

PROPERTIES for AUCTION



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

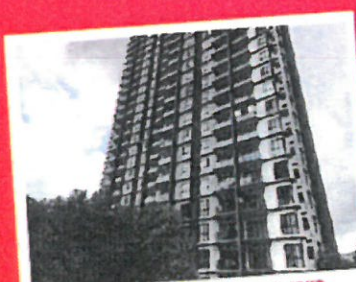
PUBLIC AUCTION

ON THURSDAY THE 26TH DAY OF JUNE 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



CLOVER GARDEN RESIDENCE, CYBERJAYA
3,200 sq ft - RM1,485,000



RESIDENSI SETIawangsa, KUALA LUMPUR
1,491 sq ft - RM774,000



BANDAR TASIK PUTERI, RAWANG
1,496 sq ft - RM380,000

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 780,000	KUALA LUMPUR
Type	: Retail lot Approx 463 sq ft	
Address	: 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)	
		
(LA25/303.1)		

LA 2	RESERVE PRICE RM 440,000	KUALA LUMPUR
Type	: Condominium Approx 1,059 sq ft	
Address	: Unit No. 23-B3, The Vistana Condominium, No. 32, Jalan Taiping, 50400 Kuala Lumpur	
Assignor(s)	: S. Kanappati A/L Saminlathan	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		
(Z/327/22.1)		

LA 3	RESERVE PRICE RM 240,000	PETALING JAYA
Type	: Apartment Approx 850 sq ft	
Address	: Unit No. E-3-7, Block E, Indah Condominium, Jalan PJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Franklyn Bin Sebelt & Norhafizah Binti Mohd Mukti	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
(LA25/307.1)		

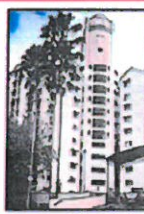
LA 4	RESERVE PRICE RM 387,000	SUBANG JAYA
Type	: Condominium Approx 1,346 sq ft	
Address	: Unit No. B-19-07, Block B, USJ One Avenue, Persiaran Mewah, USJ 1, 47600 Subang Jaya, Selangor	
Assignor(s)	: Rosnezam Binti Mohd Saat	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		
(LA25/264.2)		

LA 5	RESERVE PRICE RM 35,100	SHAH ALAM
Type	: Low cost flat Approx 683.80 sq ft	
Address	: 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)	
		
(LA24/270.11)		

LA 6	RESERVE PRICE RM 180,000	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)	
		
(LA25/286.1)		

LA 7 **RESERVE PRICE**
RM 180,000 **PUCHONG**

Type : Apartment
Approx 852 sq ft
Address : 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/359/19.2)

LA 8 **RESERVE PRICE**
RM 390,000 **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 Wan Chin & Co (03-5632 8845)



(LA25/308.1)

LA 9 **RESERVE PRICE**
RM 335,000 **KAJANG**

Type : Intermediate 3-bedroom apartment
Approx 1,044 sq ft
Address : 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)



(LA25/287.1)

LA 10 **RESERVE PRICE**
RM 330,000 **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)



(LA25/299.1)

LA 11 **RESERVE PRICE**
RM 250,000 **KAJANG**

Type : 1+1-bedroom serviced apartment
Approx 551 sq ft
Address : No. A-26-10, Block A (Haru), Mirai Residence (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor
Assignor(s) : Kirtana A/P Rajantran
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA25/304.1)

LA 12 **RESERVE PRICE**
RM 225,000 **SEMENYIH**

Type : Condominium
Approx 850 sq ft
Address : Unit No. 6-11, Mewah 9 Residence, Jalan Bukit Mewah 9/1, Taman Bukit Mewah (P/P), 43500 Semenyih, Selangor
Assignor(s) : Hasbullah Bin Abdul Hamid
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA25/258.2)

LA 13 **RESERVE PRICE**
RM 260,000 **CHERAS**

Type : Condominium
Approx 936 sq ft
Address : No. B-8-J, Condominium Langat Jaya, Off Jalan Datuk Alias, Jalan Hulu Langat, 43200 Cheras, Selangor
Assignor(s) : Muhammad Azman Kallian Bin Abdullah
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(P/293/14.1)

LA 14 **RESERVE PRICE**
RM 1,485,000 **CYBERJAYA**

Type : Stratified three-storey split-levelled semi-detached house
Approx 3,200 sq ft
Address : No. 2A, Jalan Clover 7, Clover Garden Residence, Cyber 3, 63000 Cyberjaya, Selangor
Assignor(s) : Wan Fahmy Redzuan Bin Wan Muhammad
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/259.2)

LA 15 **RESERVE PRICE**
RM 16,200 **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)



(LA25/248.3)

LA 16 **RESERVE PRICE**
RM 774,000 **KUALA LUMPUR**

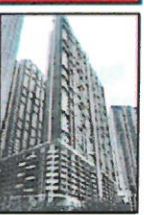
Type : Condominium
Approx 1,491 sq ft
Address : Unit No. 3A-18-03, Residensi Setiawangsa, No. 20, Jalan 1/56, Taman Setiawangsa, 54200 Kuala Lumpur
Assignor(s) : Azrin Binti Ishak
Solicitors : M/S Amin-Tan & Co (03-2247 1268)
(ISLAMIC) BUMI



(LA25/260.2)

LA 17 **RESERVE PRICE**
RM 450,000 **KUALA LUMPUR**

WITHDRAWN



(LA25/301.1)

LA 18 **RESERVE PRICE**
RM 160,400 **AMPANG**

Type : Serviced apartment
Approx 736 sq ft
Address : Unit No. D-14-14, Blok D, Pangsapuri Servis Spring Villa, Jalan UP 1/18, 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)



(LA25/175.4)

LA 19 **RESERVE PRICE**
RM 370,000 **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)



(LA25/305.1)

LA 20 **RESERVE PRICE**
RM 280,000 **BATU CAVES**

Type : Comer 2-bedroom serviced apartment
Approx 659 sq ft
Address : No. 1-31-16, Tower 1, Bayu Residensi @ Seri Temenggung, Jalan Temenggung, 68100 Batu Caves, Selangor
Assignor(s) : Intan Masbacha Binti Masbunin
Solicitors : M/S Wan Chin & Co (03-5632 8845)
(ISLAMIC)



(LA25/306.1)

LA 21 **RESERVE PRICE**
RM 405,000 **KAJANG**

Type : Condominium
Approx 1,370 sq ft
Address : 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)



(LA25/265.2)

LA 22 **RESERVE PRICE RM 330,000** **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 Jamal Singh
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA25/298.1)

LA 23 **RESERVE PRICE RM 189,000** **SEMENYIH**

Type : Apartment
Approx 861 sq ft
Address : No. M01-05-09, Block M01, Pangsapuri Camellia, Jalan Ecohill 1/2, Setia Ecohill (R/P), 43500 Semenyih, Selangor
Assignor(s) : Zarizan Bin Osman
Solicitors : M/S YH Teh & Quek (03-2698 8181)
(ISLAMIC)



(LA25/250.3)

LA 24 **RESERVE PRICE RM 380,000** **RAWANG**

Type : Renovated and extended double storey cluster semi detached house
Approx 1,496 sq ft
Address : No. 20, Jalan 6/35, Bandar Tasik Puteri, 48020 Rawang, Selangor
Assignor(s) : Norizah Binti Mohamad & Mior Shahrul Dhomani Bin Mior Abbas
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA25/300.1)

LA 25 **RESERVE PRICE RM 340,000** **SEPANG**

Type : Intermediate 3-bedroom serviced apartment
Approx 956 sq ft
Address : No. D1-28-02, Block D1, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Sepang, Selangor
Assignor(s) : Ennran Bin Othman
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA23/064.1)

LA 26 **RESERVE PRICE RM 310,000** **JENJAROM**

Type : Townhouse
Approx 927 sq ft
Address : No. 8B, Jalan SP 4/20, Bandar Saujana Putra, 42610 Lebuhraya Elite, Jenjarom, Selangor
Assignor(s) : Noor Asreena Binti Tajul Arifin & Mohd Faizal Bin Idris
Solicitors : M/S Wan Chin & Co (03-5632 8845)
(ISLAMIC)



(LA25/309.1)

FOR FURTHER ENQUIRY OR ASSISTANCE,

YOU MAY EMAIL US AT

leongauc@gmail.com OR

CONTACT OUR ONLINE ASSISTANCE TEAM AT

03-795 83 795 (4 HUNTING LINES)

MONDAY TO FRIDAY (9AM - 6PM)

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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.

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