

PROPERTIES for AUCTION


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PUBLIC AUCTION
ON TUESDAY THE 30TH DAY OF DECEMBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

5%
DEPOSIT
ONLY

FEATURED PROPERTIES



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LA 1 **RESERVE PRICE RM 3,000,000** **KUALA LUMPUR**

Type : Service residence
Approx 1,541 sq ft
Address : Unit No. 29-6, The Residences at The St. Regis Kuala Lumpur, No. 6, Jalan Stesen Sentral 2, Kuala Lumpur Sentral, 50470 Kuala Lumpur
Assignor(s) : Khondoker Jamil Uddin
Solicitors : M/S Amin-Tan & Co (03-2247 1268)



(LA25/789.1)

LA 2 **RESERVE PRICE RM 522,000** **KUALA LUMPUR**

Type : Apartment
Approx 2,076 sq ft
Address : Unit No. A-17-15, Block A, Vista Mutiara, No. 2, Jalan Vista Mutiara 1, Off Jalan Kepong, 52000 Kuala Lumpur
Assignor(s) : Siew Sai How & Choong Yit Lin
Borrower(s) : Siew Sai How
Solicitors : M/S Amin-Tan & Co (03-2247 1268)



(LA23/491.1)

LA 3 **RESERVE PRICE RM 288,000** **KUALA LUMPUR**

Type : Serviced apartment
Approx 800 sq ft
Address : Unit No. Blok C1-29-3A, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur
Assignor(s) : Joanna Joan De Silva
Solicitors : M/S Zailan & Co (03-2164 9909)



(LA24/357.2)

LA 4 **RESERVE PRICE RM 270,000** **KUALA LUMPUR**

Type : Apartment
Approx 901 sq ft
Address : Unit No. A-37-13, Residensi Max Kolam Air, No. 61, Jalan Kolam Air 6, Kasipillay, 51200 Kuala Lumpur
Assignor(s) : David Sam A/L Samuel
Solicitors : M/S Jeff Leong, Poon & Wong (03-2203 3388)



(LA25/707.2)

LA 5 **RESERVE PRICE RM 189,000** **KUALA LUMPUR**

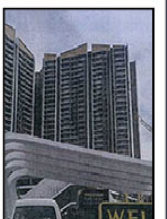
Type : Office
Approx 1,085 sq ft
Address : Unit No. A-1503, Menara Pandan A, MPAJ Square, Persiaran MPAJ, Jalan Pandan Utama, Pandan Indah, 55100 Kuala Lumpur
Assignor(s) : World Crest Corporation Sdn Bhd (Company No.: 290351-A)
Solicitors : M/S CH Yeap Maluda Cheh (03-4041 0405)



(LA24/601.2)

LA 6 **RESERVE PRICE RM 612,000** **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 Azhar & Wong (03-2602 3898)



(LA25/714.2)

LA 7 **RESERVE PRICE RM 600,000** **PETALING JAYA**

Type : Service apartment
Approx 601 sq ft
Address : Unit No. B4-30-12, 30th Floor, Residensi D, Tropicana Gardens, No. 2A, Persiaran Surian, Tropicana Indah, 47810 Petaling Jaya, Selangor
Assignor(s) : Bong Jak Boon
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/131.1)

LA 8 **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) : Choon King Hwa
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/785.1)

LA 9 **RESERVE PRICE RM 135,000** **SG BULOH**

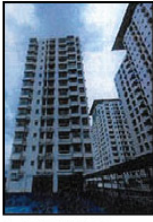
Type : Office
Approx 1,990 sq ft
Address : No. 46D, Jalan BRP 6/11, Bukit Rahman Putra, 47000 Sungai Buloh, Selangor
Assignor(s) : Mazuirah Binti Mohd Dom
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/745.2)

LA 10 **RESERVE PRICE RM 310,000** **SERI KEMBANGAN**

Type : Serviced apartment
Approx 995 sq ft
Address : Unit No. E-15-06, Block E, Dwarisan (The Heritage), Jalan SB Dagang, Mines Resort City, 43300 Seri Kembangan, Selangor
Assignor(s) : Liew Charnng Sheng
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/787.1)

LA 11 **RESERVE PRICE RM 390,000** **KAJANG**

Type : Townhouse
Approx 1,076 sq ft
Address : Unit No. 33A, Jalan Goodview 23, Goodview Heights, 43000 Kajang, Selangor
Assignor(s) : Wong Ru Jin & Kuan Eud Boon
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/308.1)

LA 12 **RESERVE PRICE RM 90,000** **KAJANG**

Type : Low-cost apartment
Approx 656 sq ft
Address : No. B3-34, Block B, Pangsapuri Seri Pulai, Taman Balakong Jaya, 43000 Kajang, Selangor
Assignor(s) : Gay Hor San
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-62030823)



(W/166/20.2)

LA 13 **RESERVE PRICE RM 270,000** **SEMENYIH**

Type : Single storey mid terraced house
Approx 1,302 sq ft
Address : No. 13, Jalan 6/6D, Section 6, Bandar Finchong, 43500 Semenyih, Selangor
Assignor(s) : Vairakannan A/L P. Nagappan, Vaneeya A/P Vairakannan & Vijayalaxmi A/P Suppiah
Borrower(s) : Vairakannan A/L P. Nagappan & Vaneeya A/P Vairakannan
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/439.2)

LA 14 **RESERVE PRICE RM 270,000** **DENGKIL**

Type : Apartment
Approx 1,022 sq ft
Address : No. A-11-34, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Meng King Loong
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/786.1)

LA 15 **RESERVE PRICE RM 104,000** **JENJAROM**

WITHDRAWN



(LA25/744.2)

LA 16 **RESERVE PRICE RM 1,100,000** **TLK PG GARANG**

Type : Intermediate double storey terraced house
Approx 2,078 sq ft
Address : No. 21, Jalan Aman Elemen 5, Bandar Tropicana Aman (Elemen), 42500 Telok Panglima Garang, Selangor
Assignor(s) : Raymond Wong Jit Sheng & Tan Xiao Xuan
Borrower(s) : Raymond Wong Jit Sheng
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/782.1)

LA 17 **RESERVE PRICE RM 550,000** **KUALA LUMPUR**

Type : Service apartment
Approx 807 sq ft
Address : Unit No. A-31-03, Block A, Residensi Vivo, 9 Seputeh, Jalan Telok Datok, Off Jalan Klang Lama, 58000 Kuala Lumpur
Assignor(s) : Syahrul Hisyam Bin Jamaludin
Solicitors : M/S Amin-Tan & Co (03-2247 1268)



(LA25/790.1)

LA 18 **RESERVE PRICE RM 450,000** **KUALA LUMPUR**

Type : Condominium
Approx 908 sq ft
Address : Unit No. B-17-05, Block B, Suria Jelatek Residence, No. 7, Jalan Jelatek, 54200 Kuala Lumpur
Assignor(s) : Zainuri Binti Abdul Rani
Solicitors : M/S Zahrin Emrad & Sujaijah (03-4050 3987)

(ISLAMIC)



(LA25/788.1)

LA 19 **RESERVE PRICE RM 370,000** **KUALA LUMPUR**

Type : Service apartment
Approx 635 sq ft
Address : Unit No. B-05-03A, Residensi M Ampang (M Suites), No. 283, Jalan Ampang, 50450 Kuala Lumpur
Assignor(s) : Economic Strategy Sdn Bhd (Company No.: 885080-W)
Solicitors : M/S Amin-Tan & Co (03-2247 1268)

(ISLAMIC)



(LA25/791.1)

LA 20 **RESERVE PRICE RM 340,000** **BATU CAVES**

WITHDRAWN



(LA25/784.1)

LA 21 **RESERVE PRICE RM 225,000** **SHAH ALAM**

Type : SOHO
Approx 452 sq ft
Address : No. SS-32-03, Sunsuria Forum – SOHO, Jalan Setia Dagang AL U13/AL, Seksyen U13, Setia Alam, 40170 Shah Alam, Selangor
Assignor(s) : Che Ku Aisy Salsabila Binti Che Ku Abu Bakar
Solicitors : M/S Wan Chin & Co (03-5632 8845)

(ISLAMIC)



(LA25/716.2)

LA 22 **RESERVE PRICE RM 324,000** **PUCHONG**

Type : Service apartment
Approx 883 sq ft
Address : Unit No. A-13-09, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor
Assignor(s) : Cheah Tien Boon & Kee Pui San
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA24/177.2)

LA 23 **RESERVE PRICE RM 279,000** **KAJANG**

Type : Apartment Approx 1,045 sq ft
Address : No. B-24-13, Block B, Residensi Adelia 4, Jalan Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Muhammad Taufik Bin Che Din & Nur Faridah Binti Osman
Customer(s) : Muhammad Taufik Bin Che Din
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) BUMI



(LA25/713.2)

LA 24 **RESERVE PRICE RM 259,200** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. D-26-11, Block D, Residensi Adelia 4, Jalan Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Nur Ivtisham Binti Zainal Abidin
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) BUMI



(LA25/698.3)

LA 25 **RESERVE PRICE RM 251,100** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. D-25-16, Block D, Residensi Adelia 4, Jalan Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Wan Ainaa Aqilah Binti Wan Murni
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) BUMI



(LA25/696.3)

LA 26 **RESERVE PRICE RM 369,000** **PUTRAJAYA**

WITHDRAWN



(LA25/708.2)

LA 27 **RESERVE PRICE RM 260,000** **DENGKIL**

Type : Serviced apartment
Approx 915 sq ft
Address : No. B-10-08, Sensory Residence (Blok B), Southville City, 43800 Dengkil, Selangor
Assignor(s) : Mohamad Ikmal Bin Mohd Zain
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA25/712.2)

LA 28 **RESERVE PRICE RM 504,000** **SEPANG**

Type : Intermediate townhouse (upper unit)
Approx 1,765 sq ft
Address : No. 38-2, Jalan WP 3/3, Ayden Townhouse, Kota Warisan, 43900 Sepang, Selangor
Assignor(s) : Mat Azhar Bin Ashari
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA24/154.2)

LA 29 **RESERVE PRICE RM 570,000** **PUNCAK ALAM**

Type : Double storey intermediate terrace house
Approx 1,302 sq ft
Address : No. 55, Jalan Eco Grandeur 3/2G, Eco Grandeur, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Muhamad Fitri Bin Hassan
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA24/362.1)

LA 30 **RESERVE PRICE RM 570,000** **PUNCAK ALAM**

Type : Corner stratified double storey terrace house Approx 1,420 sq ft
Address : No. 2, Jalan Rentak Perdana 1/6, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Ras Azlian Binti Rezdwan Regunathan & Mohammad Zulkifli Bin Abd Baser
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA25/783.1)

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All intending bidders are required to deposit with Leong Auctioneer Sdn Bhd ("the Auctioneer") a sum equivalent to 5% 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 5% 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.

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BEFORE AUCTION DATE



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- II. Click Auction date and Confirm Property Address and Reserve Price
- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
- V. Enter your bids by pressing the Bid Button
- VI. The highest bid shall flash for 3 times "First Calling", "Second Calling" and "Last Calling"
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