

# PROPERTIES for AUCTION

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**PUBLIC AUCTION**  
ON MONDAY THE 30TH DAY OF MARCH 2026 AT 3.00 PM  
VIA ONLINE BIDDING AT [WWW.LEONGAUCTIONEER.COM](http://WWW.LEONGAUCTIONEER.COM)  
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**10%  
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## FEATURED PROPERTIES



**PAVILION EMBASSY, KUALA LUMPUR**  
1,211 sq ft - RM1,600,000



**PANGSAPURI TIARA HATAMAS, CHERAS**  
936 sq ft - RM177,300



**RESIDENSI VIVO, KUALA LUMPUR**  
775 sq ft - RM415,600

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE

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<b>LA 1</b>	<b>RESERVE PRICE RM 1,600,000</b>	<b>KUALA LUMPUR</b>
Type	: Serviced-apartment Approx 1,211 sq ft	
Address	: Unit No. C-42-3A, Pavilion Embassy, Jalan Ampang, 50450 Kuala Lumpur	
Assignor(s)	: Hui Pui Fun & Ip Cheuk Hung Robert	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		(LA26/243.1)

<b>LA 2</b>	<b>RESERVE PRICE RM 300,000</b>	<b>CHERAS</b>
Type	: Apartment Approx 851.52 sq ft	
Address	: Unit No. B-1-8, Vista Hatamas, Jalan Hatamas Utama, Taman Bukit Hatamas, 43200 Cheras, Selangor	
Assignor(s)	: Mohamad Zambri Bin Mohamad Nor	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
	<b>BUMI</b>	
		(LA26/239.1)

<b>LA 3</b>	<b>RESERVE PRICE RM 177,300</b>	<b>CHERAS</b>
Type	: Apartment Approx 936 sq ft	
Address	: Unit No. B-6-11, Pangsapuri Tiara Hatamas, Jalan Hatamas Utama, Bukit Hatamas, 43200 Cheras, Selangor	
Assignor(s)	: Siow Woon Chin	
Solicitors	: M/S Mazlifah & Partners (03-7806 2588)	
		(LA25/611.6)

<b>LA 4</b>	<b>RESERVE PRICE RM 340,000</b>	<b>PETALING JAYA</b>
Type	: Apartment Approx 850 sq ft	
Address	: Unit No. B-9-06, Block B, Pangsapuri Bayu Puteri, Jalan Tropicana Selatan, PJU 3, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Lee Gay Kon @ Lee Gay Koon	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(LA26/238.1)

<b>LA 5</b>	<b>RESERVE PRICE RM 110,000</b>	<b>SHAH ALAM</b>
Type	: Low cost apartment Approx 678 sq ft	
Address	: No. S3-317 (Developer's Parcel No. 317), Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Seksyen U9, 40150 Shah Alam, Selangor	
Assignor(s)	: Yogeswari A/P Murugaiya	
Borrower(s)	: Yogeswari A/P Murugaiya & Murugan A/L Nadarajah	
Solicitors	: M/S Mimirahayu Haniff Heng & Partners (03-6203 0823)	
		(Z/320/22.1)

<b>LA 6</b>	<b>RESERVE PRICE RM 160,000</b>	<b>SRI KEMBANGAN</b>
Type	: Apartment Approx 74.32 sq m	
Address	: No. 3-12, Block Kasawari D, Taman Impian Ehsan, 43300 Sri Kembangan, Selangor	
Assignor(s)	: Zaidi Bin Abdul Rahman & Noraliza Binti Mohd Ghazali	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		(LA26/237.1)

**LA 7** **RESERVE PRICE RM 300,000** **CYBERJAYA**

Type : Serviced-apartment  
Approx 700 sq ft  
Address : No. OT-23A-08 (Developer's Parcel No. 2-23A-08), Oxford Tower, Garden Plaza, Cyber 3, 63000 Cyberjaya, Selangor  
Assignor(s) : Lai Kong Min  
Borrower(s) : Lai Kong Min & Lai Chew Lin  
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA26/241.1)

**LA 8** **RESERVE PRICE RM 470,000** **KUALA LUMPUR**

Type : Condominium  
Approx 1,100 sq ft  
Address : Unit No. E-31-03, Residensi Henge, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kuala Lumpur  
Assignor(s) : Chan Chin Loon  
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/240.1)

**LA 9** **RESERVE PRICE RM 415,600** **KUALA LUMPUR**

Type : Service apartment  
Approx 775 sq ft  
Address : Unit No. A-17-01, Residensi VIVO, 9 Seputeh, No. 20, Jalan Telok Datok, Off Jalan Kelang Lama, 58000 Kuala Lumpur  
Assignor(s) : Alwin Rajasurya A/L G Anthony  
Customer(s) : Alwin Rajasurya A/L G Anthony & Pushpam A/P Sinnakaundan  
Solicitors : M/S Amin-Tan & Co (03-2247 1268)

**(ISLAMIC)**



(LA26/233.1)

**LA 10** **RESERVE PRICE RM 330,000** **KUALA LUMPUR**

Type : Serviced-apartment  
Approx 506 sq ft  
Address : Unit No. A-06-02, Residensi M Ampang (M Suites), No. 283, Jalan Ampang, 50450 Kuala Lumpur  
Assignor(s) : Leow Lj Hwa & Leow Fook Wee  
Solicitors : M/S Zailan & Co (03-2164 9909)

**(ISLAMIC)**



(LA26/242.1)

**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.

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**STEP 3**  
SELECT PROPERTY AND  
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**STEP 4**  
BIDDERS SHALL PAY A 10% DEPOSIT  
AT LEAST ONE (1) WORKING DAY  
BEFORE AUCTION DATE



**STEP 5**  
ON AUCTION DAY LOGIN TO  
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AND BID ONLINE

**HOW TO BID ONLINE:**

- I. On Auction day, click Secured Hyperlink (URL) in your email to enter our Auction Room at least 10 minutes before auction time.
- II. Click Auction date and Confirm Property Address and Reserve Price
- III. Wait for your Property Lot
- IV. Auction start after the countdown of 5,4,3,2,1
- V. Enter your bids by pressing the Bid Button
- VI. The highest bid shall flash for 3 times " First Calling", "Second Calling" and "Last Calling"
- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer's hammer.