

WEE COMMUNITY  
DEVELOPER S, INC.

# COMPANY PROFILE

Wee Community Developers Inc. (WeeComm), established in 2008, is a development company composed of young and idealistic Individuals who still believe that project development should not be dictated by profit but by client satisfaction. Its “Beyond Ordinary” Projects include The First Baron Residences, The Baron’s Place, The Baron Gardens, and Baron Tower in San Juan, as well as Centro Residences, and Centro Tower in Quezon City.

In 2015 Wee Community Developers set its sights on the provincial market and partnered with Davao South Prime Developers Inc. (DSDI) to launch the Diamond Heights. Located within minutes of Francisco Bangoy Int’l Airport, the project aims to provide the most affordable and spacious homes within Davao City. Soon after WeeComm found itself in the province of Iloilo, also known as the commercial hub of Western Visayas. With its local partner Iloilo South Prime Developers Inc. (ISDI), the company launched the Emerald Estates. Located in Oton, the Emerald Estates is a Horizontal Subdivision project that aims to create a community that harmonizes with nature.

In 2018, WeeComm launched 2 new projects in a new Fringe-city category. These projects seek to provide spacious and affordable living spaces that are within reach of major commercial centers, the Harbour Park Residences and the Grand Mesa Residences. The Harbour Park Residences, located along the J.P. Rizal, Mandaluyong City, is a 2-tower condominium project, situated along the Pasig River. Boasting Majestic views of Makati City Skyline, the project envisions to be a place where one can be where the action is, but still have a refuge away from the hustle and bustle of city living. Emerging amongst the scenic greenery of the La Mesa Eco Park, the Grand Mesa Residences, is a 2-tower mid-rise condominium project. Truly inspired by nature, the biophilic design, integrates the building with the stunning panoramas of the La Mesa watershed and the Mountains of Rizal. The Grand Mesa Residences seeks to be your personal oasis in the within the metro.

Our team is comprised of young and dynamic individuals who have the necessary experience to breakout into new developments and projects. Headed by our C.E.O, Mr. Cesar Lee Hiong L. Wee Jr.



Mr. Cesar Lee Hiong  
Wee Jr.  
C.E.O



Mr. Carson T. Choa  
C.O.O.



Mr. Carter T. Choa  
VP- Technical



Mr. Carvin T. Choa  
VP- Finance & Accounting



Mr. Carlo T. Choa  
VP- Sales & Marketing



Mr. Miguel B. Cruz  
VP- Operations



BARON  
L V X E



BARON  
LVXE

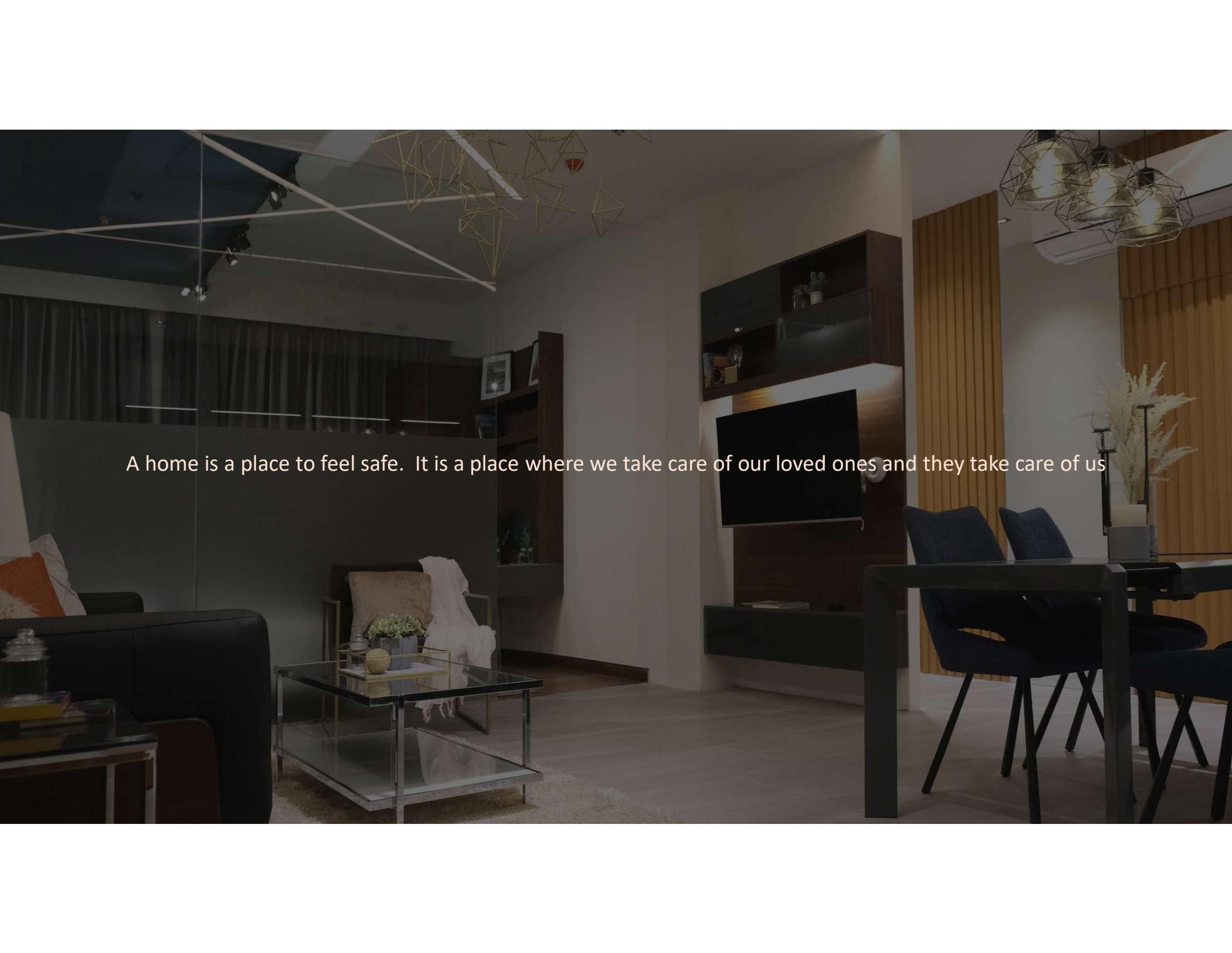
# PROJECT PROFILE

Wee Community Developers is proud to introduce its latest Baron project in San Juan: The Baron Lvxe Residences. The Baron Lvxe is a modern and plush condominium set to rise in a quiet and peaceful neighborhood of San Juan. It is located in 528 M. Marcos Street, Barangay Maytunas; a low density residential neighborhood ideal for raising a family. Baron Lvxe is just 2 kilometers away from renowned schools such as Xavier School and Immaculate Conception Academy. It is only 1.6 kilometers away from Cardinal Santos Medical Center for any of your health care needs. There are also numerous dining options available along P Guevarra Street and Wilson Street which is less than a kilometer away. Baron LVXE will be a low density project with only 85 spacious units for the entire building. Our units also allow buyers the freedom to customize the look and feel of their units to make it feel even more like home. At our currently offered price no other developer can match the value we provide in terms of the quality of our units and the location of the project.



WHAT IS YOUR IDEAL HOME?





A home is a place to feel safe. It is a place where we take care of our loved ones and they take care of us

The background is a dark, almost black, textured surface with a network of fine, irregular cracks and creases, resembling aged leather or weathered stone. The lighting is subtle, creating slight gradients of dark grey and black across the texture.

WHY BARON LVXE?



## HOSPITALS

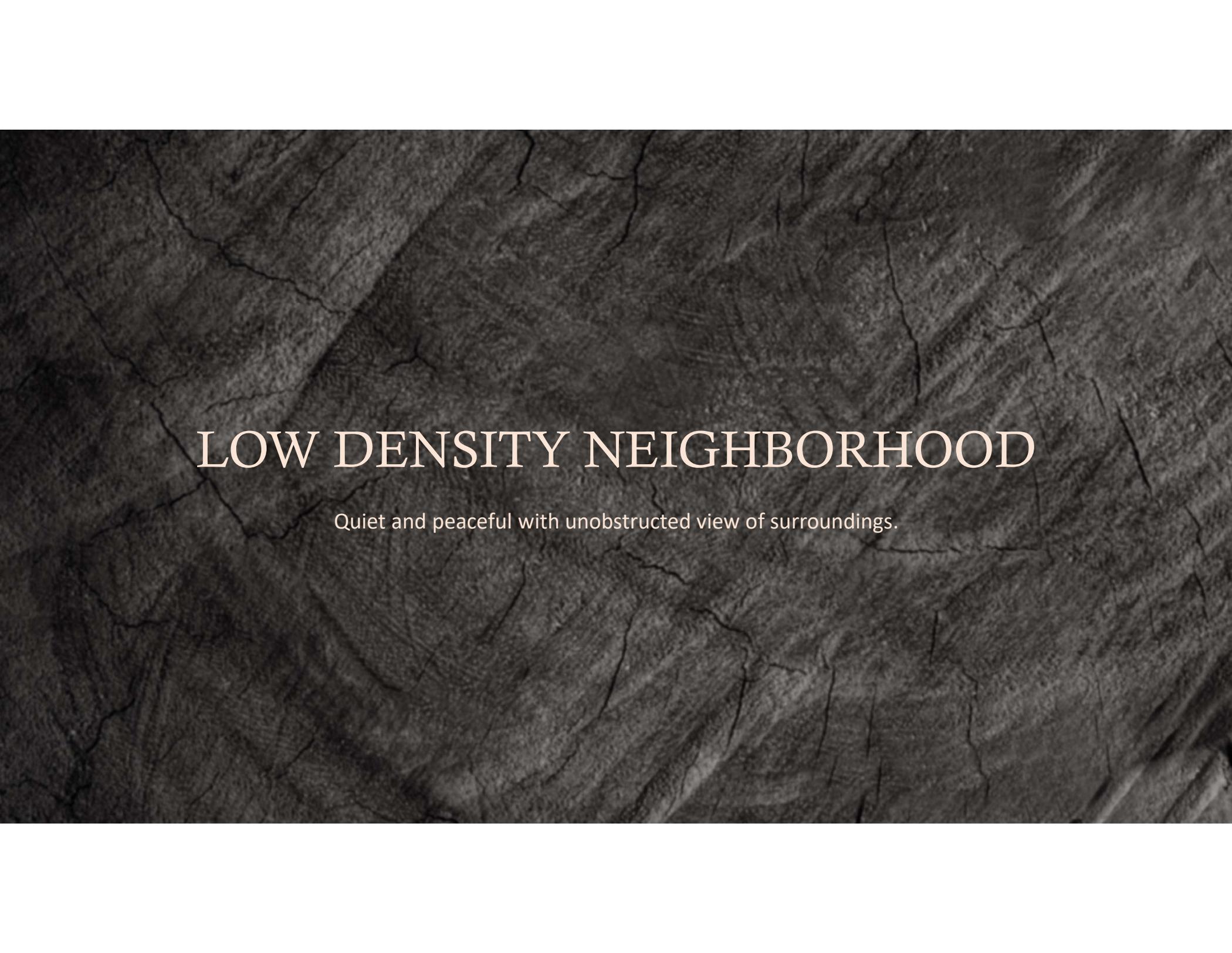
- Cardinal Santos Medical Center
- Our Lady of Lourdes Hospital

## SCHOOLS

- Xavier School
- Immaculate Conception Academy
- La Salle Greenhills
- Jose Rizal University
- KEYS School

## COMMERCIAL ESTABLISHMENTS

- Greenhills Shopping Center
- SM Megamall
- Shangri-La EDSA
- Puregold Agora
- Mandala Park
- Shaw Center Mall
- SM Sta. Mesa
- Robinsons Magnolia
- Robinsons Galleria

The background of the entire image is a dark, charcoal-colored surface with a complex, cracked, and textured appearance, resembling aged stone or parched earth. The cracks are irregular and crisscrossing, creating a sense of depth and ruggedness. The lighting is subtle, highlighting the ridges and shadows of the cracks.

# LOW DENSITY NEIGHBORHOOD

Quiet and peaceful with unobstructed view of surroundings.



# FEATURES AND AMENITIES

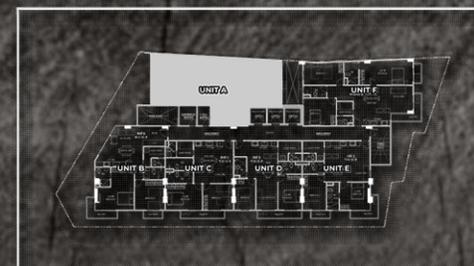
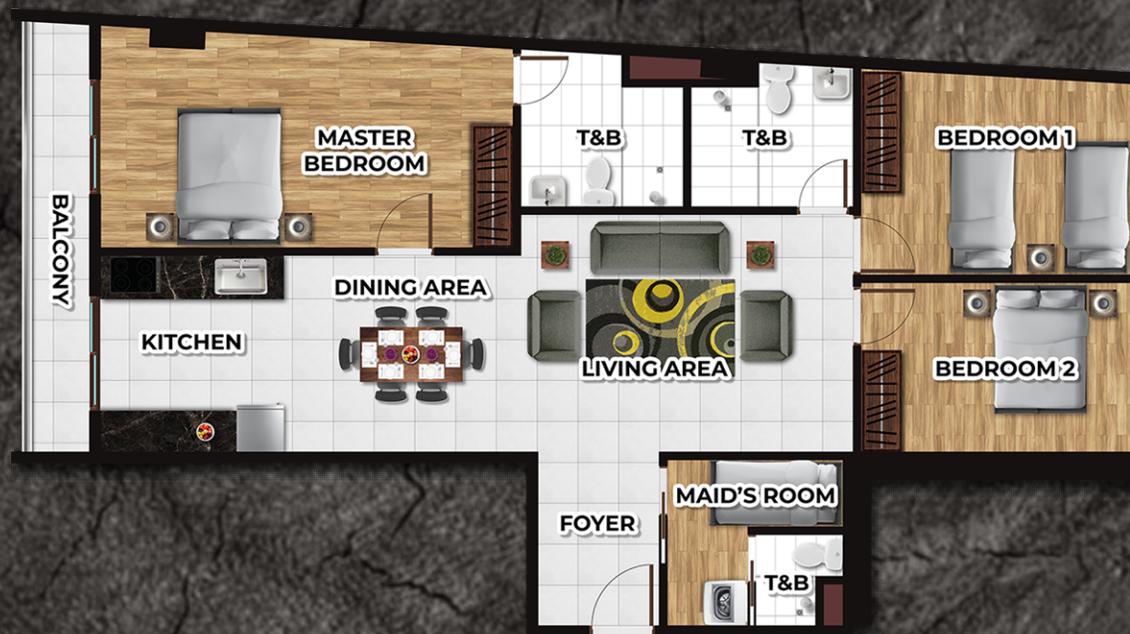
- 24 hour security
- Generators for the building
- Water tanks for storage
- Swimming pool
- Fiber Optic ready building
- CCTV monitoring
- Function Rooms
- Viewing Deck
- Lounge

The background of the slide is a dark, charcoal-colored surface with a complex, cracked, and textured appearance, resembling aged leather or weathered stone. The cracks are irregular and crisscross the entire area, creating a sense of depth and ruggedness. The lighting is slightly uneven, with some areas appearing darker than others, emphasizing the texture.

# UNIT LAYOUTS

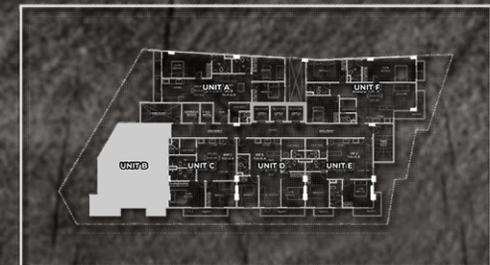
# UNIT A

- 112.58 sqm total floor area
- 106.13 sqm gross liveable area
- 6.45 sqm balcony
- 3 Bedroom
- 3 Toilet and Bath
- Balcony
- Living/Dining/Kitchen Area
- 1 Maid's Room



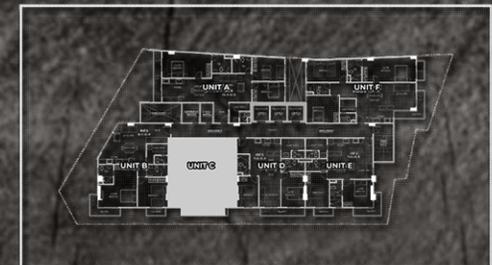
# UNIT B

- 96.41 sqm total floor area
- 88.31 sqm gross liveable area
- 8.1 sqm balcony
- 2 Bedroom
- 3 Toilet and Bath
- 2 Balconies
- Living/Dining/Kitchen Area
- 1 Maid's Room



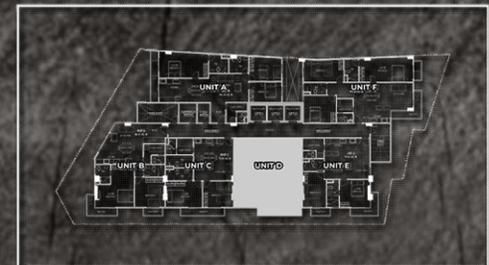
# UNIT C

- 80.62 sqm total floor area
- 75.02 sqm gross liveable area
- 5.6 sqm balcony
- 2 Bedroom
- 3 Toilet and Bath
- Balcony
- Living/Dining/Kitchen Area
- 1 Maid's Room



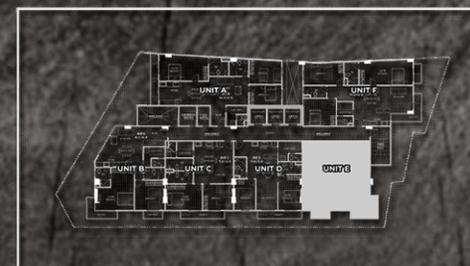
# UNIT D

- 80.62 sqm total floor area
- 75.02 sqm gross liveable area
- 5.6 sqm balcony
- 2 Bedroom
- 3 Toilet and Bath
- Balcony
- Living/Dining/Kitchen Area
- 1 Maid's Room



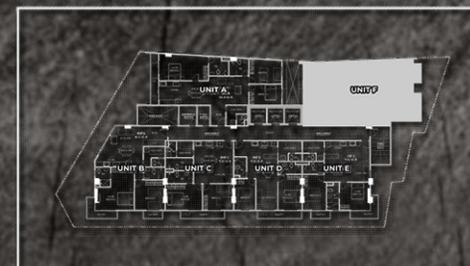
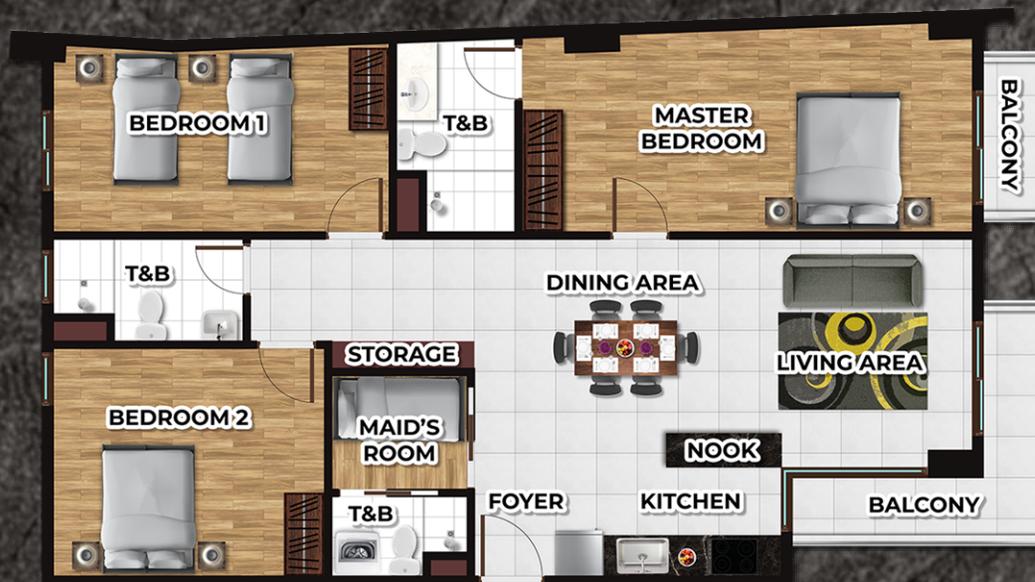
# UNIT E

- 83.12 sqm total floor area
- 75.02 sqm gross liveable area
- 8.1 sqm balcony
- 2 Bedroom
- 3 Toilet and Bath
- Balcony
- Living/Dining/Kitchen Area
- 1 Maid's Room



# UNIT F

- 117.96 sqm total floor area
- 109.05 sqm gross liveable area
- 8.91 sqm balcony
- 2 Bedroom
- 3 Toilet and Bath
- 2 Balconies
- Living/Dining/Kitchen Area
- Maid's Room











The background of the slide is a dark, monochromatic texture that resembles cracked stone or aged parchment. The cracks are irregular and crisscross the entire surface, creating a complex, organic pattern. The lighting is subtle, with some areas appearing slightly lighter than others, which emphasizes the depth of the cracks and the overall grainy texture.

# UNIT SPECIFICATIONS



PROJECT NAME:	BARON LVXE	
SUBJECT:	Unit Inclusions Comparison	
	SEMI-FIITED	FULLY FITTED
Flooring		
Living	Bare Concrete Flooring	Homogenous Tiles, 600mm x 600mm
Dining		
Kitchen		
Bedroom		
Toilet & Bath	Water proofed toilet and bath	Non-skid Ceramic Tiles, 300mm x 600mm
Balcony	Water proofed concrete flooring	Non-skid Homogenous Tiles, 600mm x 600mm
Wall		
Exterior	Pre-cast Concrete, 150mm thick	Pre-cast Concrete, 150mm thick
Interior	Concrete Hollow Core, 100mm thick	Concrete Hollow Core, 100mm thick, Painted Smooth Finish
Toilet & Bath	Bare Concrete Wall	Full Layers Ceramic Tiles (300mm x 600mm)



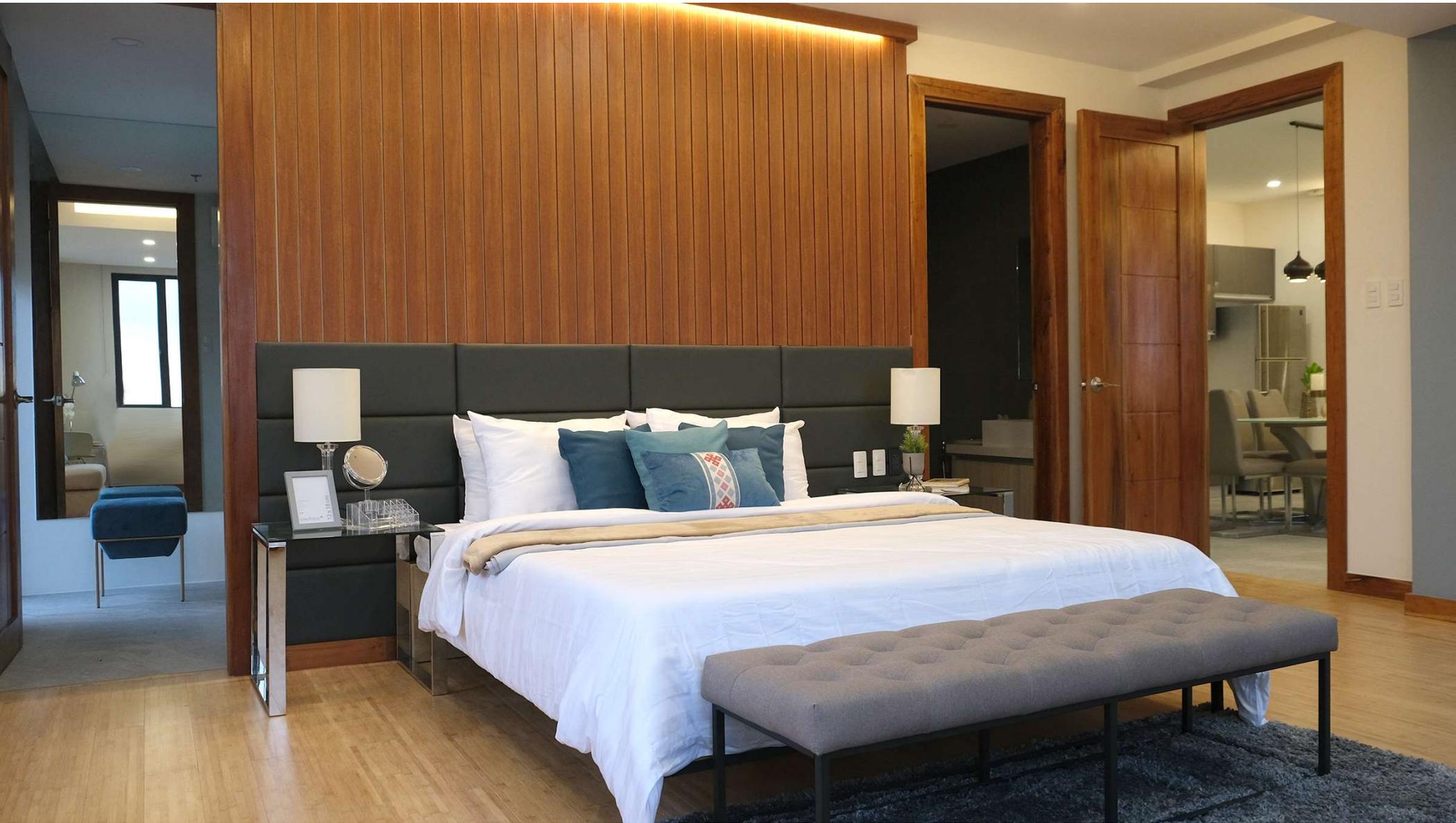
Ceiling		
Living	Gypsum Board Ceiling (No Primer) with Smoke Detectors and Sprinkler Heads	Gypsum Board (10mm Thick) on Metal Furring
Dining		
Kitchen		
Bedroom		
Toilet & Bath		Moisture Resistant Gypsum Board (10mm Thick) on Metal Furring
Kitchen		
Countertop	No Kitchen Fixtures	Synthetic Granite
Cabinets		Below Counter Laminated Modular Cabinets (No Overhead Cabinet)
Accessories		Grease Trap, Stainless Steel Sink, Chrome Plated Brass Steel Faucet
Toilet and Bath		
Fixtures	No Bathroom Fixtures and Accessories	Dual Flush Type Water Closet (western standard), Half Pedestal Lavatory
Accessories		Chrome Plated Brass Steel Faucet, 3-piece Configuration Shower Set
Doors		
Main Door	2.10M High Veneer Finish	PVC Veneer Door (900mm x 2100mm)
Bedroom Door	No Interior Doors	PVC Veneer Door (800mm x 2100mm)
T&B Door		PVC Veneer Door (700mm x 2100mm)
Balcony Door	6mm Tempered Glass on Powder Coated Aluminum Frame	6mm Tempered Glass on Powder Coated Aluminum Frame

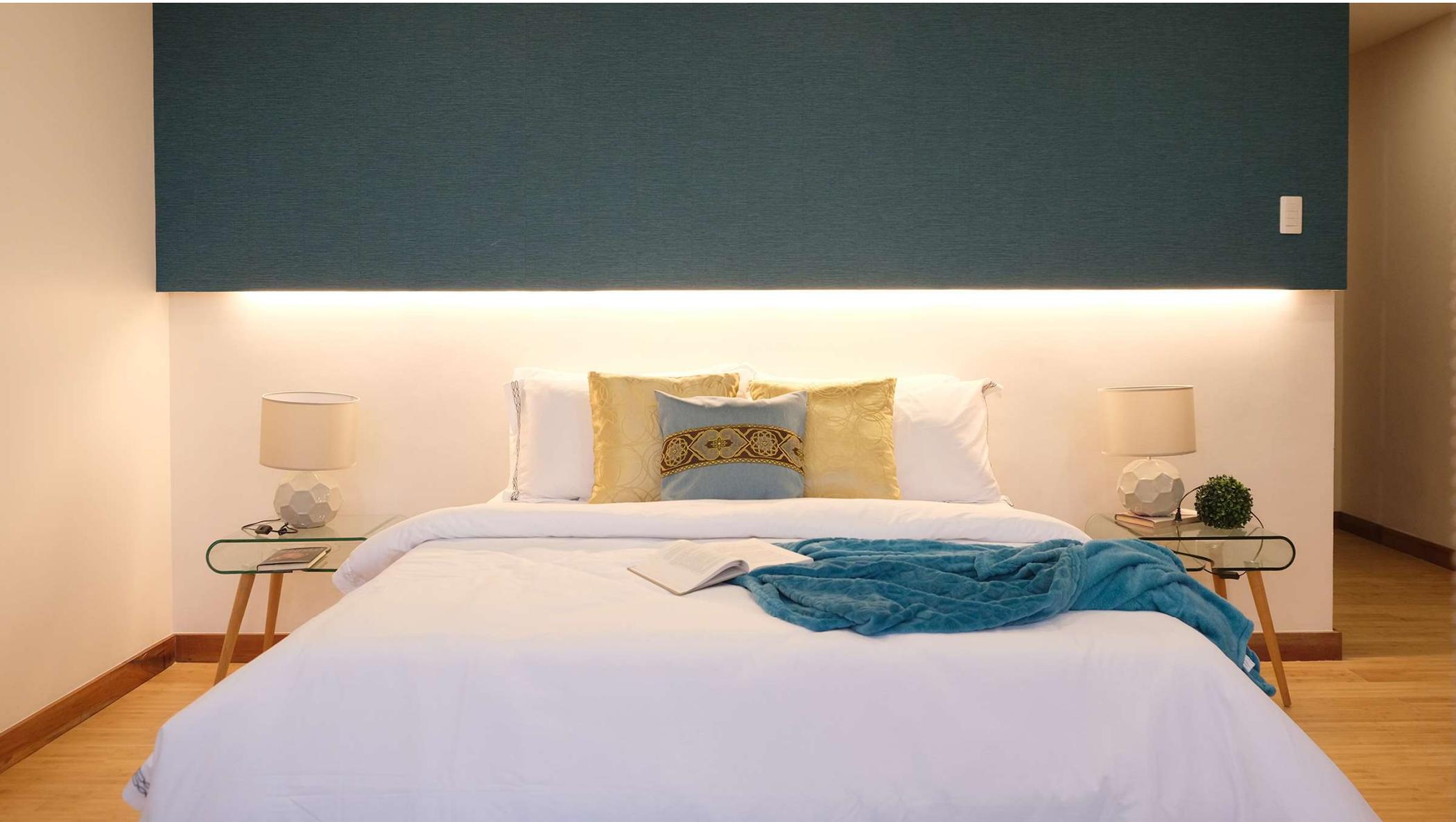


Windows	6mm Tempered Glass on Powder Coated Aluminum Frame	6mm Tempered Glass on Powder Coated Aluminum Frame
Others		
Airconditioning	No Split Type ACU roughing-ins (just chipping of wall for drain)	No Split Type ACU roughing-ins (just chipping of wall for drain)
Water Supply	Plumbing roughing-ins	Provision for Water Heater
Communication	Electrical roughing-ins (with Panel Board but no wires and Lighting Fixtures)	Fiber Optic Ready, CATV Ready
Technology		Basic Smart Home Package
Railings	With Balcony Railings	With Balcony Railings
Closet	No Bedroom Closet	No Bedroom Closet

# COMBINED UNIT OPTION

Wee Community Developers prides itself in providing flexible options for its buyers. Buyers can choose to combine units B, C, D or E. Combine units to have a spacious 3 or 4 bedroom apartment









The background of the slide is a dark, almost black, textured surface that resembles cracked earth or aged parchment. The cracks are irregular and form a complex, web-like pattern across the entire area. The lighting is slightly uneven, with some areas appearing darker than others, giving it a three-dimensional, tactile quality.

# SAMPLE COMPUTATION