Hong Leong Bank HLB Islamic

# 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 12TH DAY OF NOVEMBER 2026 AT 3.00 PM**
**VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM**
**(AUCTIONEER'S WEBSITE)**

**10% DEPOSIT ONLY**

## FEATURED PROPERTIES


BANDAR METRO PUCHONG, PUCHONG
2,400 sq ft - RM729,000

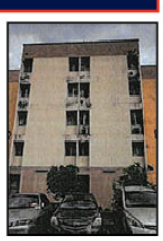

ECO FOREST, SEMENYIH
1,862 sq ft - RM607,500


RESIDENSI MUTIARA, KAJANG
84 sq m - RM206,800

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 177,300 — KUALA LUMPUR

Type : 3-bedroom walk-up apartment
Approx 716 sq ft
Address : No. F2-0-3, Block F2, Jalan 4/76D, Desa Pandan, 55100 Kuala Lumpur
Assignor(s) : Abd Azis Bin Halid
Solicitors : M/S Zailan & Co (03-2164 9909)


(LA26/565.6)

### LA 2 — RESERVE PRICE RM 729,000 — PUCHONG

Type : Double-storey end terraced house with extra land
Approx 2,400 sq ft
Address : No. 50, Jalan Metro 1/9, Bandar Metro Puchong, 47160 Puchong, Selangor
Assignor(s) : Balachandran A/L Appalasamy & Sasikumar A/L Balachandran
Solicitors : M/S Azhar & Wong (03-2602 3898)


(LA24/147.3)

### LA 3 — RESERVE PRICE RM 332,100 — SERI KEMBANGAN

Type : Serviced apartment
Approx 850 sq ft
Address : Unit No. A-14-13A, Pangsapuri Akasa, Jalan Akasa, Akasa Cheras Selatan, 43300 Seri Kembangan, Selangor
Assignor(s) : Wee Sui Sen
Solicitors : M/S Mazlifah & Partners (03-7806 2588)


(LA24/158.3)

### LA 4 — RESERVE PRICE RM 630,000 — SEMENYIH

**WITHDRAWN**



### LA 5 — RESERVE PRICE RM 607,500 — SEMENYIH

Type : Double storey mid terraced house
Approx 1,862 sq ft
Address : No. 50, Jalan Eco Forest 1/2B, Eco Forest, 43500 Semenyih, Selangor
Assignor(s) : Jayamary A/P S.George
Solicitors : M/S Azhar & Wong (03-2602 3898)


(LA26/706.3)

### LA 6 — RESERVE PRICE RM 855,000 — SEMENYIH

Type : Intermediate stratified two (2) storey terraced house
Approx 1,798 sq ft
Address : No. 8, Jalan Eco Majestic 9/2A, Eco Majestic, 43500 Semenyih, Selangor
Assignor(s) : Lim Chee Wah, Chee Sui Kwan & Wilson Lim Wei Zheng
Solicitors : M/S Azhar & Wong (03-2602 3898)


(LA26/163.2)

Hong Leong Bank Berhad  Hong Leong Islamic Bank Berhad

Hong Leong Bank | HLB Islamic

## LA 7 — RESERVE PRICE RM 183,800 — SEMENYIH

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. B-21-10, Residensi Selangorku Begonia, Jalan Eco Majestic 3A/5, Eco Majestic, 43500 Semenyih, Selangor
Assignor(s) : Ee Siew Lian
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/561.5)

## LA 8 — RESERVE PRICE RM 223,200 — RAWANG

Type : Townhouse
Approx 1,245 sq ft
Address : Unit No. 3-3, Jalan Amansiara 1/6, Taman Amansiara, 48000 Rawang, Selangor
Assignor(s) : Choong Soon Loy
Solicitors : M/S Shui Tai (03-7729 8906)



(LA26/173.5)

## LA 9 — RESERVE PRICE RM 234,900 — PUNCAK ALAM

Type : Apartment
Approx 901 sq ft
Address : No. MPC-07-13, Jalan Perdana 1, Pangsapuri Melodi Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Nabilah Binti Abu Bakar
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

**(BUMI)**



(LA26/703.3)

## LA 10 — RESERVE PRICE RM 405,000 — KUALA LUMPUR

Type : Apartment
Approx 865 sq ft
Address : Unit No. A-31-07, Residensi Skysanctuary 1, No. 2, Jalan Santuari 1, Setapak, 53200 Kuala Lumpur
Assignor(s) : Aiman Afifi Bin Roslan
Customer(s): Aiman Afifi Bin Roslan & Roslan Bin Mohamed
Solicitors : M/S Zailan & Co (03-2164 9909)

**(ISLAMIC)**

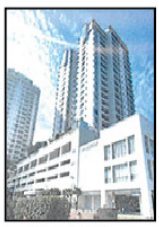


(LA26/767.2)

## LA 11 — RESERVE PRICE RM 387,000 — AMPANG

Type : Corner 3-bedroom serviced apartment Approx 1,290 sq ft
Address : No. A-10-06, Tower A, Ampang Putra Residensi, Jalan Ampang Putra 6, Taman Putra Sulaiman, 68000 Ampang, Selangor
Assignor(s) : Merlinda Binti Dennis Tweening
Customer(s) : Merlinda Binti Dennis Tweening & Dennis Tweening Rantau
Solicitors : M/S Mazlifah & Partners (03-7806 2588)

**(ISLAMIC)**



(LA26/765.2)

## LA 12 — RESERVE PRICE RM 126,000 — PUCHONG

Type : Low cost flat
Approx 60.38 sq m
Address : Unit No. B-4-11, 4th Floor, Block B, Rumah Pangsa Angsana, Jalan BP 17/1, Bandar Bukit Puchong 2, 47120 Puchong, Selangor
Assignor(s) : Shaidatul Akma Binti Suhaimi
Solicitors : M/S YH Teh & Quek (03-2698 8181)

**(ISLAMIC)**



(LA26/760.2)

## LA 13 — RESERVE PRICE RM 306,000 — SERI KEMBANGAN

Type : Apartment
Approx 904 sq ft
Address : Unit No. A-14-19, Block A, Residensi Bukit Tiara, Jalan Karunmas 10, 43300 Seri Kembangan, Selangor
Assignor(s) : Nik Johan Bin Nik Hussin
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/688.2)

## LA 14 — RESERVE PRICE RM 283,500 — SERI KEMBANGAN

Type : 3-bedroom serviced apartment
Approx 936 sq ft
Address : No. B-14-03, Sfera Residensi, Jalan Atmosphere Utama 1, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Siti Khadijah Binti Hasnan
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/705.3)

## LA 15 — RESERVE PRICE RM 206,800 — KAJANG

Type : Intermediate 2+1 bedroom serviced apartment Approx 84 sq m
Address : No. B-14-12, Blok B, Residensi Mutiara, Jalan Zamrud Utama, Sungai Tangkas, 43000 Kajang, Selangor
Assignor(s) : Muhammad Asyraaf Bin Mohd Zainurin & Nurshuhadah Binti Shuhery
Customer(s) : Muhammad Asyraaf Bin Mohd Zainurin & Nurhayati Binti Ahmad Zamri
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**

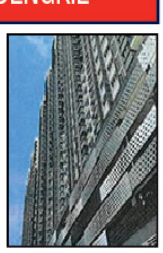


(LA25/174.6)

## LA 16 — RESERVE PRICE RM 306,000 — DENGKIL

Type : Service apartment
Approx 89 sq m
Address : Unit No. D2-13A-06, Savanna Executives Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor
Assignor(s) : Mohamad Zamri Bin Awang & Noor Hayati Binti Wahab
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/757.2)

## LA 17 — RESERVE PRICE RM 400,300 — RAWANG

Type : Double (2) storey cluster house
Approx 193 sq m
Address : No. 25 (Developer's Parcel No. P3-161), Jalan MR 2/7, Taman M-Residensi 2, Taman M-Residensi, 48020 Rawang, Selangor
Assignor(s) : Lim Ching Whui
Solicitors : M/S Azhar & Wong (03-2602 3898)

**(ISLAMIC)**



(LA26/649.5)

**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.**

Hong Leong Bank HLB Islamic

**BID ONLINE ONLY:**
**LEONG AUCTIONEER SDN BHD (922719-M)**
Suite 1009, 10th Floor, Amcorp Tower,
Amcorp Trade Centre, No. 18, Jalan Persiaran Barat
46050, Petaling Jaya, Selangor
Tel: 03-795 83 795 (4 Hunting Lines)
E-mail: leongauc@gmail.com
Website: www.leongauctioneer.com

**LEONG WYE HOONG**
**KENNETH LEONG KHEEN CHOONG**
Licensed Auctioneers

All photographs printed in this brochure is for artist impression only. The Auctioneer shall not be liable for any mis-representation, mis-description and mis-statement of the particulars contained in this brochure.

MORTGAGE SALES CONTACTS : MR. DANIEL NG : 012-264 0446 / MR. JERRICK ONG : 011-7276 2243
FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309

## HOW TO REGISTER ONLINE



STEP 1
LOGIN TO www.leongauctioneer.com




STEP 2
SIGN UP FOR 1ST TIME USER
CHECK YOUR EMAIL AT INBOX OR
SPAM AND CLICK LINK TO ACTIVATE



STEP 3
SELECT PROPERTY AND
REGISTER ONLINE




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




STEP 5
ON AUCTION DAY LOGIN TO
www.leongauctioneer.com
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.