

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 17TH DAY OF JULY 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

**10%
DEPOSIT**
ONLY

FEATURED PROPERTIES



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

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LA 1	RESERVE PRICE RM 623,700	KUALA LUMPUR
Type	: Intermediate 3+1-bedroom condominium Approx 1,475 sq ft	
Address	: No. 17-05, Royaale Condominium, No. 2B, Jalan 3/61, Off Jalan Segambut, 51200 Kuala Lumpur	
Assignor(s)	: Pang Wei Xu	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		
(LA26/415.3)		

LA 2	RESERVE PRICE RM 410,000	KUALA LUMPUR
Type	: Service apartment Approx 657 sq ft	
Address	: Unit No. A-26-05, Block A, Residensi Kenwingston Petaling, No. 368, Lebuhraya Besraya, Salak Selatan, 57000 Kuala Lumpur	
Assignor(s)	: Chong Hon Pun	
Solicitors	: M/S Ho Loke & Koh (03-2166 2882)	
		
(LA26/546.1)		

LA 3	RESERVE PRICE RM 118,200	KUALA LUMPUR
Type	: Apartment Approx 776 sq ft	
Address	: Unit No. 28-8-9, Block 28, Jalan 1/2D, Taman Sri Murni, 68100 Batu Caves, Kuala Lumpur	
Assignor(s)	: Chan Kean Woon	
Borrower(s)	: Chan Kean Woon & Chan Sui Choong	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	
		
(LA26/249.6)		

LA 4	RESERVE PRICE RM 388,800	AMPANG
Type	: 3-bedroom apartment Approx 1,453 sq ft	
Address	: Unit No. 1.3, Riviera III Apartment, Jalan Bunga Cempaka 15, Taman Muda, 68000 Ampang, Selangor	
Assignor(s)	: Siow Chee Hau & Siow Chee Meng	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA26/458.3)		

LA 5	RESERVE PRICE RM 121,500	KLANG
Type	: Low cost apartment Approx 650 sq ft	
Address	: No. J-4-19, Block J, Rumah Pangsa (R/P), Bandar Bukit Tinggi 2, Di Jalan Batu Nilam 34, 41200 Klang, Selangor	
Assignor(s)	: Sumiah Binti Misman	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
		
BUMI (LA26/425.3)		

LA 6	RESERVE PRICE RM 347,800	PUCHONG
Type	: Condominium Approx 1,044 sq ft	
Address	: Unit No. C-24-02, Mutiara Hilltop (Pangsapuri Puncak Mutiara), Jalan Mutiara 2, Taman Mutiara Indah, 47100 Puchong, Selangor	
Assignor(s)	: Lim Kheng Wei	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
(LA26/328.5)		

LA 7 **RESERVE PRICE RM 256,000** **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 Shui-Tai (03-7729 8906)



(LA25/308.5)

LA 8 **RESERVE PRICE RM 544,600** **SEMENYIH**

Type : Double (2) storey end terraced house
Approx 1,884 sq ft
Address : No. 27, Jalan Idaman 2, Taman Semenyih Idaman, 43500 Semenyih, Selangor
Assignor(s) : Murugayah A/L Mukayah
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(LA26/329.5)

LA 9 **RESERVE PRICE RM 288,800** **CYBERJAYA**

Type : Condominium
Approx 2,099 sq ft
Address : Unit No. A2-11-8, Cyberia Smarthomes, Persiaran Multimedia, 63000 Cyberjaya, Selangor
Assignor(s) : Paramount Vantage Sdn. Bhd. (Company No.: 726684-H)
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA26/325.5)

LA 10 **RESERVE PRICE RM 216,600** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. B-13-06, Block B, Residensi Adelia 4, Persiaran Bangi Avenue 3, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Mohamad Afiq Bin Munir
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
BUMI (ISLAMIC)



(LA26/172.5)

LA 11 **RESERVE PRICE RM 282,200** **RAWANG**

Type : Condominium
Approx 1,076 sq ft
Address : Unit No. 13-13A, Residensi Mori Scientex Rawang, Taman Scientex Rawang, 48000 Rawang, Selangor
Assignor(s) : Nur Hidayah Binti Mohd Helmy Faizal & Nur Fatehah Binti Mohd Helmy Faizal
Solicitors : M/S Azhar & Wong (03-2602 3898)
BUMI (ISLAMIC)



(LA26/323.5)

LA 12 **RESERVE PRICE RM 585,000** **SEPANG**

Type : Intermediate stratified double (2) storey terraced house
Approx 1,399.31 sq ft
Address : No. 5, Jalan Sunsuria 3B/6, Monet Spring Time, Bandar Sunsuria, 43900 Sepang, Selangor
Assignor(s) : Mohd Aidil Bin Khamis
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC)



(LA26/308.2)

LA 13 **RESERVE PRICE RM 550,800** **DENGKIL**

Type : Intermediate double-storey linked house
Approx 1,647 sq ft
Address : No. 11, Jalan CV 1/2B, Casa View, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Nor Azhar Bin Hajis & Mastura Binti Kamarudin
Solicitors : M/S Azhar & Wong (03-2602 3898)
BUMI (ISLAMIC)



(LA25/802.3)

LA 14 **RESERVE PRICE RM 218,700** **DENGKIL**

Type : Apartment
Approx 1,022 sq ft
Address : No. A-13-13, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Amirul Asyraf Hairul Anuar
Solicitors : M/S Azhar & Wong (03-2602 3898)
BUMI (ISLAMIC)



(LA26/417.3)

LA 15 **RESERVE PRICE RM 260,000** **PUNCAK ALAM**

Type : Apartment
Approx 901 sq ft
Address : No. MPA-11-02, Jalan Perdana 1, Pangsapuri Melodi Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Nur Azlenna Binti Ahmad Jumry
Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) (BUMI)



(LA24/183.1)

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.

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

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