

# PROPERTIES for AUCTION

**ONLINE BIDDING ONLY**  
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**PUBLIC AUCTION**  
ON TUESDAY THE 30TH DAY OF JUNE 2026 AT 11.00 AM  
VIA ONLINE BIDDING AT [WWW.LEONGAUCTIONEER.COM](http://WWW.LEONGAUCTIONEER.COM)  
(AUCTIONEER'S WEBSITE)

**10%  
DEPOSIT**  
ONLY

## FEATURED PROPERTIES



**RESIDENSI SENTRAL KUCHAI, KL**  
1,281 sq ft - RM517,600



**VISTA MUTIARA, KUALA LUMPUR**  
2,076 sq ft - RM469,800



**TAMAN SEMENYIH IDAMAN, SEMENYIH**  
1,884 sq ft - RM605,100

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE

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

<b>LA 1</b>	<b>RESERVE PRICE RM 517,600</b>	<b>KUALA LUMPUR</b>
Type	: Service apartment Approx 1,281 sq ft	
Address	: Unit No. B-39-07, Residensi Sentral Kuchai, No. 2B, Jalan Kuchai Maju 9, Taman Kuchai Jaya, 58200 Kuala Lumpur	
Assignor(s)	: Lee Yong Chee	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
	(LA26/168.4)	

<b>LA 2</b>	<b>RESERVE PRICE RM 469,800</b>	<b>KUALA LUMPUR</b>
Type	: Apartment Approx 2,076 sq ft	
Address	: Unit No. A-17-15, Block A, Vista Mutiara, No. 2, Jalan Vista Mutiara 1, Off Jalan Kepong, 52000 Kuala Lumpur	
Assignor(s)	: Siew Sai How & Choong Yit Lin	
Borrower(s)	: Siew Sai How	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
	(LA23/491.3)	

<b>LA 3</b>	<b>RESERVE PRICE RM 131,300</b>	<b>KUALA LUMPUR</b>
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)	
	(LA26/249.5)	

<b>LA 4</b>	<b>RESERVE PRICE RM 432,000</b>	<b>AMPANG</b>
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)	
	(LA26/458.2)	

<b>LA 5</b>	<b>RESERVE PRICE RM 386,400</b>	<b>PUCHONG</b>
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)	
	(LA26/328.4)	

<b>LA 6</b>	<b>RESERVE PRICE RM 284,400</b>	<b>KAJANG</b>
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)	
	(LA25/308.4)	

**LA 7** **RESERVE PRICE RM 605,100** **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)



(LA26/329.4)

**LA 8** **RESERVE PRICE RM 320,800** **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)



(LA26/325.4)

**LA 9** **RESERVE PRICE RM 1,710,000** **SHAH ALAM**

Type : Three (3) storey garden bungalow  
Approx 4,088 sq ft  
Address : No. 35, Jalan Kemuning Permai 33/154, Kemuning Residence, Seksyen 33, 40400 Shah Alam, Selangor  
Assignor(s) : Md Fauzi Bin Md Tamaji  
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/459.2)

**LA 10** **RESERVE PRICE RM 212,700** **PUCHONG**

Type : Service apartment  
Approx 883 sq ft  
Address : Unit No. A-13-09, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor  
Assignor(s) : Cheah Tien Boon & Kee Pui San  
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC) (BUMI)**



(LA24/177.6)

**LA 11** **RESERVE PRICE RM 240,600** **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)

**(ISLAMIC) (BUMI)**



(LA26/172.4)

**LA 12** **RESERVE PRICE RM 165,500** **BERANANG**

Type : Apartment  
Approx 860 sq ft  
Address : No. 22-01, Residensi Kesuma 1, Jalan Kesuma, Bandar Tasik Kesuma, 43700 Beranang, Selangor  
Assignor(s) : Norsaidah Binti Sha'fi  
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

**(ISLAMIC)**



(LA26/162.6)

**LA 13** **RESERVE PRICE RM 313,500** **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)

**(ISLAMIC) (BUMI)**



(LA26/323.4)

**LA 14** **RESERVE PRICE RM 513,000** **PUNCAK ALAM**

Type : Intermediate stratified double (2) storey 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 Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA24/362.2)

**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. 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.

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