LEDAYA

Single Storey Terrace Homes

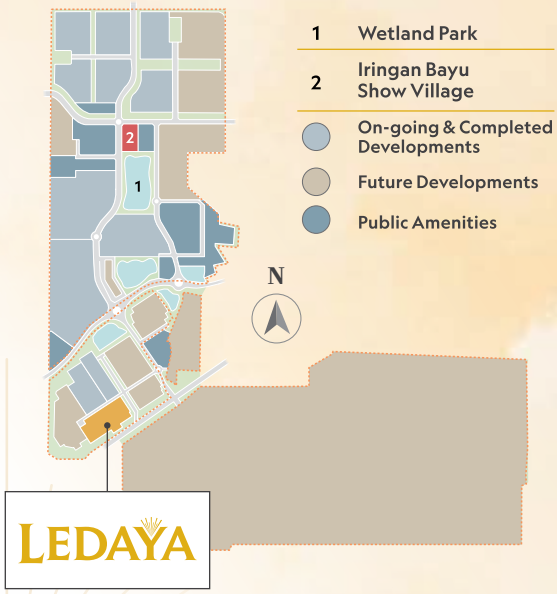
Joyous Radiance

IRINGAN BAYU®

SEREMBAN

FREEHOLD





1 Wetland Park

2 Iringan Bayu Show Village

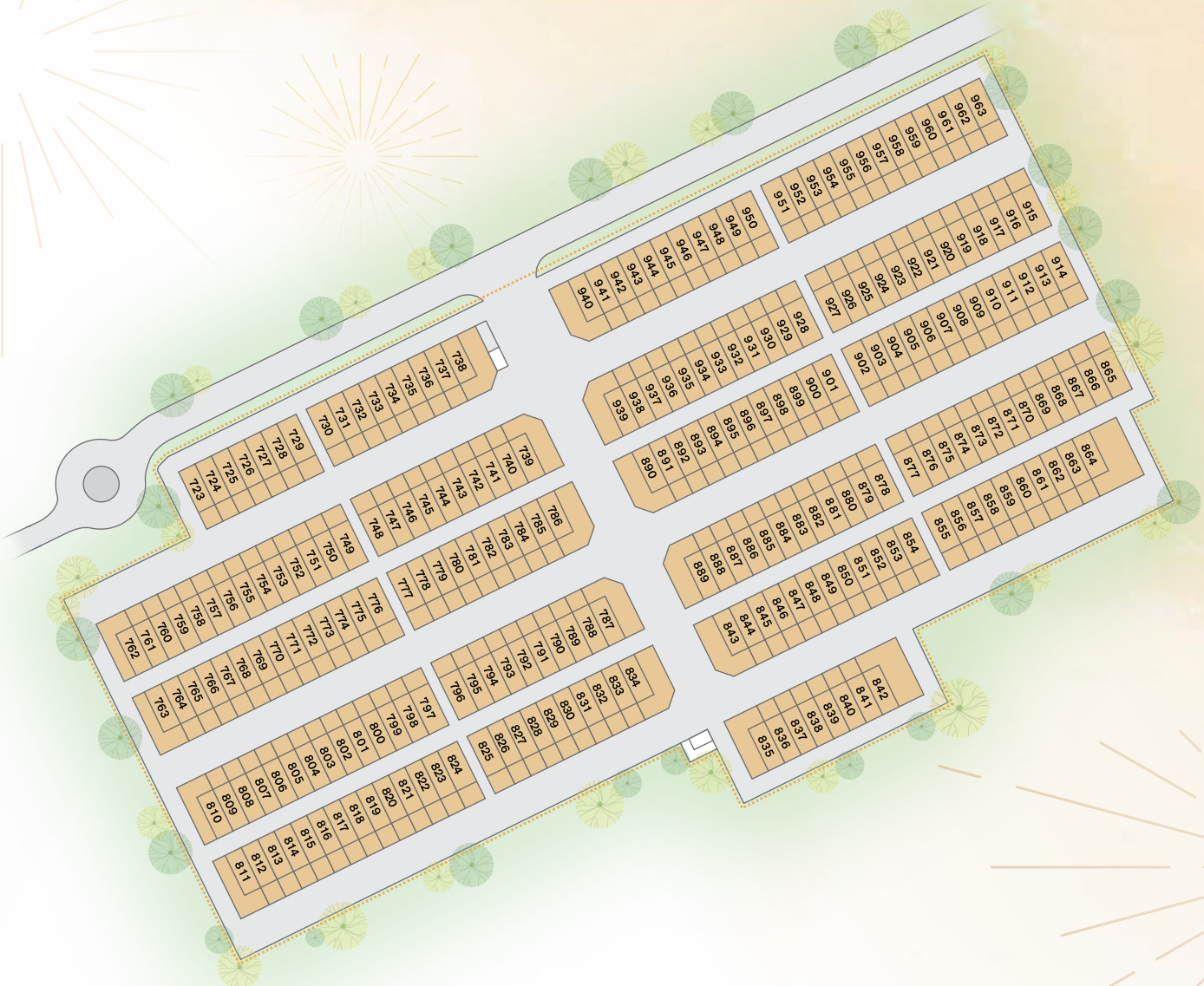
On-going & Completed Developments

Future Developments

Public Amenities

Radiant by Dawn, *Renewed by Dusk.*

Cherish the daily embrace of home, unfurled within your thoughtfully crafted living space. Here, familial connections flourish, children embark on outdoor adventures, and you discover more to life.



TYPICAL FLOOR PLAN

Single Storey Terrace Homes

3 Bedrooms

2 Bathrooms

Built-up
1,202 sq.ft.*

Land Area
20' × 70'



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 / Plaster & Paint
Door	Main Door, Kitchen, All Bedrooms	• Plywood Door
	All Bathrooms	• PVC Door
Ironmongery/ Lockset	Main Door	• Lever Handle
	Kitchen, All Bedrooms	• Cylindrical Lock
	All Bathrooms	• Latch
Wall	Acotec Panel / Cement Sand Brick / Concrete Wall / Lightweight Blocks	
Ceiling	Plaster Board Ceiling / Skim Coat	
Window	Natural Anodized Aluminum Frame Glass Window	
Floor Finishes	Car Porch	• Concrete Broom Finish
	Yard	• Cement Render
	All Bedrooms, Living, Dining, Kitchen	• Ceramic Tiles
	Bath 1, Master Bath	• Ceramic Tiles

Main Gate	M.S Gate	
Perimeter / Boundary Fencing	Front & Rear Fencing	• 1500mm High Chain Link (LOT 739 TO 939)
	Front & Rear Fencing	• 1500mm High Chain Link (Front) • 1500mm High Brick Fence (Rear) (LOT 723 TO 738 & LOT 940 TO 963)

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	-	-

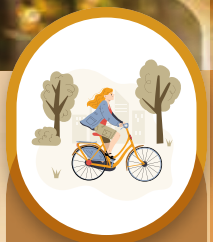
Electrical Point

	Nos.		Nos.
Lighting Point	14	TV Point	1
Ceiling Fan Point	5	FWS Point	1
13A Socket Point	10	Water Heater Point	1
Air Cond Point	1		

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



Bask In The Warmth of
Sprawling Golden Fields


Car-Free Lifestyle


Perfect Combinations


Quality Benchmark

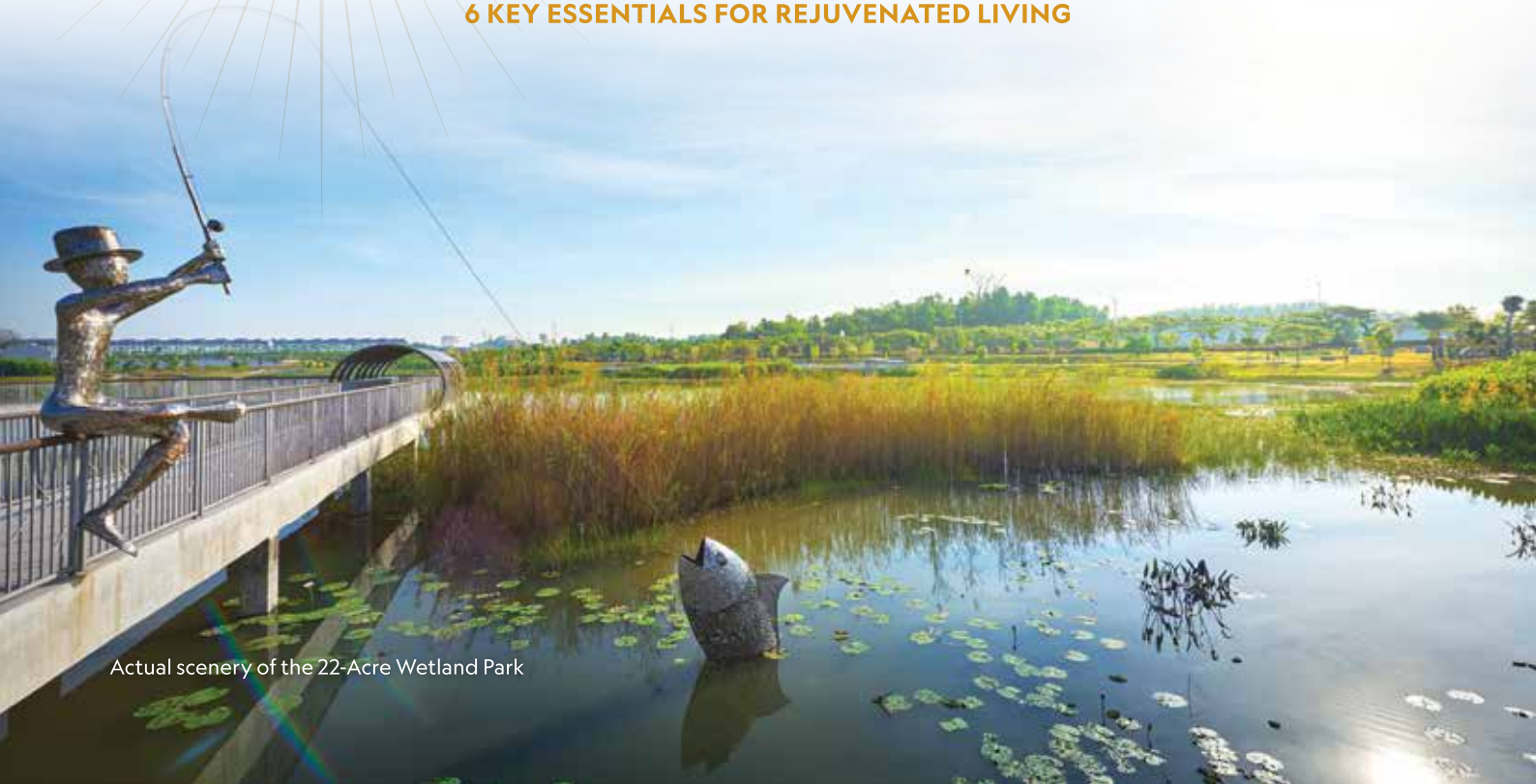

Generational Homes


Safety Assurance


Lush Environment

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

6 KEY ESSENTIALS FOR REJUVENATED LIVING


Actual scenery of the 22-Acre Wetland Park



Artist's Impression

Welcoming New Horizons

In Your Personal Natural Sanctuary

Discover your personal haven, radiating a warm and welcoming habitat of blissful optimism. This intimate community sets the stage for cherished family memories, adorned with nurturing ambience, cosy aesthetics and nature's gentle touches.

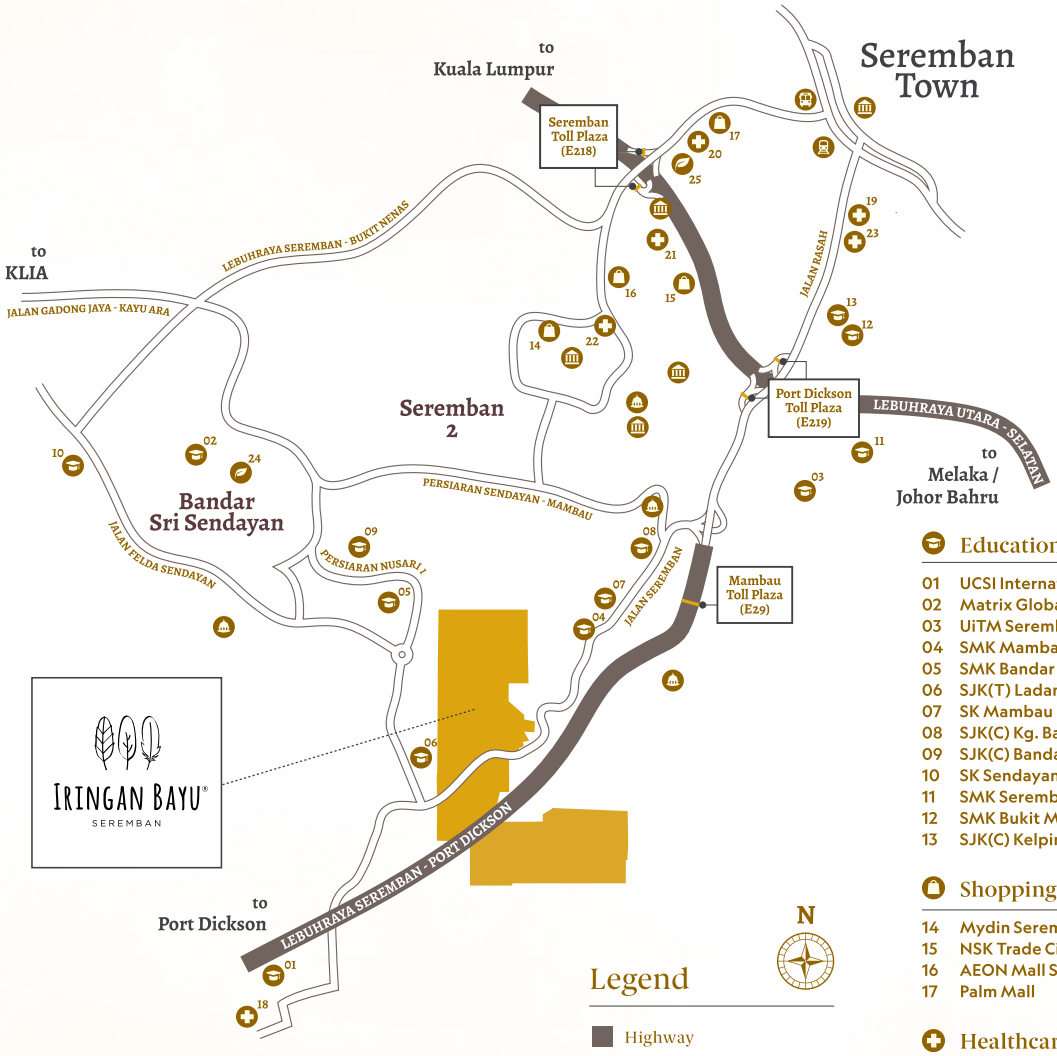


Artist's Impression

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: 9902-15/10-2025/1128(N)-(L) • Validity Period: 12/10/2023-11/10/2025 • Land Tenure: Freehold • Land Encumbrances: Public Bank Berhad • Approving Authority: Majlis Bandaraya Seremban • Building Plan Reference No.: MBS.S.KB1-08/2023 D • Expected Date of Completion: November 2025 • Restrictions of Interest: Nil • Type of Property: Single Storey Terrace House (Type A) • Land Area: 20' × 70' • Total Units: 199 Unit • Price: RM 400,000.00 (min.) - RM 400,000.00 (max.) • Type of Property: Single Storey Terrace House (Type B) • Land area: 20' x 70' • Total Units: 9 Unit • Price: RM 428,800.00 (min.) - RM 428,800.00 (max.) • Type of Property: Single Storey Terrace House (Type B1) • Land Area: 20' x 70' • Total Units: 16 Unit • Price: RM 428,800.00 (min.) - RM 428,800.00 (max.) • Type of Property: Single Storey Terrace House (Type C) • Land Area: 20' x 70' • Total Units: 11 Unit • Price: RM 527,800.00 (min.) - RM 562,800.00 (max.) • Type of Property: Single Storey Terrace House (Type C1) • Land Area: 20' x 70' • Total Units: 6 Unit • Price: RM 510,800.00 (min.) - RM 533,800.00 (max.) • THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT.

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