

PROPERTIES for AUCTION


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

PUBLIC AUCTION
ON WEDNESDAY THE 5TH DAY OF AUGUST 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

10%
DEPOSIT
ONLY

FEATURED PROPERTIES



METRO PRIMA, KUALA LUMPUR
1,611.94 sq ft - RM500,000



BANDAR MAHKOTA CHERAS, CHERAS
131 sq m - RM440,000

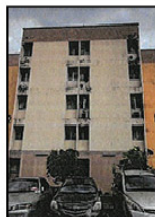


PUNCAK ALAM JAYA, BDR PUNCAK ALAM
4,004 sq ft - RM1,350,000

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 500,000	KUALA LUMPUR	
Type	: Apartment		
	Approx 1,611.94 sq ft		
Address	: Unit No. 10-11-2, Block F, Vista Magna, Jalan Prima 1, Metro Prima, 52100 Kuala Lumpur		
Assignor(s) Solicitors	: Rajmudi Bin Sahli : M/S Zailan & Co (03-2164 9909)		
			(LA26/566.1)

LA 2	RESERVE PRICE RM 300,000	KUALA LUMPUR	
Type	: 3-bedroom walk-up apartment		
	Approx 716 sq ft		
Address	: No. F2-0-3, Block F2, Jalan 4/76D, Desa Pandan, 55100 Kuala Lumpur		
Assignor(s) Solicitors	: Abd Aziz Bin Halid : M/S Zailan & Co (03-2164 9909)		
			(LA26/565.1)

LA 3	RESERVE PRICE RM 190,000	KUALA LUMPUR	
Type	: Apartment		
	Approx 663 sq ft		
Address	: Unit No. 109-7-11, Pudu Impian 1, No. 109, Jalan Pudu Ulu, Cheras, 56100 Kuala Lumpur		
Assignor(s) Solicitors	: Chai Kok Wai : M/S Zailan & Co (03-2164 9909)		
			(LA26/416.1)

LA 4	RESERVE PRICE RM 170,000	AMPANG	
Type	: Low cost apartment		
	Approx 657 sq ft		
Address	: Unit No. B3-09-27, Block B3, Desa Lembah Permai, 68000 Ampang, Selangor		
Assignor(s) Borrower(s) Solicitors	: Muhamad Adli Bin Haminori & Murdawati Binti Daud : Muhamad Adli Bin Haminori : M/S S. N. Yap & Associates (03-2697 2282)		
			(LA26/559.1)

LA 5	RESERVE PRICE RM 350,000	PETALING JAYA	
Type	: Apartment		
	Approx 845 sq ft		
Address	: Unit No. D-13-09, Block Damai, D' Aman Crimson, No. 1, Jalan PJU 1A/41, Ara Jaya, 47301 Petaling Jaya, Selangor		
Assignor(s) Solicitors	: Choon King Hwa : M/S Wan Chin & Co (03-5632 8845)		
			(LA25/785.1)

LA 6	RESERVE PRICE RM 440,000	CHERAS	
Type	: Corner 3+1-bedroom condominium		
	Approx 131 sq m		
Address	: No. B-3-01, Block B, Mahkota Garden, Jalan Mahkota Garden, Bandar Mahkota Cheras, 43200 Cheras, Selangor		
Assignor(s) Solicitors	: Kamaleswari A/P Manickam : M/S Thomas Ong Leong & Associates (03-7784 1833)		
			(LA23/267.1)

LA 7 **RESERVE PRICE RM 230,000** **SHAH ALAM**

Type : Serviced apartment
Approx 502 sq ft
Address : No. C-18-07, Block C, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
Assignor(s) : Nor Rezwan Bin Nordin
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/562.1)

LA 8 **RESERVE PRICE RM 100,000** **KAJANG**

Type : Low cost apartment
Approx 656 sq ft
Address : Unit No. A4-18, Block A, Seri Pulai, Jalan Balakong Jaya 26, Taman Balakong Jaya, 43000 Kajang (43200 Balakong), Selangor
Assignor(s) : Mariayee A/P Subramaniam & Uthayakumar A/L Rangasamy
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/558.1)

LA 9 **RESERVE PRICE RM 280,000** **SEMENYIH**

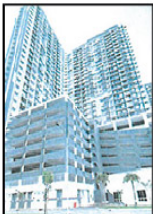
Type : Apartment
Approx 1,045 sq ft
Address : Unit No. B-21-10, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor
Assignor(s) : Ee Siew Lian
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/561.1)

LA 10 **RESERVE PRICE RM 280,000** **SEMENYIH**

Type : Apartment
Approx 1,022 sq ft
Address : No. G-14-8, Block G, Pangsapuri Idaman Abadi, Persiaran Tropicana Heights, 43500 Semenyih, Selangor
Assignor(s) : Harjit Singh A/L Harbajan Singh & Talvinderjeet Kaur A/P Akam Singh
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/384.1)

LA 11 **RESERVE PRICE RM 270,000** **DENGKIL**

Type : Apartment
Approx 1,022 sq ft
Address : No. A-19-15, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Povientdren Naidu A/L Jambukeswaren
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/560.1)

LA 12 **RESERVE PRICE RM 520,000** **KUALA LUMPUR**

Type : Corner 3-bedroom serviced apartment Approx 1,140 sq ft
Address : No. D3-27-02, Block D3, RC Residences (Residensi Bandar Razak), No. 1, Jalan Razak Mansion, 57100 Kuala Lumpur
Assignor(s) : Muhamad Muslim Bin Bukhari
Solicitors : M/S Zailan & Co (03-2164 9909)
(ISLAMIC) BUMI



(LA26/564.1)

LA 13 **RESERVE PRICE RM 1,350,000** **PUNCAK ALAM**

Type : Three-storey bungalow
Approx 4,004 sq ft
Address : No. 12, Jalan Puncak Alam Jaya 4, Puncak Alam Jaya, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Ahmad Faizal Bin Mohd Anuar
Customer(s) : Ahmad Faizal Bin Mohd Anuar & Noor Sheila Dania Binti Mohd Saiful
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA26/563.1)

RESERVE PRICE : The subject properties will be sold on an "as is where is" basis and subject to the respective reserve price and subject to the Conditions of Sale herein and by way of an Assignment from the Assignee subject to the necessary confirmations / consent being obtained by the Purchaser from the Developer and / or Proprietor and / or State Authorities and/or relevant bodies (if any).

All intending bidders are required to deposit with Leong Auctioneer Sdn Bhd ("the Auctioneer") a sum equivalent to 10% of the fixed reserve price ("the initial deposit") by way of bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to HONG LEONG BANK BERHAD (ASSIGNOR'S / BORROWER'S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR'S / CUSTOMER'S NAME) or remit the same through online banking transfer to the bank account designated by the Auctioneer, ONE (1) WORKING DAY BEFORE THE AUCTION DATE and pay the difference between the initial deposit and the sum equivalent to 10% of the successful bid price ("differential sum") either via bank draft or cashier's order crossed "A/C PAYEE ONLY" made payable to HONG LEONG BANK BERHAD (ASSIGNOR'S / BORROWER'S NAME) / HONG LEONG ISLAMIC BANK BERHAD (ASSIGNOR'S / CUSTOMER'S NAME) or remit the same through online banking transfer within THREE (3) WORKING DAYS after the fall of the hammer. The initial deposit and the differential sum shall be collectively known as "the deposit" and Working Day means a day (excluding Saturdays, Sundays and Public Holidays) on which the Assignee is open for business in Kuala Lumpur. The balance of the purchase price is to be settled within ninety (90) days from the date of auction sale to HONG LEONG BANK BERHAD / HONG LEONG ISLAMIC BANK BERHAD. For online bidding, please refer to the Auctioneer's Online Terms and Conditions on the Auctioneer's Website on the manner of payment of the deposit.

BID ONLINE ONLY: LEONG AUCTIONEER SDN BHD (922719-M)

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Website: www.leongauctioneer.com



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FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309