

PROPERTIES for AUCTION



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

PUBLIC AUCTION
ON WEDNESDAY THE 3RD DAY OF SEPTEMBER 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

FEATURED PROPERTIES



M CITY, KUALA LUMPUR
1,173 sq ft - RM648,000



BANDAR METRO PUCHONG, PUCHONG
2,400 sq ft - RM990,000



SAVILLE D'LAKE SEPANG, PUCHONG
1,566 sq ft - RM452,000

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 648,000	KUALA LUMPUR
Type	: Intermediate duplex serviced apartment Approx 1,173 sq ft	
Address	: No. 3-29-03, Tower 3, M City, No. 326, Jalan Ampang, 50450 Kuala Lumpur	
Assignor(s)	: Harneet Sabharwal & Piaro Gurmej Singh	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		
(LA25/382.2)		

LA 2	RESERVE PRICE RM 511,900	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)	
		
(LA25/303.5)		

LA 3	RESERVE PRICE RM 477,000	KUALA LUMPUR
Type	: Intermediate 3-bedroom serviced apartment Approx 911 sq ft	
Address	: No. A-28-07, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, Segambut, 51200 Kuala Lumpur	
Assignor(s)	: Wong Siew Tim	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		
(LA25/387.2)		

LA 4	RESERVE PRICE RM 450,000	KUALA LUMPUR
Type	: Service apartment Approx 650 sq ft	
Address	: Unit No. N-21-03, North Tower, Swiss Garden Residences, No. 2A, Jalan Galloway, 50150 Kuala Lumpur	
Assignor(s)	: Farhan Taher & M.A Taher	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
		
(LA25/392.2)		

LA 5	RESERVE PRICE RM 315,000	SUBANG JAYA
Type	: SOHO Approx 498 sq ft	
Address	: 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)	
		
(LA24/033.2)		

LA 6	RESERVE PRICE RM 990,000	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 S. N. Yap & Associates (03-2697 2282)	
		
(LA24/147.2)		

LA 7 **RESERVE PRICE RM 452,000** **PUCHONG**

Type : Serviced apartment
Approx 1,566 sq ft
Address : 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)



(LA25/330.4)

LA 8 **RESERVE PRICE RM 89,100** **PUCHONG**

Type : Low-cost apartment
Approx 650 sq ft
Address : No. B-03-08, Pangsapuri Seri Angsana, Persiaran Lestari Putra III, Taman Lestari Putra, Bandar Putra Permai, 47110 Puchong, Selangor
Assignor(s) : Yow Swee Aik
Borrower(s) : Yow Swee Aik & Sunny Yow Swee Onn
Solicitors : M/S Seow & Megat (03-2166 3384)



(LA25/352.3)

LA 9 **RESERVE PRICE RM 306,000** **KAJANG**

Type : Apartment
Approx 1,055 sq ft
Address : Unit No. C-06-01 (Developer's Parcel No. 108), Block C, Jalan Zamrud 1, Residensi Zamrud, Sungai Tangkas, 43000 Kajang, Selangor
Assignor(s) : Bija Puchong & Arian Anak Biring
Borrower(s) : Bija Puchong
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/381.2)

LA 10 **RESERVE PRICE RM 219,900** **KAJANG**

Type : Intermediate 3-bedroom apartment
Approx 1,044 sq ft
Address : No. C-10-6, Block C, Residensi Adelia 2, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Kogilah Vaani A/P Jayaperagason
Solicitors : M/S Seow & Megat (03-2166 3384)



(LA25/287.5)

LA 11 **RESERVE PRICE RM 277,100** **SERI KEMBANGAN**

Type : Serviced apartment
Approx 657 sq ft
Address : Unit No. A-38-16, Residensi Lux, Pusat Perniagaan Metacity, Jalan Atmosphere Utama 2, Bandar Putra Permai, 43300 Seri Kembangan, Selangor
Assignor(s) : Kok Chee Khoo
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/348.4)

LA 12 **RESERVE PRICE RM 405,000** **SEMENYIH**

Type : Double (2) storey cluster house
Approx 975 sq ft
Address : No. 217, Jalan Eco Forest 3/1 G, Eco Forest, 43500 Semenyih, Selangor
Assignor(s) : Yong Yuen Fhoong & Lim Cheng Yee
Borrower(s) : Yong Yuen Fhoong
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA25/380.2)

LA 13 **RESERVE PRICE RM 252,000** **SEMENYIH**

Type : Apartment
Approx 1,022 sq ft
Address : No. G-14-8, Block G, Pangsapuri Idaman Abadi, Persiaran Tropicana Heights, 43500 Semenyih, Selangor
Assignor(s) : Harjit Singh A/L Harbajan Singh & Talvinderjeet Kaur A/P Akam Singh
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA25/384.2)

LA 14 **RESERVE PRICE RM 144,000** **JENJAROM**

Type : Apartment
Approx 743 sq ft
Address : Unit No. H-4-06, Rumah Pangsa Sri Saujana, Jalan SP 4/2, Bandar Saujana Putra, 42610 Jenjarom, Selangor
Assignor(s) : Suhailen Bin Salleh
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(U/525/19.2)

BUMI

LA 15 **RESERVE PRICE RM 288,000** **PUCHONG**

Type : Serviced apartment
Approx 1,050 sq ft
Address : No. A-17-13A, Skylake Residence, Jalan Putra Perdana 5A, Taman Putra Perdana, 47130 Puchong, Selangor
Assignor(s) : Lee Guat Leng
Solicitors : M/S Azhar & Wong (03-2602 3898)



(ISLAMIC)

(LA25/375.2)

LA 16 **RESERVE PRICE RM 259,200** **KAJANG**

Type : Apartment
Approx 1,045 sq ft
Address : Unit No. D-19-2, Block D, Residensi Adelia 3, Persiaran Bangi Avenue 2, Taman Bangi Avenue, 43000 Kajang, Selangor
Assignor(s) : Khuzaimah Binti Salleh & Mohd Farid Bin Samat
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(ISLAMIC)

(LA25/350.3)

LA 17 **RESERVE PRICE RM 990,000** **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)

(LA25/090.2)

LA 18 **RESERVE PRICE RM 352,000** **PANGLIMA GARANG**

Type : Service apartment
Approx 1,000 sq ft
Address : Unit No. A-23A-13, Pangsapuri Se Ruang, Jalan Eco Santuari 8/3, Eco Santuari, 42500 Telok Panglima Garang, Selangor
Assignor(s) : Muhammad Faridzul Hakim Bin Saiful Bahri
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(ISLAMIC)

(LA24/020.2)

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.

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

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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
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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.