

PROPERTIES for AUCTION



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

PUBLIC AUCTION

**ON FRIDAY THE 10TH DAY OF JANUARY 2025 AT 3.00 PM
VIA ONLINE BIDDING AT WWW.LEONGAUCTIONEER.COM
(AUCTIONEER'S WEBSITE)**

FEATURED PROPERTIES



TAMAN BUKIT PELANGI, SUBANG JAYA
1,001 sq ft - RM165,500



CRISTAL SERIN RESIDENCE, CYBERJAYA
2,562 sq ft - RM1,080,000



SAVANNA EXECUTIVE SUITES, SEPANG
1,023 sq ft - RM270,000

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 500,000	KUALA LUMPUR
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	(LA23/202.1)
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	

LA 2	RESERVE PRICE RM 324,000	KUALA LUMPUR
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	(LA23/514.2)
Solicitors	: M/S YH Teh & Quek (03-2698 8181)	

LA 3	RESERVE PRICE RM 210,000	KUALA LUMPUR
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)	(LA24/601.1)
Solicitors	: M/S Zahnin Emrad & Sujahjah (03-2070 4986)	

LA 4	RESERVE PRICE RM 200,000	AMPANG
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	(LA24/603.1)
Solicitors	: M/S Wan Chin & Co (03-5632 8845)	

LA 5	RESERVE PRICE RM 372,600	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	(LA24/503.3)
Borrower(s)	: Cheong Yoon Kong & Nguyen Thi Thanh Thuy	
Solicitors	: M/S Azhar & Wong (03-2602 3898)	

LA 6	RESERVE PRICE RM 630,000	SUBANG JAYA
Type	: Serviced apartment Approx 972 sq ft	
Address	: A-27-03, Residensi Paisley, Jalan MP1, Tropicana Metropark, 47500 Subang Jaya, Selangor	
Assignor(s)	: Tan Mei Chan	(LA24/600.1)
Solicitors	: M/S Manjit Singh Sachdev, Mohammad Radzi & Partners (03-5631 0415)	

LA 7 **RESERVE PRICE RM 165,500** **SUBANG JAYA**

Type : Medium Cost Apartment
Approx 1,001 sq ft

Address : No. A-05-14, Block Suria A, Jalan TBP 1, Taman Bukit Pelangi, Off Jalan Batu Tiga Lama, 47500 Subang Jaya, Selangor

Assignor(s) : Zulkefli Bin Ujud
Solicitors : M/S Azhar & Wong (03-2602 3898)



(LA24/405.6)

LA 8 **RESERVE PRICE RM 612,000** **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)




(LA24/581.2)

LA 9 **RESERVE PRICE RM 43,200** **SHAH ALAM**

Type : Low cost flat
Approx 683.80 sq ft

Address : Unit No. 08-06, Blok 4, Pangsapuri Seri Era, Jalan Nagasari 36/2, Seksyen 36, 40470 Shah Alam, Selangor

Assignor(s) : Nazatul Shabibah Bt Abu Bakar & Azharuddin Bin Aminuddin
Solicitors : M/S Shui-Tai (03-7729 8906)



(LA24/270.9)

LA 10 **RESERVE PRICE RM 342,000** **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)



(LA24/542.3)

LA 11 **RESERVE PRICE RM 260,000** **KAJANG**

Type : Apartment
Approx 987 sq ft

Address : No. P13-A-08-03, Sri Cempaka Apartments, Taman Sepakat Indah, Sg Chua (R/P), 43000 Kajang, Selangor

Assignor(s) : Muhammad Fadilah Bin Abdul Rahman & Rohaida Binti Mat Hussin
Solicitors : M/S Wan Chin & Co (03-5632 8845)



(LA24/602.1)

LA 12 **RESERVE PRICE RM 1,080,000** **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 Sui Yin
Solicitors : M/S Thomas Ong Leong & Associates (03-7784 1833)



(LA24/064.2)

LA 13 **RESERVE PRICE RM 137,700** **SG. PELEK**

Type : Intermediate single-storey cluster house
Approx 1,496 sq ft

Address : No. 3, Jalan Murai 15, Pantai Sepang Putra, 43950 Sungai Pelek, Selangor

Assignor(s) : Edanirani Binti Mohamad & Nor Azman Bin Mohd Misni
Borrower(s) : Edanirani Binti Mohamad
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)



(LA24/529.3)

LA 14 **RESERVE PRICE RM 77,300** **AMPANG**

Type : Low cost apartment
Approx 650 sq ft

Address : Unit No. A-5-09, Block A, Pangsapuri Kenanga, Jalan 4, Taman Putra Sulaiman, 68000 Ampang, Selangor

Assignor(s) : Asnidar Binti Mahamad Zin
Solicitors : M/S Mimirahayu Haniff Heng & Partners (03-6203 0823/03-2011 0017)

(ISLAMIC)



(LA24/380.7)

LA 15 **RESERVE PRICE RM 234,000** **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



(LA24/533.3)

LA 16 **RESERVE PRICE RM 320,800** **KAJANG**

Type : Intermediate 3-bedroom serviced apartment
Approx 969 sq ft

Address : No. B-34-03, Vista Bangi, Jalan Reko, 43000 Kajang, Selangor

Assignor(s) : Yong Khursiah Binti Kamarol Bahrin
Solicitors : M/S Shui-Tai (03-7729 8906)

(ISLAMIC)



(LA24/486.4)

LA 17 **RESERVE PRICE RM 230,400** **HULU LANGAT**

Type : Apartment
Approx 1,044 sq ft

Address : Unit No. 06-03A, Residensi Anggerik Wira, Jalan Sungai Tekali, 43100 Hulu Langat, Selangor

Assignor(s) : Nor Aisyah Bt Mohd Pa'i
Solicitors : M/S S. N. Yap & Associates (03-2697 2282)

(ISLAMIC) BUMI



(LA24/531.3)

LA 18 **RESERVE PRICE RM 360,000** **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



(LA24/583.2)

LA 19 **RESERVE PRICE RM 270,000** **SEPANG**

Type : 3-bedroom serviced apartment
Approx 1,023 sq ft

Address : No. D2-23A-01, Block D2, Savanna Executive Suites, Jalan Southville 2, Southville City, 43800 Sepang, Selangor

Assignor(s) : Noor Aini Binti Ngateman
Solicitors : M/S Azhar & Wong (03-2602 3898)

(ISLAMIC)



(LA24/538.3)

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