



**IRINGAN BAYU<sup>®</sup>**  
SEREMBAN

Freehold

Chime for New Life  
at

*Erama*

Single & Double Storey Semi-D

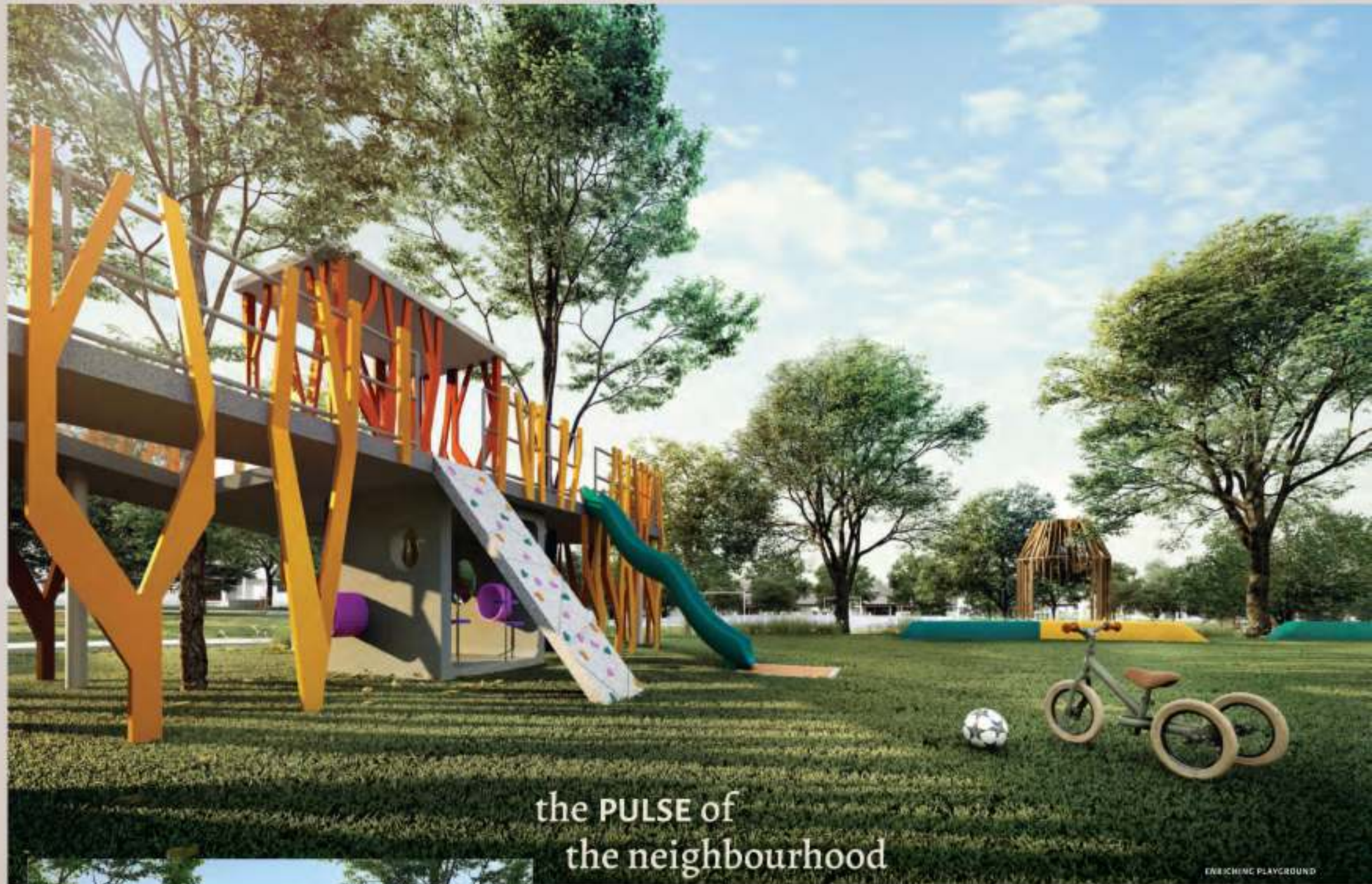
# CHORDS of Harmony chime upon your arrival



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 promised benefits published in provided by default upon Vendor Possession for 12 months and shall be subject to a handbook by the Resident's Association subsequently.



## the PULSE of the neighbourhood



### 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**

# 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

- Single-storey semi-D
- Double-storey Semi-D

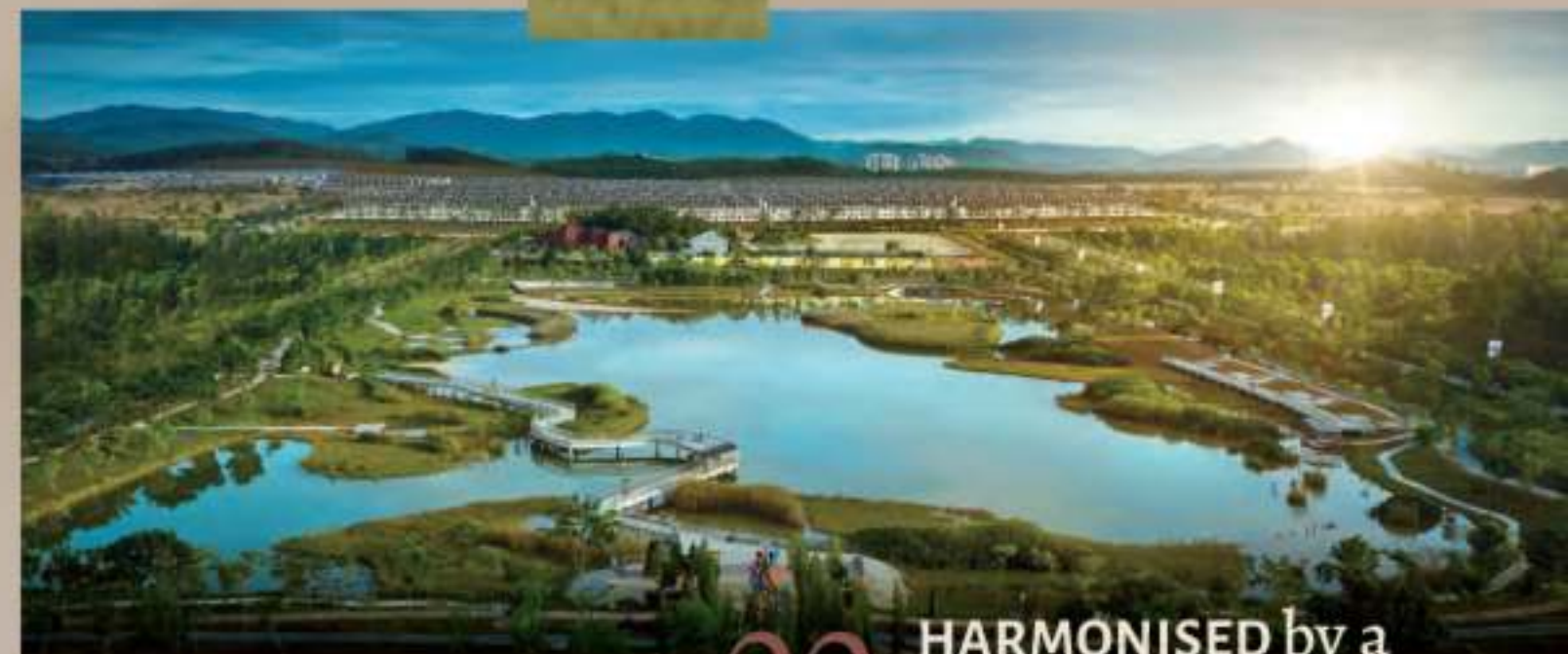


Legend

- iringan bayu show village
- public amenities
- current & completed development
- future development



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



## 22-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.

# *Erama*



Freehold  
Guarded Neighbourhood  
Exclusive Linear Park

# 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 /  
Plain 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		

# 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**

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 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 : 142 • Price: RM 665,820.00 (min.) - RM 1,090,560.00 (max.) • 10% Bumiputra Discount • 5% Open Bumiputra Discount. \*THIS ADVERTISEMENT HAS BEEN APPROVED BY NATIONAL HOUSING DEPARTMENT