

10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

EHSAN AUCTIONEERS SDN BHD ONLINE AUCTION

Date/Day : 19TH JUNE 2025 / THURSDAY
Via Online : www.ehsanauctioneers.com

For more information, please call:
03-7452 1318

AmBank Home Financing
Please contact:
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang: 013-999 6875



PROPERTY AUCTION



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon **AMBANK (M) BERHAD [106901000166 (8515-D)] / AMBANK ISLAMIC BERHAD [109401000897 (296576-U)]** and the Assignor(s)/Borrower(s), under the Loan Agreement(s) And Deed of Assignment(s), it is hereby proclaimed that the said Assignee with the assistance of the undermentioned Auctioneer(s)

**WILL SELL THE PROPERTIES DESCRIBED BELOW BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 19TH JUNE 2025, AT 11.00 A.M. IN THE MORNING,
AT "EHSAN AUCTION HALL" SUITE C-0-3A, LEVEL UG, BLOCK C, MEGAN AVENUE II, NO.12, JALAN YAP
KWAN SENG, 50450 KUALA LUMPUR. AT WEBSITE www.ehsanauctioneers.com**

PROSPECTIVE BIDDERS MAY SUBMIT BIDS FOR THE PROPERTY ONLINE VIA www.ehsanauctioneers.com
(FOR ONLINE BIDDING, PLEASE REGISTER AT LEAST ONE (1) WORKING DAY BEFORE AUCTION DAY FOR REGISTRATION & VERIFICATION PURPOSES)

NOTE: Prior to the auction sale, all intending bidders are advised to :- (i) inspect the subject property (ii) obtain a copy of Proclamation of Sale and seek independent legal advice on the Condition of Sale (iii) conduct official Titles search (iv) make the necessary enquiries with the Developer and/or other relevant authorities on the terms of consent to the sale and to check whether the sale is open to all races or to Malaysian Citizens who are Bumiputras only. All prospective bidders should note that any properties listed as available for auction sale herein may at any time be withdrawn from the auction sale without any prior notice for any reason whatsoever and neither we, the Assignee nor our agents shall incur any liability whatsoever to prospective bidders by reason of such withdrawal.

LOT 1 RESERVE PRICE: RM 620,000.00 PETALING JAYA Type : A DUAL-KEY 3+1 BEDROOM SERVICED APARTMENT Area : 1,242 sq. ft. Assignor : Chang Sin Poh Solicitor : Nik Hisham, Fakhah & Co. Address : No. C-30-07, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor  LIYANA/AMB6836	LOT 2 RESERVE PRICE: RM 405,000.00 KUALA LUMPUR Type : AN INTERMEDIATE 2-BEDROOM SERVICED APARTMENT Area : 840 sq. ft. Assignor : Leong May Wan Solicitor : Azhar & Wong Address : No. 09-02, Reizz Residence (Residensi Ampang Kiri), No. 9, Jalan Ampang Kiri, 55000 Kuala Lumpur.  LIYANA/AMB6844	LOT 3 RESERVE PRICE: RM 232,000.00 CYBERJAYA Type : AN ONE-BEDROOM CONDOMINIUM UNIT Area : 700 sq. ft. Assignor : Nur Farraheeda Binti Roslan Solicitor : Vas & Co. Address : No. 02-25-08, Verdi Residence, Symphony Hills, Persiaran Bestari, Cyber 9, 63000 Cyberjaya, Selangor  LIYANA/AMI0616 BUMIPUTRA LOT AMBANK ISLAMIC BERHAD
LOT 4 RESERVE PRICE: RM 200,000.00 PETALING JAYA Type : AN END LOW COST APARTMENT UNIT Area : 657 sq. ft. Assignor : Musrizan Bin Musa Solicitor : Zain Megat & Murad (KL) Address : Unit No. G-06-01, Block G, Pangsapuri Pelangi Ara, Pelangi Utama, Jalan Teratai, PJU 6A, 47400 Petaling Jaya, Selangor  LIYANA/AMB6848	LOT 5 RESERVE PRICE: RM 180,000.00 PUCHONG Type : AN APARTMENT UNIT Area : 751 sq. ft. Assignor : Shukrul Amri Bin Ahmad & Siti Fatimah Binti Abu Bakar Solicitor : Goh & Partners Address : Unit No. 4-G-03, Teratai Apartment, Taman Putra Perdana, 47130 Puchong, Selangor Darul Ehsan.  LIYANA/AMI0619 AMBANK ISLAMIC BERHAD	LOT 6 RESERVE PRICE: RM 170,000.00 PETALING JAYA Type : A 3-BEDROOM LOW-COST FLAT UNIT Area : 657 sq. ft. Assignor : Valli A/P Thangiah & Sivapiragasam A/L Saravanan Solicitor : Zain Megat & Murad (KL) Address : Unit No. B10-2-04, 2nd Floor, Block 10, Jalan PJS 2B/1, Desa Mentari 2, 46150 Petaling Jaya, Selangor  LIYANA/AMB6446
LOT 7 RESERVE PRICE: RM 139,500.00 BANTING Type : A 3-BEDROOM MEDIUM COST APARTMENT Area : 796 sq. ft. Assignor : Siti Maslana Binti Kapli Solicitor : Nik Hisham, Fakhah & Co. Address : Unit No. D1-L1-15, Jalan Murni 2/1, Taman Langat Murni, 42700 Bukit Changgang, Banting, Selangor  LIYANA/AMB6845	LOT 8 RESERVE PRICE: RM 90,000.00 SERI KEMBANGAN Type : A LOW-COST APARTMENT UNIT Area : 622.30 sq. ft. Assignor : Ramlah Binti Mohd Salleh Solicitor : Vas & Co. Address : Unit No. A1-412, Blok A1, Jenis Khazal, Taman Impian Ehsan, 43300 Seri Kembangan, Selangor  LIYANA/AMI0615 AMBANK ISLAMIC BERHAD	LOT 9 RESERVE PRICE: RM 65,000.00 PETALING JAYA Type : A SHOP UNIT Area : 237 sq. ft. Assignor : Nurulhuda Binti Aziz (F) & Fatimah Binti Abdul Majid (F) Solicitor : Goh & Partners Address : Unit No. G07, Ground Floor, Menara Mutiara Majestic PJ, Jalan Othman, Seksyen 3, 46000 Petaling Jaya, Selangor  LIYANA/AMB5638

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING**

**ON THURSDAY, THE 19TH JUNE 2025, AT 2.30 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" NO. 18-8-A1, GURNEY TOWER, PERSIARAN GURNEY,
10250 PULAU PINANG. AT WEBSITE www.ehsanauctioneers.com**



LOT 1 RESERVE PRICE: RM 8,500,000.00 GELUGOR Type : A 3-STOREY DETACHED WATER VILLA WITH A BASEMENT AND ROOF TERRACE Area : 7,072 sq. ft. Assignor : SY Synctech Sdn Bhd Solicitor : Zaid Ibrahim & Co. Address : No. 1N1-02, The Light Collection IV, Jalan Pantai Sinaran, The Light Waterfront, 11700 Gelugor, Pulau Pinang.  LIYANA/AMB6847	LOT 2 RESERVE PRICE: RM 464,000.00 IPOH Type : A THREE (3) BEDROOM CONDOMINIUM UNIT TOGETHER WITH CAR PARKING BAY AS AN ACCESSORY PARCEL Area : 1,163 sq. ft. Assignor : Phan Wei Kang Solicitor : Lalchand & Nawawi Address : Unit No. B-G-6, Condominium Kelab Golf, Jalan Kelab Golf, 30350 Ipoh, Perak Darul Ridzuan.  LIYANA/AMB6837	LOT 3 RESERVE PRICE: RM 345,600.00 PERMATANG PAUH Type : A THREE BEDROOM CONDOMINIUM UNIT Area : 1,130 sq. ft. Assignor : Tan See Ting Solicitor : Zaid Ibrahim & Co. Address : Unit No. 8-10, Condominium Evoke Pauh Jaya, Lorong Pauh Jaya 1/1, 13500 Permatang Pau, Pulau Pinang.  LIYANA/AMI0620 AMBANK ISLAMIC BERHAD
LOT 4 RESERVE PRICE: RM 330,000.00 BUTTERWORTH Type : A SERVICE APARTMENT Area : 915 sq. ft. Assignor : Kong Moy Fong Solicitor : Zaid Ibrahim & Co (Penang) Address : No. A-09-02, Woodsbury Suites, Jalan Chain Ferry, 12100 Butterworth, Penang.  LIYANA/AMB6843	LOT 5 RESERVE PRICE: RM 90,000.00 KAMPAR Type : A UNIT OF SERVICE SUITE Area : 431 sq. ft. Assignor : Lee Mei Wei Solicitor : Lalchand & Nawawi Address : No. 19-35, Menara Agacia @ Kampar (Champ Elysees) Lingkaran Agacia, Bandar Agacia, 31910 Kampar, Perak Darul Ridzuan.  LIYANA/AMB6846	

**PROSPECTIVE BIDDERS MAY BID ONLINE AT
www.ehsanauctioneers.com**

**KINDLY CALL OR WHATSAPP FOR ASSISTANCE
03 2161 6649 / 016 216 1047**

**WILL SELL THE PROPERTIES DESCRIBED BELOW
BY PUBLIC AUCTION VIA ONLINE BIDDING
ON THURSDAY, THE 19TH JUNE 2025, AT 3.00 P.M. IN THE AFTERNOON,
AT "EHSAN AUCTION ROOM" UNIT NO:6.07, 6TH FLOOR, MENARA TJB, NO. 9,
JALAN SYED MOHD MUFTI, 80000 JOHOR BAHRU, JOHOR.
AT WEBSITE www.ehsanauctioneers.com.**



LOT 1	RESERVE PRICE: RM 500,000.00	PASIR GUDANG	LOT 2	RESERVE PRICE: RM 300,000.00	JOHORBAHRU	LOT 3	RESERVE PRICE: RM 78,732.00	JOHORBAHRU
Type : A DOUBLE STOREY END TERRACE HOUSE Area : 1,452 sq. ft. Assignor : Subramaniam A/L Perumal & Prema A/P Rajendran Solicitor : A. Rahim & Co. (JB) Address : No. 106, Jalan Tiong 1, Taman Scientex, 81700 Pasir Gudang, Johor.		 LIYANA/ AMI0621	Type : AN APARTMENT UNIT Area : 1,001 sq. ft. Assignor : Tien Xian Yang Solicitor : A. Rahim & Co Address : Unit No. 04-04, Tower B, Pangsapuri Lagun, Jalan Seri Austin 3/56, Taman Seri Austin, 81100 Johor Bahru, Johor.		 LIYANA/ AMB6841	Type : A SHOP LOT Area : 194 sq. ft. Assignor : Yap Yeong Tai Solicitor : Nor Ding & Co (Johor Bahru) Address : #02-137, Kompleks Kapital, Jalan Tampoi, Kawasan Perindustrian Tampoi, 81200 Johor Bahru, Johor Darul Takzim.		 LIYANA/ AMB6820

AMBANK ISLAMIC BERHAD

LIYANA/ AMB6841

LIYANA/ AMB6820

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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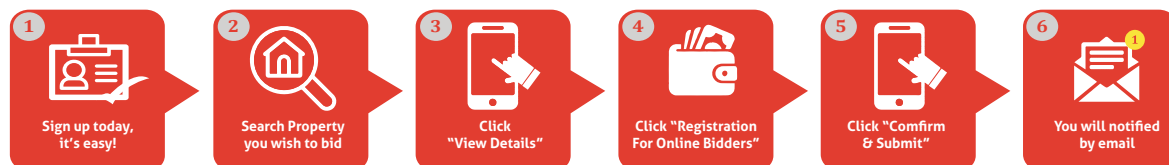
DEPOSIT:

All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, ten per cent (10%) of the reserve price OR a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order only in favour of AMBANK (M) BERHAD / AMBANK ISLAMIC BERHAD for the account of (Assignor's Name) or remit the same through online banking transfer, one (1) working day before auction date. For online bidders please refer to the Terms & Conditions on www.ehsanauctioneers.com on the manner of payment of the deposit.

RESERVE PRICE:

The subject property will be sold on an "as is where is basis" and subject to the reserve price as mentioned above and the Conditions of Sale and subject to consent (if applicable) being obtained by the Purchaser from the Developer/ Proprietor and other relevant authorities, if any.

HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?



HOW TO REGISTER & PARTICIPATE IN ONLINE PROPERTY AUCTION?

1. Register / Login as member at www.ehsanauctioneers.com
2. Search property you wish to bid.
3. Click "View Details"
4. Click "Registration For Online Bidders" and fill in buyer's details & deposit details.
5. Click "Confirm & Submit" and you are done!

You will be notified once your registration has been approved.

HOW TO DO ONLINE BIDDING?

1. Scan QR code or go to www.ehsanauctioneers.com.
2. Login using registered email with registered password.
3. Click "Profile" and slide right to find "View Bid Screen" button, and click it.
4. "Standby" will appear on the screen & bidders are advised to enable the sound.
5. "Next Bid" button will enable once auction has started, user is to click "Next Bid" button in order to bid.
6. Bidders can make their bid on 1st, 2nd & final calling. No bids taken at the "No More Bids"
7. An auto pop-up message will be displayed to successful & unsuccessful bidders.

"REMINDER'S TO ALL ONLINE BIDDERS"

1. Please refresh the bidding screen 5 minute before auction start.
2. Not to press back button on your device when bidding started.
3. For unsuccessful online bidder, payment will be refunded within 3 working days.
4. For successful online bidder, top-up & stamping fees have to be paid.

EHSAN AUCTIONEERS SDN. BHD. [200301014889 (617309-U)]
Suite C-20-3A, Level 20, Block C, Megan Avenue II, No.12, Jalan Yap Kwan Seng,
50450 Kuala Lumpur.
Tel : 03 - 2161 6649 / 03-2162 6649 HP No.: 016 2161 047 / 010 2161 147
coordinator@ehsanauctioneers.com
www.ehsanauctioneers.com



DATO' HAJI ABDUL HAMID BIN P.V. ABDU (D.I.M.P.) / ABDUL RAHIM BIN HUSSIN
(Licensed Auctioneers)

PROSPECTIVE BIDDERS MAY BID ONLINE AT
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10% deposit of
reserve price or
min. RM2,000,
whichever is
higher

**Property Auction House Sdn. Bhd.
ONLINE AUCTION**

**Date/Day : 17 June 2025 / Tuesday
Time : 3.00 pm
Via Online : ebid.auctions.com.my**

**For more information, please call:
03-7452 1318**

**AmBank Financing Please contact:
For Individual bidder(s)
Yuan Chik Chong : 012-223 2498
For Company bidder
Camile Tang : 013-999 6875**



**PROPERTY
AUCTION**



03-7452 1318 | ambank.com.my

PROCLAMATION OF SALE

In exercise of the rights and powers conferred upon AmBank (M) Berhad/AmBank Islamic Berhad, the Assignee/Bank by the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee with the assistance of the undermentioned Auctioneer

WILL SELL BY PUBLIC AUCTION VIA ONLINE BIDDING ON TUESDAY, THE 17TH DAY OF JUNE, 2025 AT 3.00 P.M IN THE AFTERNOON AT EBID.AUCTIONS.COM.MY

For online bidding, please register at least one (1) working day
before the auction day for registration & verification purposes

ONLINE BIDDERS ARE FURTHER SUBJECT TO THE TERMS AND CONDITIONS ON ebid.auctions.com.my

- (1) Prior to the auction sale, all intending bidders are advised to:-
 - i) inspect the subject property
 - ii) conduct an official title search
 - iii) enquire from the Developer/Proprietor and/or other relevant authorities
 - iv) obtain a copy of the Conditions of Sale from the Auctioneer
- (2) This material is based upon information which we consider reliable. As it has been supplied by third parties we cannot represent that it is accurate or complete. As such it is subject to errors or omissions.
- (3) As at auction date, consent (if applicable) from the Developer/Proprietor and/or the relevant authorities is yet to be obtained, however it is the responsibility and liability of successful bidder to obtain the consent/transfer (if applicable) pertaining the auction from Developer/Proprietor and/or the relevant authorities.

The photographs shown herein are solely for general identification. It makes no representation or warranty as to their accuracy or the actual conditions of the Property(ies).

1	RESERVE PRICE: RM620,000.00	Petaling Jaya	 <p>Description: Serviced apartment Address: Unit No. C-21-02, Tower C, Pacific Towers, Jalan 13/6, Seksyen 13, 46200 Petaling Jaya, Selangor Darul Ehsan. Area: approx 988 sq feet (91.78 sq metres) Assignor(s): Wong Swee Loong Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH38514</p>	2	RESERVE PRICE: RM460,000.00	Subang Jaya	 <p>Description: SOHO Address: No. A-25-31, Block A, D'Latour, Jalan Taylor, Bandar Sunway, PJS 7, 47500 Subang Jaya, Selangor Darul Ehsan. Area: approx 85.00 sq metres (915 sq feet) Assignor(s): Hoh Chong Hing Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38507(2)</p>	3	RESERVE PRICE: RM370,000.00	Kajang	 <p>Description: Apartment Address: Unit No. 18-10, Armani Residence Sg Long, Jalan Bukit Suria, 43000 Kajang, Selangor Darul Ehsan. Area: approx 900 sq feet (84 sq metres) Assignor(s): Ooi Zhi Ping Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38555</p>
4	RESERVE PRICE: RM340,000.00	Kuala Lumpur	 <p>Description: Serviced apartment Address: No. B-13-9, The Elements @ Ampang, Blok B (on-site is, Tower B), Jalan Bemban, Off Jalan Ampang, 55000 Kuala Lumpur. Area: approx 79 sq metres (850 sq feet) Assignor(s): Chua Yee Kuan Solicitor: M/S Sidek Teoh Wong & Dennis Our Ref: PAH38490(2)</p>	5	RESERVE PRICE: RM300,000.00	Kuala Lumpur	 <p>Description: 3 bedroom condominium (BUMI LOT) Address: No. B-40-13A, Block B, Residensi Awani IV (SkyAwani IV), No. 6, Jalan Santuari Utama, 53100 Kuala Lumpur. Area: approx 74 square metres (797 square feet) Customer(s): Shahrul Syazwan Bin Shahizan Solicitor: M/S Vas & Co Our Ref: PAH38556 AMBANK ISLAMIC BERHAD</p>	6	RESERVE PRICE: RM200,000.00	Ampang	 <p>Description: Serviced apartment Address: No. B-10-09, Pangsapuri Servis Spring Villa, Jalan UP 1/1C, Taman Ukay Perdana, 68000 Ampang, Selangor Darul Ehsan. Area: approx 728 sq feet (67.63 sq metres) Assignor(s): Mohd Haniff Bin Mohd Salleh Solicitor: M/S Zain Megat & Murad Our Ref: PAH38523</p>
7	RESERVE PRICE: RM104,000.00	Melaka	 <p>Description: 3 bedroom low-cost cluster townhouse (BUMI LOT) Address: Unit No. 1, Blok A1, Jalan PPP 7, Taman Permatang Pasir Permai, 75460 Alai, Melaka. Area: approx 63 sq metres (678 sq feet) Assignor(s): Rossitah Binti Awang Solicitor: M/S Goh & Partners Our Ref: PAH38487(2)</p>	8	RESERVE PRICE: RM99,000.00	Batu Caves	 <p>Description: 3 bedroom apartment (BUMI LOT) Address: No. A-10-24, Block Mawar (A), Pangsapuri Selayang Mulia, Jalan SM 1/1, Taman Selayang Mulia, 68100 Batu Caves, Selangor Area: approx 61.00 sq metres (657 sq feet) Assignor(s): Nazri Bin Ibrahim Solicitor: M/S Nik Hisham, Fakhiah & Co Our Ref: PAH38518</p>	9	RESERVE PRICE: RM61,560.00	Rawang	 <p>Description: 3 bedroom low-cost flat Address: No. D-G-16, Block D, Apartment Kemuning, Jalan Bunga Raya 2, Taman Bunga Raya, Bukit Beruntung, 48300 Rawang, Selangor Area: approx 60.39 sq metres (650 sq feet) Assignor(s): Rosdi Bin Ismail Solicitor: M/S Zain Megat & Murad Our Ref: PAH38513 Note: Successful bidder has to pay an outstanding sum of RM875.00 due to Developer under the Principal Sale and Purchase Agreement.</p>
S1	RESERVE PRICE: RM387,000.00	Putatan	 <p>Description: A condominium unit Address: Lot No. C-13-07, Block C, Level 13, Type B, Kingfisher Putatan Condominium Phase 2B, 89500 Putatan, Sabah Area: approx 93.74 sq metres (1,009 sq feet) Customer(s): Norlialah Binti Mardi Solicitor: M/S Wong & Shim Our Ref: PAHS/8461(3)/5/2025(LA) AMBANK ISLAMIC BERHAD</p>	S2	RESERVE PRICE: RM290,000.00	Tawau	 <p>Description: Double storey intermediate terrace house (Type C3) Address: Lot 1802, House No. 421, Bandar Sri Indah, Phase 5I, Off km 16, Jalan Apas, 91000 Tawau, Sabah Area: approx 125.70 sq metres (1,353 sq feet) Customer(s): Muhamad Bakri Bin Bakar Solicitor: M/S Wong & Shim Our Ref: PAHS/8488(2)/6/2025(LA) AMBANK ISLAMIC BERHAD</p>	S3	RESERVE PRICE: RM230,400.00	Tuaran	 <p>Description: An apartment unit Address: Unit No. D1-10, Block D, Level 1, Taman E Residence @ Telipok Phase 1, 89200 Tuaran, Sabah Area: approx 1,029 sq ft (95.59 sq metres) Customer(s): Mohd Razis Bin Abdul Solicitor: M/S Dr Yee, Tan & Associates Our Ref: PAHS/8481(3)/6/2025(LA) AMBANK ISLAMIC BERHAD</p>
S4	RESERVE PRICE: RM194,400.00	Papar	 <p>Description: A 3-bedroom condominium with common lift facilities together with one (1) car park Address: D12-11, Lot 11, Block D, Floor 12, Kondominium Puncak Gloxinia Kinarut, 89600 Papar, Sabah Area: approx 1,000 sq feet (92.90 sq feet) Customer(s): Zamarul Bin Jakaria & Tahaja Binti Majid Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8466(3)/6/2025(LA) AMBANK ISLAMIC BERHAD</p>	S5	RESERVE PRICE: RM350,000.00	Sandakan	 <p>Description: Double storey intermediate terrace house Address: Lot BA37/38, Block 1, Taman Sri Rimba, Phase II, Mile 7 ½, Labuk Road, 90000 Sandakan, Sabah Area: approx 117.0 sq metres (1,260 sq feet) Assignor(s): Jasni Bin Ajumi & Sairabanu Binti Mohamed Ayoub Solicitor: M/S Dr Yee, Tan & Associates Our Ref: PAHS/8492/5/2025(LA)</p>	S6	RESERVE PRICE: RM520,000.00	Tawau	 <p>Description: Single storey semi-detached house Address: Lot 400, TB 19444, Bandar Sri Indah, Phase 5G, off km 16, Jalan Apas, 91000 Tawau, Sabah Area: approx 311.13 sq metres (3,349 sq feet) Customer(s): Saidin Bin Hussin Solicitor: M/S Dr. Yee, Tan & Associates Our Ref: PAHS/8494/5/2025(LA) AMBANK ISLAMIC BERHAD</p>

S7

RESERVE PRICE:
RM210,000.00

Lahad Datu



Description: Single storey intermediate terrace house (**BUMI LOT**)
Address: Lot C64-10, Block C64, Taman Khazanah Indah, KM 12, Jalan Tengah Nipah, 91100 Lahad Datu, Sabah
Area: approx 149.91 sq metres (1,613.62 sq feet)
Assignor(s): Sapidah Binti Alimadan
Customer(s): Sapidah Binti Alimadan & Alfazrin Bin Paldin @ Palding
Solicitor: M/S Dr. Yee, Tan & Associates
Our Ref: PAHS/8495/6/2025(LA)
AMBANK ISLAMIC BERHAD

J1

RESERVE PRICE:
RM250,000.00

Johor Bahru



Description: upper level affordable townhouse
Address: Unit No. 30-01, Jalan Adda 8/6, Taman Adda, 81100 Johor Bahru, Johor
Area: approx 108 square metres (1,163 square feet) - inclusive parcel accessory
Assignor(s): Fon Poh Keong
Solicitor: M/S Nor Ding & Co.
Our Ref: PAHJ/7411(1)/5/2025(LA)

RESERVE PRICE: The subject properties will be sold on an “as is where is basis” and subject to the **reserve price as mentioned above** and the Conditions of Sale and subject to the consent (if applicable) being obtained by the purchaser from the Developer/Proprietor and other relevant authorities.
DEPOSIT: All intending bidders are required to deposit with the Auctioneer, prior to the auction sale, **ten per cent (10%) of the reserve price or a minimum of RM2,000.00 whichever is higher by Bank Draft or Cashier's Order** only in favour of **AmBank (M) Berhad / AmBank Islamic Berhad** for the a/c of (Assignor/Borrower) or remit the same through online banking instant transfer by 5 pm at least one (1) day before auction day.
Online bidders are further subject to the Terms and Conditions on ebid.auctions.com.my.

For any enquiries, please contact any of our branches below:

PROPERTY AUCTION HOUSE SDN BHD (187793X)

Kuala Lumpur (HQ)
 Ground Floor, No. 1, Jalan Ampang,
 50450 Kuala Lumpur
 Tel: 03-20702226 & 03-20788590
 Fax: 03-20729557
 E-mail: main@auctions.com.my
 Website: www.auctions.com.my

Johor:
 No 98, Jalan Wijaya, Century Garden
 80250 Johor Bahru, Johor
 Tel: 607-333 6226 / 3226
 Fax: 607-331 6226
 Email: johor@auctions.com.my

Sabah:
 Unit A-3-6, 3rd Floor, Block A,
 Plaza Tanjung Aru, Jalan Mat Salleh,
 88150 Kota Kinabalu, Sabah
 Tel: 088-221 266, 088-221 262
 Fax: 088-210 266
 Email: sabah@auctions.com.my