

FULL ONLINE PROPERTY AUCTION FAIR

► On Tuesday, 29 July 2025,
Time : 11:00 a.m.
at arenaauctioneers.com



ORGANISED BY :

ARENA AUCTIONEERS SDN BHD

TEL : 03-7845 5890 / 03-7842 2137 / 03-7832 4047

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PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon the Assignee/Bank under the relevant Facility and Security Documents entered into between the Assignor(s)/ Customer(s) and the Assignee/Bank, it is hereby proclaimed that **BANK SIMPANAN NASIONAL** with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING

On Tuesday, 29 July 2025, Time : 11:00 a.m.

At [Arenaauctioneers.com](https://arenaauctioneers.com)

(Bidder registration and payment of auction deposit must be made by 5pm, at least one (1) working day before the auction date; otherwise the Auctioneer has the right to reject the registration. Bidders are advised to log in to the online bidding hyperlink provided below and be on standby before the auction time)



ALL INTENDING BIDDERS ARE ADVISED TO ADHERE TO THE FOLLOWING, PRIOR TO THE BIDDING AT THE AUCTION SALE:

- Read and fully understand all the terms and conditions of sale herein;
- Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities
- Inspect the subject property;
- Verify pertinent particulars of
- Verify the postal address of the subject property with the developer,
- Check on the issuance of separate individual title for the subject property with the Developer;
- Seek independent legal advice on the terms and conditions of sale herein;
- Make necessary enquiries with the relevant authorities and the developer on the restriction-in-interest imposed on the property, and/or the requirement of consent to the sale herein (if any); and
- The subject property is sold on "as is where is" basis.
- The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or any relevant bodies prior or after the auction sale.

LOTID: 33801
 BSN 01/28

AMPANG
RESERVE PRICE : RM 1,650,000.00
 NO. 22A, JALAN D'SURIA 4, TAMAN DUTA SURIA AMPANG, 68000 AMPANG, SELANGOR
 A 3 1/2 STOREY LINK TOWNHOUSE
 3,121.53 SQUARE FEET
 Assignor(s):
 1) AZMAN ZAIDY BIN ABU HASSAN
 Solicitor(s):
 MESSRS J.LEE & ASSOCIATES (WILAYAH PERSEKUTUAN)



LOTID: 33771
 BSN 02/28

SEREMBAN
RESERVE PRICE : RM 500,000.00
 NO. 21, JALAN 3, D'VENEIA RESIDENCE, TAMAN BANDAR SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN
 A SINGLE STOREY DETACHED HOUSE
 3,681.00 SQUARE FEET
 Assignor(s):
 1) Mohd Firdaus Bin Hassan
 2) Roseni Binti Jaapar
 Solicitor(s):
 MESSRS T.RAJAGOPALU & CO (NEGERI SEMBILAN)



LOTID: 33779
 BSN 03/28

KAJANG
RESERVE PRICE : RM 470,000.00
 UNIT NO. A-32-05 RESIDENSI OPAL, JALAN MUTIARA 2, MUTIARA HEIGHTS, 43000 KAJANG, SELANGOR
 A CONDOMINIUM UNIT TOGETHER WITH THREE (3) CAR PARKS
 1,292.00 SQUARE FEET
 Assignor(s):
 1) SOH ENG WAH
 2) SOH QI CHEAN
 Solicitor(s):
 MESSRS KHAMDAN & CO



LOTID: 33792
 BSN 04/28

KUALA LUMPUR
RESERVE PRICE : RM 450,000.00
 UNIT NO. S-09-11 SUITE VIVO, 9 SEPUTEK, NO. 20 JALAN TELOK LAMA, 58000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR
 A SERVICE APARTMENT UNIT
 796.53 SQUARE FEET
 Assignor(s):
 1) YAP MUN CHOONG
 Solicitor(s):
 MESSRS NASHILI & CO



LOTID: 33769
 BSN 05/28

KLANG
RESERVE PRICE : RM 350,000.00
 UNIT NO. C-09-10, PALM GARDEN APARTMENT, PERSIARAN BUKIT RAJA, BANDAR BARU KLANG, 41150 KLANG, SELANGOR
 A 3 BEDROOM APARTMENT UNIT
 1,044.00 SQUARE FEET
 Assignor(s):
 1) MUHAMMAD SHAMER BIN NAZLI
 2) NOR AIZAN BINTI EMBONG
 Solicitor(s):
 MESSRS FRANCES HAZLINA & PARTNERS



WITHDRAWN

LOTID: 33791
BSN 07/28

KUALA LUMPUR
RESERVE PRICE : RM 330,000.00



UNIT NO. A-05-03, LUMAYAN APARTMENT, JALAN TASIK PERMAISURI 2, BANDAR SRI PERMAISURI, 56000 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

AN APARTMENT UNIT
828.82 SQUARE FEET

Assignor(s):
1) NORAZMAWATEE BINTI ARIFFIN
2) ZAIRUL AKMAL BIN KASIM

Solicitor(s):
MESSRS KHAMDAN & CO

BUMIPUTERA LOT

LOTID: 33778
BSN 08/28

BATU CAVES
RESERVE PRICE : RM 320,000.00



UNIT NO. B13-11 BLOK B, MAGNA VILLE SELAYANG, LEBUHRAYA SELAYANG-KEPONG, 68100 BATU CAVES, SELANGOR

A CONDOMINIUM UNIT
1,259.38 SQUARE FEET

Assignor(s):
1) TAN WEI BOON
2) CHAN WAI YAN
3) TAN PEEI SAN

Solicitor(s):
MESSRS RASHIDAH SHAHRIMAN (KL)

LOTID: 33796
BSN 09/28

SHAH ALAM
RESERVE PRICE : RM 315,000.00



UNIT NO. E-10-9 PANGSAPURI DAMAI, JALAN TOKOH 25/28, SEKSYEN 25, 40400 SHAH ALAM, SELANGOR

AN APARTMENT UNIT
1,076.00 SQUARE FEET

Assignor(s):
1) PREVEENA A/P SELVARAJAH
2) KARTIKKUMAR A/L HARIKRISHNASAMY

Solicitor(s):
MESSRS KHAMDAN & CO

LOTID: 33773
BSN 10/28

CYBERJAYA
RESERVE PRICE : RM 300,000.00



UNIT NO. B-07-23A, BLOCK B, MASRECA 19, PERSIARAN RIMBA PERMAI, CYBER 10, 63000 CYBERJAYA, SELANGOR

AN APARTMENT UNIT
850.00 SQUARE FEET

Assignor(s):
1) Saidatun Najmiah Binti Mohd Jamil

Solicitor(s):
MESSRS TAWFEK BADJENID & PARTNERS (SELANGOR)

LOTID: 33776
BSN 11/28

PUTRAJAYA
RESERVE PRICE : RM 300,000.00



UNIT NO. 4C-02-04, PPA1M LARAI, JALAN KAJANGAN P6, PRESINT 6, 62200 PUTRAJAYA, WILAYAH PERSEKUTUAN PUTRAJAYA

A 3-BEDROOM APARTMENT UNIT WITH A CAR PARK BAY
1,206.00 SQUARE FEET

Assignor(s):
1) Syarifah Haiza Farhana Binti Sayed Kamar
2) Mohd Akmal Bin Mahayuddin @ Mahayudin

Solicitor(s):
MESSRS SOFIA DARMINDR & ASSOCIATES

BUMIPUTERA LOT

LOTID: 33787
BSN 12/28

JOHOR BAHRU
RESERVE PRICE : RM 300,000.00



UNIT NO. E-4-1, BLOCK E, RESIDENSI PRIMA LARKIN INDAH, JALAN LARKIN INDAH, 80350 JOHOR BAHRU, JOHOR

AN APARTMENT UNIT
1,100.00 SQUARE FEET

Assignor(s):
1) MUHAMMAD ADHA BIN NASARUDIN

Solicitor(s):
MESSRS HAZELIN & ASSOCIATES

LOTID: 33790
BSN 13/28

KUALA LUMPUR
RESERVE PRICE : RM 270,000.00



UNIT NO. 18-3-B, SD APARTMENT 1, PERSIARAN MERANTI, BANDAR SRI DAMANSARA, 52200 KUALA LUMPUR, WILAYAH PERSEKUTUAN KUALA LUMPUR

A THREE-BEDROOM SERVICE APARTMENT UNIT
811.00 SQUARE FEET

Assignor(s):
1) MOHAMMAD MAS' AB BIN AHMAD
2) SAZILINDA BINTI ABDUL AZIZ

Solicitor(s):
MESSRS J.LEE & ASSOCIATES (WILAYAH PERSEKUTUAN)

LOTID: 33774
BSN 14/28

SEREMBAN
RESERVE PRICE : RM 252,000.00



NO. B-7-11, BLOCK B, GARDEN VILLA APARTMENT, JALAN TAMAN BANDAR SENAWANG 4, TAMAN BANDAR SENAWANG, 70450 SEREMBAN, NEGERI SEMBILAN

AN APARTMENT UNIT
995.00 SQUARE FEET

Assignor(s):
1) Siti Aisyah Shirllyn Koh

Solicitor(s):
MESSRS ADNAN RASHID & CO (NEGERI SEMBILAN)

LOTID: 33794
BSN 15/28

ALOR GAJAH
RESERVE PRICE : RM 250,000.00



NO. 4, JALAN PRIMA 23, RESIDENSI PRIMA PULAU SEBANG, 78000 ALOR GAJAH, MELAKA

AN INTERMEDIATE SINGLE STOREY TERRACE HOUSE WITH EXTRA LAND LOCATED WITHIN A GATED AND GUARDED COMMUNITY
2,250.00 SQUARE FEET

Assignor(s):
1) PRAGASH A/L Y. THANGARAJU

Solicitor(s):
MESSRS ANDREW T.S. GOH & KHAIRIL

LOTID: 33775
BSN 16/28

BATU CAVES
RESERVE PRICE : RM 250,000.00



NO. 11-17, 11TH FLOOR, PANGSAPURI BERINGIN, JALAN GP1, OFF LEBUH UTAMA, TAMAN GOMBAK PERMAI, SERI GOMBAK, 68100 BATU CAVES, SELANGOR

AN APARTMENT UNIT
820.00 SQUARE FEET

Assignor(s):
1) HAFIZAH BINTI ABDULLAH

Solicitor(s):
MESSRS J.LEE & ASSOCIATES

LOTID: 33785
BSN 17/28



BAYAN LEPAS
RESERVE PRICE : RM 250,000.00

UNIT NO. 28A-3-09, LILITAN SUNGAI ARA, IDAMAN SEROJA, 11900 BAYAN LEPAS, PULAU PINANG

A CORNER THREE-BEDROOM FLAT
650.00 SQUARE FEET
Assignor(s):
1) SITI ROHAYU BINTI MD DIN
2) JEFERY BIN DIN
Solicitor(s):
MESSRS SHARIFUL AZHAR & PARTNERS

LOTID: 33797
BSN 18/28



PETALING JAYA
RESERVE PRICE : RM 240,000.00

D-13-07, BLOCK D, APARTMENT TAMAN MEDAN JAYA, NO. 2A JALAN PJS 2/1, 46000 PETALING JAYA, SELANGOR

A THREE ROOMS LOW MEDIUM COST APARTMENT UNIT
793.00 SQUARE FEET
Assignor(s):
1) MUHAMMAD SYAH RIZAL BIN MOKTAR
Solicitor(s):
MESSRS TAWFEK BADJENID & PARTNERS (SELANGOR)

LOTID: 33782
BSN 19/28




SHAH ALAM
RESERVE PRICE : RM 240,000.00

UNIT NO. A-9-02, PANGSAPURI HARMONI ELMINA 1, JALAN CASUARINA U17/56, ELMINA WEST, SEKSYEN U17, 40170 SHAH ALAM, SELANGOR

AN APARTMENT UNIT
1,001.04 SQUARE FEET
Assignor(s):
1) ABU 'UBAIDAH BIN SHAHRUL BASHAH
Solicitor(s):
MESSRS NASHILI & CO

LOTID: 33795
BSN 20/28



MANTIN
RESERVE PRICE : RM 226,800.00

UNIT NO. D-1-2, CITRA RESIDENCY, JALAN BUKIT CITRA 10/1, 71700 MANTIN, NEGERI SEMBILAN

A TOWNHOUSE UNIT (LOWER FLOOR)
1,033.00 SQUARE FEET
Assignor(s):
1) MUHAMMAD SYURAHBIL BIN MALUIN
Solicitor(s):
MESSRS T.RAJAGOPALU & CO

LOTID: 33783
BSN 21/28



PAPAR
RESERVE PRICE : RM 226,000.00

UNIT NO. E-03-02, BLOCK E, 3RD FLOOR, SERI SUTERA RESIDENCE APARTMENTS, 89600 PAPAR, SABAH

AN INTERMEDIATE APARTMENT UNIT
890.00 SQUARE FEET
Assignor(s):
1) MOHD RAIS BIN SERUBIH
Solicitor(s):
MESSRS MN MADUARIN & ASSOCIATES

LOTID: 33798
BSN 22/28



KUANTAN
RESERVE PRICE : RM 186,300.00

NO. 25, LORONG PINGGIRAN PUTRA 3/82, TAMAN KUANTAN JAYA, 26060 KUANTAN, PAHANG

SINGLE-STOREY TERRACE HOUSE
1,540.00 SQUARE FEET
Assignor(s):
1) AMIR RIDWAN BIN NOOR AZLAN SHAH
Solicitor(s):
MESSRS ABDUL RAZAK, ZULKIFLI & PARTNERS

LOTID: 33780
BSN 23/28



PETALING JAYA
RESERVE PRICE : RM 180,000.00

UNIT NO. E-08-11, BLOK E, TAMAN MEDAN CAHAYA, NO. 49 JALAN PJS 2C/2, 46000 PETALING JAYA, SELANGOR

A LOW COST APARTMENT UNIT
650.00 SQUARE FEET
Assignor(s):
1) SITI ROHANA BINTI ABD HALIM
Solicitor(s):
MESSRS MOZNI SHAM & CO

LOTID: 33770
BSN 24/28



JOHOR BAHRU
RESERVE PRICE : RM 160,000.00

#G-16, BLOK D, JALAN PADI EMAS 5/5, BANDAR BARU UDA, 81200 JOHOR BAHRU, JOHOR

A LOW MEDIUM COST FLAT UNIT
750.00 SQUARE FEET
Assignor(s):
1) SITI FARIDAH BINTI MISKAN
Solicitor(s):
MESSRS TAWFEK BADJENID & PARTNERS (JOHOR BAHRU)

LOTID: 33799
BSN 25/28



SERI KEMBANGAN
RESERVE PRICE : RM 121,500.00

UNIT NO. B2-01-14, PANGSAPURI KUANG, JALAN SB INDAH 5/1, TAMAN SUNGAI BESI INDAH, 43300 SERI KEMBANGAN, SELANGOR

A 3-BEDROOM APARTMENT UNIT
700.00 SQUARE FEET
Assignor(s):
1) RAHMAH BINTI KAWI
2) HARMA AZREN BIN MD HARIS
Solicitor(s):
MESSRS HISHAM, FATIMAH CLIO & CO.
BUMIPUTERA LOT

LOTID: 33789
BSN 26/28



MANTIN
RESERVE PRICE : RM 120,000.00

UNIT NO. V3B-02-02, BLOCK 3, SRI PALMA VILLA, 71700 MANTIN, NEGERI SEMBILAN

AN APARTMENT UNIT
1,020.00 SQUARE FEET
Assignor(s):
1) AZAHA BIN LASIM
2) MAZIYATON BINTI ABD KADIR
Solicitor(s):
MESSRS SIDEK TEOH WONG & DENNIS (KL)

LOTID: 33800

BSN 27/28

ALOR GAJAH
RESERVE PRICE : RM 118,098.00

 UNIT NO. B-3-15, PANGSAPURI BLOK B, RESIDENSI PR1MA
A' FAMOSA 2, 78000 ALOR GAJAH, MELAKA

 A THREE-BEDROOM APARTMENT WITH TWO PARKING
BAYS

1,050.00 SQUARE FEET

Assignor(s):

1) MUHAMMAD IZZUDDIN BIN ZAMRI

Solicitor(s):

MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)


LOTID: 33793

BSN 28/28

KUALA TERENGGANU
RESERVE PRICE : RM 49,500.00

 NO. 4-01, BLOK KERAPU, PERUMAHAN KONDO RAKYAT
DARUL IMAN, KUALA IBAI, 20400 KUALA TERENGGANU,
TERENGGANU

 A THREE (3) BEDROOMS LOW-COST WALK-UP FLAT UNIT
635.07 SQUARE FEET

Assignor(s):

1) MOHD ANUAR BIN MOHAMAD

Solicitor(s):

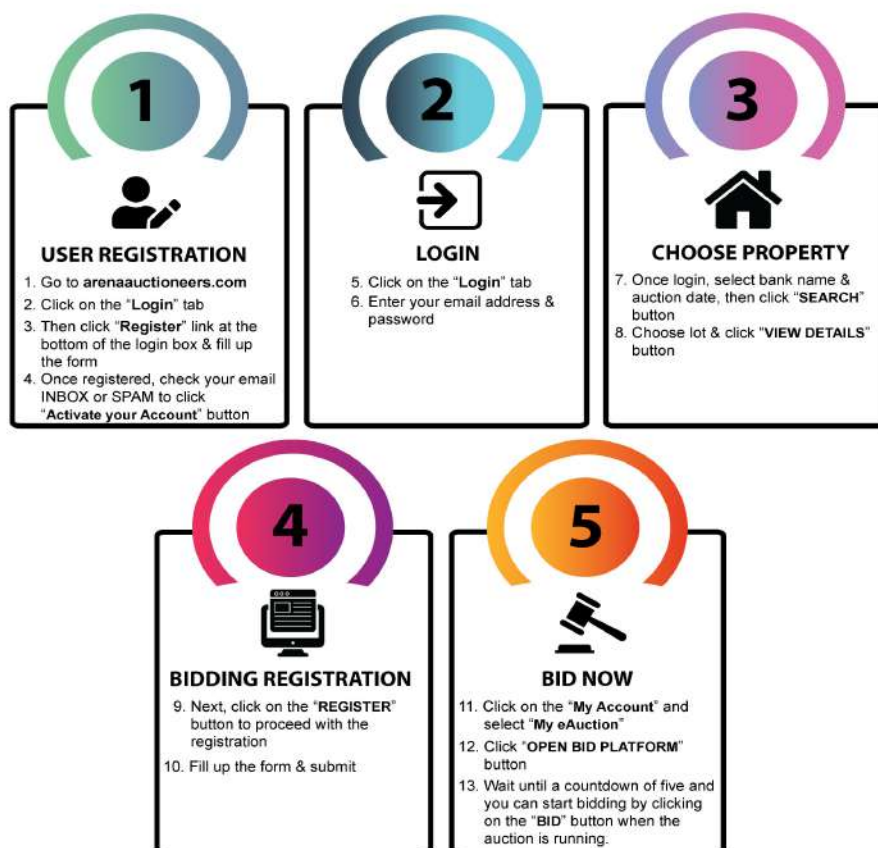
MESSRS J.LEE & ASSOCIATES (TERENGGANU)


 Varieties of
Landed Properties
& Apartments

 Buy for Own Use
or Investment

RESERVE PRICE : The property will be sold on an "as is where is basis", separately at the respective Reserve Price, Conditions of Sale and subject to consent being obtained by the Purchaser from the Developer and other relevant authorities, if any.

All intending bidders are required to deposit with the Auctioneer a sum equivalent to **10%** of the reserve price by **BANK DRAFT in favour of BANK SIMPANAN NASIONAL** or via **RENTAS** or **online banking transfer (FPX) by SPM, AT LEAST ONE (1) WORKING DAY BEFORE THE AUCTION DATE**, and the balance of the purchase money is to be settled within **120 days from the auction date**. For further particulars, please contact the respective **Solicitors** or the **undermentioned Auctioneers**. For further information in respect of the proclamation of sale and conditions of sale, steps to bid online and deposit payment, please visit our website at **arenaauctioneers.com**



ORGANISED BY:

ARENA AUCTIONEERS SDN. BHD. [201401016251 / 1092337 - X]

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Note :
