ALERIA

Double Storey Terrace Homes

Sentimental Bliss

IRINGAN BAYU®

SEREMBAN

FREEHOLD



Where The Gentle Breeze of Nostalgia
Embraces Charmed Community



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.



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

Where The Joy of Yesteryears
Evokes Goodness For Generations



Artist's Impression





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

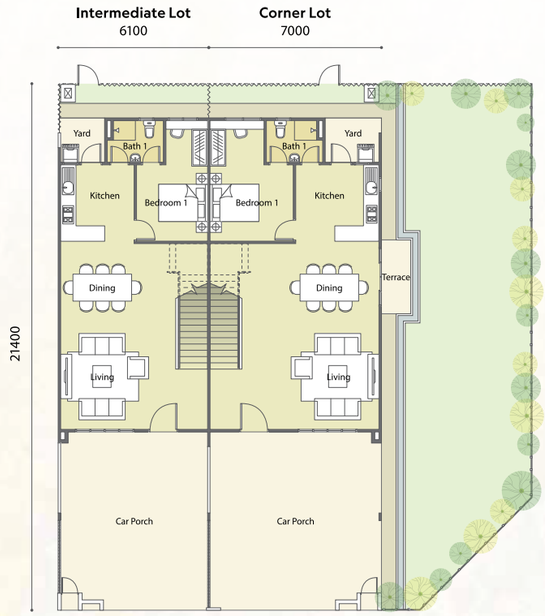
TYPICAL FLOOR PLAN | **TYPE C**

4 Bedrooms | 3 Bathrooms

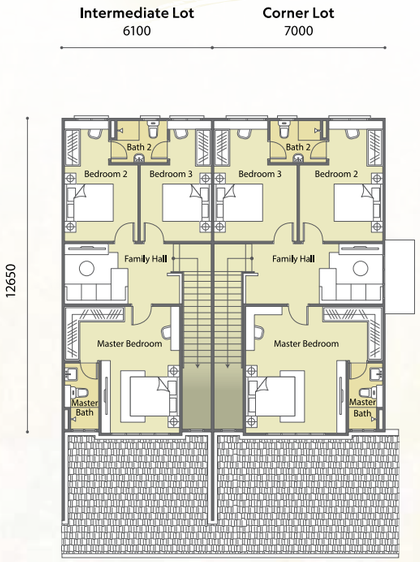
Land Area: 20' × 70'

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
	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 C3 & C3-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 (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

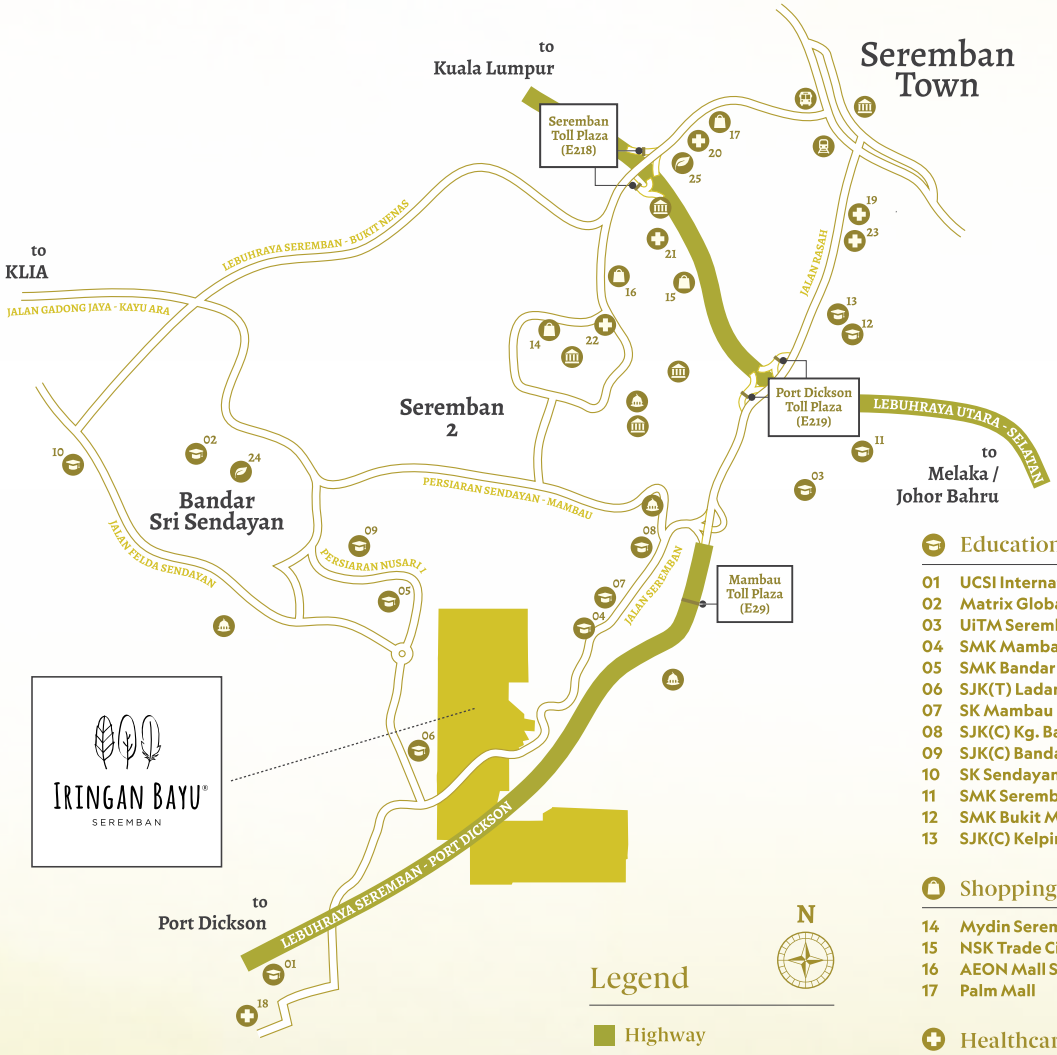
	Nos.		Nos.
Lighting Point	23	TV Point	1
Fan Point	7	FWS Point	1
13A Socket Point	14	Water Heater Point	2
Air Cond Point	1		

* 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.



Legend

- Highway
- Toll Plaza
- KTM Seremban
- Seremban Bus Terminal
- Mosque
- Government Agency

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.: 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 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.

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