

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 24TH DAY OF JULY 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

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 800,000	KUALA LUMPUR
Type	: Service apartment Approx 956 sq ft	
Address	: Unit No. A1-17-10, Block A1, Residensi Laville, No. 5, Lorong Peel, Taman Maluri, 55100 Cheras, Kuala Lumpur	
Assignor(s)	: Low Chee Wei	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		
(LA25/345.1)		

LA 2	RESERVE PRICE RM 960,000	PETALING JAYA
Type	: Condominium Approx 1,615 sq ft	
Address	: Unit No. 2A-2-3 Ara Hill Condominium, PJU 1A/31, Ara Damansara, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Suresh A/L Raman Jolam	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
(R/142/16/1)		

LA 3	RESERVE PRICE RM 340,000	PETALING JAYA
Type	: Condominium Approx 1,115 sq ft	
Address	: No. B-12-02, Blok B, Condo Park Avenue, No. 5, Jalan PJU 10/1, Damansara Damai, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Hoh Wei Sing	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
		
(LA25/331.1)		

LA 4	RESERVE PRICE RM 260,000	PETALING JAYA
Type	: Apartment Approx 1,360 sq ft	
Address	: Unit No. C-201, Block C, Apartment Suria, Jalan PJU 10/4C, PJU 10, Damansara Damai, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Nilaveni A/P Shanmugam	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/344.1)		

LA 5	RESERVE PRICE RM 160,000	SHAH ALAM
Type	: Low cost apartment Approx 678 sq ft	
Address	: Unit No. S3-109, Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Section U9, 40150 Shah Alam, Selangor	
Assignor(s)	: Abd Aziz Bin Nordin & Noorshah Binti Tajuddin	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/342.1)		

LA 6	RESERVE PRICE RM 120,000	SHAH ALAM
Type	: Low cost apartment Approx 650 sq ft	
Address	: Unit No. 11-05-11, Blok 11, Pangsapuri Sunway Hijauan, Jalan Bintang U5/33, Seksyen U5, 40150 Shah Alam, Selangor	
Assignor(s)	: Mohd Hatta Bin Zakaria	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		
(LA23/497.1)		



LA 7 **RESERVE PRICE RM 620,000** **PUCHONG**

Type : Serviced apartment
Approx 1,566.00 sq ft
Address : No. 09-10, Jalan Saville, Saville D'Lake Sepang, 47130 Puchong, Selangor
Assignor(s) : Yap Mun Choong
Solicitors : M/S Seow & Megat (03-2166 3384)



(LA25/330.1)

LA 8 **RESERVE PRICE RM 200,000** **PUCHONG**

Type : Apartment
Approx 781 sq ft
Address : Unit No. L3-12, Block F, Jalan TK 1/11, Taman Kinrara Section 1, 47190 Puchong, Selangor
Assignor(s) : Hii Hieng Hang
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA25/329.1)

LA 9 **RESERVE PRICE RM 380,000** **SERI KEMBANGAN**

Type : Serviced apartment
Approx 657 sq ft
Address : Unit No. A-38-16, Residensi Lux, Pusat Perniagaan Metacity, Jalan Atmosphere Utama 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Kok Chee Khoo
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/348.1)

LA 10 **RESERVE PRICE RM 370,000** **SERI KEMBANGAN**

Type : Service apartment
Approx 657 sq ft
Address : Unit No. A-24-06, Meta Residence, Tower A, Jalan Atmosphere Utama 2, Meta City, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Gan Izay Woey
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/347.1)

LA 11 **RESERVE PRICE RM 210,000** **SERI KEMBANGAN**

Type : Apartment
Approx 842.17 sq ft
Address : Unit No. A2-4, Block A, Pangsapuri Permata Merah/Red Ruby 2 Shop Apartment, Jalan Indah 2/10, Taman Universiti Indah, 43300 Seri Kembangan, Selangor
Assignor(s) : Lim Chee Kiong
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/343.1)

LA 12 **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 Azhar & Wong (03-2602 3898)



(P/374/14.1)

LA 13 **RESERVE PRICE RM 450,000** **PUNCAK ALAM**

Type : Intermediate stratified double (2) storey terraced house
Approx 1,420 sq ft
Address : No. 63, Jalan Rentak 1/1, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Onyiah A/P Rajendran & Rajendran A/L Ponnampalam
Solicitors : M/S Simon Hue & Associates (03-7960 7761)



(LA25/349.1)

LA 14 **RESERVE PRICE RM 440,000** **CHERAS**

Type : Serviced - apartment
Approx 850 sq ft
Address : No. B-44-8, Block B, Emerald 9 Cheras, Persiaran Awana, 43200 Cheras, Selangor
Assignor(s) : Zarazila Binti Uzir
Solicitors : M/S Wan Chin & Co (03-5632 8845)
(ISLAMIC) (BUMI)



(LA25/346.1)

LA 15 **RESERVE PRICE RM 930,000** **PUNCAK ALAM**

Type : Double storey corner terraced house
Approx 5,184 sq ft
Address : No. 1, Jalan Zaitun 8/3, Bandar Hillpark, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Nagasaundari A/P I Mariappan & Avinash A/L Vijayakumar
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA24/436.1)

LA 16 **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 S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA24/362.1)

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.

FOR ONLINE BIDDING, 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

