



Architect's Perspective - Roofdeck



BARON TOWER
191 WILSON STREET, SAN JUAN

青山區龍的中心



BARON TOWER

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Architect's Perspective



Model Unit - Living Area

Baron Tower is Wee Community Developers, Inc.'s seventh residential condominium venture in the cities of San Juan and Quezon City. It is also envisioned to be our finest and most ambitious project to date.

Baron Tower rises to new heights of 30 storeys in one of San Juan's prime locations--Wilson Street.

With only 2 to 10 units per floor, Baron Tower aims to give its residents a feeling of exclusivity that enthruses a sense of community and neighborhood familiarity.

Experience superior quality design and luxury development while you enjoy the friendly communities the Wee Comm family is known for.

Revel in Baron Tower's iconic appeal, and find yourself returning to this classic again and again. Marvel at the sleek lines and elegant standards that never go out of style. Be part of modern Manila's new skyline.

Finally, We're Home

Project Address:

191 Wilson St., San Juan

Date of Completion:

30 September 2018



Architect's Rendition

We're Moving Up!

Enjoy the premium location that San Juan City provides. You're within easy distance from the country's business hubs and, at the same time, within the quiet confines of the suburbs. View life from the top as you combine the best of both worlds.

Baron Tower is only a few kilometers away from first-rate educational institutions and minutes away from Metro Manila's finest hospitals. Wilson Street, Baron Tower's consummate address, enables quick access to shops, restaurants and commercial establishments. Move up to a prime location and enjoy the convenient life!



Schools	
Xavier School	1.00 Km
Immaculate Conception Academy	1.00 Km
TLC Preschool	0.45 Km
LaSalle Greenhills	3.50 Km
Hospitals	
Cardinal Santos Medical Center	0.85 Km
St. Luke's Medical Center	4.80 Km
Medical City	4.90 Km

Commercial Establishments	
Greenhills Shopping Center	1.80 Km
Robinsons Magnolia	3.00 Km
Shangri-La Plaza	3.10 Km
SM Megamall	3.30 Km
Robinsons Galleria	4.00 Km

Time After Time

Concept Architectural design by the world-acclaimed team of Budji Layug and Royal Pineda, Baron Tower was envisioned to be a contemporary yet timeless icon in San Juan City. In a vision synonymous with unique appeal and classic stature, expect Baron Tower to impress and electrify.

Budji + Royal Projects:

W Tower (BGC), Discovery Shores (Boracay), Amorita Resort (Bohol), & The Reef (Mactan)



Certified by the renowned Feng Shui master and psychic, Francis Gaw.

Baron Tower is designed to maximize positive energy flow of its living and common spaces that affects how well you perform and succeed in your personal and professional life.

Feng Shui affects you every moment of the day — whether you're aware of it or not.

FRANCIS GAW



Architect's Perspective Swimming Pool



Details Make the Difference

Experience how refinement leads to distinction. Baron Tower, with its first-class amenities, aims to achieve a lifestyle that is beyond ordinary.

Enter the elegant lobby that features unique artwork that changes periodically to suit your moods and tastes. Up-to-date technological infrastructure ensures seamless network integration for generations. High speed elevators, fully addressable fire alarms, round-the-clock security and back-up power guarantees continuous support, safety and convenience. Laundry and househelpers' shared utility areas that are strategically located on every other floor are small touches of practicality that leads to maximum comfort.

Swim in the dazzling lap pool or lounge at the pool bar. Stay fit using the modern gym facilities and yoga areas. Book the theater room for an intimate movie date with loved ones. Host your private events and parties in one of the 3 function rooms, including a 2-storey area that offers a 360-degree view of Metro Manila that is sure to impress your guests.

Experience and share Baron Tower's topnotch amenities and features with your family and friends. Turn simple get-togethers into memorable celebrations.



Architect's Perspective View Deck



Architect's Perspective Yoga Area



Architect's Perspective Pool Bar



Architect's Perspective Function Room

Building Features

- Living art building lobby
- Low density with only 2 to 10 units to a floor
- 1:1 Parking ratio
- Shared industrial washing machines and dryer on every other floor
- Shared househelpers' toilet and bath on every other floor
- Ample common areas with 2 floors allocated for amenities
- Three high speed elevators
- 24-hour security
- CCTV in all common areas
- Fully addressable fire detection and alarm system

Amenities

- Lap pool
- Two function rooms
- 360-degree view, 2-storey function hall
- Pool side bar
- Lounge
- Theater room
- View deck
- Gym
- Yoga and meditation area
- Patio and greeneries



Architect's Perspective Meditation/Yoga Area



Architect's Perspective Function Room 2



Model Unit - Living Area

A Place That Sets You Free

Baron Tower is the only building in its class that allows residents to combine and design their units, giving you the flexibility to choose between bare or fully-finished spaces. Units offer premium high-quality turnover finishes with an above average ceiling height of 3.1- meters, ensuring spaciousness unmatched by other projects.

Opt to either combine units or simply re-design existing models. Whatever you select, Baron Tower gives you the freedom to decide in order to make your dream home your reality.

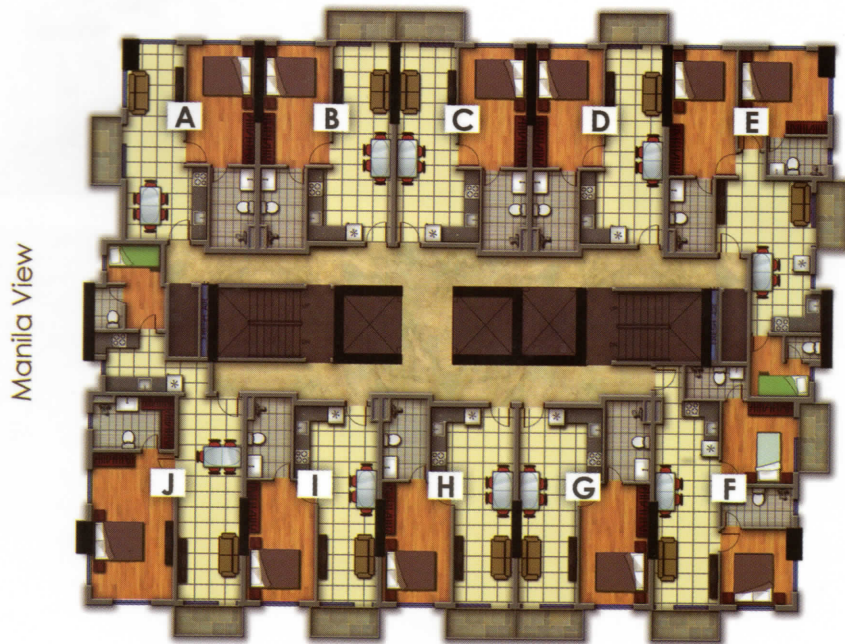
Unit Features

- Choose between a BARE and FULLY-FINISHED unit delivery
- Combinable 46.01 sqm 1-bedroom to a BIG 2 to 3-bedroom unit
- Sheer wall structural columns to maximize space utility
- 3.1-meter-high ceiling
- 1.8-meter-high powder coated aluminum sliding windows with tempered glass
- 2.4-meter-high and 1.2-meter-wide for combined units or .90-meter-wide for single units main doors
- Electric Key card access locksets
- High Speed Telephone, Cable and Internet Connection (Fiber to Home)
- Multiple cable TV provider

Typical Floor Plan

Single Units Configuration

New Manila / Quezon City View



Wilson Street / The Fort BGC View

Typical Floor Plan

Combined Units Configuration

New Manila / Quezon City View



Wilson Street / The Fort BGC View

1-Bedroom



Gross Area	46.01 sqm
Livable Area	42.34 sqm
Balcony Area	3.67 sqm



Model Unit - Master Bedroom



Model Unit - Living Area

2-Bedroom Combined



Gross Area	92.02 sqm
Livable Area	84.68 sqm
Balcony Area	7.34 sqm



Model Unit - Bedroom 2



Model Unit - Dining Area



Model Unit - Master Bedroom

Premium Finish Fully Fitted Unit Specifications

Wall Partitions	4" - CHB painted on smooth plaster finish
Windows	1.8 - meter - high tempered glass on powder coated aluminum frame
Doors	
Main Door	2.4 - meter high solid mahogany mother and son (combined units) or .90 - meter - wide (single units) panel door with peep hole, key card lock system
Bedroom & T & B Doors	Solid mahogany panel door
Flooring	
Kitchen, Living & Dining Areas	600 x 600 homogenous ceramic tiles
Bedroom	3mm premium vinyl wood planks
Kitchen	
Kitchen Counter	Granite counter top with stainless sink on marine plywood frame
Cabinets	Limited base & overhead cabinets with grease trap
Provisions	Exhaust
Toilet & Bath	
Shower Area	300 x 600 homogenous ceramic tiles (10 Layers)
Lavatory & Water Closet Area	300 x 600 homogenous ceramic tiles (3 Layers)
Bathroom Fixtures	Rain shower with telephone type mixer and shower enclosure
Others	
	Bedroom cabinets
	Panasonic or equivalent electrical switches and
	3 to 4 watts LED lights



BARON TOWER
191 WILSON STREET, SAN JUAN

青山區龍的中心

www.barontower.com.ph
#baronlifestyle

Visit our showroom at Baron 3 Gardens,
194 A. Mabini Street, San Juan City
LTS No. : 030946
HLURB ENCR AA-2016/03-1179
Developer: Wee Community Developers, Inc.
Date of Completion: 30 September, 2018



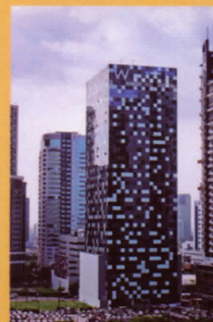
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Highstreet
(Completed)



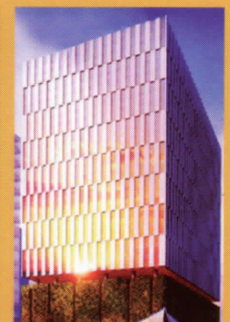
W
Global
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W
5th Avenue
(Completed)



W
City Center
(On-Going)



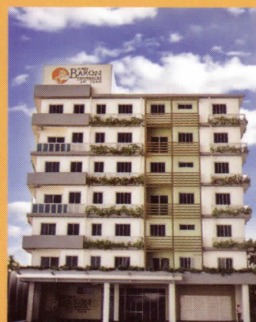
W
North
(On-Going)



Centro
Residences
(Completed)



Centro
Tower
(On-Going)



First Baron
Residences
(Completed)



Baron's
Place
(Completed)



Baron 3
Gardens
(Completed)