

# PROCLAMATION OF SALE

In the exercise of the rights and power conferred upon the Assignee(s)/Financier(s)/Lender(s) under Loan Agreement and or Deed of Assignment entered into between the Assignee(s)/Financier(s)/Lender(s) and the Assignor(s)/Borrower(s), it is hereby proclaimed that the Assignee(s)/Financier(s)/Lender(s) with the assistance of the undermentioned Auctioneer will sell the property(ies) by public auction.

# 5%

Deposit (Five percent of the reserve price)

Date : 25th June, Wednesday

Time : 10.30 AM

Venue : VIA OUR WEBSITE AT EBID.AUCTIONS.COM.MY



Please register at least one (1) working days before the auction day. Online bidders are subject to the Terms & Conditions at [ebid.auctions.com.my](http://ebid.auctions.com.my)



001

## RM639,000

Business suite (Type B1)  
[PAHS/8471(2)/5/2025(LA)]

Ref : DC10065764 • Size : 684.60 Sq. ft.

Unit No. 2517, Level 25, Type B1, Bay Suites, off Jalan Istiadat, 88400 Kota Kinabalu, Sabah



008

## RM255,000

Double-storey intermediate terraced shop/office (Type B) which has been left abandoned and vandalized  
[PAHS/8470(2)/5/2025(LA)]

Ref : DC10062430 • Size : 1,514.49 Sq. Ft.

Sublot No. 141, Type B / Intermediate, Pusat Komersial Kimanis, (Formerly known as "New Kimanis Town"), Phase 1, 89600 Papar, Sabah



002

## RM490,000

A third floor intermediate office parcel  
[PAHS/6726(15)/5/2025(LA)]

Ref : DC10042958 • Size : 1,666 Sq. Ft.

Parcel No. F3.31 (DBKK No. 3-31), Third Floor, Asia City, Phase 2A (Kompleks Asia City), 88000 Kota Kinabalu, Sabah



009

## RM189,000

Third floor corner apartment unit  
[PAHS/8475(2)/5/2025(LA)]

Ref : DC10065167 • Size : 853 Sq. ft.

Lot No. 8, 3rd Floor, Block A, Indah Jaya Court, Mile 4, North Road, 90000 Sandakan, Sabah



003

## RM600,000

Condominium unit situated on Level 23A (Type A-intermediate unit)  
[PAHS/8493/5/2025(LA)]

Ref : DC10064037 • Size : 649 Sq. Ft.

Lot No. B-23A-02, Block B, Level 23A, Unit 02, Jesselton Twin Towers, Kota Kinabalu, Sabah



010

## RM233,800

Level 18 condominium  
[PAHS/8474(2)/5/2025(LA)]

Ref : DC10065170 • Size : 751.86 Sq. ft.

Parcel No. A2-18-05, Block A2, Level 18, Type C2, Astana Heights, Phase 5C - Kingfisher, Jalan Lalang, Off Mile 1.5, North Road, 90000 Sandakan, Sabah



004

## RM207,000

Fourth floor corner unit of a 5-storey low medium cost apartments building [PAHS/8477(2)/5/2025(LA)]

Ref : DC10038443 • Size : 750 Sq. ft.

Lot No. I-4F-1, 4th Floor, Block I, Lorong Vista Minintod 9, Vista Minintod, 89500 Penampang, Sabah



011

## RM226,800

Level 11 condominium  
[PAHS/8452(3)/5/2025(LA)]

Ref : DC10064269 • Size : 768.97 Sq. ft.

Lot No. B1-11-03A, Block B1, Level 11, Type C1, Astana Heights, Phase 5C, Kingfisher Sandakan, Jalan Lalang, Off Mile 1.5, North Road, 90000 Sandakan, Sabah



005

## RM145,800

An apartment unit situated on the fourth floor of a 5-storey walk-up apartment building [PAHS/8411(4)/5/2025(LA)]

Ref : DC10065062 • Size : 749 Sq. Ft.

Lot E12, 4th Floor, Block MD, Taman Ketiau, 88200 Putatan, Sabah



012

## RM162,000

Single storey corner terraced house  
[PAHS/8473(2)/5/2025(LA)]

Ref : DC10065574 • Size : 2,385.17 Sq. Ft.

Lot B6-10, Taman Apas Permai, Batu 12, Jalan Apas, 91000 Tawau, Sabah



006

## RM153,000

An apartment unit situated on the Second Floor of a 4/5-storey walk-up apartment block [PAHS/8053(3)/5/2025(LA)]

Ref : DC10061274 • Size : 782 Sq. Ft.

Unit No. I-2-2, Second Floor, Type Idaman 3, Block I, Lok Kawi Heights, Off Jalan Pengalat Lok Kawi, 89600 Papar, Sabah



013

## RM166,100

An apartment unit on Level 3 (2nd Floor) of a four storey block (Type B) [PAHS/8451(3)/5/2025(LA)]

Ref : DC10065452 • Size : 898 Sq. ft.

Lot No. C-03-15, Block C, Level 3, Apartment Villa Sri Indah (Also known as South Ville Apartments) Phase 1, Bandar Sri Indah, Off Km 16, Jalan Apas, 91000 Tawau, Sabah



007

## RM216,000

Level 3 intermediate apartment unit of an 8-storey apartment building with lift services (Type B1(M))  
[PAHS/8409(3)/5/2025(LA)]

Ref : DC10064867 • Size : 960 Sq. Ft.

Unit No. 7, (Intermediate), Block 3, Level 3, Type B1(M), PR1MA @ Kinarut South, 89600 Papar, Sabah



In collaboration with:

# CIMB PROPERTY AUCTION

 03 2635 2088     auctionenquiry@cimb.com     cimb.com.my/propauction

CIMB Mortgage Sales & Contact Number:-Sabah - Mr Chok Shau Hing (016-830 3254)

 Bumiputra Lot     CIMB Islamic Bank Berhad  
 Malay Reserve Land     Malaysian Citizen

The photographs shown herein are solely for general identification and information. Prospective Bidders are advised to obtain a copy of Conditions of sale and to inspect the property(ies) and conduct and rely on their own searches, enquiries, investigations and verifications on the accuracy and correctness of the particulars and information provided on the property(ies) and to seek their own professional advice in with regard to the sale.

The Assignee/Chargee/Lender/Financier makes no representation or warranty whatsoever as to the accuracy or the actual condition of the above property(ies) nor the particulars of such property(ies). All prospective bidders should also note that any property(ies) listed as available for the auction sale herein are subject to the respective terms and conditions of sale governing the auction sale of the property(ies) (which has been or will be advertised accordingly or will be made available upon request, as the case may be). The Assignee/Chargee/Lender/Financier makes no guarantee that the property(ies) will be sold/auctioned at the reserve price indicated as the same is subject to the bid of a higher price made by the interested bidder(s) and such auction price is also subject to change at any time at the absolute discretion of the Assignee/Chargee/Lender/Financier without any prior notice. The Assignee/Chargee/Lender/Financier further reserve the rights to withdraw the property(ies) listed from the auction sale without the need to render any reasons and the Assignee/Chargee/Lender/Financier shall not be held liable or responsible for any cost and expenses that may be incurred or had incurred by the Prospective Bidders as a result of the said withdrawal. The decision of the Assignee/Chargee/Lender/Financier in relation to the auction sale shall be final and shall not be subject to challenge. The Assignee/Chargee/Lender/Financier and it agents shall not be held liable for the contents herein in any manner or under any circumstances whatsoever including but not limited to withdrawal of the property(ies) listed from the auction sale.

Lot no. 001-013 will be auctioned by PROPERTY AUCTION HOUSE SDN. BHD. (187793-X)

Licensed Auctioneer : TAY SU MEI & JANET MICHAEL

Tel: 088-221266/221262    Unit A-3-6, 3rd Floor, Block A, Plaza Tanjung Aru, Jalan Mat Salleh, 88150 Kota Kinabalu, Sabah