

PROPERTIES for AUCTION


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

PUBLIC AUCTION
ON TUESDAY THE 9TH DAY OF DECEMBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

5%
DEPOSIT
ONLY

FEATURED PROPERTIES



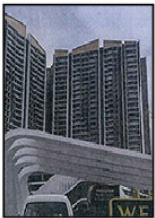
PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE 
AT WWW.LEONGAUCTIONEER.COM ("AUCTIONEER'S WEBSITE")

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

LA 1	RESERVE PRICE RM 300,000	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)	
		(LA25/707.1)

LA 2	RESERVE PRICE RM 280,000	KUALA LUMPUR
Type	: Intermediate 3-bedroom low cost apartment	
	Approx 646 sq ft	
Address	: No. C-02-14, Block C, Pangsapuri Sri Penara, Jalan Sri Permaisuri 1, Bandar Sri Permaisuri, Cheras, 56000 Kuala Lumpur	
Assignor(s)	: Lee Yoke Choong, Lee Kwong Kwai & Lee Kah Choy	
Borrower(s)	: Lee Kwong Kwai	
Solicitors	: M/S Ho, Loke & Koh (03-2166 2882)	(LA25/710.1)

LA 3	RESERVE PRICE RM 210,000	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)	(LA24/601.1)

LA 4	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 Azhar & Wong (03-2602 3898)	(LA25/714.1)

LA 5	RESERVE PRICE RM 42,000	SG BULOH
Type	: Low cost apartment	
	Approx 700 sq ft	
Address	: Unit No. 23-2-2, Blok 23, Jalan BRP 10/2D Bukit Rahman Putra, 47000 Sungai Buloh, Selangor	
Assignor(s)	: Mohamad Adnan Bin Mohamed	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	(LA25/709.1)

LA 6	RESERVE PRICE RM 335,000	RAWANG
Type	: Condominium	
	Approx 872 sq ft	
Address	: Unit No. 12-02, Residensi Mori Scientex Rawang, Taman Scientex Rawang, 48000 Rawang, Selangor	
Assignor(s)	: Mak Yuen Fatt	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	(LA25/717.1)

LA 7 **RESERVE PRICE RM 370,000** **PETALING JAYA**

WITHDRAWN

(LA25/715.1)

LA 8 **RESERVE PRICE RM 250,000** **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)

(LA25/716.1)

LA 9 **RESERVE PRICE RM 310,000** **KAJANG**

Type : Apartment Approx 1,045 sq ft
Address : No. A-29-2, Block A, Residensi Adelia 4, Jalan Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Muhammad Zulkifli Bin Abdul Rahman & Nurul Shafiqah Binti Zaini
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)

(LA25/711.1)

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

(LA25/713.1)

LA 11 **RESERVE PRICE RM 288,000** **KAJANG**

Type : Apartment Approx 1,045 sq. ft
Address : Unit No. A-28-12, Block A, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Devan Nair A/L Krishnan Nair
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)

(LA25/697.2)

LA 12 **RESERVE PRICE RM 288,000** **KAJANG**

Type : Apartment Approx 1,045 sq. ft
Address : Unit No. D-26-11, Block D, Residensi Adelia 4, 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

(LA25/698.2)

LA 13 **RESERVE PRICE RM 279,000** **KAJANG**

Type : Apartment Approx 1,045 sq ft
Address : Unit No. D-25-16, Block D, Residensi Adelia 4, 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

(LA25/696.2)

LA 14 **RESERVE PRICE RM 320,000** **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)

(LA25/712.1)

LA 15 **RESERVE PRICE RM 410,000** **PUTRAJAYA**

Type : Apartment Approx 958 sq ft
Address : Unit No. B2-15-03, Block B2, Pangsapuri Dwiputra, No. 1, Jalan P15H, Presint 15, 62050 Putrajaya
Assignor(s) : Muhammad Fairuz Bin Zainol
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)
(ISLAMIC)

(LA25/708.1)

LA 16 **RESERVE PRICE RM 560,000** **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)

(LA24/154.1)

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.

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

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

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SPAM AND CLICK LINK TO ACTIVATE



STEP 3
SELECT PROPERTY AND
REGISTER ONLINE



STEP 4
BIDDERS SHALL PAY A 5% DEPOSIT
AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



STEP 5
ON AUCTION DAY LOGIN TO
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AND BID ONLINE

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.