

Bayu68

@ OSK IRINGAN BAYU

The First Commercial Hub In Iringan Bayu

1 & 2 - Storey Shops

The First Commercial Hub In Iringan Bayu

Bayu68 marks a landmark investment opportunity as the first commercial development within OSK Iringan Bayu, Seremban, a fast-growing township set to surpass 10,000 residents. This rare freehold development features 1 and 2-storey shops with prime main road frontage, strong catchment potential and future-ready infrastructure. With demand on the rise and visibility assured, Bayu68 is well positioned to deliver long-term value within a thriving master-planned community.

Over
10,000
Population
Catchment



*Artist's Impression Only

Spaces For Growing Enterprises

Immediate catchment population exceeding 10,000 and counting

Invest in the future and make a statement with this rare commercial gem, offering lot sizes up to 43' x 75' and expansive layouts ranging from 1,650 to 6,203 sq. ft. Designed to provide businesses with ample space to grow, Bayu68 lets you capitalise on the thriving demographics of Iringan Bayu – featuring over 5,000 planned residential units in development and an immediate catchment population exceeding 10,000 and counting.



Limited To 68 Units Only



Practical Lot Sizes 22' x 75' - 43' x 75'



Main Road Frontage* At Jalan Iringan Bayu



Lake View Units* With Forest Park Access



All Units With Alfresco (5ft to 10ft)



Freehold Individual Title



Flexible Layout With Hackable Intermediate Wall



More Than 10,000 Ready Catchment



Sizeable Signage Space Approx. 4'(H) x 22'(W)*



Ample Parking With EV Charging Bays

*Selected Units



*Artist's Impression Only



*Artist's Impression Only



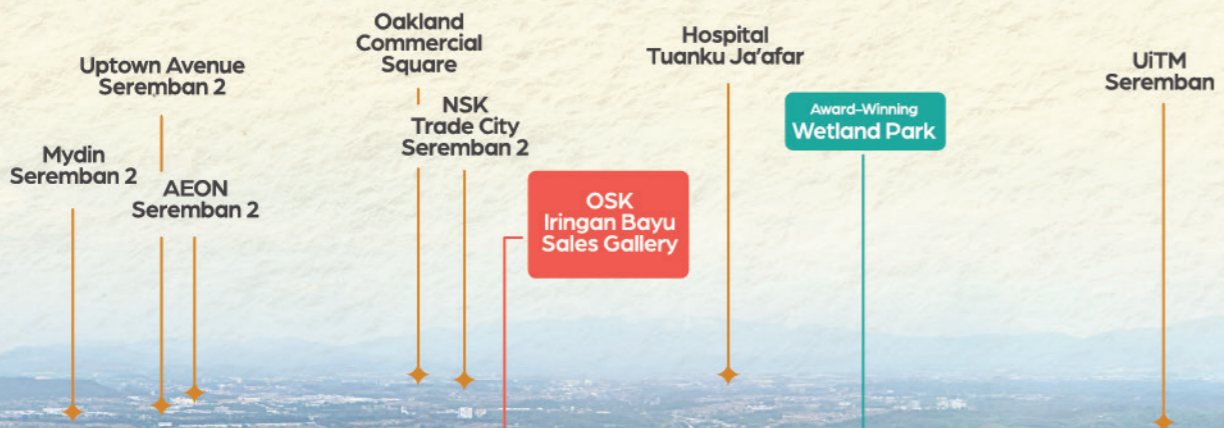
*Artist's Impression Only



*Artist's Impression Only

At the Heart of a Growing Community

- ◆ To date, over 3,500 homes have been delivered across 15 parcels.
- ◆ Supporting a thriving community of over 10,000 residents, with many more to come.



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Legend: Double-Storey Shop: ■ Type A1-A5 ■ Type B ■ Type C | Single-Storey Shop: ■ Type D ■ Type E





Position Your Business At The Heart Of A Thriving 1,717-Acre Township



Business-Friendly Layout

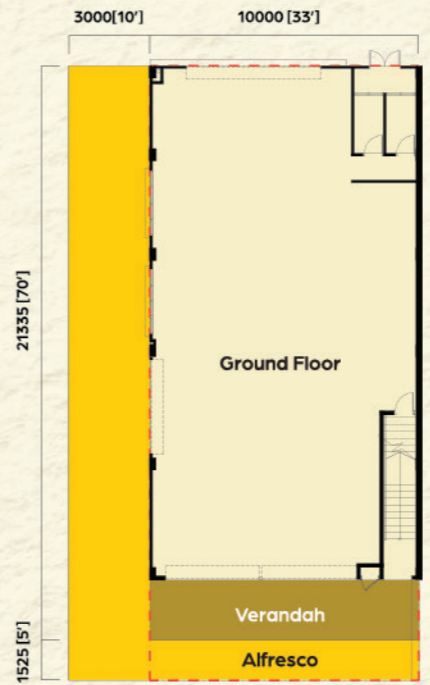
Featuring 5 to 10ft of Alfresco Space and up to 7ft of Verandah Space

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.

Type A1

Double Storey Corner

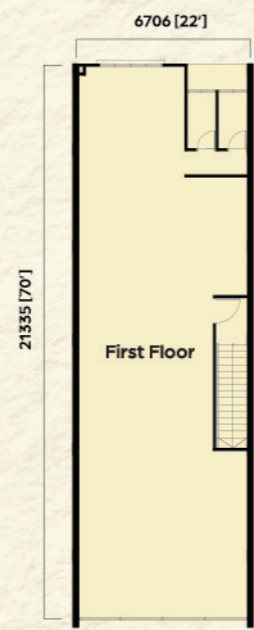
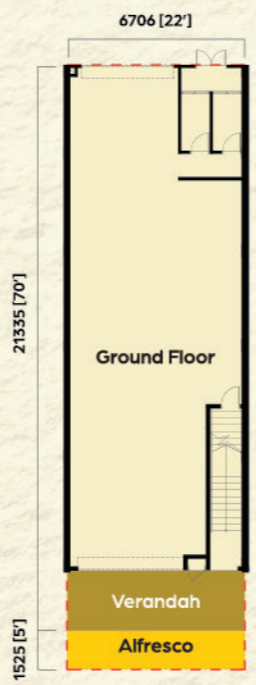
Lot Size: 43' x 75'	Main Parcel: 4,351 sq.ft.
Total Built Up: 5,495 sq.ft	Verandah: 242 sq.ft.
	Alfresco: 902 sq.ft



Double Storey Intermediate

Type B

Lot Size: 22' x 75'	Main Parcel: 2,918 sq.ft.
Total Built Up: 3,190 sq.ft	Verandah: 162 sq.ft.
	Alfresco: 110 sq.ft



Single Storey Intermediate

Type D

Lot Size: 22' x 75'	Main Parcel: 1,378 sq.ft.
Total Built Up: 1,650 sq.ft	Verandah: 162 sq.ft.
	Alfresco: 110 sq.ft



Anchored In A Fast-Growing Neighbourhood



Education

University / International School

• UCSI International School	7.9KM
• Matrix Global School	8.4KM
• UITM Seremban	9.6KM

Secondary School

• SMK Mambau	3.1KM
• SMK Bandar Sri Sendayan	5.5KM
• SMK Bukit Mewah	9.0KM
• SMK Seremban	9.5KM

Primary School

• SJK(T) Ladang Shanghai	0.1KM
• SK Mambau	3.3KM
• SJK (C) Kg Baru Mambau	4.8KM
• SJK (C) Bandar Sri Sendayan	7.1KM
• SJK (C) Kelpin	9.4KM
• SK Sendayan	9.6KM

Healthcare

• UCSI Hospital	9.9KM
• Mawar Medical Centre	9.9KM
• Sehat Healthcare Centre	10.2KM
• Hospital Tuanku Ja'afar	10.5KM
• KPJ Hospital	11.9KM
• Columbia Asia Hospital	12.2KM

Shopping Mall

• Mydin Seremban 2	10.2KM
• NSK Trade City Seremban 2	10.5KM
• Aeon Seremban 2	11.6KM
• Palm Mall	13.4KM

Leisure

• Lembaga Muzium N.Sembilan	7.9 KM
• D' Tempat Country Club	12.0KM
• Port Dickson Waterfront	21.0KM

Convenient Transit

• KTM Seremban	11.4KM
• Seremban Bus Terminal	12.7KM

Access

• Seremban-Port Dickson Highway	
Plaza Toll Mambau Exit 29	6.2KM
• North South Highway	
Plaza Toll Port Dickson Exit 219	9.4KM
• North South Highway	
Plaza Toll Seremban Exit 218	13.2KM
• LEKAS Highway	25.5KM

ASPECT SYNERGY SDN BHD (200401015600)
OSK Iringan Bayu Sales Gallery @ Seremban
Persiaran Iringan Bayu 3, Taman Iringan Bayu,
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Making **Ordinary**
Extra **Ordinary**

OSK
PROPERTY

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