



AVRA
TERRACES

IJM Bayouri

Refined Living Awaits at Ayra Terraces

Welcome to a vision of elegance at IJM Bayouri Phase 2, where Ayra Terraces stands as a testament to minimalist luxury. Nestled within the serene embrace of Jawi, each double-storey terrace house is crafted to embody the pinnacle of sophisticated living. Ayra Terraces is not just a residence; it is a canvas of architectural finesse, waiting for you to paint your life's best moments.



Landscape



Guarded
Community



Individual
Bathroom



Spacious
Built-Up Area

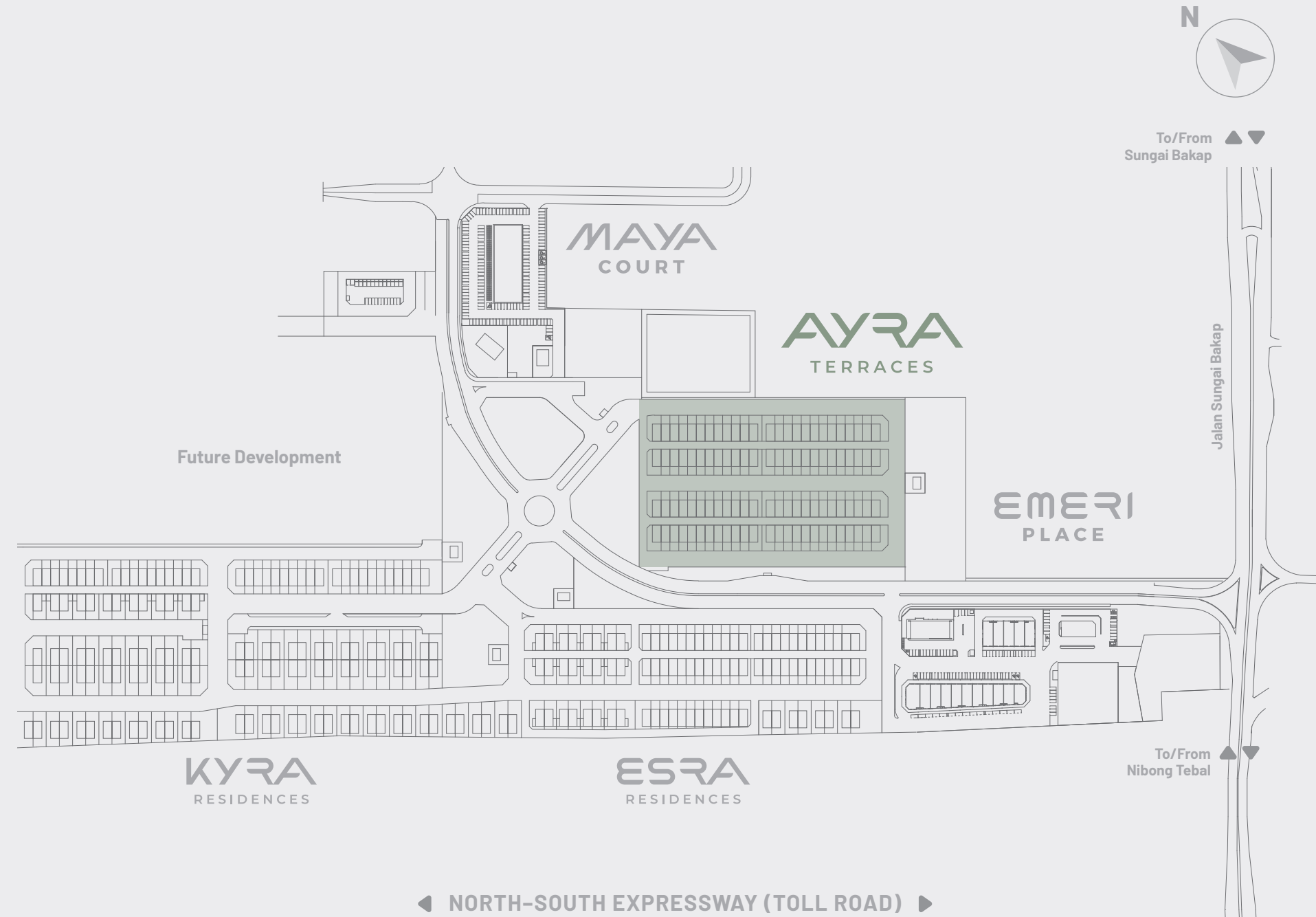


Architectural Elegance, Home to Serenity

Ayra Terraces redefines the terrace house by blending spacious and modern design with the tranquility of nature. Expansive 22' x 45' built-up areas ensure your comfort, while solar panels and Green RE certification echo your commitment to sustainability.



IJMBayOuri





Double Storey Terrace House

Four commodious bedrooms, each with its own bathroom, offer private sanctuaries of rest, reflecting a design ethos where every detail is curated for your ultimate well-being.

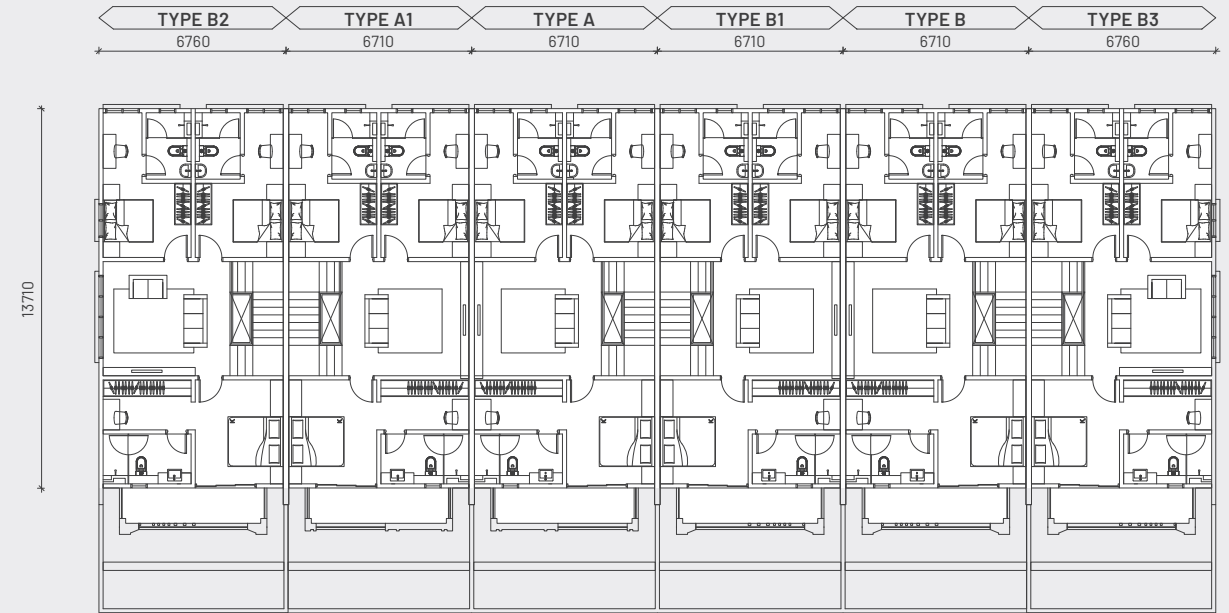
AYRA
TERRACES

100 Units

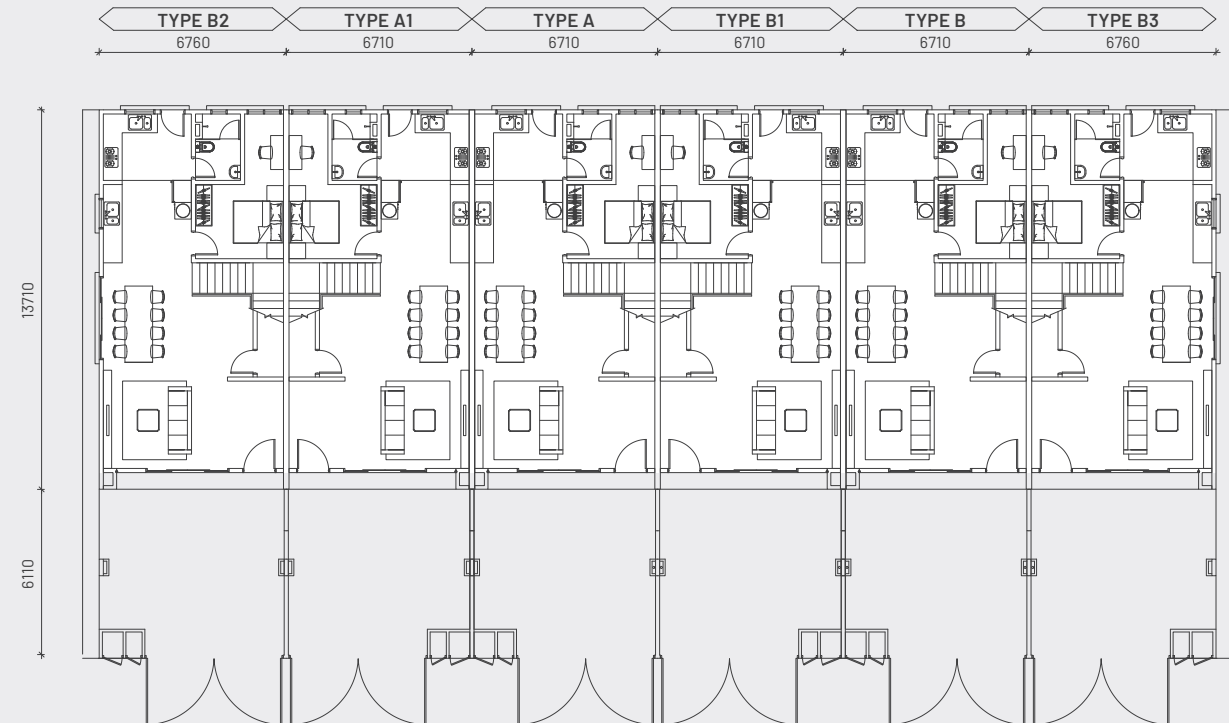




Floor Plan



First Floor



Ground Floor

Land area
From 22' x 65'
From 1,432 sq. ft.

Built-up area
22' x 45'
1,913 sq. ft.



Specification



Foundation

To be determined by Engineer.



Structure

Reinforced concrete framework.



Walls

Masonry party wall.
Cement sand brick wall to internal wall.



Roof

Quality Roof Tiles.



Ceiling

Plasterboard Ceiling: Family Area, Master bedroom, Bedroom 2 & Bedroom 3, Bathroom 1, 2 & 3.



Window

Aluminium framed with glass.



Doors

Solid core plywood flush door to main entrance.
Aluminium frame sliding door to living room, dining room & master bedroom (End Unit).
Aluminium frame sliding door to living room & master bedroom (Typical Unit).
Metal Door for back entrance.
HDF (High Density Fiberboard) door to all bedrooms.
Plywood flush door to all bathrooms.



Locks

Approved locksets.



Painting

Weather resistance paint to external walls.
Emulsion paint to internal walls.



Flooring

Porcelain tiles to living, dining, kitchen, bedrooms, bathrooms, staircase, family area & car porch.
Ceramic tiles to balcony.
Cement rendered - others.



Wall tiles

Ceiling height wall tiles to bathrooms.
5' height wall tiles to kitchen sink wall.

Sanitary and plumbing installation



Master Bathroom

Shower - 1 no
Wash Basin - 1 no
Water Closet - 1 no
Toilet roll holder - 1 no
Tap - 1 no



Bathroom 2 & 3

Shower - 1 no
Wash Basin - 1 no
Water Closet - 1 no
Toilet roll holder - 1 no
Tap - 1 no



Kitchen

Tap - 1 no
Aluminium kitchen sink (single bowl single drainer) - 1 no

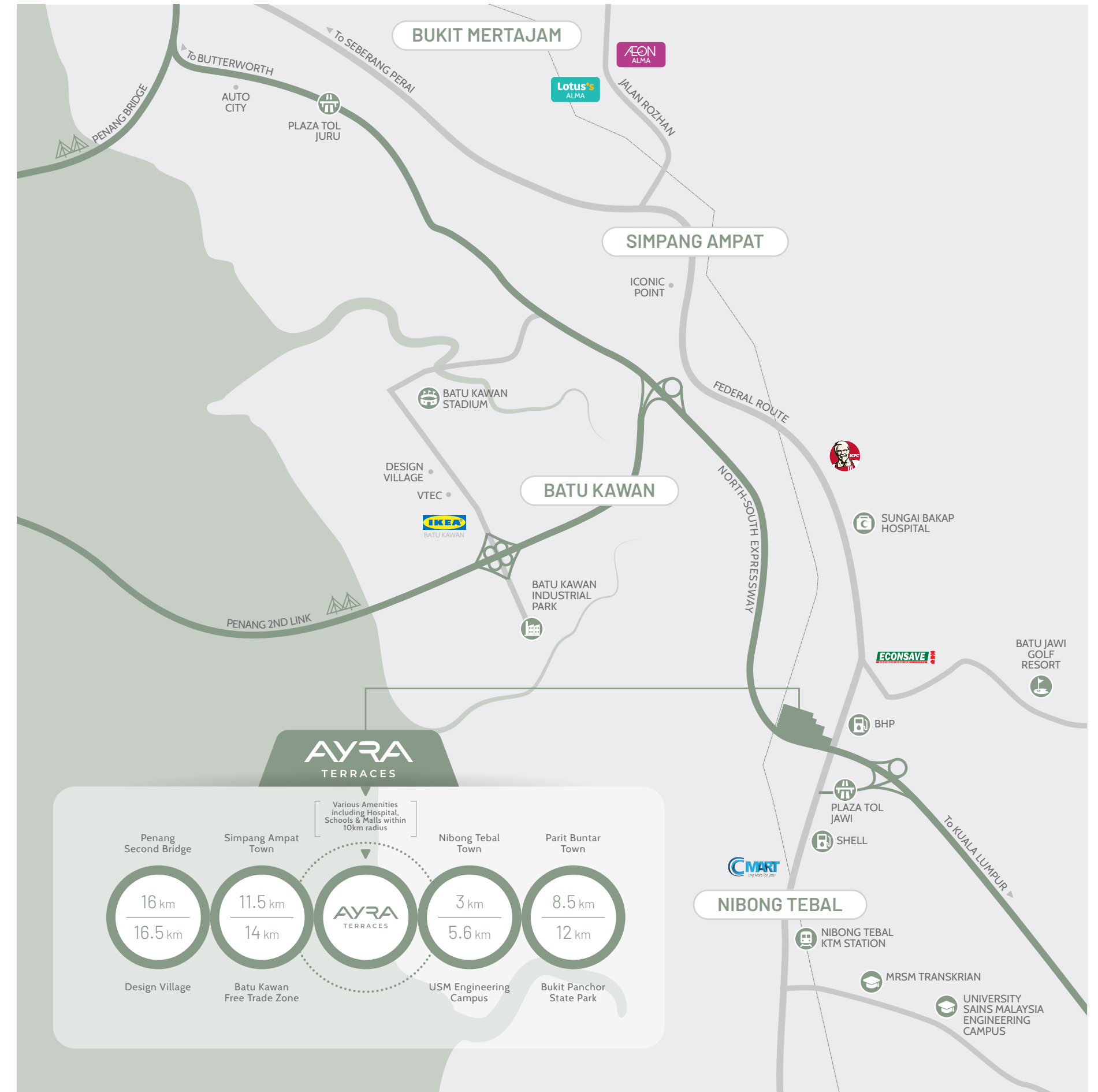


Car porch

Tap - 1 no

Electrical Installation

	End Unit	Typical Unit
Lighting Point	24 nos	23 nos
13A Power Point	24 nos	24 nos
Air-cond Point	5 nos	5 nos
Water Heater Point	4 nos	4 nos
Fan point	6 nos	6 nos
SMATV point	2 nos	2 nos
Fiber broadband ready		



Distinctively
IJM





CHEN YU LAND SDN. BHD. 197401003098 (20172-X)

IJM BAYOURI GALLERY

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IJM LAND

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Ayra Terraces - Developer's Licence No.: 30653/12-2028/0328 (A) • Validity Date: 27/12/2023 - 26/12/2028 • Advertising and Sales Permit No.: 30653-1/04-2026/0341(N)-(L) • Validity Date: 25/04/2024 - 24/04/2026 • Tenure of Land: Freehold, Free from Encumbrances • Building Plan Reference No.: MBSP/40/20-71/48 • Authority Approving Building Plan: Majlis Bandaraya Seberang Perai • Property Type: Double Storey Terrace House • Total Units: 100 units. (Min Price: RM918,000 • Max Price: RM1,287,000) • Expected Date of Completion: August 2026 • 5% Discount for Bumiputera

THIS ADVERTISEMENT HAS BEEN APPROVED BY THE NATIONAL HOUSING DEPARTMENT