

Boundless In Harmony. Timeless In Nature

节竹延生无限和谐，永恒林立于大自然。



IRINGAN BAYU®

SEREMBAN

FREEHOLD

AURY

TERRACE HOMES

**Day by day, we grow together,
Year after year, our memories
become forever.**

年复年地成长，日复日的美好回忆。

Set your heart on a place that beckons you to make life meaningful, as every moment spent with loved ones shapes memories that last for generations. Meet Aury – double-storey homes designed with practicality and functional space, and inspired for nature-centric neighbourhood. Where timelessness meets togetherness, and life springs eternal.



Warm indoor ambience infused with natural lighting and breezy spaces.



Modern classic architecture blending seamlessly with nature.

Enriching Modern Comforts, Enduring Multi-Generational Living. 富饶的现代舒适感，传承世代的理想家园。

At Iringan Bayu, home is not just a place but an experience. Take pleasure in a 770-acre modern township in the heart of Seremban, graced by abundant greenscapes, elegant design and a 22-acre Wetland Park. The ideal heartland for a refined new standard of carefree family living.



22-acre Wetland Park For Enriching Moments
22英亩的湿地公园
营造您平衡的生活节奏



Wide Pedestrian-Friendly Roads & Walkways
宽敞车道和安全
舒适的行人道



Dedicated Cycling Track For A Car-Free Lifestyle
为环保生活而设
的自行车专用道



Affordably Priced With Ideal Living Environment
经济实惠且拥有
理想的生活环境

Seremban, An Enclave of Growth and Bonding

芙蓉，生机勃勃衔接未来的城镇

An established township rich in heritage and culture, Seremban is also a fast developing location that offers numerous conveniences for daily living and nurturing families. In addition, accessibility to Klang Valley and the Southern region is available via KTM and highways.

一个富有传统和文化发展已久的城镇，芙蓉是正处于快速发展的地段，为日常生活和家庭培育提供了许多的便利。此外，亦可通过KTM及各大高速公路便捷地来往巴生谷和南部地区。



ASPECT SYNERGY SDN BHD 200401015600

IRINGAN BAYU SHOW VILLAGE

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

Iringan Bayu Show Village

013-255 7222

06-630 4656

iringanbayu.com.my

OSK
PROPERTY

Developer: Aspect Synergy Sdn Bhd (200401015600) (Wholly-Owned Subsidiary OSK Property Holdings Berhad) • Show Village: Persiaran Iringan Bayu 3, Taman Iringan Bayu, 70300 Seremban, Negeri Sembilan • Contact: 06-6304656 • Developer License No: 9902-9/11-2022/076(1) • Validity Period: 7/11/2020-6/11/2022 • Advertising and Permit No: 9902-9/11-2022/076(1) • Validity Period: 7/11/2020-6/11/2022 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No: MPS.5.KB1 - 07/2020 • Expected Completion: November 2022 • Restriction Interest: Nil • Type of Property: 2 Storey Terrace House (Type C) • Land Area: 20'x 70' • Total Units: 131 • Price: RM 406,600.00 (min) - RM 531,070.00 (max) • Type of Property: 2 Storey Terrace House (Type C) • Land Area: 20'x 70' • Total Units: 11 • Price: RM 489,420.00 (min) - RM 230,020.00 (max) • Type of Property: 2 Storey Terrace House (Type C) • Land Area: 20'x 70' • Total Units: 11 • Price: RM 615,420.00 (min) - RM 787,520.00 (max) • Type of Property: 2 Storey Terrace House (Type D) • Land Area: 20'x 75' • Total Units: 26 • Price: RM 434,520.00 (min) - RM 555,220.00 (max) • Type of Property: 2 Storey Terrace House (Type D) • Land Area: 20'x 75' • Total Units: 2 • Price: RM 548,800.00 (min) - RM 646,070.00 (max) • Type of Property: 2 Storey Terrace House (Type D2) • Land Area: 20'x 75' • Total Units: 2 • Price: RM 659,520.00 (min) - RM 826,620.00 (max) • Type of Property: 2 Storey Terrace House (Type E) • Land Area: 20'x 80' • Total Units: 28 • Price: RM 462,420.00 (min) - RM 596,620.00 (max) • Type of Property: 2 Storey Terrace House (Type E) • Land Area: 20'x 80' • Total Units: 2 • Price: RM 600,800.00 (min) - RM 690,920.00 (max) • Type of Property: 2 Storey Terrace House (Type E2) • Land Area: 20'x 80' • Total Units: 2 • Price: RM 744,800.00 (min) - RM 856,520.00 (max) • 10% Bumiputera Discount • 5% Open Bumiputera Discount. Disclaimer: This information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impression only. All measurements are approximate. While every reasonable care has been taken in preparing this visual, the developer cannot be held responsible for any inaccuracy. All the above items are subject to variations, modifications, and substitutions as may be required by the Authorities or recommended by the Architect or Engineer. • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.