IRUMIA

Double Storey Terrace Homes

Boundless Sanctuary

IRINGAN BAYU®

SEREMBAN

FREEHOLD



Revel In A Generational Haven.

Rediscover The Freedom To Flourish.



At Irumia, the aspirations of you and your loved ones are set free to soar. Breathe life into your envisioned lifestyle, embraced by idyllic surroundings and nature's grand design.



1,668-Acre Dedicated & Well-Planned Freehold Township

6 KEY ESSENTIALS FOR REJUVENATED LIVING


Actual scenery of the 22-Acre Wetland Park

Welcoming New Horizons

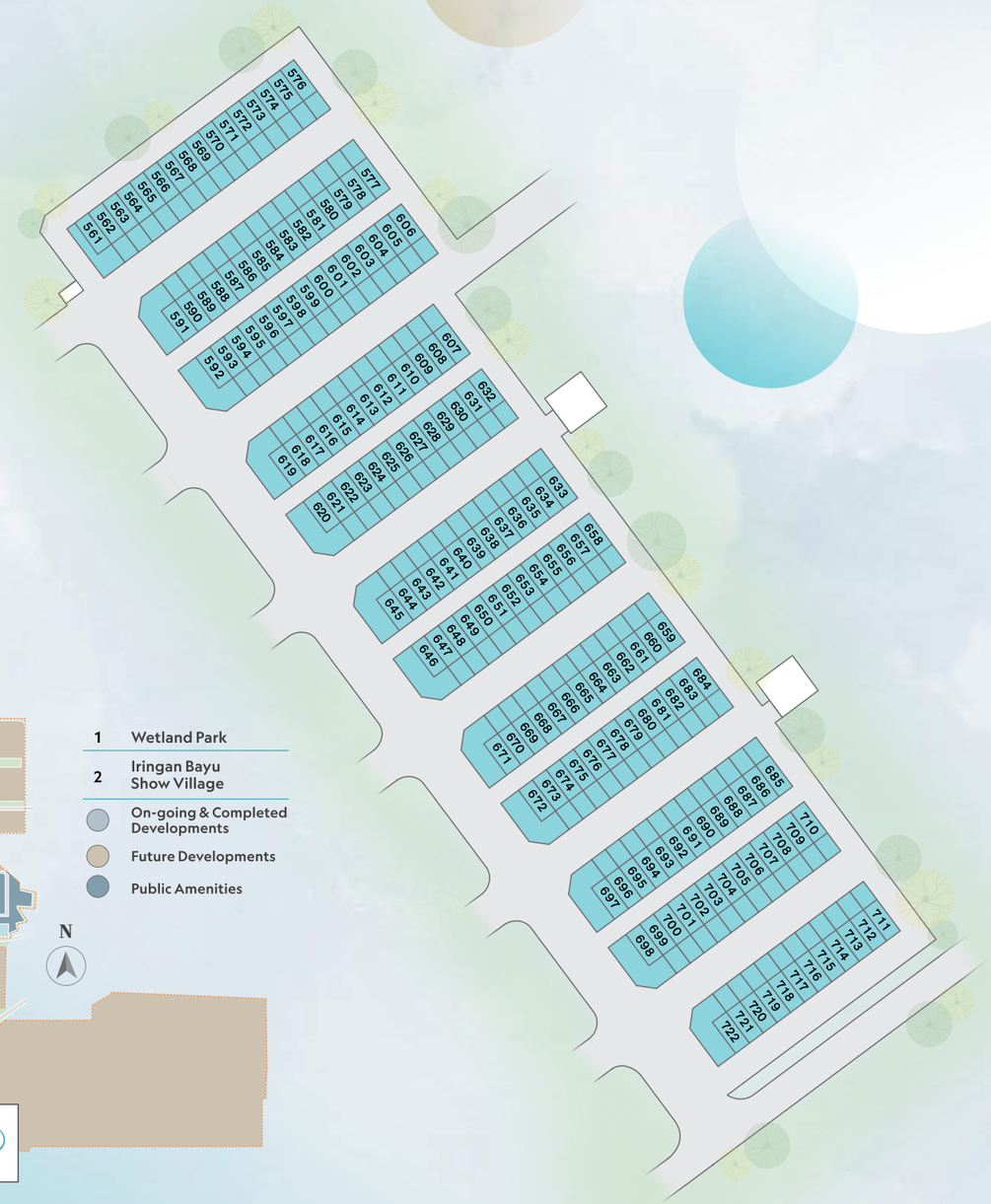
In Your Personal Natural Haven.


Artist's Impression



Vast Skies & Spaces To Dream Bigger & Beyond.

Experience spacious living in a neighborhood of abundant green havens, with ample personal space and double-story homes designed for exclusivity and enrichment.



1 Wetland Park
2 Iringan Bayu Show Village
On-going & Completed Developments
Future Developments
Public Amenities

TYPICAL FLOOR PLAN

4 Bedrooms | 3 Bathrooms

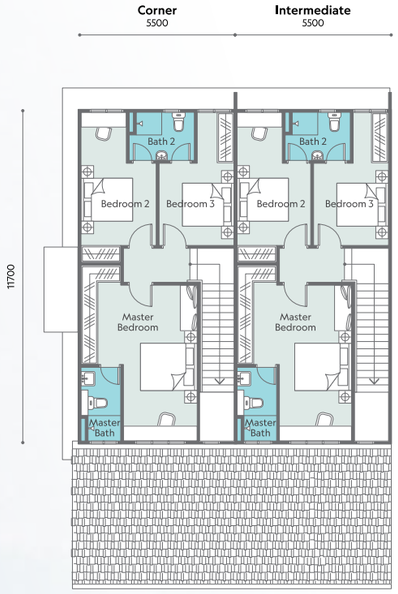
Built-up **1,657 sq.ft.***

Land Area **18' × 65'**

Double Storey Terrace Homes



Ground Floor



First Floor

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
	All Bathrooms, Kitchen	• 1500mm High Ceramic Tiles / Plaster & Paint
Door	Main Door, Kitchen, All Bedrooms, All Bathrooms	• Plywood Door
Ironmongery/ Lockset	Selected Quality Lockset	
Wall	Acotec Wall / Cement Sand Bricks / Concrete Wall / Lightweight Blocks	
Ceiling	Plaster Board Ceiling / Skim Coat	
Window	Natural Anodized Aluminum Frame Glass Window	
Floor Finishes	Car Porch	• Concrete Broom Finish
	Terrace (Corner)	• Concrete Broom Finish
	Yard	• Cement Render
	All Bedrooms, Living, Dining, Kitchen, All Bathrooms, Staircase	• Ceramic Tiles

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

Main Gate	M.S Gate	
Perimeter / Boundary Fencing	Front Fencing	• 1500mm High Brick Fence & M.S.Grill (ALL TYPES)
	Rear Fencing	• 1500mm High Chain Link (LOT 561 TO 710) • 1500mm High Brick Fence (LOT 711 TO 722)
	Side Fencing	• 1500mm High Security G.I. Mesh Fence (ALL CORNER LOTS) • 1500mm High Security G.I. Mesh Fence & Brick Fence (ALL END LOTS)

Sanitaryware & Fittings

	Master Bathroom	Bath 1	Bath 2	Kitchen	Refuse Bin Area	Yard
Water Closet	1	1	1	–	–	–
Wash Basin With Tap	1	1	1	–	–	–
Toilet Roll Holder	1	1	1	–	–	–
Shower Rose	1	1	1	–	–	–
Bib Tap	1	1	1	–	1	1
Kitchen Sink With Tap	–	–	–	1	–	–

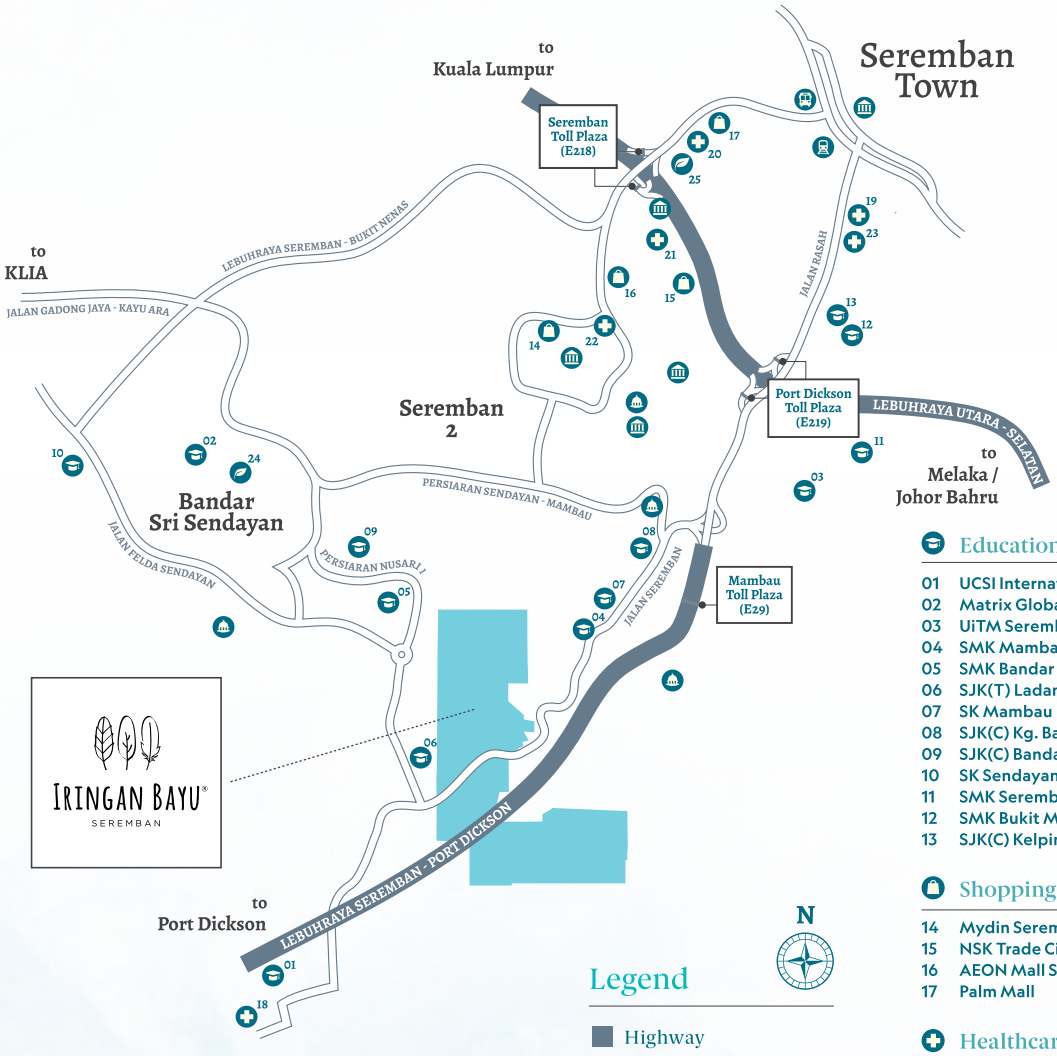
Electrical Point

	Nos.		Nos.
Lighting Point	21	TV Point	1
Ceiling Fan Point	6	FWS Point	1
13A Socket Point	12	Water Heater Point	2
Air Cond Point	1		

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

24 d'Tempat Country Club
25 Lembaga Muzium Negeri Sembilan

SCAN HERE
For E-Brochure

Aspect Synergy Sdn. Bhd. 200401015600
Iringan Bayu Show Village
Persiaran Iringan Bayu 3, Taman Iringan Bayu,
70300 Seremban, Negeri Sembilan, Malaysia.

06-630 4656
iringanbayu.com.my

waze
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 Lisence No.: 9902/01-2024/82(A) • Validity Period: 29/01/2022 - 28/01/2024 • Advertising and Sales Permit: 9902-16/10-2025/1182(N)-(L) • Validity Period: 27/10/2023 – 26/10/2025 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: BIL. (17) DLM MBS.S.KB1-09/2023 D • Expected Date of Completion: November 2025 • Restrictions of Interest: Nil • Type of Property: Double Storey Terrace House (Type A) • Land Area: 18' x 65' • Total Units: 138 Unit • Price: RM 469,800.00 (min.) – RM 645,800.00 (max.) • Type of Property: Double Storey Terrace House (Type A1) • Land Area: 18' x 65' • Total Units: 12 Unit • Price: RM 491,800.00 (min.) – RM 692,800.00 (max.) • Type of Property: Double Storey Terrace House (Type A1-a) • Land Area: 18' x 65' • Total Units: 1 Unit • Price: RM 530,800.00 (min.) – RM 530,800.00 (max.) • Type of Property: Double Storey Terrace House (Type A2) • Land Area: 18' x 65' • Total Units: 11 Unit • Price: RM 627,800.00 (min.) – RM 849,800.00 (max.) • 10% Bumiputera Discount • 5% Open Bumiputera Discount. • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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