

PROPERTIES for AUCTION

ONLINE BIDDING ONLY
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PUBLIC AUCTION
WEDNESDAY, 28TH OCTOBER 2026 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)

10%
DEPOSIT
ONLY

FEATURED PROPERTIES



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 540,000	KUALA LUMPUR
Type	: 3+1 bedroom serviced apartment Approx 1,050 sq ft	
Address	: No. B-33A-3, Residensi Legenda (Legend Heights @ Sri Segambut), No. 61, Jalan Udag Siar, Taman Sri Segambut, 52200 Kuala Lumpur	
Assignor(s)	: Tan Chon Yong	
Solicitors	: M/S Amin-Tan & Co (03-2247 1268)	
(LA25/676.1)		

LA 2	RESERVE PRICE RM 360,000	KUALA LUMPUR
Type	: Serviced apartment Approx 900 sq ft	
Address	: Unit No. A-25-07, Residensi PV21, No. 6, Jalan Usahawan 2, Off Jalan Genting Klang, Setapak, 53200 Kuala Lumpur	
Assignor(s)	: Tan Mong Hock & Lee Yian Ping	
Solicitors	: M/S Ho, Loke & Koh (03-2166 2882)	
(LA26/772.1)		

LA 3	RESERVE PRICE RM 250,000	KUALA LUMPUR
Type	: Low medium cost apartment Approx 693 sq ft	
Address	: Unit No. 402, Block E, SD Apartment II, No. 3, Persiaran Meranti, PJU9, Bandar Sri Damansara, 52200 Kuala Lumpur	
Assignor(s)	: Sarina Biwi Binti Maina Muhammad	
Solicitors	: M/S CH Yeap Maluda Cheh (03-4041 0405)	
(LA23/122.1)		

LA 4	RESERVE PRICE RM 340,200	BATU CAVES
Type	: Condominium Approx 1,210 sq ft	
Address	: Unit No. A-8-5, Block A, Pangsapuri V-Residensi, Persiaran Selayang Heights, 68100 Batu Caves, Selangor	
Assignor(s)	: Hong Syea Giin	
Solicitors	: M/S Shui-Tai (03-7729 8906)	
(LA26/695.3)		

LA 5	RESERVE PRICE RM 380,000	PETALING JAYA
Type	: One bedroom SOHO studio Approx 689 sq ft	
Address	: No. A-17-10, Eve Suite @ Ara Damansara, No. 1A, Jalan PJU 1A/41, Ara Damansara, 47301 Petaling Jaya, Selangor	
Assignor(s)	: Susan Lim Siew Lan & Fan Kah Hing	
Borrower(s)	: Susan Lim Siew Lan	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	(LA26/769.1)

LA 6	RESERVE PRICE RM 510,000	KLANG
Type	: Serviced apartment Approx 1,257.86 sq ft	
Address	: No. A-21-07, Block A, Maple Residence, Jalan Bestari 7/KS09, Bandar Bestari, 41200 Klang, Selangor	
Assignor(s)	: Mathavan A/L Muniandy	
Solicitors	: M/S Mazlifah & Partners (03-7806 2588)	
(LA26/766.1)		

LA 7 RESERVE PRICE RM 300,000 SERI KEMBANGAN

Type : Serviced apartment (SOHO)
Approx 486 sq ft
Address : Unit No. C-16-20, Menara Simfoni, Jalan Simfoni 2, Balakong, 43300 Seri Kembangan, Selangor
Assignor(s) : Miao Yen Foo & Ng Xiao Ying
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/764.1)

LA 8 RESERVE PRICE RM 120,000 SERI KEMBANGAN

Type : 3-bedroom low cost apartment
Approx 657 sq ft
Address : No. A-02-24, Pangsapuri Anggerik, Taman Suria, Pekan Serdang Lama, 43300 Seri Kembangan, Selangor
Assignor(s) : Thamoderan A/L Supramaniam
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(T/306/18.1)

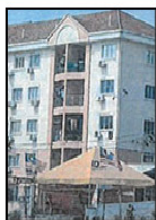
LA 9 RESERVE PRICE RM 310,000 KAJANG

WITHDRAWN



LA 10 RESERVE PRICE RM 270,000 KAJANG

Type : Apartment
Approx 838 sq ft
Address : Unit No. A-1-13, Apartment Desa Ria, Taman Desa Ria, 43000 Kajang, Selangor
Assignor(s) : Ani Atuz Sahra Binti Abdu Siakur
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-6203 0823)



(LA26/761.1)

LA 11 RESERVE PRICE RM 700,000 SEMENYIH

Type : Intermediate stratified double (2) storey terraced house
Approx 1,647 sq ft
Address : No. 48, Jalan Eco Majestic 1/2D, Eco Majestic, 43500 Semenyih, Selangor
Assignor(s) : Cheng Junhann & Wong May Mae
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(LA26/768.1)

LA 12 RESERVE PRICE RM 950,000 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)



(LA26/163.1)

LA 13 RESERVE PRICE RM 259,200 JENJAROM

Type : Serviced apartment
Approx 1,048 sq ft
Address : Unit No. J-18-06, BSP 21, Persiaran Saujana Putra Utama, Bandar Saujana Putra, 42610 Jenjarom, Kuala Langat, Selangor
Assignor(s) : Loh Woei Song & Chan Siau Fong
Solicitors : M/S Mazlifah & Partners (03-7806 2588)



(LA26/701.3)

LA 14 RESERVE PRICE RM 450,000 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)



(LA26/767.1)

LA 15 RESERVE PRICE RM 430,000 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)



(LA26/765.1)

LA 16 RESERVE PRICE RM 251,100 PUCHONG

Type : Apartment
Approx 893 sq ft
Address : Unit No. C-19-4, Pangsapuri Seri Utama, Jalan Puchong Utama 6, Taman Puchong Utama, 47140 Selangor
Assignor(s) : Suarkhan Bin Sapiudin
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA26/696.3)

LA 17 RESERVE PRICE RM 140,000 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)



(LA26/760.1)

LA 18 RESERVE PRICE RM 570,000 KAJANG

Type : Intermediate townhouse (upper unit)
Approx 1,733 sq ft
Address : No. 43, Jalan Puteri 5E/2, Strata Townhouse, Bandar Puteri Bangi, 43000 Kajang, Selangor
Assignor(s) : Syed Ahmad Fasharuddin Bin Syed Abdul Aziz
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA23/450.1)

LA 19 RESERVE PRICE RM 260,000 KAJANG

Type : Apartment
Approx 987 sq ft
Address : Unit No. P13-A-12-10, Apartment Sri Cempaka, Jalan Sepakat Indah 2/2, Taman Sepakat Indah 2, 43000 Kajang, Selangor
Assignor(s) : Rudie Bin Ramli & Mazlina Waty Binti Samsudin
Customer(s) : Rudie Bin Ramli
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA26/770.1)

LA 20 RESERVE PRICE RM 280,000 SEMENYIH

Type : Apartment
Approx 818 sq ft
Address : Unit No. 9-07 (Developer's Parcel No. 127), Residensi Permai, Jalan Dana Permai, Bandar Teknologi Kajang, 43500 Semenyih, Selangor
Assignor(s) : Abu Bakar Bin Ab Jalil
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA26/759.1)

LA 21 RESERVE PRICE RM 370,000 DENGKIL

Type : Serviced apartment
Approx 893 sq ft
Address : Unit No. A-07-11, Sensory Residence, Jalan Southville 1, Southville City, 43800 Dengkil, Selangor
Assignor(s) : Nik Mohd Akmal Hakim Bin Abu Kasim & Farah Najwa Binti Jamil
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA26/763.1)

LA 22 **RESERVE PRICE RM 340,000** **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)



(LA26/757.1)

LA 23 **RESERVE PRICE RM 267,300** **DENGKIL**

Type : Service apartment
Approx 958 sq ft
Address : Unit No. D2-12-13,
Savanna Executives Suites,
Jalan Southville 2,
Southville City, 43800
Dengkil, Selangor
Assignor(s) : Donald Rafail
Customer(s) : Donald Rafail & Dyderina
Binti Rafail @ Sinti
Solicitors : M/S Azhar & Wong
(03-2602 3898)
(ISLAMIC)



(LA26/689.3)

LA 24 **RESERVE PRICE RM 444,700** **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)



(LA26/649.4)

LA 25 **RESERVE PRICE RM 460,000** **PUNCAK ALAM**

Type : Intermediate stratified double (2) storey terraced house Approx 1,420 sq ft
Address : No. 20 (Developer's Parcel No. RT-1540), Jalan Ritma 1/2, Ritma Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor
Assignor(s) : Muhammad Syukri Bin Mohamad Anuar
Solicitors : M/S Azhar & Wong
(03-2602 3898)
(ISLAMIC) (BUMI)



(LA26/758.1)

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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HOW TO BID ONLINE:

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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.