

PROPERTIES for AUCTION



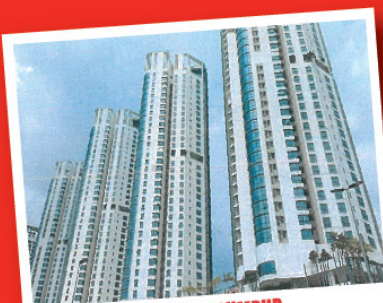
ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

PUBLIC AUCTION
ON FRIDAY THE 11TH DAY OF JULY 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



VISTA LAVENDER APARTMENT, PUCHONG
852 sq ft - RM162,000



RESIDENSI VIVO, KUALA LUMPUR
1,238sq ft - RM462,600

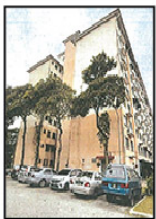


MUTIARA HEIGHTS, KAJANG
1,370 sq ft - RM364,500

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 702,000	KUALA LUMPUR
Type	: Retail lot	
Address	: Approx 463 sq ft	
	: Unit No. LG-93A, Kompleks Kenanga Wholesale City, No. 2, Jalan Gelugor, 55200 Kuala Lumpur	
Assignor(s)	: Wong Koon Hung & Lee Soi Leng	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		(LA25/303.2)

LA 2	RESERVE PRICE RM 31,600	SHAH ALAM
Type	: Low cost flat	
Address	: Approx 683.80 sq ft	
	: Unit No. 08-06, Blok 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor	
Assignor(s)	: Nazatul Shabibah Bt Abu Bakar & Azaharuddin Bin Aminuddin	
Solicitors	: M/S Shui-Tai (03-7729 8906)	
		(LA24/270.12)

LA 3	RESERVE PRICE RM 162,000	KLANG
Type	: Apartment Approx 840 sq ft	
Address	: No. A-3-5, Idaman Sentosa, Jalan Bendahara 47A, Taman Sentosa, 41200 Klang, Selangor	
Assignor(s)	: Shathish Kumar A/L Subramanian	
Borrower(s)	: Shathish Kumar A/L Subramanian & Balakumar A/L C. Subramaniam	
Solicitors	: M/S Simon Hue & Associates (03-7960 7761)	
		(LA25/286.2)

LA 4	RESERVE PRICE RM 162,000	PUCHONG
Type	: Apartment	
Address	: Approx 852 sq ft	
	: Unit No. D-03-08, Block D, Vista Lavender Apartment, Persiaran Kinrara Section 3, 47190 Puchong, Selangor	
Assignor(s)	: Hoi Chee Wah & Leong May Ying	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(U/359/19.3)

LA 5	RESERVE PRICE RM 364,500	KAJANG
Type	: Condominium	
Address	: Approx 1,370 sq ft	
	: Unit No. B-28-03, 28th Floor, Block B, Oasis 1, Jalan Mutiara 3, Mutiara Heights, 43000 Kajang, Selangor	
Assignor(s)	: Liaw Hyuan Schung	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		(LA25/265.3)

LA 6	RESERVE PRICE RM 301,500	KAJANG
Type	: Intermediate 3-bedroom apartment	
Address	: Approx 1,044 sq ft	
	: No. C-10-6, Block C, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor	
Assignor(s)	: Kogilah Vaani A/P Jayaperagason	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
		(LA25/287.2)

LA 7 **RESERVE PRICE RM 297,000** **KAJANG**

Type : Serviced apartment
Approx 901 sq ft
Address : Unit No. C-26-16, Mirai Residence (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor
Assignor(s) : Rogini A/P Manickam
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/299.2)

LA 8 **RESERVE PRICE RM 14,600** **BUKIT SENTOSA**

Type : Office
Approx 78.71 sq m
Address : No. 3-9A, Jalan Kemboja 3F/1, Perniagaan Jalan Kemboja, 48300 Bukit Sentosa, Selangor
Assignor(s) : Tan Eng Hoon
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/248.4)

LA 9 **RESERVE PRICE RM 696,600** **KUALA LUMPUR**

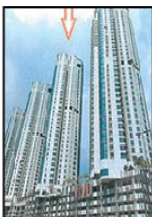
Type : Condominium
Approx 1,491 sq ft
Address : Unit No. 3A-18-03, Residensi Setiawangsa, No. 20, Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur
Assignor(s) : Azrin Binti Ishak
Solicitors : M/S Amin-Tan & Co (03-2247 1268)
(ISLAMIC) BUMI



(LA25/260.3)

LA 10 **RESERVE PRICE RM 462,600** **KUALA LUMPUR**

Type : Service apartment
Approx 1,238 sq ft
Address : Unit No. B-15-03, Residensi VIVO, 9 Seputeh, No. 20, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur
Assignor(s) : Ong Pei Ping
Solicitors : M/S Amin-Tan & Co (03-2247 1268)
(ISLAMIC)



(LA25/325.7)

LA 11 **RESERVE PRICE RM 160,000** **KUALA LUMPUR**

Type : Low cost flat
Approx 650 sq ft
Address : Unit No. 06-09, Pangsapuri Seri Malaysia, Jalan 3/141, Kampung Seri Malaysia, 57100 Kuala Lumpur
Assignor(s) : Abd Jalal Bin Hj. Mashhudi
Solicitors : M/S Ho, Loke & Koh (03-2166 2882)
(ISLAMIC)



(LA25/326.1)

LA 12 **RESERVE PRICE RM 144,400** **AMPANG**

Type : Serviced apartment
Approx 736 sq ft
Address : Unit No. D-14-14, Blok D, Pangsapuri Servis Spring Villa, Jalan UP 1/1B, Taman Ukay Perdana, 68000 Ampang, Selangor
Assignor(s) : Shahrul Hairi Bin Mohd Sani & Salina Binti Saleh
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA25/175.5)

LA 13 **RESERVE PRICE RM 333,000** **PETALING JAYA**

Type : Serviced apartment
Approx 549 sq ft
Address : Unit No. B-22-1, Block B, Aera Residence, Jalan PJS 5/28, Kampung Ghandi, 46150 Petaling Jaya, Selangor
Assignor(s) : Mohd Syafiq Bin Mohamed Yunus
Solicitors : M/S Wan Chin & Co (03-5632 8845)
(ISLAMIC)



(LA25/305.2)

LA 14 **RESERVE PRICE RM 297,000** **KAJANG**

Type : Serviced apartment
Approx 829 sq ft
Address : No. A-12-09, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor
Assignor(s) : Ramesh A/L Sreedharan & Gurdev Kaur A/P Jarnal Singh
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA25/298.2)

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. 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



LEONG WYE HOONG
KENNETH LEONG KHEEN CHOONG
Licensed Auctioneers

All photographs printed in this brochure is for artist impression only. The Auctioneer shall not be liable for any mis-representation, mis-description and mis-statement of the particulars contained in this brochure.

MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243
FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309