

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 23RD DAY OF MAY 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



SARI ALAMANDA, RAWANG
1,302 sq ft - RM364,500



PANGSAPURI AMBER, PANGILMA GARANG
657 sq ft - RM328,100



LBS ALAM PERDANA, PUNCAK ALAM
1,420 sq ft - RM340,200

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LA 1	RESERVE PRICE RM 477,000	KUALA LUMPUR
Type	: Intermediate 2-bedroom condominium Approx 840 sq ft	
Address	: No. B-15-11, Residensi Emerald Damai (Emerald Hills), Jalan 6/154D, Taman Desa Cheras, 56000 Kuala Lumpur	
Assignor(s)	: Chong Min Ching	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/179.2)		

LA 2	RESERVE PRICE RM 255,200	KUALA LUMPUR
Type	: Apartment Approx 1,061 sq ft	
Address	: Unit No. B-23-1, 23rd Floor, Block B, Pangsapuri Melur, No. 72A, Jalan 2/48A, Sentul Perdana, Bandar Baru Sentul, 51000 Kuala Lumpur.	
Assignor(s)	: Khairul Amir Bin Mohd Yusoff & Normy Kaswaney Binti Muhammad Rozibi	
Borrower(s)	: Normy Kaswaney Binti Muhammad Rozibi	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		
(Y.164.21.4)		

BUMI

LA 3	RESERVE PRICE RM 125,000	KUALA LUMPUR
Type	: Low cost flat Approx 692 sq ft	
Address	: Unit No. A-11-20, 11th Floor, Kepong 3 (Low Cost Flat), Jalan Udang Harimau 1, Taman Cuepacs, 52000 Kuala Lumpur	
Assignor(s)	: Jefri Bin Suen & Aini Binti Junairi	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		
(LA25/227.1)		

LA 4	RESERVE PRICE RM 220,000	AMPANG
Type	: Intermediate 3-bedroom low-cost apartment Approx 667 sq ft	
Address	: No. B3-13-13, Pangsapuri Blok Tanjung, Merdeka Villa, Jalan Merdeka Permai 2, 68000 Ampang, Selangor	
Assignor(s)	: Chan Kian Fei	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA25/246.1)		

LA 5	RESERVE PRICE RM 170,000	PETALING JAYA
Type	: Low cost apartment Approx 687 sq ft	
Address	: Unit No. C-12-12, Block C, Apartment Taman Medan Jaya, Jalan PJS 2/1, Taman Dato Harun, 46000 Petaling Jaya, Selangor	
Assignor(s)	: Ishak Bin Adnan & Azizah Binti Alias	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(LA23/349.1)		

LA 6	RESERVE PRICE RM 160,000	PETALING JAYA
Type	: Low cost apartment Approx 650 sq ft	
Address	: Unit No. F-1-18, Rumah Pangsa Rampai Idaman, Jalan PJJU 10/9, Prima Damansara, 47830 Petaling Jaya, Selangor	
Assignor(s)	: Mohan A/L Samundy	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
(T.437.18.1)		

LA 7 **RESERVE PRICE RM 210,000** **BATU CAVES**

Type : Apartment
Approx 915 sq ft
Address : Unit No. R-05-15, Pangsapuri Radius, Jalan SH 1/2, Selayang Heights, 68100 Batu Caves, Selangor
Assignor(s) : Chong Chun Seng
Solicitors : M/S Simon Hue & Associates (03-7960 7761)



(LA25/044.5)

LA 8 **RESERVE PRICE RM 290,000** **SHAH ALAM**

Type : Apartment
Approx 800 sq ft
Address : Pusat Komersial, Y4/5-B, Block F, Jalan Plumbum Y 7/Y, Pusat Komersial Seksyen 7, 40000 Shah Alam, Selangor
Assignor(s) : Janatulnur Binti Mohd Rathy & Hashim Bin Malek
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/252.1)

LA 9 **RESERVE PRICE RM 370,000** **PUCHONG**

Type : Office Approx 130 sq m
Address : Pusat Perdagangan Puchong Prima, A-02-06, Blok A, Jalan Prima 5/5, Persiaran Prima Utama, Taman Puchong Prima, 47150 Puchong, Selangor
Assignor(s) : Kumaran A/L Ramasamy
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/258.1)

LA 10 **RESERVE PRICE RM 150,000** **PUCHONG**

Type : 3-bedroom flat
Approx 60.41 sq m
Address : No. C-3-6, Pangsapuri Cempaka, Bandar Bukit Puchong 2, 47120 Puchong, Selangor
Assignor(s) : Mohd Samri Bin Abdullah
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/245.1)

LA 11 **RESERVE PRICE RM 140,000** **SERI KEMBANGAN**

Type : Low cost flat
Approx 650 sq ft
Address : Unit No. A-11-01, Pangsapuri Desa Tanjung, Taman Bukit Serdang, Seksyen 4, 43300 Seri Kembangan, Selangor
Assignor(s) : Geeva Rekah A/P Natha Gopal
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(Z/020/22.1)

LA 12 **RESERVE PRICE RM 120,000** **SERI KEMBANGAN**

CALLED OFF

LA 13 **RESERVE PRICE RM 120,000** **KAJANG**

Type : Intermediate 3-bedroom low-cost apartment
Approx 657 sq ft
Address : No. 05-15, Pangsapuri Kos Rendah, Taman Tasik Sungai Chua, 43000 Kajang, Selangor
Assignor(s) : Indrani A/P Ponnusamy (Deceased)
Borrower(s) : Indrani A/P Ponnusamy (Deceased) & Baskaran A/L Valan
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA25/249.1)

LA 14 **RESERVE PRICE RM 364,500** **RAWANG**

Type : Intermediate double (2) storey terraced house
Approx 1,302 sq ft
Address : No. 18, Jalan Sari Alamanda 10/6, Sari Alamanda, 48000 Rawang, Selangor
Assignor(s) : Komathi A/P Mahalingam & Mathavan A/L Selvar Raju
Solicitors : M/S YH Teh & Quek (03-2698 8181)



(LA25/077.4)

LA 15 **RESERVE PRICE RM 20,000** **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)



(LA25/248.1)

LA 16 **RESERVE PRICE RM 328,100** **PANGLIMA GARANG**

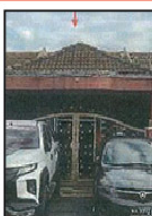
Type : Serviced apartment
Approx 657 sq ft
Address : No. A-11-05, Pangsapuri Amber, Persiaran Oleander, Gamuda Kemuning 25.7, 42500 Telok Panglima Garang, Selangor
Assignor(s) : Liew Chi Siong
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/074.4)

LA 17 **RESERVE PRICE RM 380,000** **JENJAROM**

Type : Intermediate single (1) storey terraced house
Approx 1,400 sq ft
Address : No. 27 (Developer's Lot No. 13051), Jalan SP 1/10, Bandar Saujana Putra, 42610 Lebuhraya Elite, Jenjarom, Selangor
Assignor(s) : Gunasekharan A/L Ponnann & Rajeswary A/P Perumal
Borrower(s) : Gunasekharan A/L Ponnann
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/222.1)

LA 18 **RESERVE PRICE RM 220,000** **JENJAROM**

Type : Three room apartment
Approx 743 sq ft
Address : No. F-1-03, Jalan SP 4/2, Rumah Pangsa Sri Saujana, Bandar Saujana Putra, 42610 Jenjarom, Selangor
Assignor(s) : Mohd Hanif Bin Othman
Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)



(LA25/225.1)

LA 19 **RESERVE PRICE RM 210,000** **JENJAROM**

CALLED OFF

LA 20 **RESERVE PRICE RM 240,000** **AMPANG**

CALLED OFF

LA 21 **RESERVE PRICE RM 198,000** **AMPANG**

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



(LA25/175.2)

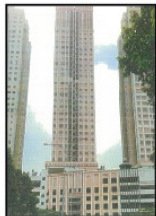
LA 22 **RESERVE PRICE RM 250,000** **SHAH ALAM**

Type : Serviced apartment
Approx 502 sq ft

Address : No. C-10-12, Edusentral @ Setia Alam-Phase 3, No. 1, Jalan Setia Murni U13/51, Setia Alam Seksyen U13, 40170 Shah Alam, Selangor

Assignor(s) : Mohd Zamri Bin Hussin
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC)



(LA25/244.1)

LA 23 **RESERVE PRICE RM 240,000** **SHAH ALAM**

Type : Apartment
Approx 850 sq ft

Address : No. 39-03-03, Pangsapuri Cendana, Jalan Metafasa U16/3, Taman Bukit Subang, Seksyen U16, 40160 Shah Alam, Selangor

Assignor(s) : Rufina Palvier Anak Patrick & Clifford Francis Sta Maria
Solicitors : M/S Wan Chin & Co (03-5632 8845)

(ISLAMIC)



(LA25/253.1)

LA 24 **RESERVE PRICE RM 110,000** **PEL KLANG**

Type : Low cost apartment
Approx 650 sq ft

Address : Unit No. E3-9, Pangsapuri Samudera, Persiaran Masjid Sultan/KS13, Pulau Indah, 42920 Pelabuhan Klang, Selangor

Assignor(s) : Razak Bin Mohamed & Zaroni Binti Alias
Solicitors : M/S Wan Chin & Co (03-5632 8845)

(Tanah Simpanan Melayu) (ISLAMIC)



(LA25/251.1)

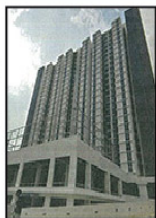
LA 25 **RESERVE PRICE RM 280,000** **KAJANG**

Type : Service apartment
Approx 551 sq ft

Address : Unit No. C-6-12, Block C, Mirai Residences (Residensi Meriah), Persiaran Kajang 2, Kajang 2, 43000 Kajang, Selangor

Assignor(s) : Nora Binti Abdul Rahim
Solicitors : M/S Wan Chin & Co (03-5632 8845)

(ISLAMIC)



(LA25/254.1)

LA 26 **RESERVE PRICE RM 189,600** **KAJANG**

Type : Service apartment
Approx 689 sq ft

Address : Unit No. B-16-08, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor

Assignor(s) : Hawa Nadiyah Binti Mohamed Azmi & Mohd Suhaiddi Bin Jawahir
Customer(s) : Hawa Nadiyah Binti Mohamed Azmi
Solicitors : M/S YH Teh & Quek (03-2698 8181)

(ISLAMIC)



(LA25/129.4)

LA 27 **RESERVE PRICE RM 145,000** **KAJANG**

CALLLED OFF

LA 28 **RESERVE PRICE RM 260,000** **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)



(LA25/250.1)

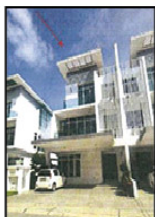
LA 29 **RESERVE PRICE RM 1,600,000** **CYBERJAYA**

Type : Stratified three storey semi-detached house
Approx 3,197 sq ft

Address : Premises No. 7, Jalan Clover 6, Clover Garden Residence, Cyber 3, 63100 Cyberjaya, Selangor

Assignor(s) : Ngeow Chee Kean
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC)



(LA25/221.1)

LA 30 **RESERVE PRICE RM 120,000** **RAWANG**

Type : Intermediate 3-bedroom apartment
Approx 750 sq ft

Address : No. A1-09, Block A, Pangsapuri Taman Setia Rawang, Jalan SR 10, Taman Setia Rawang, 48000 Rawang, Selangor

Assignor(s) : Manjula A/P Naha Mutu
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC)



(LA25/223.1)

LA 31 **RESERVE PRICE RM 340,200** **PUNCAK ALAM**

Type : End stratified double (2) storey terraced house with extra land
Approx 1,420 sq ft

Address : No. 33, Jalan Rentak 2/4, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor

Assignor(s) : Dzul Affandi Bin Matnoor
Solicitors : M/S Seow & Megat (03-2166 3384)

(BUMI) (ISLAMIC)



(Z.054.22.4)

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BEFORE AUCTION DATE



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- 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
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- VII. The Bidder with the highest bid shall be declared the successful purchaser upon the fall of the Auctioneer's hammer.