



IRINGAN BAYU®
SEREMBAN

Vesperia

Single-Storey Terrace Homes

FREEHOLD

Rumah Mampu Milik (RMM)
Jenis B

The Perfect Place to Start

Start your homeownership journey at OSK Iringan Bayu with a thoughtfully designed single-storey home that brings together comfort, simplicity, and everyday practicality.



Single Storey Comfort

Enjoy easy, hassle-free living with a single storey design suitable for all ages.



Modern Township Living

Be part of OSK Iringan Bayu, a well planned township within a growing and future ready neighbourhood, perfect for families to settle and grow together.



Brickwall Fencing

Solid brick fencing provides better privacy, safety, and a clear boundary for everyday peace of mind.



Freehold Ownership

Freehold status ensures permanent ownership and long-term peace of mind.



Practical Layout

Smart internal planning ensures every space is functional, comfortable, and well-utilized.



Tiled Flooring*

Durable tiled flooring* for comfort, easy maintenance, and long-term practicality.

*Applicable to selected areas only.

Your Ideal Home at OSK Iringan Bayu



Designed for comfort and everyday practicality, these single-storey terrace homes in OSK Iringan Bayu is ideal for young families and first-time homeowners.

Thoughtfully planned layouts make efficient use of space, creating a home that feels comfortable, functional, and easy to live in.



Lifestyle Commercial Convenience
An upcoming commercial hub offering retail, dining, and lifestyle convenience close to home.



1,717-Acre Masterplanned Township Designed for Sustainable Living

Where Nature, Wellness & Community Come Together
A thoughtfully planned township offering green spaces, recreational amenities, and a sustainable lifestyle for all generations.

**Over 1 km
dedicated jogging
and cycling tracks**



24 Unique Art Installations

Located within the Wetland Park, these recycled steel sculptures celebrate the principles of Reduce, Reuse and Recycle (3R).

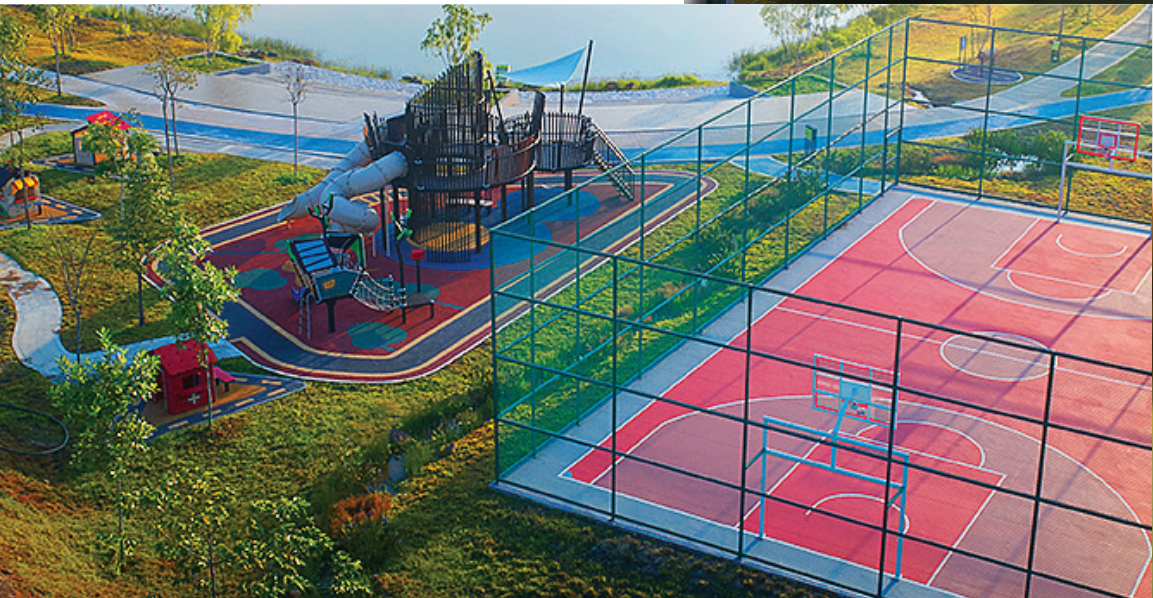


Sports & Wellness Facilities
Stay active with a range of facilities including:

- Multipurpose Court
- Pickleball Court
- Outdoor Yoga & Fitness Deck
- Outdoor Parcourse Area with 18 exercise stations



Integrated Children's Playground
A safe and engaging play space designed to encourage children's physical, social, and creative development.



190-metre Bayu Wetland Trail Bridge



22-Acre Award-Winning Wetland Park

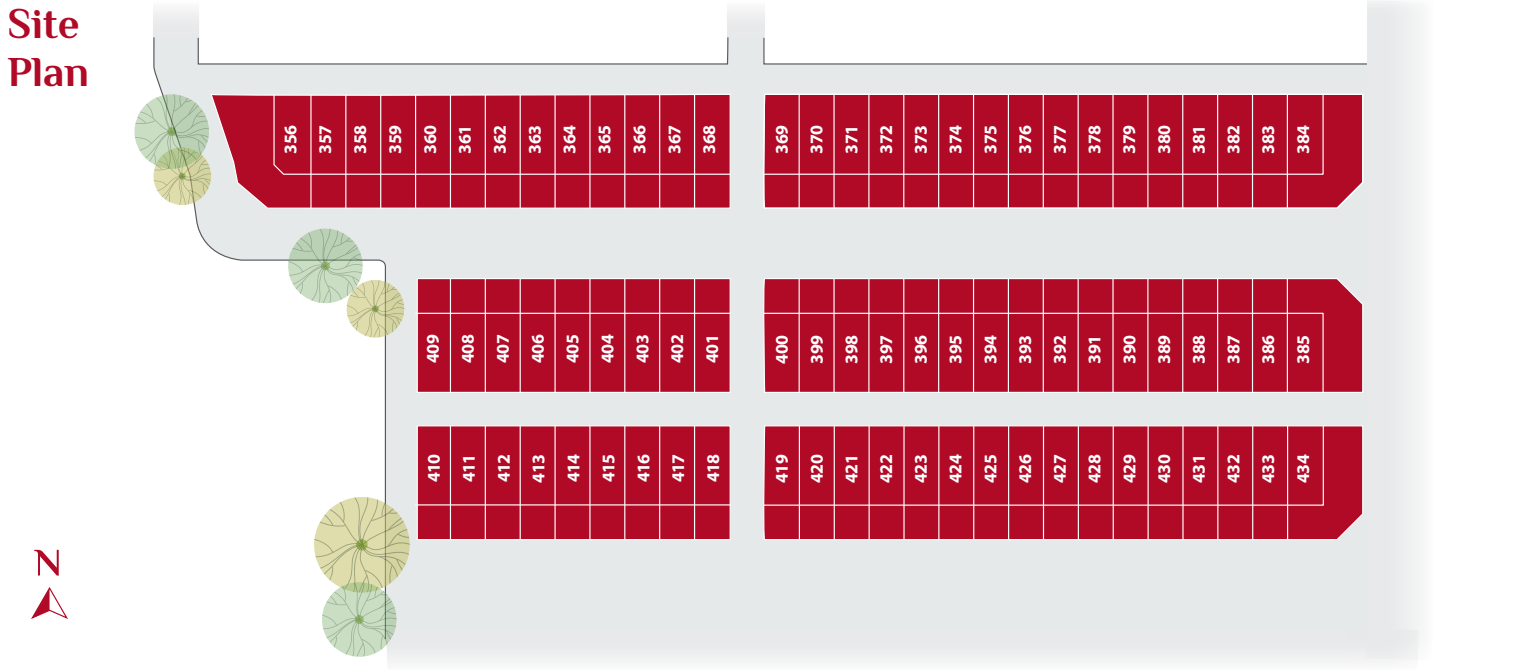
A vibrant natural sanctuary featuring over 1,200 trees across 87 species, including 10 endangered and 17 wetland species. The restored wetland ecosystem also provides a welcoming habitat for diverse birdlife, creating a rich and thriving biodiversity hotspot within the township.



World Gold
FIABCI WorldPrix d' Excellence Awards 2025 &
FIABCI Malaysia Property Award 2024
Environmental Category

Master Plan

Site Plan



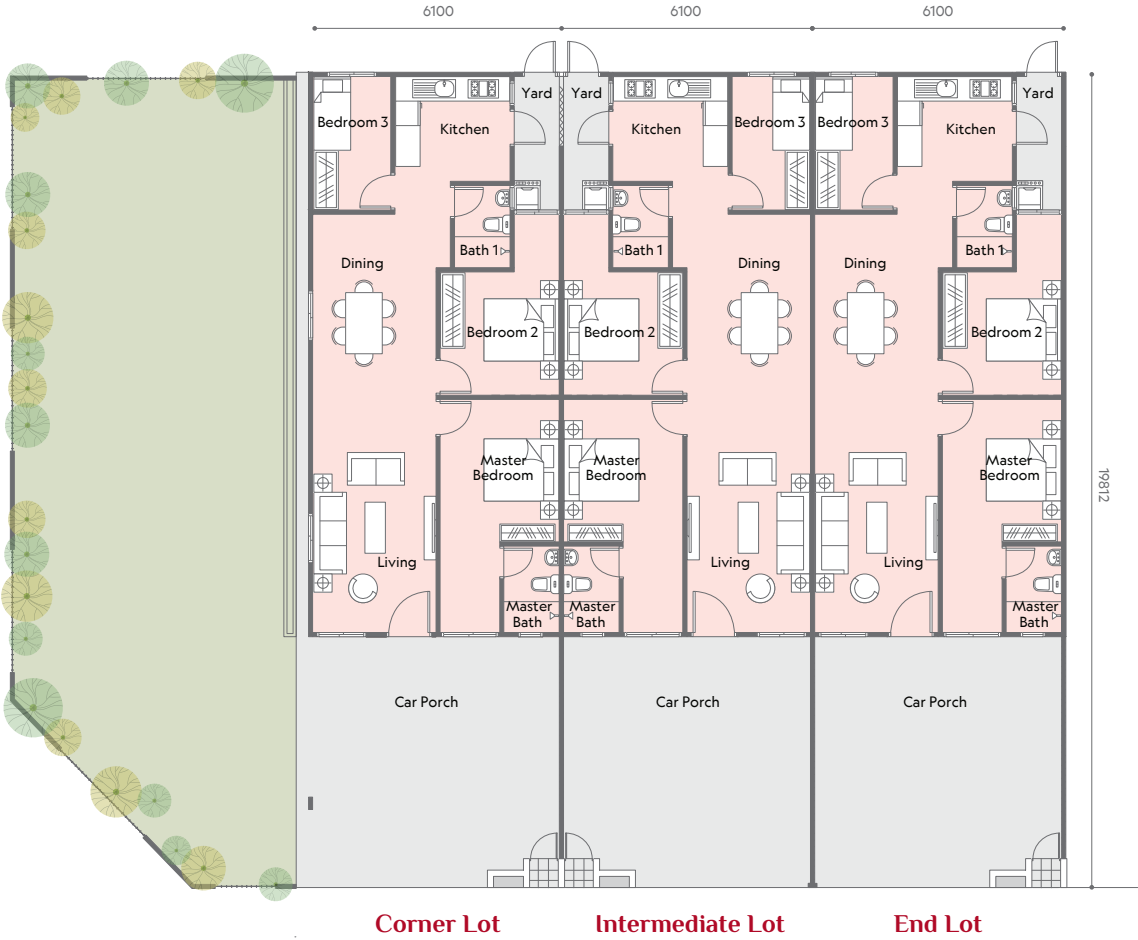
Disclaimer: The description, lot number and/or identification of the units shown are provisional and may be amended, renumbered or varied as required or approved by the relevant authorities. All plans, layouts and specifications are subject to approval under the Development Order and Building Plan.

Typical Floor Plan

Single-Storey Terrace Homes

- 3 Bedrooms
- 2 Bathrooms

Built-up
1,001 sq. ft.
Land Area
20' x 65'



Building Specifications*

Structure	Reinforced Concrete	
Roofing	Concrete Roof Tiles	
Car Porch Roofing	Concrete Roof Tiles	
Wall Finishes	External Wall	• Plaster & Paint
	Internal Wall	• Skim Coat & Paint
	Kitchen, Bath 1, Master Bathroom	• 1500mm High Ceramic Tiles / Skim Coat & Paint
Door	Main Door, Kitchen, All Bedrooms	• Plywood Door
	All Bathrooms	• PVC Door
Ironmongery/ Lockset	Main Door, Kitchen, All Bedrooms	• Cylindrical Lock
	All Bathrooms	• Cylindrical Lock
Wall	Acotec Panel / Masonry Wall	
Ceiling	Plaster Board Ceiling / Skim Coat	
Window	Natural Anodized Aluminum Frame Glass Window	
	Car Porch	• Concrete Broom Finish
	All Bedrooms, Living, Dining , Master Bath, Bath 1, Kitchen	• Ceramic Tiles
Floor Finishes	Yard	
	• Cement Render	

Main Gate	M.S Gate	
Perimeter / Boundary Fencing	Front Fencing	• 1500mm High Brick Fence
	Side Fencing	• 1500mm High Brick Fence + M.S Grille *Applicable For Corner Lot
	Rear Fencing	• 1500mm High Chain Link

Sanitaryware & Fittings	Master Bathroom	Bath 1	Kitchen	Yard
	Water Closet	1	1	-
	Wash Basin With Tap	1	1	-
	Shower Rose	1	1	-
	Bib Tap	1	1	-
	Kitchen Sink With Tap	-	-	1

Electrical Point	Nos.		Nos.
	Lighting Point	11	TV Point
	Ceiling Fan Point	2	FWS Point
	13A Socket Point	8	Wall Light

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

Nestled in a Fast-Growing Neighbourhood



ASPECT SYNERGY SDN BHD

OSK Irian Bayu Sales Gallery @ Seremban
Persiaran Irian Bayu 3, Taman Irian Bayu,
70300 Seremban, Negeri Sembilan, Malaysia

013-255 7222
irianbayu.com.my

Making **Ordinary**
Extra **Ordinary**

OSK
PROPERTY

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 Licence No.: 9902/01-2029/1553(A) • Validity Period: 29/01/2024 - 28/01/2029 • Advertising and Sales Permit: 9902-21/06-2028/0443(N)-(L) • Validity Period: 18/06/2026 - 17/06/2028 • Land Tenure: Freehold • Land Encumbrances: NA • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: BIL(14) DLM MBS.S.KB 1-13/23(D) • Expected Date of Completion: June 2028 • Restrictions of Interest: Nil • Type of Property: Single-Storey Terrace House (Type B) • Land Area: 20' x 65' • Total Unit: 67 Units • Price: RM 250,000.00 (min.) - RM 250,000.00 (max.) • Type of Property: Single-Storey Terrace House (Type B1) • Land Area: 20' x 65' • Total Unit: 8 Units • Price: RM 300,000.00 (min.) - RM 300,000.00 (max.) • Type of Property: Single-Storey Terrace House (Type B2) • Land Area: 20' x 65' • Total Unit: 4 Units • Price: RM 447,000.00 (min.) - RM 486,000.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.