



BARON TOWER

191 Wilson Street, San Juan



BARON TOWER

The Baron Tower at 191 Wilson Street is a high rise, low density residential project located at the heart of San Juan City. At 30 physical levels, it stands as Wee Comm's grandest and most ambitious project to date.

Baron Tower also marks the first "Signature Line Project" of Wee Comm. Working with the one of the best Architect Firms in the country, Wee Comm aims to differentiate Baron Tower from the rest of the developments in the area.





BARON TOWER

Project Features

Location is King

Located along Wilson St., Baron Tower is prized for its close proximity to premier residential subdivisions, dining & retail centers, schools & hospitals.

Designed for Luxury

Designed by Budji Layug + Royal Pineda, Baron Tower is conceptualized to be San Juan's new Icon.

Full Building Features and Amenities

Packed with the latest innovations, Baron Tower boasts of advance Safety and Internet Facilities and More than Ample allocation of Amenities.

Flexibility at its Best

Have the Freedom to combine units and customize your finishes.

Incomparable Value

Be at the Premier Location and Experience Luxury Living at the Most Competitive Prices.

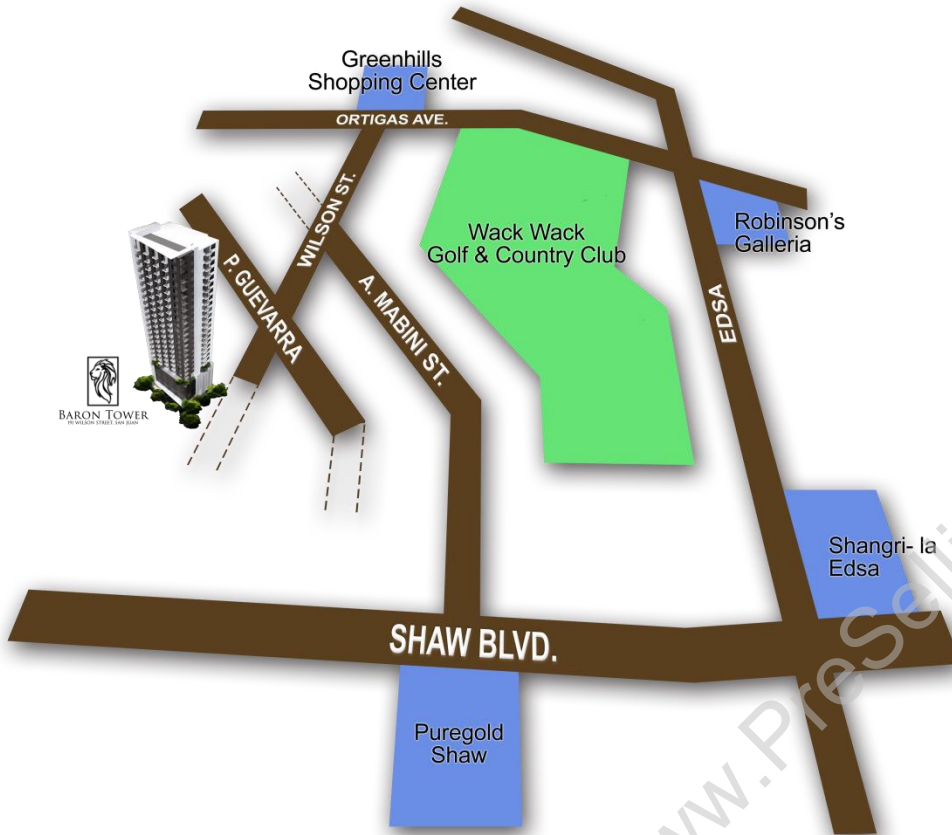
Vicinity

LOCATION IS KING!!!

Located at the heart of Metro Manila, San Juan is only minutes away from the City of Manila, Mandaluyong & Quezon City.

In the past, Baron Projects have been prized for their close proximity to premier residential subdivisions, dining & retail centers, schools & hospitals

Baron Tower is located along Wilson St., San Juan. Wee Community's most premier address to date. It is a few steps away from one of the busiest streets in Metro Manila.



BARON TOWER

Location Highlights

Schools

1. Xavier School for Boys
2. Immaculate Conception Academy
3. La Salle Greenhills
4. TLC Learning Center

Services

1. Banks
2. Hospitals

Commercial Establishments

1. Greenhills Shopping Center
2. Shangrila Mall
3. Robinson's Galleria
4. Megamall
5. Robinson's Magnolia
6. Rustan's P. Guevarra
7. Various Commercial Arcades

Restaurants

1. Gloria Maris
2. Alex III
3. Kimpura Japanes Restaurants & many more



BARON TOWER
191 WILSON STREET, SAN JUAN



Budji Layug + Royal Pineda Design Architects was established by Budji Layug and Arc. Royal Pineda. Their vision is a company which celebrates a total approach to design; one where the demands of architecture, interior design, furniture , home accessories and landscaping are brought together to complement one another and to create an integrated, seamless whole.

Budji Layug and Royal Pineda Design Architects has set a standard of performance: each work must be a masterpiece. The company respects the unique character of each project and works around this to create a distinctive design. Thus it refrains from repeating itself. The only constants in all its work are innovation and the harmonious blending of the various design elements

Local Projects



W Tower



Makati Residencial



Discovery Shores

International Projects





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Building Features

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Total Number of Units

176 Units

Lower Ground Floor, Ground & Mezzanine Floor	Commercial Units
7 th Floor	Amenities
Lap Pool, Pool Bar, Garden, 2 Function Areas	5 Meter Ceiling Height
8 th to 24 th Floor	10 Residential Units per floor
25 th to 26 th Floor	4 Residential Units per floor
27 th to 30 th Floor	2 Residential Units per floor
Penthouse	Amenities
2 Storey Function Room, Theatre Room, Viewing Deck, Garden, Yoga and Meditation Area	
Typical Floor to Ceiling Height	3.2 Sqm
High Speed Elevator	3 Units
Fully Addressable Fire Alarm System	
Fiber to Home Telephone/ Cable & Data Provision	
1 : 1 Parking Ratio	
Common Laundry & Helper's T & B	8 th , 11 th , 15 th , 18 th & 21 st

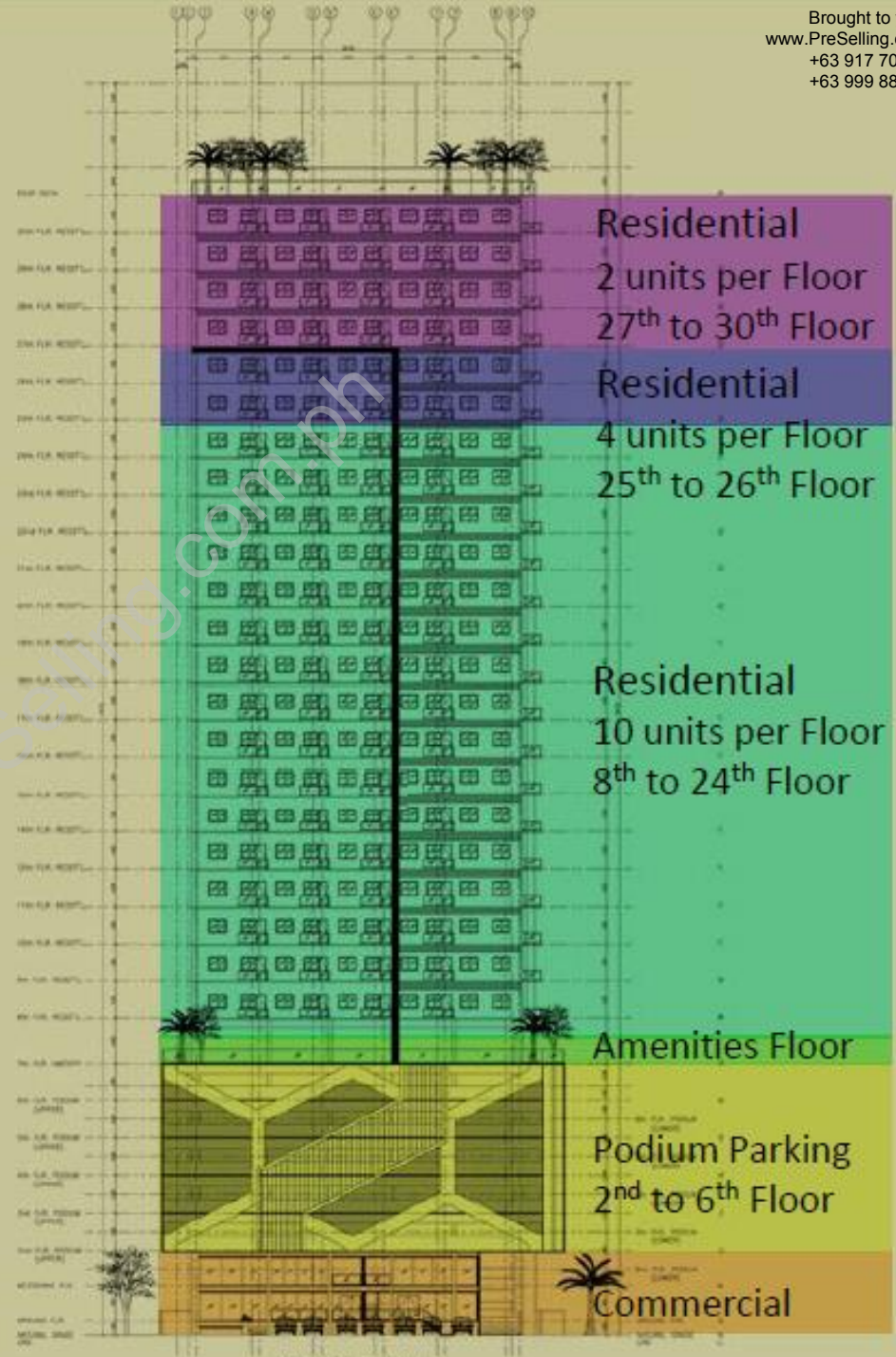


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191 WILSON STREET SAN JUAN

Development Summary

Project Name	: Baron Tower
Location	: 191 Wilson Street, San Juan City
Developer	: Wee Community Developers, Inc.
Land Area	: 894.00 SQM
Development	: One Tower high-rise residential condominium with retail spaces

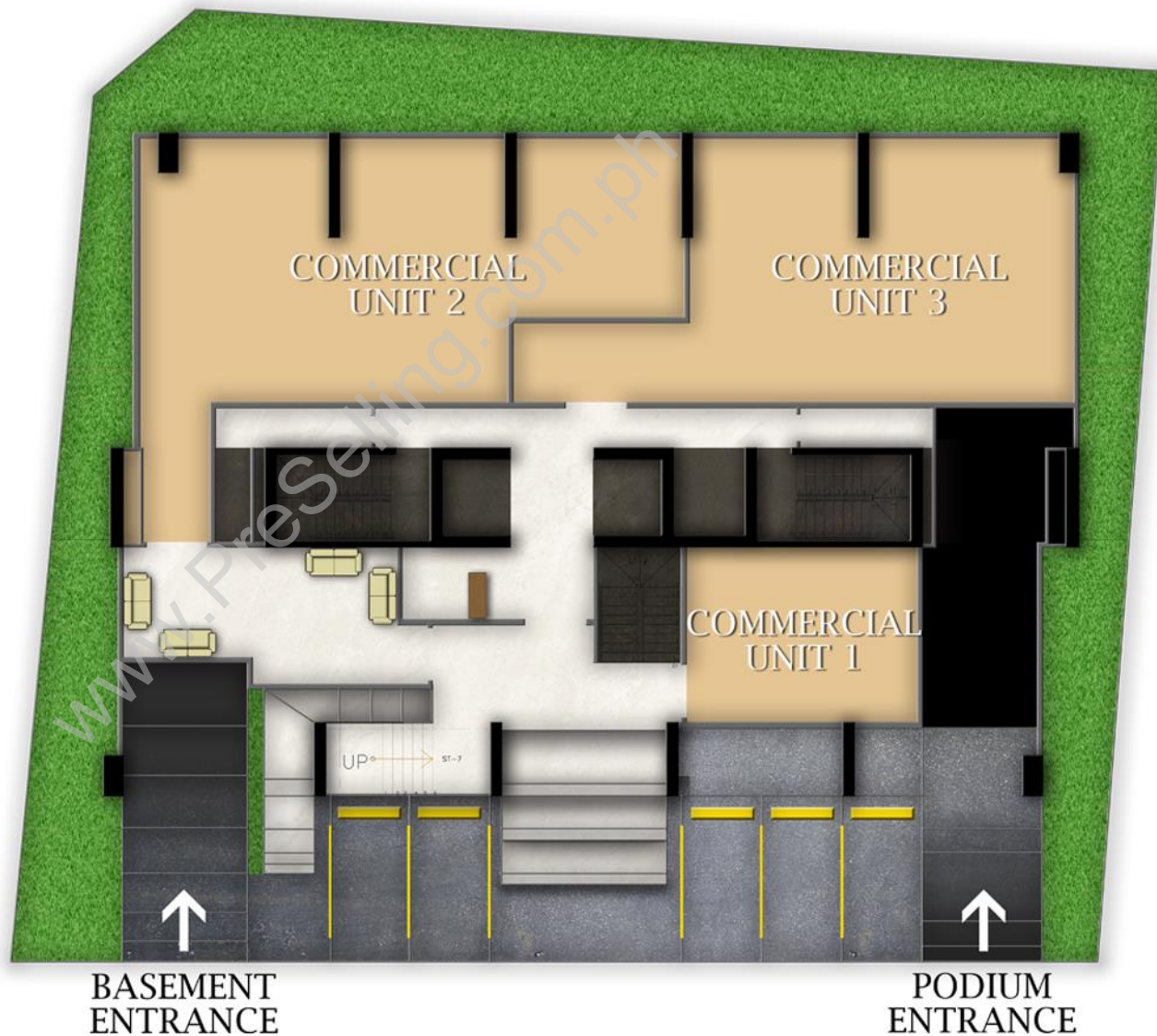




BARON TOWER

Ground Floor Plan

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BARON TOWER

Architect's Rendition
Ground Floor



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Amenities Floor Plan

(7th Floor)



2 Function Rooms
Lounge
Garden
Lap Pool
Bar



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Architect's Rendition
Swimming Pool



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FUNCTION ROOM A- VIEW A





BARON TOWER

Gym
Open/ Meditation Area
Greeneries
Theatre Room
Open/ Meditation Area
2 Storey Function Room

Penthouse Amenities

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Architect's Rendition
Penthouse





FUNCTION ROOM A- VIEW A



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Typical Floor Plan

(Single Units)

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1 Bedroom

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



Master's Bedroom 14.39 sqm

T & B 6.26 sqm

Living & Dining Areas 21.69 sqm

Architect's Rendition
Master's Bedroom



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Typical Floor Plan

(Combined Units)

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

2 Bedroom (Combined)



Master's Bedroom	23.86 sqm
Master's T & B	8.11 sqm
Bedroom 2	13.20 sqm
Bedroom 2 T & B	8.26 sqm
Living & Dining Areas	26.09 sqm
Maid's Room	5.16 sqm

Architect's Rendition
Bedroom



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Architect's Rendition
Toilet & Bath



Architect's Rendition
Dining & Kitchen

Gross Area: 117.91 sqm
Livable Area: 109.91 sqm
Balcony Area: 7.34 sqm

3 Bedroom (Combined)

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Master's Bedroom	25.95 sqm
Master's T & B	8.60 sqm
Bedroom 2	14.71 sqm
Bedroom 2 T & B	5.73 sqm
Bedroom 3	17.63 sqm
Living & Dining Areas	29.91 sqm
Maid's Room	7.38 sqm

Architect's Rendition
Living Room



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Unit Specifications

(Luxury Finish)

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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 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	Bravant Brand or Equivalent
Shower Fixtures	Rain Shower with Telephone Type Mixer and Shower Shower Enclosure
	Exhaust Fan
Others	
	Bedroom Cabinets
	Panasonic or Equivalent Electrical Switches
	3 to 4 Watts LED Lights