

PROPERTIES for AUCTION



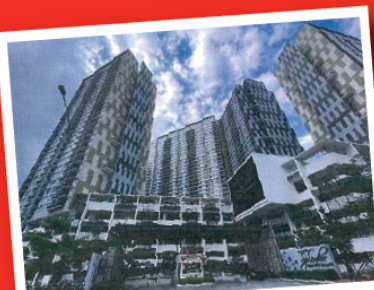
ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION
ON MONDAY THE 5TH DAY OF MAY 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



SARI ALAMANDA, RAWANG
1,302 sq ft - RM405,000



RESIDENSI SEMARAK, KUALA LUMPUR
100 sq m - RM421,200



KOTA EMERALD, RAWANG
293 sq m - RM769,500

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 

AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 540,000	KUALA LUMPUR	
Type	: Condominium Approx 1,009 sq ft		
Address	: Unit No. 2-10-07, Tower 2, Residensi Bintang, No. 1, Jalan Jalil Impian, Bukit Jalil, 57000 Kuala Lumpur		
Assignor(s)	: Cha Bing Wei		
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)		
			(LA25/177.1)

LA 2	RESERVE PRICE RM 530,000	KUALA LUMPUR	
Type	: Intermediate 2-bedroom condominium Approx 840 sq ft		
Address	: No. B-15-11, Residensi Emerald Damai (Emerald Hills), Jalan 6/154D, Taman Desa Cheras, 56000 Kuala Lumpur		
Assignor(s)	: Chong Min Ching		
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)		
			(LA25/179.1)

LA 3	RESERVE PRICE RM 283,500	KUALA LUMPUR	
Type	: Apartment Approx 1,061 sq ft		
Address	: Unit No. B-23-1, 23rd Floor, Block B, Pangsapuri Melur, No. 72A, Jalan 2/48A, Sentul Perdana, Bandar Baru Sentul, 51000 Kuala Lumpur.		
Assignor(s)	: Khairul Amir Bin Mohd Yusoff & Normy Kaswaney Binti Muhamad Rozibi		
Borrower(s)	: Normy Kaswaney Binti Muhamad Rozibi		
Solicitors	: M/S Zahrin Emrad & Sujaiah (03-2070 4986)		
BUMI			(Y/164/21.3)

LA 4	RESERVE PRICE RM 124,100	KUALA LUMPUR	
Type	: Office Approx 1,085 sq ft		
Address	: Unit No. A-1503, Menara Pandan A, MPAJ Square, Persiaran MPAJ, Jalan Pandan Utama, Pandan Indah, 55100 Kuala Lumpur		
Assignor(s)	: Worldcrest Corporation Sdn Bhd (Company No.: 290351-A)		
Solicitors	: M/S Zahrin Emrad & Sujaiah (03-2070 4986)		
			(LA24/601.6)

LA 5	RESERVE PRICE RM 570,000	PETALING JAYA	
Type	: Serviced apartment Approx 750 sq ft		
Address	: Unit No. C-12-16, H20@Ara Damansara, No. 1, Jalan PJU 1A/3, Ara Damansara, 47301 Petaling Jaya, Selangor		
Assignor(s)	: Chang Youu Yeep		
Solicitors	: M/S Zailan & Co (03-2164 9909)		
			(LA25/176.1)

LA 6	RESERVE PRICE RM 233,300	BATU CAVES	
Type	: Apartment Approx 915 sq ft		
Address	: Unit No. R-05-15, Pangsapuri Radius, Jalan SH 1/2, Selayang Heights, 68100 Batu Caves, Selangor		
Assignor(s)	: Chong Chun Seng		
Solicitors	: M/S Simon Hue & Associates (03-7960 7761)		
			(LA25/044.4)

LA 7 **RESERVE PRICE RM 43,200** **SHAH ALAM**

Type : Low cost flat
Approx 683.80 sq ft
Address : Unit No. 08-06, Blok 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor
Assignor(s) : Nazatul Shabibah Bt Abu Bakar & Azaharuddin Bin Aminuddin
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/270.9)

LA 8 **RESERVE PRICE RM 364,500** **TELOK PANGLIMA GARANG**

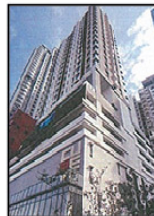
Type : Serviced apartment
Approx 657 sq ft
Address : No. A-11-05, Pangsapuri Amber, Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor
Assignor(s) : Liew Chi Siong
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/074.3)

LA 9 **RESERVE PRICE RM 202,500** **SERI KEMBANGAN**

Type : Studio unit of soho
Approx 449 sq ft
Address : No. H-12-07, SOHO Kiub, Jalan OS, One South, Seksyen 6, Serdang Perdana, 43300 Seri Kembangan, Selangor
Assignor(s) : Chor Tek Wei
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/075.3)

LA 10 **RESERVE PRICE RM 182,300** **SERI KEMBANGAN**

Type : Service apartment
Approx 450 sq ft
Address : Wing A, A-13-03A, Galleria No. 1, Jalan Putra Permai 2, Taman Equine, 43300 Seri Kembangan, Selangor
Assignor(s) : Koh Choon How
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(LA25/048.4)

LA 11 **RESERVE PRICE RM 405,000** **RAWANG**

Type : Intermediate double (2) storey terraced house
Approx 1,302 sq ft
Address : No. 18, Jalan Sari Alamanda 10/6, Sari Alamanda, 48000 Rawang, Selangor
Assignor(s) : Komathi A/P Mahalingam & Mathavan A/L Selvaraju
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA25/077.3)

LA 12 **RESERVE PRICE RM 585,000** **KUALA LUMPUR**

Type : Service apartment
Approx 1,119 sq ft
Address : Unit No. R-12-1, Residensi Shamelin Star, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur
Assignor(s) : Sukimi Bin Saat
Solicitors : YH Teh & Quek (03-2698 8181)
(ISLAMIC)



(LA25/155.2)

LA 13 **RESERVE PRICE RM 570,000** **KUALA LUMPUR**

Type : Renovated duplex condominium
Approx 1,279 sq ft
Address : Unit No. G-LG-05, Blok G, Casa Desa Condominium, No. 1, Jalan Desa Utama, Taman Desa, 58100 Kuala Lumpur
Assignor(s) : Tong Wai Leung & Tong Suk Ye
Solicitors : M/S Amin-Tan & Co (03-2247 1268)
(ISLAMIC)



(LA24/247.1)

LA 14 **RESERVE PRICE RM 421,200** **KUALA LUMPUR**

Type : Intermediate 3-bedroom apartment
Approx 100 sq m
Address : No. C-26-03A, Block C, Platinum Splendor Residensi Semarak, No. 4, Jalan Lestari, Kampung Padang Tembak, 54000 Kuala Lumpur
Assignor(s) : Nursy Syuhada Binti Alimuddin
Solicitors : M/S C H Yeap Maluda Cheh (03-4041 0405)
(ISLAMIC)



(LA25/089.3)

LA 15 **RESERVE PRICE RM 388,800** **KUALA LUMPUR**

Type : Serviced apartment
Approx 918 sq ft
Address : Unit No. C-16-11, KL Traders Square, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur
Assignor(s) : Nik Shazrul Ezwan Bin Che Mohd Ariff
Solicitors : M/S Amin-Tan & Co (03-2247 1268)
(ISLAMIC)



(LA24/431.3)

LA 16 **RESERVE PRICE RM 388,800** **KUALA LUMPUR**

Type : Service apartment
Approx 1,045 sq ft
Address : Unit No. A1-32-03, Block A1, RC Residences (also known as Residensi Bandar Razak), No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur
Assignor(s) : Abdil Zatusay Sayaman Binti Abdul Hamid
Solicitors : M/S Zahrin Emrad & Sujaihah (03-2070 4986)
BUMI (ISLAMIC)



(LA25/144.3)

LA 17 **RESERVE PRICE RM 200,000** **KUALA LUMPUR**

Type : Intermediate 3-bedroom apartment
Approx 721 sq ft
Address : No. E-7-15, Block E, Pangsapuri Taman Aman Putra, Jalan Aman Putra, Taman Aman Putra, Jinjang Utara, 52000 Kuala Lumpur
Assignor(s) : Eh Pon A/L Perom
Solicitors : M/S C H Yeap Maluda Cheh (03-4041 0405)
(ISLAMIC)



(LA25/178.1)

LA 18 **RESERVE PRICE RM 220,000** **AMPANG**

Type : Serviced apartment
Approx 736 sq ft
Address : Unit No. D-14-14, Blok D, Pangsapuri Servis Spring Villa, Jalan UP 1/1B, Taman Ukay Perdana, 68000 Ampang, Selangor
Assignor(s) : Shahrul Hairi Bin Mohd Sani & Salina Binti Saleh
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA25/175.1)

LA 19 **RESERVE PRICE RM 364,500** **KLANG**

Type : Serviced apartment
Approx 79 sq m
Address : No. B-25-03, Uptown Residence, Jalan Tampin 1/KU1, Off Jalan Goh Hock Huat, 41400 Klang, Selangor
Assignor(s) : Nur Qairulnisa Binti Othman & Muhammad Muaz Bin Ahmad
Solicitors : M/S YH Teh & Quek (03-2698 8181)
(ISLAMIC)



(LA25/134.3)

LA 20 **RESERVE PRICE RM 350,000** **KAJANG**

Type : Intermediate 2+1 bedroom serviced apartment, Approx 84 sq m
Address : No. B-14-12, Blok B, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor
Assignor(s) : Muhammad Asyraf Bin Mohd Zainurin & Nurshuhadah Binti Shuhery
Customer(s) : Muhammad Asyraf Bin Mohd Zainurin & Nurhayati Binti Ahmad Zamri
Solicitors : M/S YH Teh & Quek (03-2698 8181)
(ISLAMIC)



(LA25/174.1)

LA 21 **RESERVE PRICE RM 210,600** **KAJANG**

Type : Service apartment
Approx 689 sq ft
Address : Unit No. B-16-08, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor
Assignor(s) : Hawa Nadiyah Binti Mohamed Azmi & Mohd Suhaidi Bin Jawahir
Customer(s) : Hawa Nadiyah Binti Mohamed Azmi
Solicitors : M/S YH Teh & Quek (03-2698 8181)
(ISLAMIC)



(LA25/129.3)

LA 22	RESERVE PRICE RM 769,500	RAWANG
Type	: Double (2) storey corner terraced house	
Address	: No. 45, Jalan KE 11/2, Kota Emerald, 48000 Rawang, Selangor	
Assignor(s)	: Ang Wei Ti	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
(ISLAMIC)		
		
(LA25/083.3)		

LA 23	RESERVE PRICE RM 388,800	SEPANG
Type	: Intermediate double storey terraced house	
Address	: Approx 1,195 sq ft No. 63, Jalan M Senyumia 1/3, Taman M Senyumia, 43900 Sepang, Selangor	
Assignor(s)	: Lidyawati Binti Ahmad	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
(ISLAMIC)		
		
(LA25/078.3)		

**FOR FURTHER ENQUIRY OR ASSISTANCE,
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BEFORE AUCTION DATE



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- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
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