

PROPERTIES for AUCTION



ONLINE BIDDING ONLY
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PUBLIC AUCTION
ON THURSDAY THE 18TH DAY OF DECEMBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

5%
DEPOSIT
ONLY

FEATURED PROPERTIES



VISTA MUTIARA, KUALA LUMPUR
2,076 sq ft - RM580,000



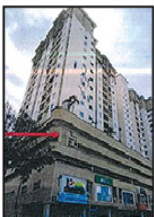
RESIDENSI BUKIT PALMA 3, KAJANG
930 sq ft - RM307,800



RESIDENSI ADELIA 4, KAJANG
97.08 sq m - RM251,100

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
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(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

LA 1	RESERVE PRICE RM 580,000	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 2	RESERVE PRICE RM 320,000	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)	

(LA24/357.1)

LA 3	RESERVE PRICE RM 400,000	BATU CAVES
Type	: Condominium	
	Approx 1,206 sq ft	
Address	: Unit No. A-26-12, Menara Semarak, Jalan Ariza, Off Jalan Raintree Utama, Taman Raintree, 68100 Batu Caves, Selangor	
Assignor(s)	: Kavita Kaur Sidhu A/P Harchand Singh	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	

(LA25/764.1)

LA 4	RESERVE PRICE RM 150,000	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)	

(LA25/745.1)

LA 5	RESERVE PRICE RM 520,000	PETALING JAYA
Type	: Serviced apartment	
	Approx 1,228 sq ft	
Address	: Unit No. B-14-08, Block B, (Bora) Residensi Damai Meriah-The Zizz, No. 2, Jalan PJU 10/1A, Damansara Damai, PJU 10, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Tibhenraj A/L Nadesan	
Borrower(s)	: Tibhenraj A/L Nadesan & Prem Raj A/L Nadesan	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	

(LA25/747.1)

LA 6	RESERVE PRICE RM 150,000	KLANG
WITHDRAWN		

(LA25/765.1)

LA 7 **RESERVE PRICE RM 130,000** **KLANG**

Type : Low cost apartment
Approx 650 sq ft
Address : No. G-02-16, Second Floor, Block G, Bandar Bukit Tinggi, 41200 Klang, Selangor
Assignor(s) : Susila A/P Muthu
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/748.1)

LA 8 **RESERVE PRICE RM 170,000** **PUCHONG**

Type : Low cost apartment
Approx 678 sq ft
Address : Unit No. B-8-5, Block B, Pangsapuri Enggang, Jalan Kinrara 6F, Bandar Kinrara, 47180 Puchong, Selangor
Assignor(s) : Syahronizam Bin Shashim
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/001.1)

LA 9 **RESERVE PRICE RM 80,000** **SERI KEMBANGAN**

Type : Low cost apartment
Approx 657 sq ft
Address : Unit No. A-04-06, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor
Assignor(s) : Kanan A/L Jayaraman
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(P/374/14.1)

LA 10 **RESERVE PRICE RM 307,800** **KAJANG**

Type : Intermediate 3+1 bedroom apartment
Approx 930 sq ft
Address : No. 10-11, Residensi Bukit Palma 3, Jalan Bukit Palma 1, 43000 Kajang, Selangor
Assignor(s) : Cheah Wing Wai
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/690.3)

LA 11 **RESERVE PRICE RM 220,000** **KAJANG**

Type : Condominium
Approx 850 sq ft
Address : Unit No. K-07-12, Kenaria Condominium, Jalan Sri Kenari 10, Taman Sri Kenari, 43000 Kajang, Selangor
Assignor(s) : Mohamad Zolkefli Bin Shamsuddin & Rohaizat Binti Mohd Nazir
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-6203 0823)



(LA25/761.1)

LA 12 **RESERVE PRICE RM 130,000** **BALAKONG**

WITHDRAWN



(W/161/20.1)

LA 13 **RESERVE PRICE RM 100,000** **KAJANG**

Type : Low-cost apartment
Approx 656 sq ft
Address : No. B3-34, Block B, Pangsapuri Seri Pulau, Taman Balakong Jaya, 43000 Kajang, Selangor
Assignor(s) : Gay Hor San
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-6203 0823)



(W/166/20.1)

LA 14 **RESERVE PRICE RM 300,000** **SEMENYIH**

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



(LA24/439.1)

LA 15 **RESERVE PRICE RM 290,000** **SEMENYIH**

Type : Apartment
Approx 1,022 sq ft
Address : No. B-12-2, Block B, Pangsapuri Idaman Abadi, Persiaran Tropicana Heights, 43500 Semenyih, Selangor
Assignor(s) : Kavita A/P Segaran & Thinesh A/L S Ramu
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/763.1)

LA 16 **RESERVE PRICE RM 130,000** **JENJAROM**

Type : Flat
Approx 635 sq ft
Address : Unit No. 14-4-09, Rumah Pangsa Impian, Jalan SP 4/3, Bandar Saujana Putra, 42610 Jenjarom, Selangor
Assignor(s) : M. Manimala A/P Muniandy
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/744.1)

LA 17 **RESERVE PRICE RM 470,000** **KUALA LUMPUR**

Type : Service apartment
Approx 1,062 sq ft
Address : Unit No. D4-32-3A, Residensi Bandar Razak, No. 1, Jalan Razak Mansion, Sungai Besi, 57100 Kuala Lumpur
Assignor(s) : Edmund Nanggai Anak Hajisep & Roland Anak Hajisep
Solicitors : M/S Amin-Tan & CO (03-2247 1268)



(LA25/762.1)

(ISLAMIC)

LA 18 **RESERVE PRICE RM 160,000** **KLANG**

Type : Low-cost apartment
Approx 653 sq ft
Address : Unit No. J-3-02A, Level 3, Block J, Pangsapuri Palma, Jalan Palma Raja 3/KS6, Bandar Botanik, 41200 Klang, Selangor
Assignor(s) : Mohd Sabri Bin Adanan
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(U/191/19.1)

(ISLAMIC)

LA 19 **RESERVE PRICE RM 360,000** **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)



(LA24/177.1)

(ISLAMIC) (BUMI)

LA 20 **RESERVE PRICE RM 251,100** **KAJANG**

Type : Apartment
Approx 97.08 sq m
Address : Unit No. C-10-02, Block C, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Muhammad Amirul Hafiz Bin Sulaiman & Nurul Izzati Haziqah Binti Kamal Apandi
Solicitors : M/S Seow & Megat (03-2166 3384)



(LA25/685.3)

(ISLAMIC) (BUMI)

LA 21 **RESERVE PRICE RM 310,000** **DENGKIL**

Type : Serviced apartment
Approx 960 sq ft
Address : No. D1-15-03A, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor
Assignor(s) : Siti Norazura Binti Mohd Shah
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/746.1)

(ISLAMIC)

LA 22	RESERVE PRICE	PUNCAK ALAM
	RM 280,000	

Type : Apartment
 Address : Unit No. MPB-11-07,
 Pangsapuri Melodi Perdana,
 LBS Alam Perdana, Jalan
 Perdana 1, 42300 Bandar
 Puncak Alam, Selangor
 Assignor(s) : Nur Adila Binti Razali
 Solicitors : M/S Azhar & Wong
 (03-2602 3898)
(ISLAMIC)



(LA24/173.1)

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 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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STEP 4
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AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



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HOW TO BID ONLINE:

- I. On Auction day, click Secured Hyperlink (URL) in your email to enter our Auction Room at least 10 minutes before auction time.
- 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”
- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer’s hammer.