

Bayu68

@ OSK IRINGAN BAYU

The First Commercial Hub In Iringan Bayu

1 & 2 – Storey Shops

The First Commercial Hub In Iringan Bayu

Bayu68 marks a landmark investment opportunity as the first commercial development within OSK Iringan Bayu @ Seremban, a fast-growing township set to surpass 10,000 residents. This rare freehold development features 1 and 2-storey shops with prime main road frontage, strong catchment potential and future-ready infrastructure. With demand on the rise and visibility assured, Bayu68 is well positioned to deliver long-term value within a thriving master-planned community.

Over
10,000
Population
Catchment



*Artist's Impression Only

Spaces for Growing Enterprises

Immediate catchment population exceeding 10,000 and counting

Invest in the future and make a statement with this rare commercial gem, offering lot sizes of up to 43' x 75' and expansive layouts ranging from 1,650 to 6,203 sq. ft. Designed to provide businesses with ample room to grow, Bayu68 lets you capitalise on the thriving demographics of Iringan Bayu, featuring over 5,000 planned residential units and an immediate catchment population exceeding 10,000 and growing.

Limited To
68 Units Only

Practical Lot Sizes
22' x 75' - 43' x 75'

Main Road Frontage*
At Jalan Iringan Bayu

Lake View Units*
With Forest Park
Access

All Units With Alfresco
(5ft to 10ft)

Freehold
Individual Title

Flexible Layout
With Hackable
Intermediate Wall

More Than 10,000
Ready Catchment

Sizeable Signage Space
Approx. 4' (H) x 22' (W)*

Ample Parking With
EV Charging Bays

*Selected Units



*Artist's Impression Only



*Artist's Impression Only



*Artist's Impression Only

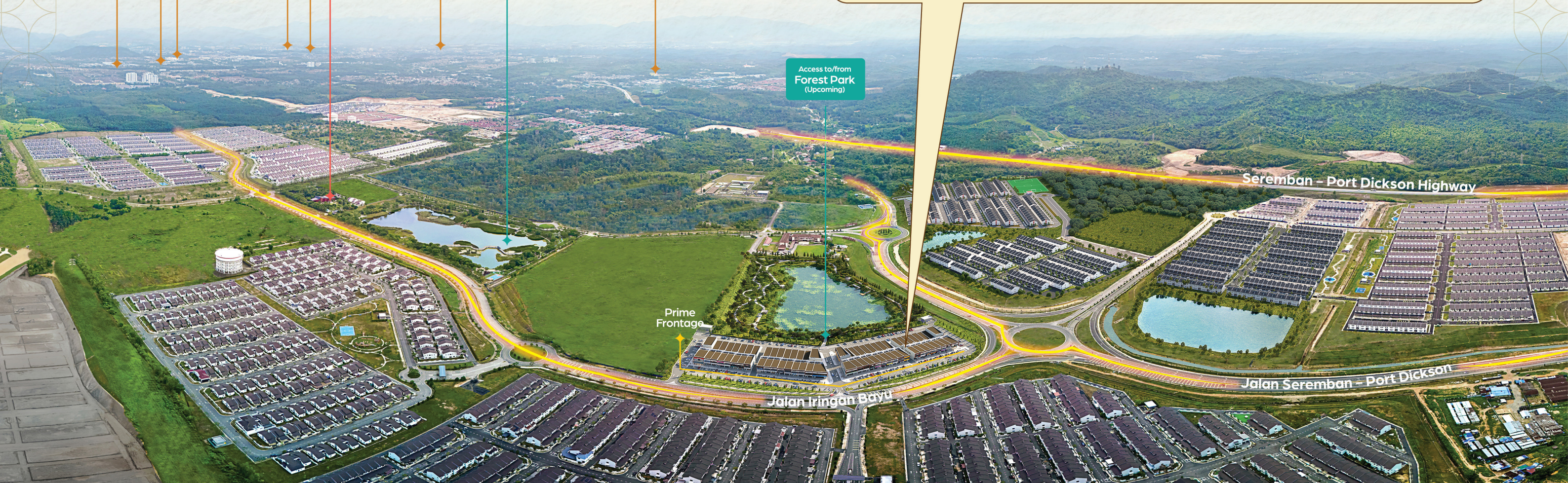
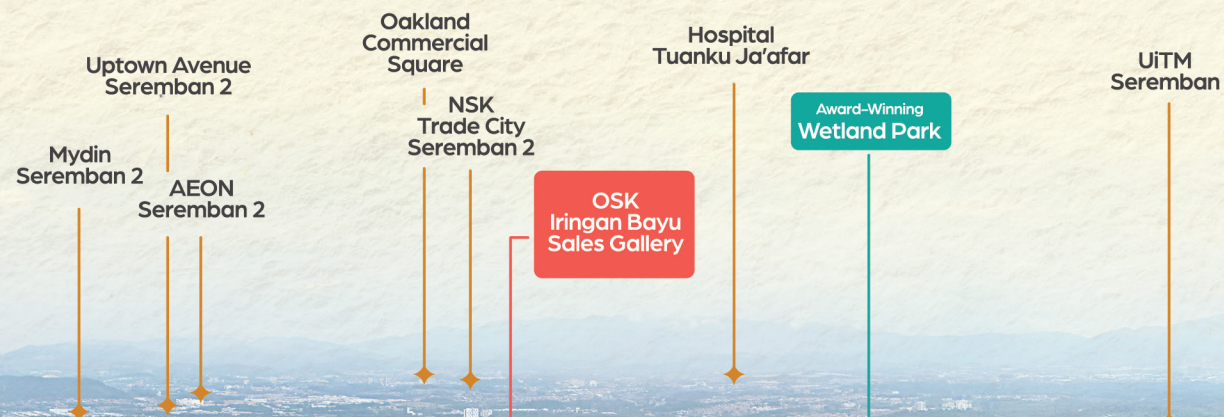


*Artist's Impression Only

Disclaimer: The description, lot number and/or identification of the units shown are provisional and may be amended, renumbered or varied as required or approved by the relevant authorities. All plans, layouts and specifications are subject to approval under the Development Order and Building Plan.

At the Heart of a Growing Community

- ◆ To date, over 3,500 homes have been delivered across 15 parcels.
- ◆ Supporting a thriving community of over 10,000 residents, with many more to come.



Master Plan

Bayu68

@ OSK IIRINGAN BAYU

Legend

- Completed Residential
- Upcoming Residential
- Future Development

Position Your Business At The Heart Of A Thriving 1,717-Acre Township



Business-Friendly Layout

Featuring 5 to 10ft of Alfresco Space and up to 7ft of Verandah Space

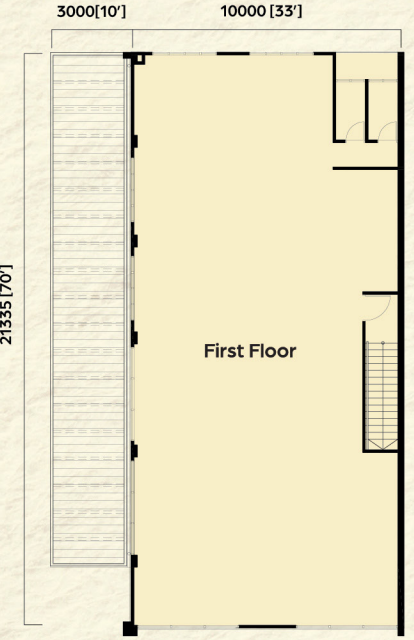
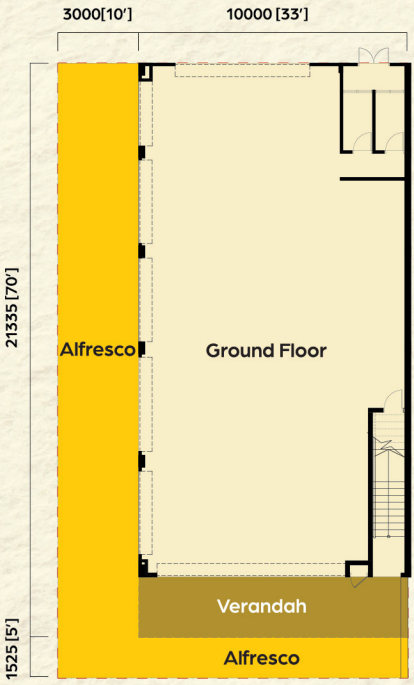
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Double-Storey Corner

Lot Size: 43' x 75'
Total Built Up: 5,495 sq.ft.

Type A1

Main Parcel: 4,351 sq.ft.
Verandah: 242 sq.ft.
Alfresco: 902 sq.ft.

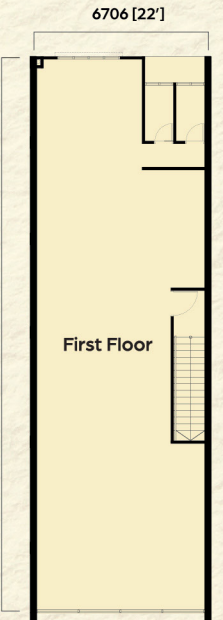
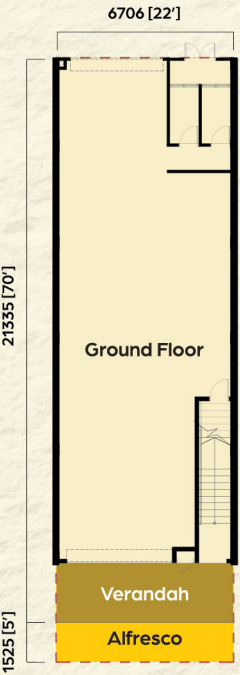


Double-Storey Intermediate

Type B

Lot Size: 22' x 75'
Total Built Up: 3,190 sq.ft.

Main Parcel: 2,918 sq.ft.
Verandah: 162 sq.ft.
Alfresco: 110 sq.ft.

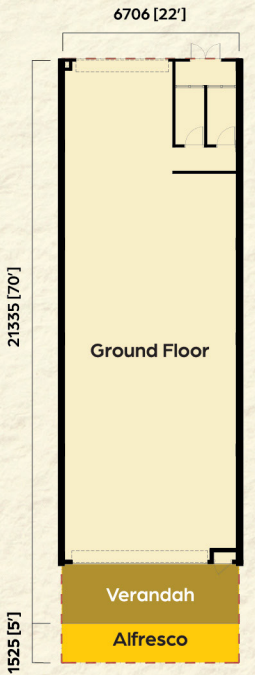


Single-Storey Intermediate

Type D

Lot Size: 22' x 75'
Total Built Up: 1,650 sq.ft.

Main Parcel: 1,378 sq.ft.
Verandah: 162 sq.ft.
Alfresco: 110 sq.ft.



Anchored In A Fast-Growing Neighbourhood



Education

University / International School

• UCSI International School	7.9KM
• Matrix Global School	8.4KM
• UiTM Seremban	9.6KM

Secondary School

• SMK Mambau	3.1KM
• SMK Bandar Sri Sendayan	5.5KM
• SMK Bukit Mewah	9.0KM
• SMK Seremban	9.5KM

Primary School

• SJK(T) Ladang Shanghai	0.1KM
• SK Mambau	3.3KM
• SJK (C) Kg Baru Mambau	4.8KM
• SJK (C) Bandar Sri Sendayan	7.1KM
• SJK (C) Kelpin	9.4KM
• SK Sendayan	9.6KM

Healthcare

• UCSI Hospital	9.9KM
• Mawar Medical Centre	9.9KM
• Sehat Healthcare Centre	10.2KM
• Hospital Tuanku Ja'afar	10.5KM
• KPJ Hospital	11.9KM
• Columbia Asia Hospital	12.2KM

Shopping Mall

• Mydin Seremban 2	10.2KM
• NSK Trade City Seremban 2	10.5KM
• Aeon Seremban 2	11.6KM
• Palm Mall	13.4KM

Leisure

• Lembaga Muzium N.Sembilan	7.9 KM
• D' Tempat Country Club	12.0KM
• Port Dickson Waterfront	21.0KM

Convenient Transit

• KTM Seremban	11.4KM
• Seremban Bus Terminal	12.7KM

Access

• Seremban-Port Dickson Highway	
Plaza Toll Mambau Exit 29	6.2KM
• North South Highway	
Plaza Toll Port Dickson Exit 219	9.4KM
• North South Highway	
Plaza Toll Seremban Exit 218	13.2KM
• LEKAS Highway	25.5KM

ASPECT SYNERGY SDN BHD (200401015600)
OSK Iringan Bayu Sales Gallery @ Seremban
Persiaran Iringan Bayu 3, Taman Iringan Bayu,
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Making **Ordinary**
Extra **Ordinary**

OSK
PROPERTY

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