

# PROPERTIES for AUCTION

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

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

## FEATURED PROPERTIES



**RESIDENSI RIANA, SEGAMPUT, KUALA LUMPUR**  
**911 sq ft - RM550,000**



**CRISTAL SERIN RESIDENCE, CYBERJAYA**  
**2,562 sq ft - RM972,000**



**SEKSYEN U8, SHAH ALAM**  
**1,701 sq ft - RM550,800**

PROSPECTIVE BIDDERS MAY SUBMIT THEIR BIDS FOR THE PROPERTY ONLINE

AT [WWW.LEONGAUCTIONEER.COM](http://WWW.LEONGAUCTIONEER.COM) ("AUCTIONEER'S WEBSITE")

(ONLINE BIDDERS ARE FURTHER SUBJECT TO THE ONLINE TERMS AND CONDITIONS AT THE AUCTIONEER'S WEBSITE)

<b>LA 1</b>	<b>RESERVE PRICE</b> <b>RM 550,000</b>	<b>KUALA LUMPUR</b>
Type	: Service apartment Approx 911 sq ft	
Address	: Unit No. B-26-12, Tower B, Residensi Riana Dutamas 2, No. 352, Jalan Segambut, Segambut, 51200 Kuala Lumpur	
Assignor(s)	: Lee Yong Sheng	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		
	(LA25/022.1)	

<b>LA 2</b>	<b>RESERVE PRICE</b> <b>RM 450,000</b>	<b>KUALA LUMPUR</b>
Type	: Serviced apartment Approx 850 sq ft	
Address	: Unit No. A-09-02, Residensi Kenwingston Petaling, No. 368, Lebuhraya Besraya, Salak Selatan, 57000 Kuala Lumpur	
Assignor(s)	: Tai Yu Fook	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		
	(LA23/202.2)	

<b>LA 3</b>	<b>RESERVE PRICE</b> <b>RM 371,800</b>	<b>KUALA LUMPUR</b>
Type	: Apartment Approx 1,023 sq ft	
Address	: Unit No. A-06-03, Residensi Havre, No. 75, Lebuhraya Bukit Jalil, Bukit Jalil, 57000 Kuala Lumpur	
Assignor(s)	: Wong Zhen Yao	
Solicitors	: M/S Gregory, Yusran & Associates (03-6150 6777)	
		
	(LA24/483.4)	

<b>LA 4</b>	<b>RESERVE PRICE</b> <b>RM 291,600</b>	<b>KUALA LUMPUR</b>
Type	: Condominium Approx 832 sq ft	
Address	: Unit No. B-09-07, Cengal Condominium, No. 1, Jalan Sri Permaisuri 3, Bandar Sri Permaisuri, 56000 Kuala Lumpur	
Assignor(s)	: Low Keng Shur	
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	
		
	(LA23/514.3)	

<b>LA 5</b>	<b>RESERVE PRICE</b> <b>RM 189,000</b>	<b>KUALA LUMPUR</b>
Type	: Office Approx 1,085 sq ft	
Address	: Unit No. A-1503, Menara Pandan A, MPAJ Square, Persiaran MPAJ, Jalan Pandan Utama, 55100 Kuala Lumpur	
Assignor(s)	: Worldcrest Corporation Sdn Bhd (Company No.: 290351-A)	
Solicitors	: M/S Zahrin Emrad & Sujaihah (03-2070 4986)	
		
	(LA24/601.2)	

<b>LA 6</b>	<b>RESERVE PRICE</b> <b>RM 180,000</b>	<b>AMPANG</b>
Type	: Intermediate 3-bedroom low cost apartment Approx 646 sq ft	
Address	: No. 09-05, Block A, Pangsapuri Taman Industri Lembah Jaya, Off Jalan Lembah Jaya, Taman Industri Lembah Jaya, 68000 Ampang, Selangor	
Assignor(s)	: Khairul Anwar Bin Hamid	
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	
		
	(LA24/603.2)	

**LA 7** **RESERVE PRICE RM 335,400** **CHERAS**

Type : Condominium  
 Approx 1,098 sq ft  
 Address : Unit No. A-11-09, Blok A, Kondominium Imperial Hatamas, Jalan Hatamas Utama, Taman Bukit Hatamas, 43200 Cheras, Selangor  
 Assignor(s) : Cheong Yoon Kong  
 Borrower(s) : Cheong Yoon Kong & Nguyen Thi Thanh Thuy  
 Solicitors : M/S Azhar & Wong (03-2602 3898)

(LA24/503.4)

**LA 8** **RESERVE PRICE RM 550,800** **SHAH ALAM**

Type : Double storey terrace house  
 Approx 1,701 sq ft  
 Address : No. 8, Jalan U8/79 (also known as Jalan Acra U8/78 on site), Bukit Jelutong, Seksyen U8, 40150 Shah Alam, Selangor  
 Assignor(s) : Hamdan Bin Hassan & Nurul Shafiqah @ Polivia Bt Abdullah  
 Solicitors : M/S Azhar & Wong (03-2602 3898)

(LA24/581.3)

**LA 9** **RESERVE PRICE RM 115,000** **SHAH ALAM**

Type : Low cost apartment  
 Approx 678 sq ft  
 Address : No. S2-203, Pangsapuri Sunway Sinar, Jalan Ungu U9/33, Sunway Kayangan, Section U9, 40150 Shah Alam, Selangor  
 Assignor(s) : Jihadi Bin Osman  
 Solicitors : M/S YH Teh & Quek (03-2698 8181)

**BUMI**

(LA25/026.1)

**LA 10** **RESERVE PRICE RM 307,800** **KLANG**

Type : Serviced apartment  
 Approx 872 sq ft  
 Address : No. C-09-3A, Block C, Maple Residence Apartment, Jalan Bestari 7/KS09, Bandar Bestari, 42000 Klang, Selangor  
 Assignor(s) : Chia Hoon Chuang  
 Solicitors : M/S Azhar & Wong (03-2602 3898)

(LA24/542.4)

**LA 11** **RESERVE PRICE RM 972,000** **CYBERJAYA**

Type : Corner stratified 3-storey terraced house  
 Approx 2,562 sq ft  
 Address : No. 2, Villa Citrine, Jalan CSR 4, Cristal Serin Residence, Off Jalan Fauna 1, Cyber 9, 63000 Cyberjaya, Selangor  
 Assignor(s) : Lee Suit Yin  
 Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)

(LA24/064.3)

**LA 12** **RESERVE PRICE RM 520,000** **SHAH ALAM**

Type : Apartment  
 Approx 907 sq ft  
 Address : Unit No. A-07-05, Rimbun Sanctuary, Jalan Birai U8/54, Bukit Jelutong, Seksyen U8, Shah Alam, 40150 Shah Alam, Selangor  
 Assignor(s) : Nurshuada Binti Azman  
 Solicitors : M/S Shui-Tai (03-7729 8906)

**(ISLAMIC)**

(LA25/027.1)

**LA 13** **RESERVE PRICE RM 210,600** **PUCHONG**

Type : Apartment  
 Approx 1,022 sq ft  
 Address : Unit No. A-07-31, Pangsapuri Idaman BSP, Jalan SP 11/1, Bandar Saujana Putra, 47130 Puchong, Selangor  
 Assignor(s) : Muhamad Asraf Bin Abdul Malek & Nurfarahain Binti Mohamed  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

**(ISLAMIC) BUMI**

(LA24/533.4)

**LA 14** **RESERVE PRICE RM 100,000** **SEMENYIH**

Type : Low medium cost apartment  
 Approx 754 sq ft  
 Address : Unit No. 3F-2, Jalan Semenyih Ria 1, Taman Semenyih Ria, 43500 Semenyih, Selangor  
 Assignor(s) : Zakaria Bin Husin & Nor Hayati Binti Mohd Adam  
 Solicitors : M/S YH Teh & Quek (03-2698 8181)

**(ISLAMIC)**

(LA25/025.1)

**LA 15** **RESERVE PRICE RM 440,000** **TELOK PANGKLIMA 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 Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

**(ISLAMIC)**

(LA25/020.1)

**LA 16** **RESERVE PRICE RM 324,000** **PUNCAK ALAM**

Type : Intermediate stratified double (2) storey terrace house, Approx 1,420 sq ft  
 Address : No. 56, Jalan Rentak 2/3, Rentak Perdana, LBS Alam Perdana, 42300 Bandar Puncak Alam, Selangor  
 Assignor(s) : Siti Fairuzana Binti Mat Desa  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

**(ISLAMIC) BUMI**

(LA24/583.3)

**LA 17** **RESERVE PRICE RM 260,000** **PUNCAK ALAM**

Type : Apartment  
 Approx 901 sq ft  
 Address : MPA-13-13, Pangsapuri Melodi Perdana, LBS Alam Perdana, Jalan Perdana 1, 42300 Bandar Puncak Alam, Selangor  
 Assignor(s) : Nor Muhammad Fahmy Bin Nordin & Norashima Binti Omar  
 Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

**(ISLAMIC) BUMI**

(LA25/023.1)

**LA 18** **RESERVE PRICE RM 330,000** **DENGKIL**

Type : Service apartment  
 Approx 960 sq ft  
 Address : Unit No. D1-06-11, 6th Floor, Block D1, Savanna Executive Suites, Jalan BBL5 2, Bandar Baru Lembah Selatan, 43800 Dengkil, Selangor  
 Assignor(s) : Raja Intan Zafina Binti Raja Mohamad  
 Customer(s) : Raja Intan Zafina Binti Raja Mohamad & Ahmad Afzal bin Ahmad Sobri  
 Solicitors : M/S YH Teh & Quek (03-2698 8181)

**(ISLAMIC)**

(LA25/024.1)

**LA 19** **RESERVE PRICE RM 320,000** **DENGKIL**

Type : Service apartment  
 Approx 1,017 sq ft  
 Address : Unit No. D2-30-05, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Dengkil, Selangor  
 Assignor(s) : Zamri Bin Khamis  
 Solicitors : M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)

**(ISLAMIC)**

(LA25/021.1)

**FOR FURTHER ENQUIRY OR ASSISTANCE,  
 YOU MAY EMAIL US AT [leongauc@gmail.com](mailto:leongauc@gmail.com) OR  
 CONTACT OUR ONLINE ASSISTANCE TEAM AT  
 03-795 83 795 (4 HUNTING LINES)  
 MONDAY TO FRIDAY (9AM - 6PM)**

**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. 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)

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](http://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](http://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.