

PROPERTIES for AUCTION

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

PUBLIC AUCTION
ON TUESDAY THE 26TH DAY OF MAY 2026 AT 12.00 NOON
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

**10%
DEPOSIT**
ONLY

FEATURED PROPERTIES



TAMAN SRI MURNI, BATU CAVES, KL
776 sq ft - RM162,000



GOODVIEW HEIGHTS, KAJANG
1,076 sq ft - RM351,000



TAMAN SEMENYIH IDAMAN, SEMENYIH
1,884 sq ft - RM747,000

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 580,000	KUALA LUMPUR
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)	
		(LA23/491.1)

LA 2	RESERVE PRICE RM 453,600	KUALA LUMPUR
Type	: Apartment Approx 1,300 sq ft	
Address	: Unit No. D-15-10, Residensi Henge, No. 9, Jalan Metro Perdana Barat, Taman Metropolitan, 52100 Kepong, Kuala Lumpur	
Assignor(s)	: Yap Wai Hoe & Yap Wai Loong	
Borrower(s)	: Yap Wai Hoe	
Solicitors	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)	
		(LA25/088.3)

LA 3	RESERVE PRICE RM 162,000	KUALA LUMPUR
Type	: Apartment Approx 776 sq ft	
Address	: Unit No. 28-8-9, Block 28, Jalan 1/2D, Taman Sri Murni, 68100 Off Jalan Ipoh, 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)	
		(LA26/249.3)

LA 4	RESERVE PRICE RM 137,800	KUALA LUMPUR
Type	: Office Approx 1,085 sq ft	
Address	: Unit No. A-1503, Menara Pandan A, MPAJ Square, Persiaran MPAJ, Jalan Pandan Utama, Pandan Indah, 55100 Kuala Lumpur	
Assignor(s)	: Worldcrest Corporation Sdn Bhd (Company No.: 290351-A)	
Solicitors	: M/S CH Yeap Maluda Cheh (03-4041 0405)	
		(LA24/601.5)

LA 5	RESERVE PRICE RM 171,000	AMPANG
Type	: Low cost flat Approx 657 sq ft	
Address	: Unit No. PC1-11-04, Permai Court 1, Jalan 16A, Taman Dato Ahmad Razali, 68000 Ampang, Selangor	
Assignor(s)	: Nor Azian Binti Bakar	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
		(R/363/16.2)

LA 6	RESERVE PRICE RM 275,400	PETALING JAYA
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)	
		(LA26/238.3)

LA 7 **RESERVE PRICE RM 240,000** **PETALING JAYA**

Type : 3-bedroom low-medium cost apartment
Approx 793 sq ft

Address : No. F-7-11, Block F, Apartment Taman Medan Jaya, No. 2A, Jalan PJS 2/1, 46000 Petaling Jaya, Selangor

Assignor(s) : Taufek Bin Abd Kadir
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(W/009/20.1)

LA 8 **RESERVE PRICE RM 350,000** **SHAH ALAM**

Type : Apartment
Approx 947 sq ft

Address : Unit No. 06-10-09, Level 10, Block 06, Pangsapuri Seri Mutiara, Jalan Setia Gemilang U13/45B, 40170 Shah Alam, Selangor

Assignor(s) : Muhammad Firdaus Bin Ab Manaf
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA24/107.1)

LA 9 **RESERVE PRICE RM 477,000** **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)



(LA26/328.2)

LA 10 **RESERVE PRICE RM 380,000** **PUCHONG**

Type : Extended and renovated double storey mid terraced house
Approx 825 sq ft

Address : No. 50, Jalan Intan 3, Taman Puchong Intan, 47150 Puchong, Selangor

Assignor(s) : Karunaharan A/L Shunmugam, Rejini Kanthan A/L Shunmugam, Suntharesan A/L Shunmugam & Vesalachey A/P Thiruvengadam
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA25/041.1)

LA 11 **RESERVE PRICE RM 240,000** **SERI KEMBANGAN**

Type : SOHO
Approx 484 sq ft

Address : Unit No. 15-20, Silk Sky, Jalan KB 2/15, Kampung Baru Balakong, 43300 Seri Kembangan, Selangor

Assignor(s) : Poa Chai Hong
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA23/171.1)

LA 12 **RESERVE PRICE RM 160,000** **BALAKONG**

Type : Apartment
Approx 796.53 sq ft

Address : Unit No. G9-3A, 3rd Floor, Block G, Jalan Impian Indah 2, Taman Impian Indah, 43200 Balakong, Selangor

Assignor(s) : Mohd Rodi Bin Che Hassan
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA26/400.1)

LA 13 **RESERVE PRICE RM 351,000** **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)



(LA25/308.2)

LA 14 **RESERVE PRICE RM 249,400** **KAJANG**

Type : Intermediate 3+1 bedroom apartment
Approx 930 sq ft

Address : No. 10-11, Residensi Bukit Palma 3, Jalan Bukit Palma 1, 43000 Kajang, Selangor

Assignor(s) : Check Wing Wai
Solicitors : M/S Wan Chin & Co. (03-5632 8845)

(BUMI LOT)



(LA25/690.5)

LA 15 **RESERVE PRICE RM 65,700** **KAJANG**

Type : Low-cost apartment
Approx 656 sq ft

Address : No. B3-34, Block B, Pangsapuri Seri Pulau, Taman Balakong Jaya, 43000 Kajang, Selangor

Assignor(s) : Gay Hor San
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-62030823)




(W/166/20.5)

LA 16 **RESERVE PRICE RM 747,000** **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)



(LA26/329.2)

LA 17 **RESERVE PRICE RM 396,000** **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)



(LA26/325.2)

LA 18 **RESERVE PRICE RM 233,300** **CYBERJAYA**

Type : Service apartment
Approx 979.52 sq ft

Address : Unit No. J-12-13, Block J, Mutiara Ville, Cyber 11, 63000 Cyberjaya, Selangor

Assignor(s) : Leong Poh Seng
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)




(LA26/218.4)

LA 19 **RESERVE PRICE RM 520,000** **RAWANG**

Type : Double-storey intermediate terraced house
Approx 1,650 sq ft

Address : No. 6, Jalan KE 4/3, Kota Emerald, 48000 Rawang, Selangor

Assignor(s) : Sundram A/L Jagamarthan
Borrower(s) : Sundram A/L Jagamarthan & Jagamarthan A/L Rajagopal
Solicitors : M/S Mazlifah & Partners (03-7806 2588)



(LA24/524.1)

LA 20 **RESERVE PRICE RM 54,000** **BUKIT SENTOSA**

Type : Shop-office
Approx Ground Floor Approximately 1,404 sq. feet, First Floor Approximately 1,483 sq. feet

Address : No. 15, Jalan Kemboja 3E, Perniagaan Jalan Kemboja, 48300 Bukit Sentosa, Selangor

Assignor(s) : Lee Fok @ Lee Fook
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA26/307.2)

LA 21 **RESERVE PRICE RM 630,000** **KUALA LUMPUR**

Type : Serviced apartment
Approx 979.52 sq ft

Address : Unit No. R-16-3A, Residensi Shamelin Star, No. 36A, Jalan 4/91, Taman Shamelin Perkasa, 56100 Kuala Lumpur

Assignor(s) : Mohammed Bahrein Bin Yusof
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC)



(LA26/401.1)

LA 22 **RESERVE PRICE RM 610,000** **CHERAS**

Type : Serviced apartment
 Approx 1,311 sq ft
 Address : Unit No. VA-33-06, You Vista, You City, 43200 Cheras, Selangor
 Assignor(s) : Abdul Hafiz Bin Mohd Yunus & Zurina Binti Zulfakar
 Customer(s) : Abdul Hafiz Bin Mohd Yunus
 Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) (BUMI)



(LA26/402.1)

LA 23 **RESERVE PRICE RM 650,000** **SHAH ALAM**

Type : Condominium
 Approx 1,670 sq ft
 Address : A-04-01, Hijauan Saujana, Lot 91 Off Persiaran Golf, Saujana Resort, 40150 Shah Alam, Selangor
 Assignor(s) : Ashrafswandi Bin Abdul Wahab
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA26/399.1)

LA 24 **RESERVE PRICE RM 262,500** **PUCHONG**

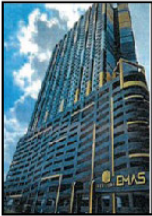
Type : Service apartment
 Approx 883 sq ft
 Address : Unit No. A-13-09, Block A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor
 Assignor(s) : Cheah Tien Boon & Kee Pui San
 Solicitors : M/S Azhar & Wong (03-2602 3898)
(ISLAMIC) (BUMI)



(LA24/177.4)

LA 25 **RESERVE PRICE RM 279,000** **KAJANG**

Type : Serviced apartment
 Approx 689 sq ft
 Address : Unit No. A-38-29, Residensi Emas, Jalan Zamrud 2, 43000 Kajang, Selangor
 Assignor(s) : Mohammad Irtan Saufie Bin Basjuri
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)
(ISLAMIC)



(LA26/302.2)

LA 26 **RESERVE PRICE RM 204,200** **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)



(LA26/162.4)

LA 27 **RESERVE PRICE RM 387,000** **RAWANG**

Type : Condominium
 Approx 1,076 sq ft
 Address : Unit No. 13-13A, Residensi Mori Scientex Rawang, Taman Scientex Rawang, 43000 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)



(LA26/323.2)

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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AT LEAST ONE (1) WORKING DAY
BEFORE AUCTION DATE



STEP 5
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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
- 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.