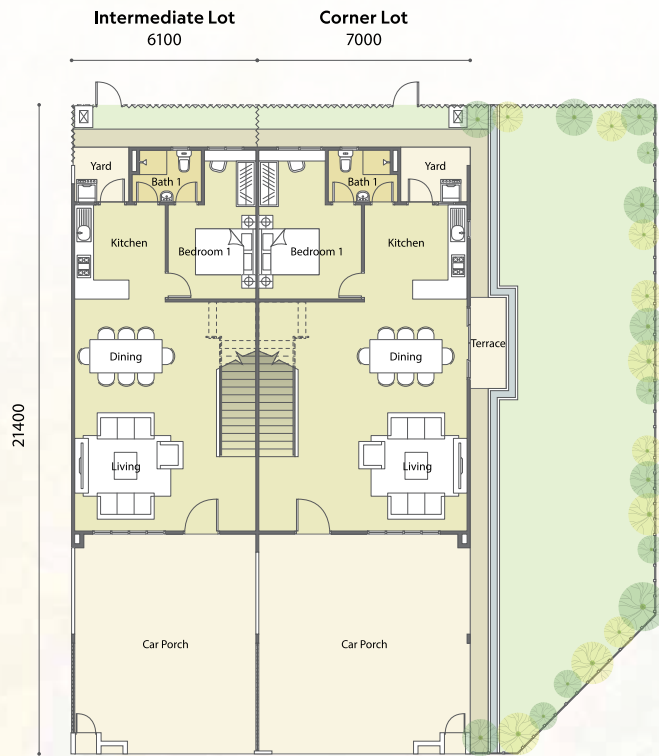


3 Bathrooms

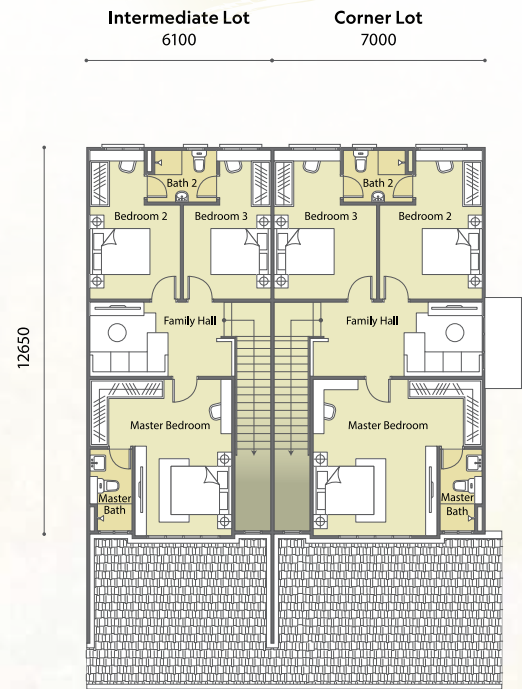
Land Area  
20' x 70'

Built-up  
1,961 sq.ft.\*

# Double Storey Terrace Homes



Ground Floor



First Floor

## Building Specifications\*

Structure	Reinforced Concrete	
Roofing	Concrete Roof Tiles	
Car Porch Roof	Concrete Roof Tiles	
Wall Finishes	External Wall	• Plaster & Paint
	Internal Wall	• Skim Coat & Paint
Door	All Bathrooms, Kitchen	• 1500mm High Ceramic Tiles / Plaster & Paint
	Main Door, Kitchen, All Bedroom, All Bathroom	• Plywood Door
Ironmongery/ Lockset	Selected Quality Lockset	
Wall	Acotec Panel / Cement Sand Bricks / Concrete Wall / Lightweight Blocks	
Ceiling	Plaster Board Ceiling / Skim Coat	
Window	Natural Anodized Aluminium Frame Glass Window	
Floor Finishes	Car Porch	• Concrete Broom Finish
	Terrace (TYPE C3 & C3-M)	• Cement Render
	Yard	• Cement Render
Main Gate	Living, Dining, Kitchen, All Bedroom, All Bathroom, Staircase	• Ceramic Tiles
	1500mm High M.S Gate	

Unit Fencing	Front Fencing	• 1500mm High Brick Fence + M.S Grill (UNIT 1391 TO 1602)
	Rear Fencing	• 1500mm High Chain Link (UNIT 1410 TO 1595) • 1500mm High Brick Fence (UNIT 1391 TO 1409 & UNIT 1596 TO 1602)
	Side Fencing	• 1500mm High Security G.I Mesh Fence (TYPE C2 & C2-M, TYPE C3 & C3-M) • 1500mm High Security G.I Mesh Fence + Brick Fence (TYPE C1 & C1-M)

### Sanitaryware & Fittings

	Master Bedroom	Bath 1	Bath 1	Kitchen	Refuse Bin Area	Yard
Water Closet	1	1	1	-	-	-
Wash Basin w/ Tap	1	1	1	-	-	-
Toilet Roll Holder	1	1	1	-	-	-
Shower Rose	1	1	1	-	-	-
Bib Tap	1	1	1	-	1	1
Kitchen Sink w/ Tap	-	-	-	1	-	-

### Electrical Point

	Nos.		Nos.
Lighting Point	23	TV Point	1
Fan Point	7	FWS Point	1
13A Socket Point	14	Water Heater Point	2
Air Cond Point	1		

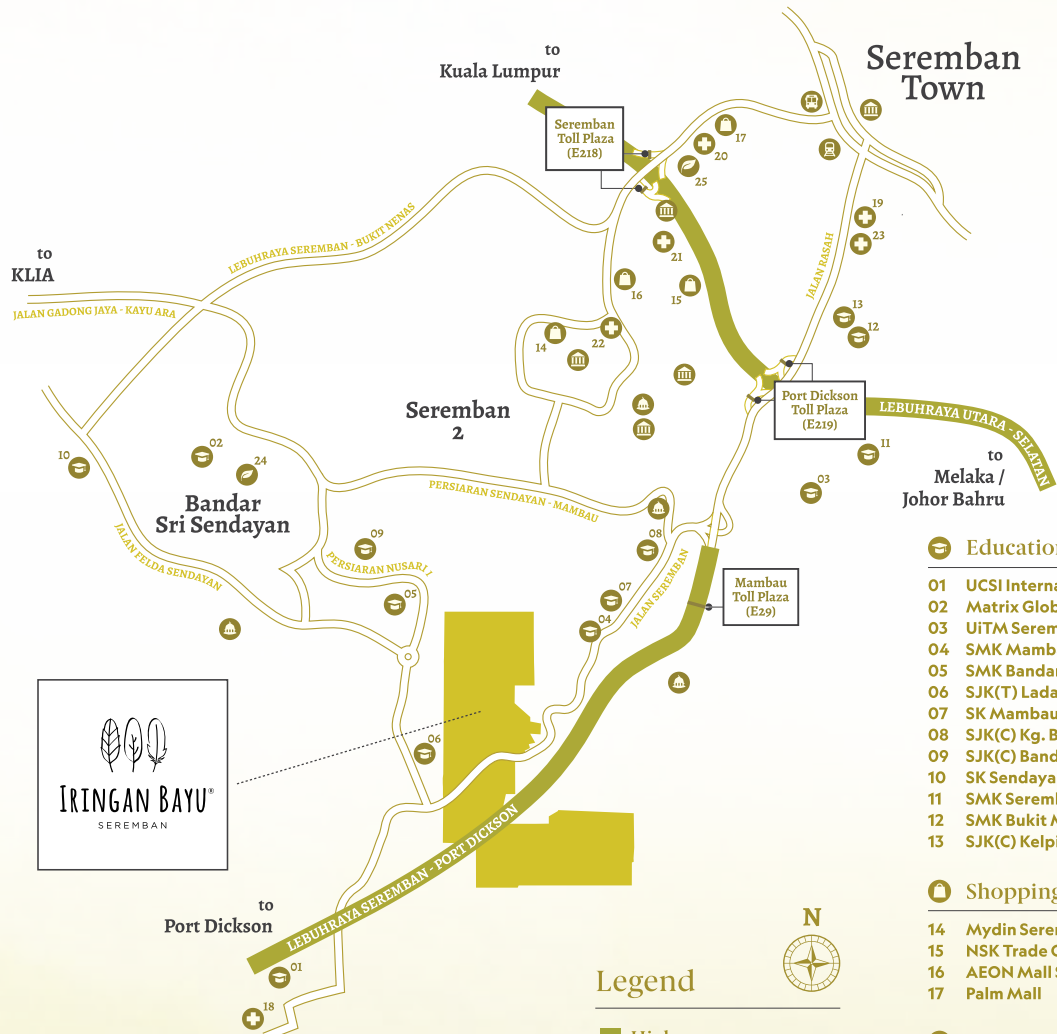
\* Layout and built-up area based on typical unit only.

# Seremban

## Modernity Rooted In Familiarity

Iringan Bayu is sited in Seremban, a fast-rising city traditionally rich in cultural heritage but is today rapidly evolving for contemporary dwellers. The locality exudes a distinctive charm, with long-established

neighbourhoods close to various eateries, conveniences and lifestyle amenities. Seremban also enjoys ease of access to the Klang Valley and southern regions, via various highway connections and the KTM railway.



### Education

- 01 UCSI International School
- 02 Matrix Global Schools
- 03 UiTM Seremban
- 04 SMK Mambau
- 05 SMK Bandar Baru Sri Sendayan
- 06 SJK(T) Ladang Shanghai
- 07 SK Mambau
- 08 SJK(C) Kg. Baru Mambau
- 09 SJK(C) Bandar Sri Sendayan
- 10 SK Sendayan
- 11 SMK Seremban 3
- 12 SMK Bukit Merah
- 13 SJK(C) Kelpin

### Shopping Mall

- 14 Mydin Seremban 2
- 15 NSK Trade City Seremban 2
- 16 AEON Mall Seremban 2
- 17 Palm Mall

### Healthcare

- 18 UCSI Hospital
- 19 Tuanku Ja'afar Hospital
- 20 KPJ Seremban Specialist Hospital
- 21 Columbia Asia Hospital - Seremban
- 22 Sehat Healthcare Centre
- 23 Mawar Specialist Centre

### Leisure

SCAN HERE

For E-Brochure



Aspect Synergy Sdn. Bhd. 2000401015600

Iringan Bayu Show Village  
Persiaran Iringan Bayu 3, Taman Iringan Bayu,  
70300 Seremban, Negeri Sembilan, Malaysia.

06-630 4656  
iringanbayu.com.my

Iringan Bayu Show Village

**OSK**  
PROPERTY

Developer: Aspect Synergy Sdn. Bhd. (200401015600) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Show Village: Persiaran Iringan Bayu 3, Taman Iringan Bayu, 70300 Seremban, Negeri Sembilan • Contact No.: 06-6304656 • Developer Licence No.: 9902/01-2029/1553(A) • Validity Period: 29/01/2024 - 28/01/2029 • Advertising and Sales Permit: 9902-20/09-2026/0814(N)-(L) • Validity Period: 06/09/2024 - 05/09/2026 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: BL(11) DLM MBS.S.KB1-24/23(D) • Expected Date of Completion: September 2026 • Restrictions of Interest: Nil • Type of Property: Double Storey Terrace House (Type C) • Land Area: 20' x 70' • Total Unit: 152 Units • Price: RM 576,800.00 (min.) - RM 788,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C1) • Land Area: 20' x 70' • Total Unit: 12 Units • Price: RM 594,800.00 (min.) - RM 812,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C2) • Land Area: 20' x 70' • Total Unit: 10 Units • Price: RM 631,800.00 (min.) - RM 910,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C3) • Land Area: 20' x 70' • Total Unit: 12 Units • Price: RM 825,800.00 (min.) - RM 1,120,800.00 (max.) • Type of Property: Double Storey Terrace House (Type D) • Land Area: 20' x 70' • Total Unit: 22 Units • Price: RM 588,800.00 (min.) - RM 804,800.00 (max.) • Type of Property: Double Storey Terrace House (Type D1) • Land Area: 20' x 70' • Total Unit: 1 Unit • Price: RM 611,800.00 • Type of Property: Double Storey Terrace House (Type D2) • Land Area: 20' x 70' • Total Unit: 1 Unit • Price: RM 676,800.00 • Type of Property: Double Storey Terrace House (Type D3) • Land Area: 20' x 70' • Total Unit: 2 Units • Price: RM 837,800.00 (min.) - RM 1,129,800.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount. THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

DISCLAIMER: All photos, visuals, graphics, designs herein are merely the artist's impression which has been created and enhanced by graphic tools and are merely for illustration purposes only. While every reasonable care has been taken in the provision of the information contained herein, the layout plan, designs, features, specifications, descriptions, measurements, details and all other information contained herein remain subject to further updates, variations, modifications, revisions and/or requirements/directives of our consultants, architect and/or by the authorities/ governmental agencies or as necessitated pursuant to prevailing and applicable laws and regulations at the material time.

TYPICAL FLOOR PLAN

TYPE D



4 Bedrooms



3 Bathrooms

Land Area  
20' x 70'

Built-up  
1,961 sq.ft.\*

# Double Storey Terrace Homes



Ground Floor

First Floor

## Building Specifications\*

Structure	Reinforced Concrete
Roofing	Concrete Roof Tiles
Car Porch Roof	Metal Deck Roof
Wall Finishes	External Wall • Plaster & Paint
	Internal Wall • Skim Coat & Paint
	All Bathrooms, Kitchen • 1500mm High Ceramic Tiles / Plaster & Paint
Door	Main Door, Kitchen, All Bedroom, All Bathroom • Plywood Door
Ironmongery/ Lockset	Selected Quality Lockset
Wall	Acotec Panel / Cement Sand Bricks / Concrete Wall / Lightweight Blocks
Ceiling	Plaster Board Ceiling / Skim Coat
Window	Natural Anodized Aluminium Frame Glass Window
Floor Finishes	Car Porch • Concrete Broom Finish
	Terrace (TYPE D3 & D3-M) • Cement Render
	Yard • Cement Render
	Living, Dining, Kitchen, All Bedroom, All Bathroom, Staircase • Ceramic Tiles
Main Gate	1500mm High M.S Gate

Unit Fencing	Front Fencing • 1500mm High Brick Fence + M.S Grill
	Rear Fencing • 1500mm High Chain Link
	Side Fencing • 1500mm High Security G.I Mesh Fence (TYPE D2, TYPE D3 & D3-M) • 1500mm High Security G.I Mesh Fence + Brick Fence (TYPE D1)

### Sanitaryware & Fittings

	Master Bedroom	Bath 1	Bath 1	Kitchen	Refuse Bin Area	Yard
Water Closet	1	1	1	-	-	-
Wash Basin w/ Tap	1	1	1	-	-	-
Toilet Roll Holder	1	1	1	-	-	-
Shower Rose	1	1	1	-	-	-
Bib Tap	1	1	1	-	1	1
Kitchen Sink w/ Tap	-	-	-	1	-	-

### Electrical Point

	Nos.		Nos.
Lighting Point	23	TV Point	1
Fan Point	6	FWS Point	1
13A Socket Point	13	Water Heater Point	2
Air Cond Point	1		

\* Layout and built-up area based on typical unit only.

# ALERIA

Double Storey Terrace Homes



Artist's Impression

## A Beautiful 14.8-acre Lakefront Forest & Foliage Parklane



Artist's Impression

Developer: Aspect Synergy Sdn. Bhd. (200401015600) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Show Village: Persiaran Inrgan Bayu 3, Taman Inrgan Bayu, 70300 Seremban, Negeri Sembilan • Contact No.: 06-6304656 • Developer Licence No.: 9902/01-2029/1553(A) • Validity Period: 29/01/2024 - 28/01/2029 • Advertising and Sales Permit: 9902-20/09-2026/0814(N)-L • Validity Period: 06/09/2024 - 05/09/2026 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: BIL.(11) DLM MBS.S.KB1-24/23(D) • Expected Date of Completion: September 2026 • Restrictions of Interest: Nil • Type of Property: Double Storey Terrace House (Type C) • Land Area: 20' x 70' • Total Unit: 152 Units • Price: RM 576,800.00 (min.) – RM 788,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C1) • Land Area: 20' x 70' • Total Unit: 12 Units • Price: RM 594,800.00 (min.) – RM 812,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C2) • Land Area: 20' x 70' • Total Unit: 10 Units • Price: RM 631,800.00 (min.) – RM 910,800.00 (max.) • Type of Property: Double Storey Terrace House (Type C3) • Land Area: 20' x 70' • Total Unit: 12 Units • Price: RM 625,800.00 (min.) – RM 1,120,800.00 (max.) • Type of Property: Double Storey Terrace House (Type D1) • Land Area: 20' x 70' • Total Unit: 22 Units • Price: RM 588,800.00 (min.) – RM 804,800.00 (max.) • Type of Property: Double Storey Terrace House (Type D1) • Land Area: 20' x 70' • Total Unit: 1 Unit • Price: RM 611,800.00 • Type of Property: Double Storey Terrace House (Type D2) • Land Area: 20' x 70' • Total Unit: 1 Unit • Price: RM 676,800.00 • Type of Property: Double Storey Terrace House (Type D3) • Land Area: 20' x 70' • Total Unit: 2 Units • Price: RM 837,800.00 (min.) – RM 1,129,800.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount. \* THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

Disclaimer: All photos, visuals, graphics, designs herein are merely the artist's impression which has been created and enhanced by graphic tools and are merely for illustration purposes only. While every reasonable care has been taken in the provision of the information contained herein, the layout plan, designs, features, specifications, descriptions, measurements, details and all other information contained herein remain subject to further updates, variations, modifications, revisions and/or changes pursuant to advice and/or requirements/directives of our consultants, architect and/or by the authorities/ governmental agencies or as necessitated pursuant to prevailing and applicable laws and regulations at the material time. The Developer makes no representations and/or warranties as to its completeness or accuracy, usefulness, timeliness of the information and in no event shall the Developer be liable for any use by any party of, for any use of, decision made, reliance on this brochure. Following from this, the Developer disclaims all liability for any inaccuracies or errors in or omissions from the information contained herein to the full extent permitted by the applicable law at the material time.

**OSK**  
PROPERTY