

PROPERTIES for AUCTION


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

PUBLIC AUCTION
ON THURSDAY THE 13TH DAY OF AUGUST 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

10%
DEPOSIT
ONLY

FEATURED PROPERTIES



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 250,000** **KUALA LUMPUR**

Type : Apartment
Approx 819 sq ft
Address : Unit No. 5-5-9, Hijau Ria Apartment, Jalan 1/1A, Taman Kepong Indah, 52100 Kuala Lumpur
Assignor(s) : Low Cheng Bee & Low Cheng Lay
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA26/572.1)

LA 2 **RESERVE PRICE RM 162,000** **KUALA LUMPUR**

Type : Low cost apartment
Approx 650 sq ft
Address : Unit No. 2-8-3, Pangsapuri Suci, Jalan Sri Jati 3, Taman Sri Jati, 58200 Kuala Lumpur
Assignor(s) : Zaharah Binti Ismail & Mohd Zazamzuriey Bin Moh Zainudin
Solicitors : M/S Amin-Tan & Co (03-2247 1268)



(LA26/549.2)

LA 3 **RESERVE PRICE RM 680,000** **AMPANG**

Type : Condominium
Approx 1,291.67 sq ft
Address : Unit No. A1-16-09, Block A1, Bayu Sejahtera (Trinity Wellness), Persiaran Bayu 2, 68000 Ampang, Selangor
Assignor(s) : Loke Weng Loong & Lee Kai Sam
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/714.1)

LA 4 **RESERVE PRICE RM 126,000** **SHAH ALAM**

Type : Low-cost apartment
Approx 655 sq ft
Address : No. 9-05-16, Pangsapuri Subang Hijauan, Jalan Bintang U5/33, Section U5, 40150 Shah Alam, Selangor
Assignor(s) : Sahrom Bin Po'at
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/550.1)

LA 5 **RESERVE PRICE RM 340,000** **RAWANG**

Type : Townhouse
Approx 1,245 sq ft
Address : Unit No. 3-3, Jalan Amansiara 1/6, Taman Amansiara, 48000 Rawang, Selangor
Assignor(s) : Choong Soon Loy
Solicitors : M/S Shui Tai (03-7729 8906)



(LA26/173.1)

LA 6 **RESERVE PRICE RM 410,000** **SERI KEMBANGAN**

Type : Condominium
Approx 795 sq ft
Address : No. 8-11, Kondominium Bayu Jalil (The Jalil), Jalan Persiaran Puncak Jalil, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Goh Boon Tian & Lim Hui Shan
Borrower(s) : Goh Boon Tian
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(LA26/569.1)

LA 7 **RESERVE PRICE RM 285,000** **KAJANG**

Type : Serviced-apartment
Approx 753 sq ft
Address : No. B-27-09, Block B, Residensi Parkland @ Kajang 2, Jalan Zamrud 3, 43000 Kajang, Selangor
Assignor(s) : Nethianantha A/L Regunathan
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/573.1)

LA 8 **RESERVE PRICE RM 210,000** **KAJANG**

Type : Apartment
Approx 814.50 sq ft
Address : Unit No. A-4-1, Puri Pesona Apartment, Jalan SL 12/2, Bandar Sungai Long, 43000 Kajang, Selangor
Assignor(s) : Mohd Fazlie Bin Md Isa & Siti Rokiah Binti Sa'adon
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



BUMI (LA26/568.1)

LA 9 **RESERVE PRICE RM 270,000** **DENGKIL**

Type : Apartment
Approx 1,022 sq ft
Address : No. A-20-34, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Frank Adero Augustine
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/570.1)

LA 10 **RESERVE PRICE RM 160,000** **AMPANG**

Type : Low cost flat
Approx 657 sq ft
Address : Unit No. B4-01-08, Block 4, Jalan Permai 3, Desa Lembah Permai, 68000 Ampang, Selangor
Assignor(s) : Karthiany A/P Raman
Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (Q/110/15.1)

LA 11 **RESERVE PRICE RM 450,000** **CHERAS**

Type : Serviced-apartment
Approx 850 sq ft
Address : No. D-15-10, Block D, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor
Assignor(s) : Muhammad Izzul Idham Bin Mohd Rafi
Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA26/575.1)

LA 12 **RESERVE PRICE RM 450,000** **CHERAS**

Type : Serviced-apartment
Approx 850 sq ft
Address : Unit No. D-21-6, Blok D, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor
Assignor(s) : Mohd Samsul Helmi Bin Mohd Nasir
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(ISLAMIC) (LA26/587.1)

LA 13 **RESERVE PRICE RM 405,000** **SHAH ALAM**

Type : Serviced apartment
Approx 728 sq ft
Address : No. I-18-3A, Block I, Edusentral, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor
Assignor(s) : Jamaludin Bin Ab Wahab
Solicitors : M/S Azhar & Wong (03-2602 3898)



BUMI (ISLAMIC) (LA26/571.1)

LA 14 **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 Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA25/174.1)

LA 15 **RESERVE PRICE RM 190,000** **RAWANG**

Type : Intermediate double-storey linked house
Approx 883 sq ft
Address : No. 7, Jalan Pelangi 16, Taman Pelangi, 48000 Rawang, Selangor
Assignor(s) : A Murugan A/L Appadurai
Solicitors : M/S Seow & Megat (03-2166 3384)



(ISLAMIC) (U/278/19.2)

LA 16 **RESERVE PRICE RM 1,100,000** **PUNCAK ALAM**

Type : Double (2) storey terraced garden house
Approx 254 sq m
Address : No. 10, Jalan Eco Grandeur 6/2D, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Jassarina Sabrina Loughland
Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA26/574.1)

LA 17 **RESERVE PRICE RM 120,000** **BANTING**

Type : Low cost flat
Approx 620 sq ft
Address : No. 11 (G-2-11), Tingkat 2, Blok G, (Jalan Pramugara), Taman Langat Utama, Bukit Changgang, 42700 Banting, Selangor
Assignor(s) : Mohd Faizal Bin Mohd Fathil
Solicitors : M/S Shui-Tai (03-7729 8906)



(ISLAMIC) (LA26/591.1)

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)

Suite 1009, 10th Floor, Amcorp Tower,
Amcorp Trade Centre, No. 18, Jalan Persiaran Barat
46050, Petaling Jaya, Selangor
Tel: 03-795 83 795 (4 Hunting Lines)
E-mail: leongauc@gmail.com
Website: www.leongauctioneer.com



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