

FULL ONLINE PROPERTY AUCTION FAIR

- ▶ On Thursday, 25 June 2026,
Time : 11:00 a.m.
at arenauctioneers.com



ORGANISED BY :

ARENA AUCTIONEERS SDN BHD

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

H/P : 012-327 5047

EMAIL : aasb@arenauctioneers.com

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The images shown are for illustration purpose only and may not be an exact representation of the property. Terms and Conditions apply.

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 Thursday, 25 June 2026, Time : 11:00 a.m.
At 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:

- a) Read and fully understand all the terms and conditions of sale herein.
- b) Conduct an official search on the individual title/parent title of the subject property at the land office and/or other relevant authorities.
- c) Inspect the subject property.
- d) Verify pertinent particulars of the documents.
- e) Verify the postal address of the subject property with the developer.
- f) Check on the issuance of separate individual title for the subject property with developer.
- g) Seek independent legal advice on the terms and conditions of sale herein.
- h) 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).
- i) The subject property is sold on "as is where is" basis.
- j) The Assignee/Bank is not responsible in obtaining any consent from the Developer and/or state authorities or relevant bodies prior or after the auction sale.

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| LOTID: 73331 BSN 01/31 | <h2 style="margin: 0;">KLUANG</h2> <h3 style="margin: 0;">RESERVE PRICE : RM 810,000.00</h3> <p style="margin: 0;">NO. 81, JALAN RAMBUTAN, BANDAR KLUANG, 86000 KLUANG JOHOR</p> <hr/> <p style="margin: 0;">AN INTERMEDIATE UNIT THREE (3) STOREY TERRACE SHOPOFFICE 1,400.00 SQUARE FEET Assignor(s): 1) MOHD IZAL BIN JAMALUDIN Solicitor(s): MESSRS HAZELIN & ASSOCIATES MALAY RESERVE</p> |
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| LOTID: 73343 BSN 02/31 | <h2 style="margin: 0;">NILAI</h2> <h3 style="margin: 0;">RESERVE PRICE : RM 450,000.00</h3> <p style="margin: 0;">UNIT NO. B-21-10, BLOCK B, YOUTH CITY, BANDAR BELIA BANDAR WAWASAN, 71800 NILAI NEGERI SEMBILAN</p> <hr/> <p style="margin: 0;">A SERVICE APARTMENT UNIT 1,008.00 SQUARE FEET Assignor(s): 1) GRACE ANYI Solicitor(s): MESSRS ZULPADLI & EDHAM</p> |
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| LOTID: 73348 BSN 03/31 | <h2 style="margin: 0;">TAWAU</h2> <h3 style="margin: 0;">RESERVE PRICE : RM 428,000.00</h3> <p style="margin: 0;">LOT 1869, TB 488, BANDAR SRI INDAH PHASE 5I, KM 16 (MILE 10), JALAN APAS, 91000 TAWAU SABAH</p> <hr/> <p style="margin: 0;">A DOUBLE STOREY INTERMEDIATE TERRACED HOUSE 1,353.00 SQUARE FEET Assignor(s): 1) CHEA MEI HA Solicitor(s): MESSRS ZAINAL & ASSOCIATES NON - BUMIPUTERA LOT</p> |
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| LOTID: 73332 BSN 04/31 | <h2 style="margin: 0;">KEPALA BATAS</h2> <h3 style="margin: 0;">RESERVE PRICE : RM 405,000.00</h3> <p style="margin: 0;">NO. 38, PERSIARAN SEKSYEN 2/5, BANDAR PUTERA BERTAM, 13200 KEPALA BATAS PULAU PINANG</p> <hr/> <p style="margin: 0;">AN INTERMEDIATE UNIT DOUBLE STOREY TERRACED HOUSE 1,539.00 SQUARE FEET Assignor(s): 1) MOHD YUSOF BIN MOHD ANI Solicitor(s): MESSRS ROSIDI MUSTAFA & HARRYZAN</p> |
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| LOTID: 73355 BSN 05/31 | <h2 style="margin: 0;">SEMENYIH</h2> <h3 style="margin: 0;">RESERVE PRICE : RM 405,000.00</h3> <p style="margin: 0;">NO.19-2, JALAN AKASIA 1/4, TAMAN AKASIA, 43500 SEMENYIH SELANGOR</p> <hr/> <p style="margin: 0;">TOWNHOUSE UNIT 1,388.00 SQUARE FEET Assignor(s): 1) HEMALATHA A/P S PERIASAMY Solicitor(s): MESSRS FRANCES HAZLINA & PARTNERS</p> |
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LOTID: 73367
BSN 06/31

KAJANG
RESERVE PRICE : RM 320,000.00



UNIT NO. 2-C1-1, BLOCK 2, EMBUN RESIDENCE, TAMAN PUNCAK SAUJANA, 43000 KAJANG SELANGOR

A GROUND FLOOR TOWNHOUSE UNIT
1,162.00 SQUARE FEET

Assignor(s):
1) SAKINAH BINTI JAAFAR
2) AHMAD SYAWAL AL HAFIZ BIN SAMSUDIN

Solicitor(s):
MESSRS NASHILI & CO

LOTID: 73373
BSN 07/31

KUALA LUMPUR
RESERVE PRICE : RM 318,000.00



UNIT NO. C-32-11, RESIDENSI AWANI 3, JALAN SANTUARI 2, SETAPAK, 53200 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

A CONDOMINIUM UNIT
797.00 SQUARE FEET

Assignor(s):
1) SITI FAZREENA BINTI SHAMSUHAR

Solicitor(s):
MESSRS SOFIA DARMINDR & ASSOCIATES
BUMIPUTERA LOT

LOTID: 73337
BSN 08/31

PETALING JAYA
RESERVE PRICE : RM 310,000.00



UNIT NO. C-408, BLOCK C, LATAN BIRU, JALAN PEKAKA 8/1, SEKSYEN 8, PJU 5, KOTA DAMANSARA, 47810 PETALING JAYA SELANGOR

AN APARTMENT UNIT
834.97 SQUARE FEET

Assignor(s):
1) AIDA SURAYA BINTI ZAINAL
2) HAMDAN BIN IDRIS

Solicitor(s):
MESSRS T.RAJAGOPALU & CO

LOTID: 73360
BSN 09/31

SHAH ALAM
RESERVE PRICE : RM 288,000.00



UNIT NO. 4-7-807, PANGSAPURI DANAU MAS, JALAN PLATINUM 7/58, SEKSYEN 7, 40000 SHAH ALAM SELANGOR

AN APARTMENT UNIT
818.00 SQUARE FEET

Assignor(s):
1) FAUZIAH BINTI MOHD SAPRI

Solicitor(s):
MESSRS NASHILI & CO

LOTID: 73350
BSN 10/31

BUTTERWORTH
RESERVE PRICE : RM 280,000.00



NO.1-3, BLOK C, JALAN KAMPUNG GAJAH, TAMAN BAGAN JERMAL, 12200 BUTTERWORTH PULAU PINANG

A 3-BEDROOM APARTMENT UNIT
936.00 SQUARE FEET

Assignor(s):
1) NEELAVANAN A/L PUBALLAN
2) NEELAVENI A/P NADESON
3) MANGAIYAKARASI A/P PUBALLAN
4) MEGALA A/P PUBALLAN

Solicitor(s):
MESSRS KHAIRIL SANI, GOBAL & BENG TATT

LOTID: 73365
BSN 11/31

KOTA KINABALU
RESERVE PRICE : RM 260,253.00



UNIT NO. AC/JJ/01/05, LEVEL 01, BLOCK J, TYPE B, RESIDENSI ACACIA PHASE 3, MENGGATAL, 88450 KOTA KINABALU SABAH

3-ROOM INTERMEDIATE RESIDENTIAL UNIT (TYPE B) ON THE FIRST FLOOR OF A 4-STOREY APARTMENT BLOCK WITH LIFT SERVICE
796.00 SQUARE FEET

Assignor(s):
1) GEORGIUS BIN SIMON

Solicitor(s):
MESSRS LUPING & CO

LOTID: 73357
BSN 12/31

NILAI
RESERVE PRICE : RM 252,000.00



UNIT NO. B-1.34-08, MENARA B (BEGONIA), YOUTH CITY RESIDENCE @ BANDAR BELIA, JALAN BANDAR BELIA 1/4, BANDAR WAWASAN, PUTRA NILAI, 71800 NILAI NEGERI SEMBILAN

A SERVICE-APARTMENT UNIT
753.00 SQUARE FEET

Assignor(s):
1) VINCENT LOH WANG KHIANG

Solicitor(s):
MESSRS NASHILI & CO

LOTID: 73338
BSN 13/31

KUALA LUMPUR
RESERVE PRICE : RM 250,000.00



UNIT NO. 18-05-09, BLOCK 18, DESA VIEW TOWERS, JALAN 1/4A, OFF JALAN GENTING KLANG, 53100 KUALA LUMPUR WILAYAH PERSEKUTUAN KUALA LUMPUR

APARTMENT UNIT
895.50 SQUARE FEET

Assignor(s):
1) MOHD HAMIRUL AZAD BIN MOHD HANIFFA

Solicitor(s):
MESSRS CHE MOKHTAR & LING

LOTID: 73362
BSN 14/31

KOTA KINABALU
RESERVE PRICE : RM 243,000.00



LOT NO. F-8-10, BLOCK F, LEVEL 8, TYPE B1, PR1MA @ MENGGATAL, OFF JALAN SEPANGGAR, 88450 KOTA KINABALU SABAH

AN INTERMEDIATE APARTMENT UNIT -TYPE B1
850.00 SQUARE FEET

Assignor(s):
1) FLORENCE BINTI LONGPIN

Solicitor(s):
MESSRS LCZ LAW FIRM

LOTID: 73334
BSN 15/31

SEPANG
RESERVE PRICE : RM 233,245.00



UNIT NO. AR-21-09, PANGSAPURI AKASIA RESIDENSI, JALAN KENANGA 1/8, TAMAN SALAK PERDANA, BANDAR BARU SALAK TINGGI, 43900 SEPANG SELANGOR

A SERVICED APARTMENT UNIT
850.35 SQUARE FEET

Assignor(s):
1) MUHAMMAD HAFIZ BIN RAPIE

Solicitor(s):
MESSRS ADNAN RAHIM & CO (SELANGOR)

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LOTID: 73352
BSN 16/31



MELAKA
RESERVE PRICE : RM 229,000.00

NO. A-03-03A, LEVEL 3, BLOCK A, PANGSAPURI GADONG HARMONI @ AMBIENCE RESIDENCE, 75200 MELAKA

2-BEDROOM SERVICE APARTMENT
688.00 SQUARE FEET
Assignor(s):
1) AZUAN BIN MD ALI
Solicitor(s):
MESSRS GO TIONG SIEW & ASSOCIATES

LOTID: 73330
BSN 17/31



KOTA KINABALU
RESERVE PRICE : RM 211,500.00

LOT NO. F-10-3 (INTERMEDIATE), LEVEL 10, BLOCK F, TYPE B1, RESIDENSI MENGGATAL, OFF JALAN SEPANGAR, 88450 KOTA KINABALU SABAH

AN INTERMEDIATE LEVEL 10 (10TH FLOOR) APARTMENT UNIT (TYPE B1) SITUATED WITHIN A 17-STOREY APARTMENT BLOCK (WITH LIFT FACILITIES)
850.00 SQUARE FEET
Assignor(s):
1) MOHAMMAD AZZIZAT BIN ABDUL WAHAB
2) NOORHASANAH BINTI MOHAMAD
Solicitor(s):
MESSRS MN MADUARIN & ASSOCIATES

LOTID: 73347
BSN 18/31



TAWAU
RESERVE PRICE : RM 200,000.00

UNIT NO. D-04-7, TYPE B, LEVEL 4, APARTMENT VILLA SRI INDAH, PHASE 1, 91000 TAWAU SABAH

LEVEL FOUR (4) OF A 4-STOREY WALK-UP APARTMENT
898.00 SQUARE FEET
Assignor(s):
1) ASRUL BIN AHMAD
Solicitor(s):
MESSRS ZAINAL & ASSOCIATES
BUMIPUTERA LOT

LOTID: 73354
BSN 19/31



BATU CAVES
RESERVE PRICE : RM 198,000.00

UNIT NO. C-3A-02, JEMERLANG APARTMENT, JALAN SH 1/3, SELAYANG HEIGHTS, 68100 BATU CAVES SELANGOR

AN APARTMENT UNIT
840.00 SQUARE FEET
Assignor(s):
1) KAVITHA A/P PARAMASEVAM
Solicitor(s):
MESSRS T.RAJAGOPALU & CO

LOTID: 73336
BSN 20/31



RANAU
RESERVE PRICE : RM 194,400.00

LOT NO. A16 (A139), TAMAN SAUJANA KINABALU, 89300 RANAU SABAH

AN INTERMEDIATE SINGLE STOREY LOW MEDIUM COST TERRACED HOUSE
1,543.00 SQUARE FEET
Assignor(s):
1) AZIZUL HALMI BIN AHMAD LAZI
2) RUJIAH BINTI SAIRIN
Solicitor(s):
MESSRS ZAINAL & ASSOCIATES
BUMIPUTERA LOT

LOTID: 73366
BSN 21/31



PETALING JAYA
RESERVE PRICE : RM 190,000.00

UNIT NO. A-13-06, BLOCK A, TAMAN MEDAN CAHAYA, NO. 49, JALAN PJS 2C/2, 46000 PETALING JAYA SELANGOR

A THREE-BEDROOM LOW-COST APARTMENT UNIT
667.00 SQUARE FEET
Assignor(s):
1) MOHD JAMIL BIN ABU BAKAR
2) ROSMAIZA BINTI OTHMAN
3) HENDUN BINTI DOHOR
Solicitor(s):
MESSRS MOZNI SHAM & CO

LOTID: 73363
BSN 22/31



KAJANG
RESERVE PRICE : RM 189,540.00

NO. C-23-3, RESIDENSI PR1MA BANDAR BUKIT MAHKOTA, PERSIARAN MAHKOTA 1, 43000 KAJANG SELANGOR

AN APARTMENT UNIT WITH TWO (2) CAR PARK
858.96 SQUARE FEET
Assignor(s):
1) ABDUL AZIZ BIN MOHD HASSAN
2) FARHANA NABILAH BINTI RAFEK
Solicitor(s):
MESSRS SIDEK TEOH WONG & DENNIS (KL)

LOTID: 73361
BSN 23/31



SEREMBAN
RESERVE PRICE : RM 186,300.00

NO. M4-15-3, BLOCK M4, PR1MA SEREMBAN SENTRAL, JALAN PR1MA 1, 70000 SEREMBAN NEGERI SEMBILAN

A 2-BEDROOM APARTMENT UNIT
829.00 SQUARE FEET
Assignor(s):
1) AMIRUL SYAZWAN BIN NORMAN
Solicitor(s):
MESSRS ADNAN RASHID & CO

LOTID: 73341
BSN 24/31



PETALING JAYA
RESERVE PRICE : RM 180,000.00

UNIT NO. B-23-22A, BLOK B, FLORA DAMANSARA, NO. 1, JALAN PJU 8/9, BANDAR DAMANSARA PERDANA, 47820 PETALING JAYA SELANGOR

A LOW COST APARTMENT UNIT
650.00 SQUARE FEET
Assignor(s):
1) MOHD FAIZ BIN LOKMAN
Solicitor(s):
MESSRS S.RAVICHANDRAN & ANUAR (WILAYAH PERSEKUTUAN)

LOTID: 73359
BSN 25/31



ALOR GAJAH
RESERVE PRICE : RM 180,000.00

UNIT NO. 54, JALAN PUNCAK KASA HEIGHTS 9, TAMAN PUNCAK KASA HEIGHTS, 78000 ALOR GAJAH MELAKA

A TOWNHOUSE UNIT LOCATED ON GROUND FLOOR OF DOUBLE STOREY TOWNHOUSE BUILDING
1,410.00 SQUARE FEET
Assignor(s):
1) MOHD AFIF BIN MOHD ISA
Solicitor(s):
MESSRS ANDREW T.S. GOH & KHAILIL

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LOTID: 73358
BSN 26/31

ALOR GAJAH
RESERVE PRICE : RM 162,000.00



UNIT NO. KM 396, JALAN KASA HEIGHTS 38, TAMAN KASA HEIGHTS FASA II, 78000 ALOR GAJAH MELAKA

A TOWNHOUSE UNIT LOCATED ON GROUND FLOOR OF DOUBLE STOREY TOWNHOUSE BUILDING
998.00 SQUARE FEET

Assignor(s):
1) NORSAHIDAH BINTI MOHD YUNUS
2) AZIZUL BIN AB RAHIM

Solicitor(s):
MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)

LOTID: 73351
BSN 27/31

MELAKA
RESERVE PRICE : RM 160,000.00



UNIT NO. 12, JALAN LP 8, TAMAN LIMBINGAN PERMAI, KLEBANG KECIL, 75200 MELAKA

A TOWNHOUSE UNIT LOCATED ON THE GROUND FLOOR OF A DOUBLE-STOREY TOWNHOUSE BUILDING
732.00 SQUARE FEET

Assignor(s):
1) MAZNI BINTI BABA
2) ISMAIL BIN GAYOK @ YUSOF

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

LOTID: 73353
BSN 28/31

MELAKA
RESERVE PRICE : RM 160,000.00



UNIT NO. T1-12-3, LEVEL 12, TOWER 1, PR1MA @ POKOK MANGGA, 75250 MELAKA

A THREE-BEDROOM APARTMENT UNIT WITH A CAR PARKING BAY
850.00 SQUARE FEET

Assignor(s):
1) MUHAMMAD TAJUZZAMAN BIN MAZLEE

Solicitor(s):
MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)
MALAY RESERVE

LOTID: 73333
BSN 29/31

PETALING JAYA
RESERVE PRICE : RM 124,659.00



UNIT NO. B-14-10 BLOCK B, TAMAN MEDAN CAHAYA, JALAN PJS 2C/2, 46000 PETALING JAYA SELANGOR

A LOW COST APARTMENT UNIT
667.00 SQUARE FEET

Assignor(s):
1) RIDZALMAN BIN ABU BAKAR
2) ROSNANI BINTI MOKHTAR

Solicitor(s):
MESSRS PAIZAH & NAZIRA
BUMIPUTERA LOT

LOTID: 73345
BSN 30/31

BERA
RESERVE PRICE : RM 120,000.00



NO. 17, JALAN LAMANDA PERMAI 5, TAMAN LAMANDA PERMAI, 28320 BERA PAHANG

AN INTERMEDIATE SINGLE-STOREY LOW-COST TERRACE HOUSE
1,324.00 SQUARE FEET

Assignor(s):
1) KHAIRUDIN BIN HAMID
2) NOR AINI BINTI MAT PIAH

Solicitor(s):
MESSRS HAMIDAH ROSMAWATI & ASSOCIATES (KUANTAN)

LOTID: 73335
BSN 31/31

ALOR GAJAH
RESERVE PRICE : RM 111,537.00



UNIT NO. D-7-10, PANGSAPURI BLOK D, JALAN PRIMA 2/1, RESIDENSI PR1MA A FAMOS 2, 78000 ALOR GAJAH MELAKA

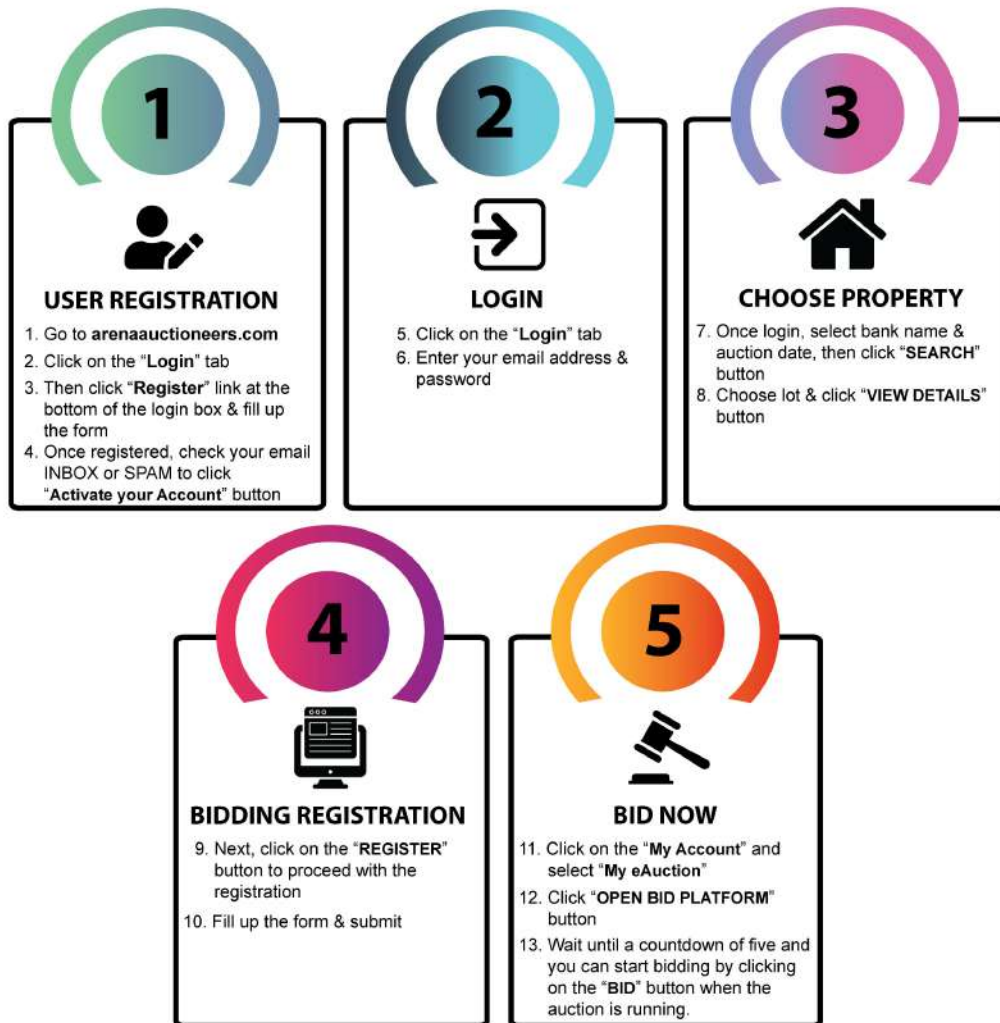
AN INTERMEDIATE UNIT THREE (3) BEDROOM APARTMENT
1,050.00 SQUARE FEET

Assignor(s):
1) MOHD GHAZALI BIN JAAFAR

Solicitor(s):
MESSRS ABDUL AZIZ RAHIM & CO (MELAKA)

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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 5PM, 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 arenauctioneers.com.



ORGANISED BY:

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

No. 20-2, Jalan Matahari, AB U5/AB, Seksyen U5, Bandar Pinggiran Subang, 40150 Shah Alam, Selangor

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