

PROPERTIES *for* AUCTION

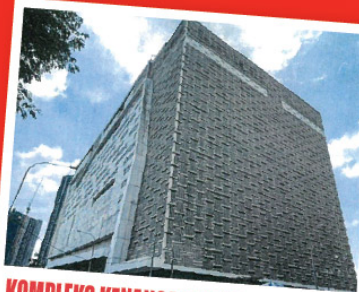


ONLINE BIDDING ONLY
(Bidders are further subject to the Online Terms and Conditions at the Auctioneer's Website)

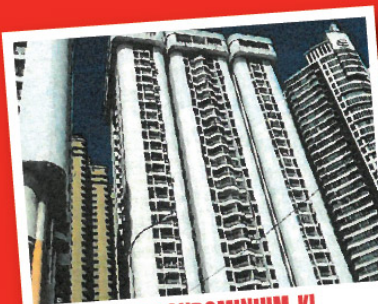
PUBLIC AUCTION

ON THURSDAY THE 18TH DAY OF SEPTEMBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



KOMPLEKS KENANGA WHOLESALE CITY, KL
463 sq ft - RM460,800



VILLA PUTRA CONDOMINIUM, KL
1,152sq ft - RM370,000



SYMPHONY HILLS, CYBERJAYA
1,991 sq ft - RM891,000

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 460,800	KUALA LUMPUR
Type	: Retail lot Approx 463 sq ft	
Address	: Unit No. LG-93A, Kompleks Kenanga Wholesale City, No. 2, Jalan Gelugor, 55200 Kuala Lumpur	
Assignor(s)	: Wong Koon Hung & Lee Soi Leng	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		
	(LA25/303.6)	

LA 2	RESERVE PRICE RM 370,000	KUALA LUMPUR
Type	: Condominium	
Address	: Approx 1,152 sq ft Unit No. 33B-11-5, 11th Floor, Block B, Villa Putra Condominium, Lot 33, Jalan Tun Ismail, 50480 Kuala Lumpur	
Assignor(s)	: Transflex Engineering Sdn Bhd (Company No.: 323767-A)	
Solicitors	: M/S Zailan & Co (03-2164 9909)	
		
	(LA25/468.1)	

LA 3	RESERVE PRICE RM 342,000	PETALING JAYA
Type	: SOHO Approx 680 sq ft	
Address	: Unit No. A-25-06, Eve Suite @ Ara Damansara, No. 1A, Jalan PJU 1A/41, Ara Damansara, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Teh Yuh Ling	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
	(LA25/462.2)	

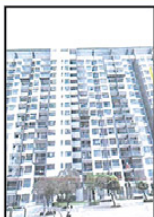
LA 4	RESERVE PRICE RM 283,500	SUBANG JAYA
Type	: SOHO	
Address	: Approx 498 sq ft E-01-13, Block Emerald, Jalan Kemajuan Subang, 47500 Subang Jaya, Selangor	
Assignor(s)	: Nesarajan A/L Jayamoorthy	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
	(LA24/033.3)	

LA 5	RESERVE PRICE RM 891,000	PUCHONG
Type	: Double-storey end terraced house with extra land	
Address	: Approx 2,400 sq ft No. 50, Jalan Metro 1/9, Bandar Metro Puchong, 47160 Puchong, Selangor	
Assignor(s)	: Balachandran A/L Appalasamy & Sasikumar	
Solicitors	: M/S S. N. Yap & Associates (03-2697 2282)	
		
	(LA24/147.3)	

LA 6	RESERVE PRICE RM 406,800	PUCHONG
Type	: Serviced apartment	
Address	: Approx 1,566 sq ft No. 09-10, Jalan Saville, Saville D'Lake Sepang, 47130 Puchong, Selangor	
Assignor(s)	: Yap Mun Choong	
Solicitors	: M/S Seow & Megat (03-2166 3384)	
		
	(LA25/330.5)	

LA 7 **RESERVE PRICE RM 315,000** **SERI KEMBANGAN**

Type : Serviced - apartment
Approx 933 sq ft
Address : No. A-4-6, Zeva Residence, Persiaran Pinggiran Putra, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Liang Sai Man & Mong Lum Cheong
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/461.2)

LA 8 **RESERVE PRICE RM 171,000** **SERI KEMBANGAN**

Type : Shop apartment
Approx 829.25 sq ft
Address : Unit No. D-4-7, Jalan Indah 2/6, Red Ruby Apartment, Taman Universiti Indah, 43300 Seri Kembangan, Selangor
Assignor(s) : Rahayu Binti Me & Ishamuddin Bin Palen
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/360.2)

LA 9 **RESERVE PRICE RM 288,800** **DENGKIL**

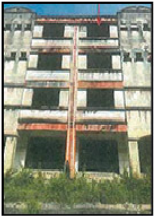
Type : Apartment Approx 1,022 sq ft
Address : Unit No. B-17-29, Pangsapuri Idaman Melur, Jalan Cybersouth 10, Cybersouth, 43800 Dengkil, Selangor
Assignor(s) : Nur Aliya Binti Rosli
Borrower(s) : Nur Aliya Binti Rosli & Muhammad Uli' amri Bin Mahat
Solicitors : M/S Simon Hue & Associates (03-7960 7761)



BUMI (LA25/470.1)

LA 10 **RESERVE PRICE RM 7,620** **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)



(LA25/248.8)

LA 11 **RESERVE PRICE RM 480,000** **KUALA LUMPUR**

Type : Service apartment
Approx 1,059 sq ft
Address : Unit No. E-33-09, KLTS, No. 99, Jalan Gombak, Setapak, 53000 Kuala Lumpur
Assignor(s) : Siti Rohimah Binti Hari
Solicitors : M/S Amin-Tan & Co (03-2247 1268)



(ISLAMIC) (LA25/467.1)

LA 12 **RESERVE PRICE RM 210,000** **KUALA LUMPUR**

Type : Low cost flat Approx 650 sq ft
Address : Unit No. 5-4-11, Rumah Pangsa Kasturi, Jalan Tasik Permaisuri 3, Bandar Sri Permaisuri, 56000 Kuala Lumpur
Assignor(s) : Adnan Bin Hassan & Robiatul Adawiah Binti Abdul Aziz
Solicitors : M/S Zahrin Emrad & Sujaijah (03-2070 4986)



BUMI (ISLAMIC) (LA25/469.1)

LA 13 **RESERVE PRICE RM 279,000** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. A-10-08, Block A, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Mohd Ridzuan Bin Zawawi & Zanariah Binti Suri
Solicitors : M/S Mazlifah & Partners (03-7806 2588)



(ISLAMIC) (LA25/459.2)

LA 14 **RESERVE PRICE RM 891,000** **CYBERJAYA**

Type : Three storey mid terraced house
Approx 1,991 sq ft
Address : No. 2A, Jalan Schumann 3, Symphony Hills, Cyber 9, Persiaran Bestari, 63000 Cyberjaya, Selangor
Assignor(s) : Muhammad Suhaimie Leong Bin Abdullah
Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC) (LA25/090.3)

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.

BID ONLINE ONLY: LEONG AUCTIONEER SDN BHD (922719-M)

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FOR MORE INFORMATION KINDLY CONTACT - HONG LEONG BANK BERHAD AUCTION SALES HOTLINE : TEL NO. 03-9368 0309