



IRINGAN BAYU®
SEREMBAN

Freehold

Chime *for* New Life
at

Erama

Single & Double Storey Semi-D

CHORDS of Harmony chime upon your arrival



Be embraced by serenity as you enter the enclave of Erama, within an environmentally-synergised township, at a well-planned locality that promotes a balanced, laid-back lifestyle.



**SMOOTH TRAFFIC FLOW
WITH RFID ACCESS***



**24/7 SECURITY WITH
REGULAR PATROLS***



**PERIMETER FENCING
FOR A SAFER
NEIGHBOURHOOD***

*The unique perceived benefits published is provided by default upon Vacant Possession for 24 months and shall be subjected to a handover to the Resident's Association subsequently.



PIC



the PULSE of the neighbourhood

ENRICHING PLAYGROUND

PURSUE AN ACTIVE LIFESTYLE FOR ALL GENERATIONS

The landscaped areas feature abundant spaces to socialise through amenities that await you at any time of day.

Get the little ones to explore, create and stimulate their creative curiosity in a controlled environment.



POCKET SPACES
FOR ALL AGES



JOGGING TRACK TO
INCREASE ENDURANCE



PARCOURSE SET
THAT BUILDS STRENGTH



MULTICOURT TO
SOCIALISE HEALTHILY



URESQUE PAVILION

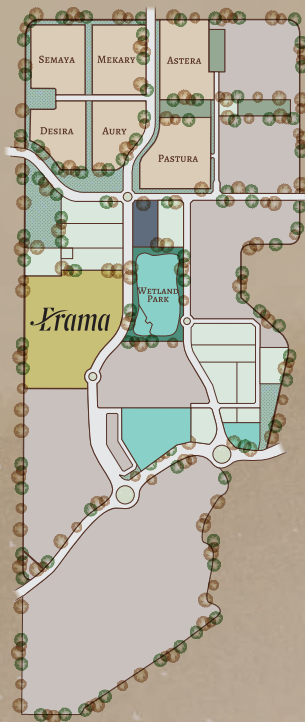
Melodic MEDLEY of a 770-acre freehold township

Every phase is enriched by a luscious linear garden – with a dedicated bicycle lane and jogging track that connects each individual phase towards the Wetland Park.



LEGEND

- IRINGAN BAYU SHOW VILLAGE
- PUBLIC AMENITIES
- CURRENT & COMPLETED DEVELOPMENT
- FUTURE DEVELOPMENT



LEGEND

- SINGLE-STOREY SEMI-D
- DOUBLE-STOREY SEMI-D





**LIVE WITHIN
NATURE'S SYMPHONY
ALONGSIDE
EXCELLENT AMENITIES
ACROSS SUSTAINABLE
ENRICHING AREAS**



22 HARMONISED by a -acre Wetland Park

**DEDICATED
JOGGING TRACK & BICYCLE LANE**

| 18 FITNESS TRAILS

**| BASKETBALL &
FUTSAL COURT**

**| 190M LINK BRIDGE
WITH LAKE PAVILION**

| 24 ICONIC SCULPTURES

**| INTEGRATED CHILDREN'S
PLAYGROUND**

Showcasing one of Seremban's largest parks, which highlights the 3 signature elements of Wetland, Park & Art.

SEREMBAN

Homely hub spurred by progress

An expanding city steeped in culture and heritage, Seremban is going through an evolution that is well equipped with the numerous needs for daily comforts of the modern family.

With its own distinctive charm, the well-balanced locality enjoys ease of access with Klang Valley and the southern regions via various highway connections and the KTM railway.



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

06-630 4656
iringanbayu.com.my

OSK
PROPERTY

Disclaimer: This information contained herein is subject to change and cannot form part of an offer or contract. All renderings are artist's impressions only. All measurements are approximate while every reasonable care has been taken in preparing this visual, the Developer cannot be held responsible for any accuracy. All the above items are subject to variation, modification, and substitution as may be required by the Authorities or recommended by Architect or Engineer. *THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

Erama



TYPE A

Freehold
Guarded Neighbourhood
Expansive Space

Single Storey Semi-D
 3+1 Bedrooms 2 Bathrooms



TYPE

A

LAND AREA

35' x 80'

GROSS BUILT-UP

1,319 sq. ft.

BUILDING SPECIFICATIONS

Structure

Reinforced Concrete

Roofing

CAR PORCH

Concrete Roof Tiles

Wall Finishes

EXTERNAL WALL

Plaster & Paint

INTERNAL WALL

Skim Coat & Plaster & Paint

KITCHEN

1500 mm High Ceramic Wall Tiles /
 Plaster & Paint

MASTER BATHROOM & BATH 1

1500 mm High Ceramic Wall Tiles /
 Plaster & Paint

Door

MAIN DOOR, MASTER BEDROOM,
 BEDROOM 1, 2, KITCHEN, UTILITY,
 MASTER BATHROOM & BATH 1:
 Flush Door

TERRACE

Aluminium Framed Glass Sliding Door

Ironmongery / Lockset

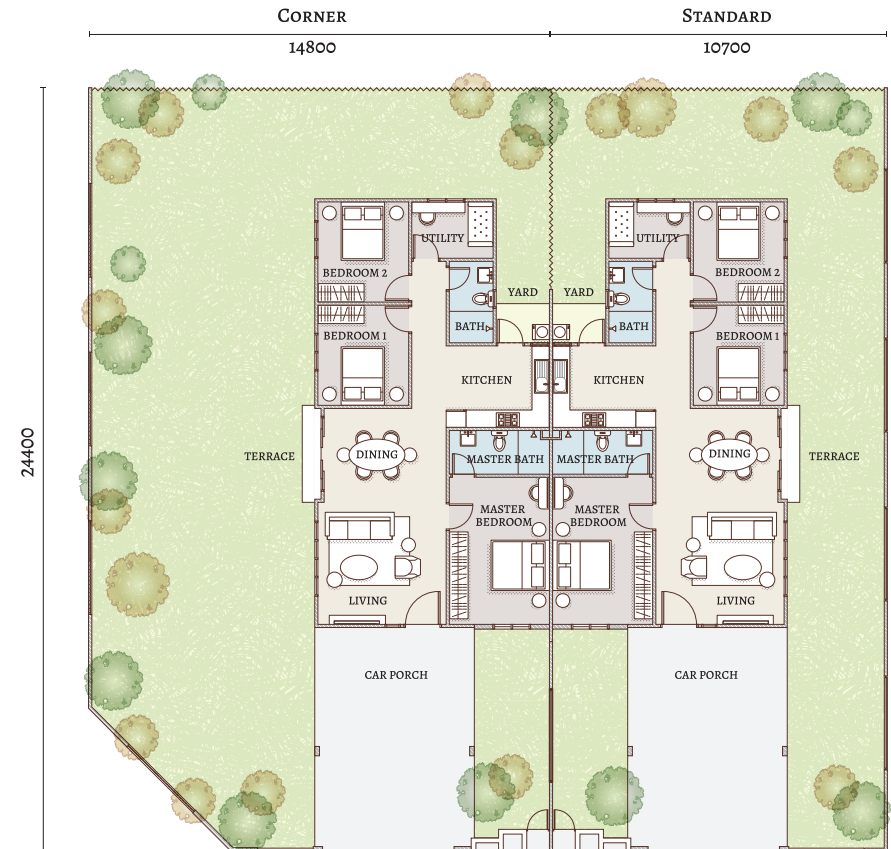
Selected Quality Lockset

Wall

Acotec Panel / Cement Sand Brick

Ceiling

Plaster Board Ceiling / Skimcoat



Window

Natural Anodized Aluminium Frame
 Casement Window

Natural Anodized Aluminium Frame
 Fixed Glass Window

Natural Anodized Aluminium Frame
 Top Hung Glass Window

Natural Anodized Aluminium Frame
 Fixed Glass Double Blades Window

Main Gate

M.S. Gate

Floor Finishes

CAR PORCH

Concrete Broom Finish

LIVING, DINING & KITCHEN

Ceramic Tiles

MASTER BEDROOM, BEDROOM 1 & 2

Ceramic Tiles

YARD

Cement Render

Perimeter / Boundary Fencing

Acotec Panel / Cement Sand Bricks /
 M.S. Grill / Chain Link Fence

Sanitaryware & Fittings

	MASTER BATHROOM	BATH 1	KITCHEN	REFUSE BIN AREA	YARD
WATER CLOSET	1	1	—	—	—
WASH BASIN WITH TAP	1	1	—	—	—
TOILET ROLL HOLDER	1	1	—	—	—
SHOWER ROSE	1	1	—	—	—
BIB TAP	1	1	—	1	1
KITCHEN SINK WITH TAP	—	—	1	—	—

Electrical Point

	NO. OF POINTS		NO. OF POINTS
LIGHTING POINT	15	TV POINT	1
WALL LIGHT POINT	2	FWS POINT	1
CEILING FAN POINT	5	WATER HEATER POINT	2
13A SOCKET POINT	19	DOOR BELL	1
AIR COND POINT	2	AUTO GATE POINT	1
GATE LIGHT POINT	2	WALL FAN POINT	1

Erama



TYPE B

Freehold
Guarded Neighbourhood
Exclusive Linear Park

TYPICAL FLOOR PLANS

Double Storey Semi-D

4+1 Bedrooms 4 Bathrooms

TYPE

B

LAND AREA

36' x 79'

GROSS BUILT-UP

2,098 sq. ft.



BUILDING SPECIFICATIONS

Structure

Reinforced Concrete

Roofing

CAR PORCH

Concrete Roof Tiles

Wall Finishes

EXTERNAL WALL

Plaster & Paint

INTERNAL WALL

Skim Coat & Plaster & Paint

KITCHEN

1500 mm High Ceramic Wall Tiles / Plaster & Paint

MASTER BATHROOM & BATH 1, 2, 3

1500 mm High Ceramic Wall Tiles / Plaster & Paint

Door

MAIN DOOR, MASTER BEDROOM, GUEST ROOM, BEDROOM 2,3, KITCHEN, UTILITY, MASTER BATHROOM & BATH 1, 2, 3: Flush Door

SIDE TERRACE

Aluminium Frame Sliding Glass Door

STORE

Louvred Door

Ironmongery / Lockset

Selected Quality Lockset

Wall

Acotec Panel / Cement Sand Brick / Concrete Wall

Ceiling

Plaster Board Ceiling / Skimcoat

Window

Natural Anodized Aluminium Frame Casement Window

Natural Anodized Aluminium Frame Top Hung Glass Window

Natural Anodized Aluminium Frame Casement Window Fixed Glass Panel at Above

Natural Anodized Aluminium Frame Casement Window Fixed Glass Panel at Bottom

Perimeter / Boundary Fencing

Acotec Panel / Cement Sand Bricks / M.S. Grill / Chain Link Fence

Floor Finishes

CAR PORCH, SIDE TERRACE & YARD Concrete Broom Finish

LIVING, DINING & KITCHEN, MASTER BEDROOM, GUEST ROOM, UTILITY, BEDROOM 2, 3, FAMILY HALL, FOYER & STAIRCASE Ceramic Tiles

MASTER BATHROOM, BATHROOM 1, 2 & 3 Ceramic Tiles

STORE

Cement Render

Main Gate

M.S. Gate

Sanitaryware & Fittings

	MASTER BATHROOM	BATH 1	BATH 2	BATH 3	KITCHEN	REFUSE BIN AREA
WATER CLOSET	1	1	1	1	—	—
WASH BASIN WITH TAP	1	1	1	1	—	—
TOILET ROLL HOLDER	1	1	1	1	—	—
SHOWER ROSE	1	1	1	1	—	—
BIB TAP	1	1	1	1	1	1
KITCHEN SINK WITH TAP	—	—	—	—	1	—

Electrical Point

	NO. OF POINTS		NO. OF POINTS
LIGHTING POINT	24	TV POINT	1
WALL LIGHT POINT	4	FWS POINT	1
CEILING FAN POINT	7	WATER HEATER POINT	4
13A SOCKET POINT	23	DOOR BELL	1
AIR COND POINT	2	AUTO GATE POINT	1
GATE LIGHT POINT	2		

Developer: Aspect Synergy Sdn. Bhd. (200401015600) (Wholly-Owned Subsidiary of OSK Property Holdings Berhad) • Show Village: Persiaran Irian Bayu 3, Taman Irian Bayu, 70300 Seremban, Negeri Sembilan. • Contact No.: 06-6304656 • Developer License No.: 9902-11/06-2023/0496 (L) • Validity Period: 02/06/2021–01/06/2023 • Advertising and Sales Permit No. 9902-11/06-2023/0496 (P) • Validity Period: 02/06/2021–01/06/2023 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: MBS.S.KB1 - 04/2021 • Expected Date of Completion: May 2023 • Restrictions of Interest: Nil • Type of Property: Double Storey Semi Detached (Type B) • Land Area: 36' x 79' • Total Units: 86 • Price: RM 677,520.00 (min.) - RM 1,090,560.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount.

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