



INTALIO FLATS
PRIMEA

BEYOND ORDINARY™ HOMES FOR ALL

Onwards and Upwards

For 15 years, Wee Comm is soaring even higher. Transitioning from being known as the underdogs, to merely being a “small niche developer”, we challenge the status quo. This year, we are ready to embrace new technologies, collaborate with better partners, and elevate our products the Wee Comm way.

However, our journey isn't solely about us. As a company built by passionate dreamers, hopeful innovators, and inspired visionaries, our focus has always been on our clients—the homeowners and the communities we forge. Each home, project, or condominium we construct is better than the last—seeking to prove that each homeowner will experience bigger spaces, better investments, and the best value for their needs.

Wee Comm is dedicated to fostering innovative thinking. As we embark on upcoming projects in Mandaluyong, Quezon City, Las Pinas, Rizal, Bacolod, Iloilo, Cagayan de Oro, and Davao City, our commitment is to push boundaries. Our focus is on delivering bigger spaces that seamlessly blend comfort, functionality, and flexibility, catering to diverse lifestyles. Our goal is to provide better investments characterized by distinctive features, affordability without compromising quality, and projects that stand in strategic locations. Through our unwavering dedication, we consistently uplift communities with imaginative designs and offer the best value with meticulously designed projects—ensuring each homeowner not only owns a Wee Comm home but also enjoys an enriching lifestyle that is truly Beyond Ordinary™.

FOR TRAINING PURPOSES ONLY

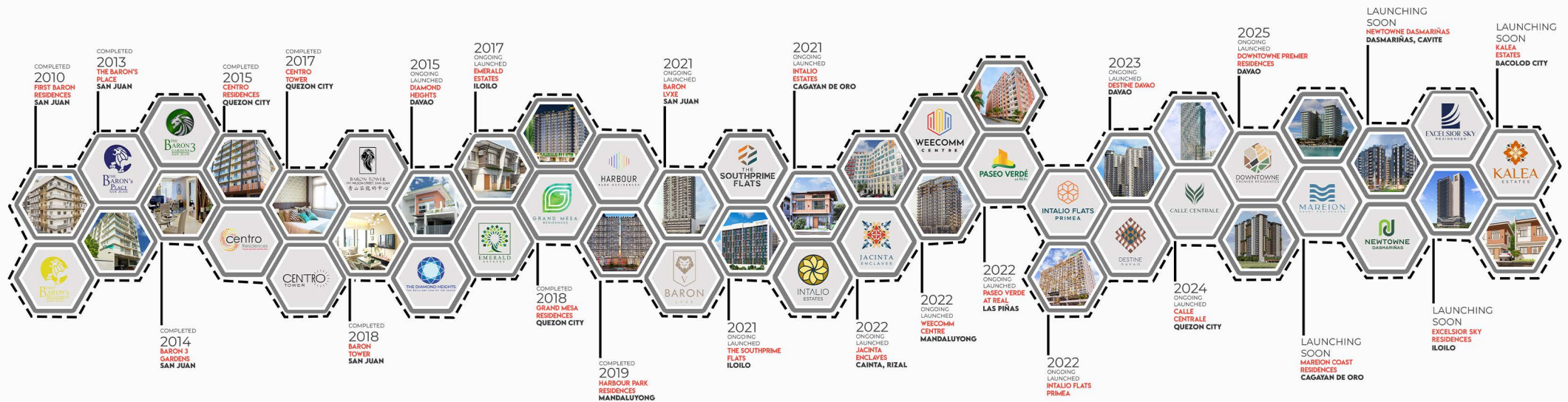


WEE COMMUNITY
DEVELOPERS INC.



Artist's Perspective

TIMELINE OF PROJECTS



AN INNOVATIVE DEVELOPER ON THE RISE



Wee Comm Magnum Properties, Inc. is an innovative development company rising up from the joint venture between the award-winning real estate company from Metro Manila, Wee Community Developers, Inc. and the well-experienced Magnum Group of Companies.

In an industry where new developments are appearing constantly, WCM Properties and Magnahomes, Inc. set itself apart by building and providing **Beyond Ordinary™** homes for all.

MAGNUM GROUP OF COMPANIES



More than 35-years of existence have provided the company the opportunity to establish a diverse portfolio of businesses that now includes 28 owned companies. Its 60 stores, outlets, service centers, and facilities in Cagayan de Oro, Iligan, Bukidnon, General Santos, Gingoog, and Davao is supplemented by a nationwide distribution network for its core products.

Growth and expansion has enabled the company to contribute well to the economy. Its combined operations provide hundreds of employment opportunities.



SAMSUNG



BYD JETOUR

OUR COMMITMENT

Through consistency, effort, and our commitment to bringing our clients **Beyond Ordinary™** homes, Wee Comm has bagged several awards from the prestigious 2020 Philippines Property Awards and Lamudi The Outlook 2023: Philippine Real Estate Awards.

2020 PHILIPPINES PROPERTY AWARDS



BUILDING A BEYOND ORDINARY™ COMMUNITY WITH YOU

The Intalio Flats Primea features a building facade depicting a honeycomb. In harmony with this innovative design, we envision a future home with a tight-knit community you can belong in. Together, we are in this journey of building **Beyond Ordinary™** spaces to make life sweeter.

FOR TRAINING PURPOSES ONLY

Artist's Perspective





OUR ORIGIN

Intalio Flats Primea derives its name from a fusion and innovative combination of three ideas: INTALIO means 'to engrave', FLAT refers to 'rooms for living in', and PRIMEA alludes to 'prime' which is defined as 'best possible quality'.

The marriage of these concepts is what we ultimately value in your future home: a meticulously designed space made with the care and quality you deserve.

Why choose **Intalio Flats Primea**?



Flexibility

Have the freedom to design your own space the way you want based on your lifestyle



Location

Live just a few minutes away from Cagayan de Oro's commercial and business centers



Affordability

Discover the best purchase with our homes that value your time, effort, and aspired future



Technology

A modern home that seamlessly integrates pre-cast construction techniques with smart home features, providing residents with a convenient and functional living experience



Sensible

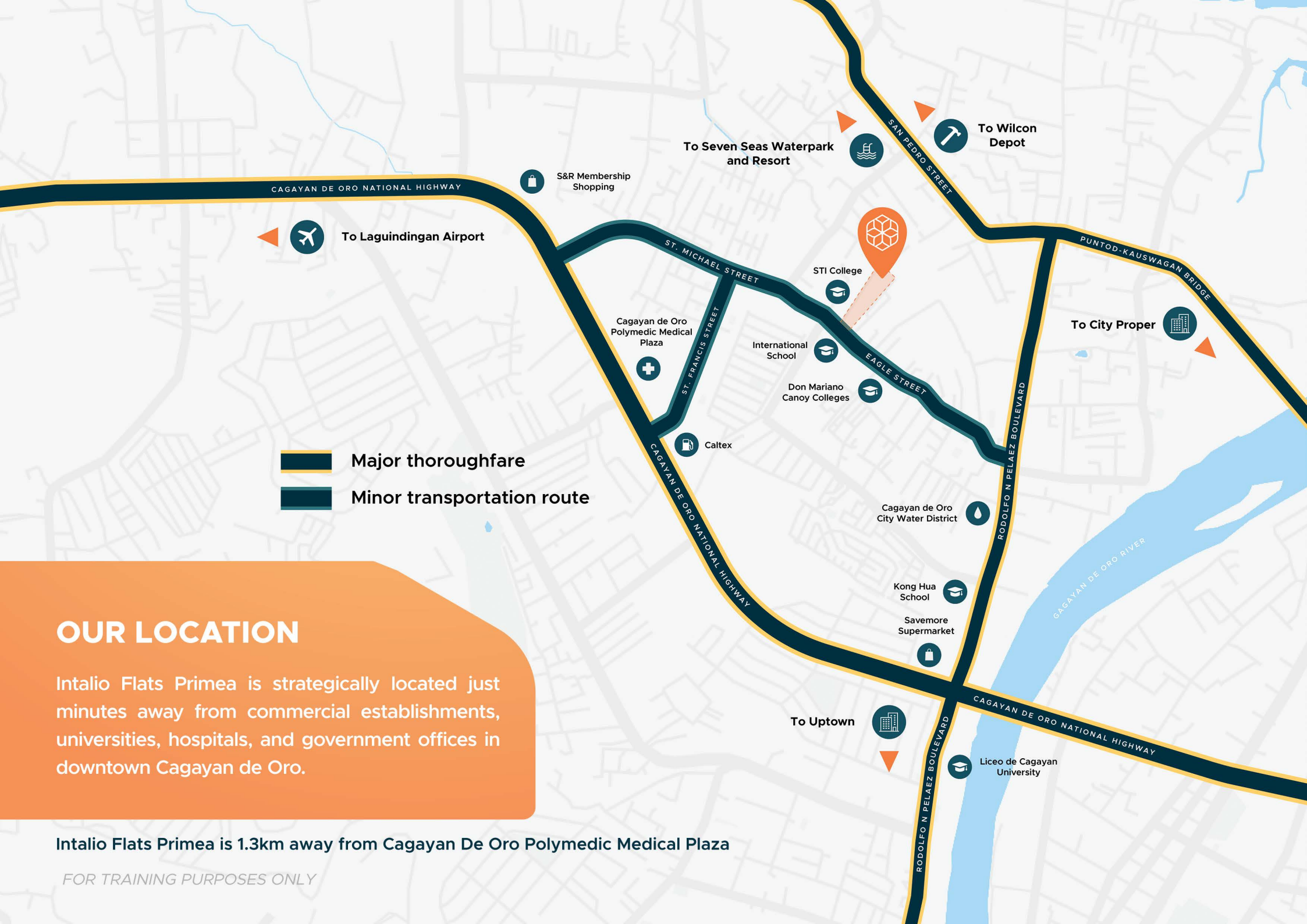
Carefully chosen design concepts that prioritizes practicality and functionality over decorative elements

OUR LOCATION

Intalio Flats Primea is strategically located just minutes away from commercial establishments, universities, hospitals, and government offices in downtown Cagayan de Oro.

Intalio Flats Primea is 1.3km away from Cagayan De Oro Polymedic Medical Plaza

FOR TRAINING PURPOSES ONLY



NEAREST LANDMARKS



Hospitals

CDO Polymedic Medical Plaza

5 min



Schools

International School

Walking Distance

STI College

Walking Distance

Don Mariano Colleges

Walking Distance

Kong Hua School

10 min

Liceo de Cagayan University

15 min



Retail & Malls

S&R Membership Shopping

10 min

Savemore Supermarket

10 min

Ayala Centrio Mall

15 min

SM Downtown Premier

17 min



Recreation Areas

Seven Seas Water Park & Resort

10 min



OVERALL PROJECT DETAILS:

Total lot area:
8,819 sqm

Total residential units:
1,277+ units

Total parking lots:
168+ parking (Ratio 1:8)

Building One



Total Floor Area:
12,003 sqm



Floor: 10 Floors



Passenger Lifts:
3 lifts



Residential Units:
306 units



Parking:
67 parking

Building Two



Total Floor Area:
11,865.56 sqm



Floor: 10 Floors



Passenger Lifts:
3 lifts



Residential Units:
307 units



Parking:
43 parking

Building 3 & 4

For Future Development



INTALIO FLATS
PRIMEA

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Artist's Perspective

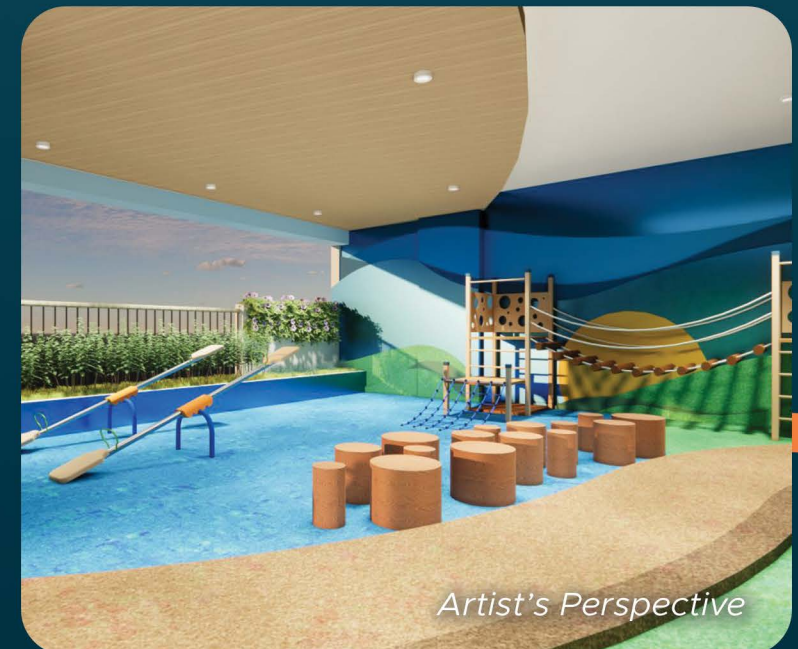
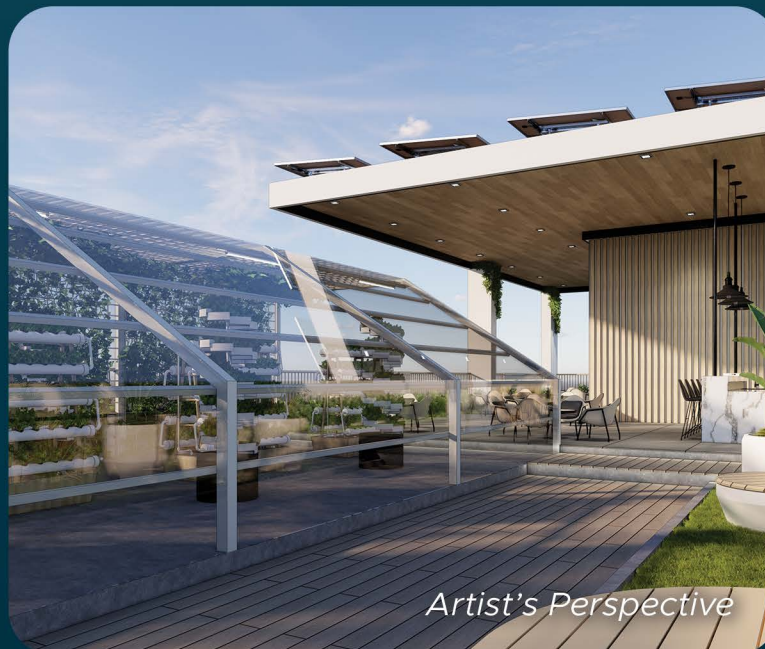
AMENITIES

PHASE 1:

Fitness Gym
Daycare
Co-working Space
Function Rooms



PHASE 2:
Indoor Park / Lounge
Daycare
Playground
Pool Deck
Pool Lounge
Kiddie Pool
Fitness Gym





Artist's Perspective

Fitness Gym

Viewing Deck



Artist's Perspective



Artist's Perspective

Co-working Space



Artist's Perspective

Function Room



Daycare

Artist's Perspective

Fitness Gym



Artist's Perspective

FOR TRAINING PURPOSES ONLY

Playground



Artist's Perspective

Al Fresco Viewing Deck



Artist's Perspective

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Artist's Perspective

Pool Lounge

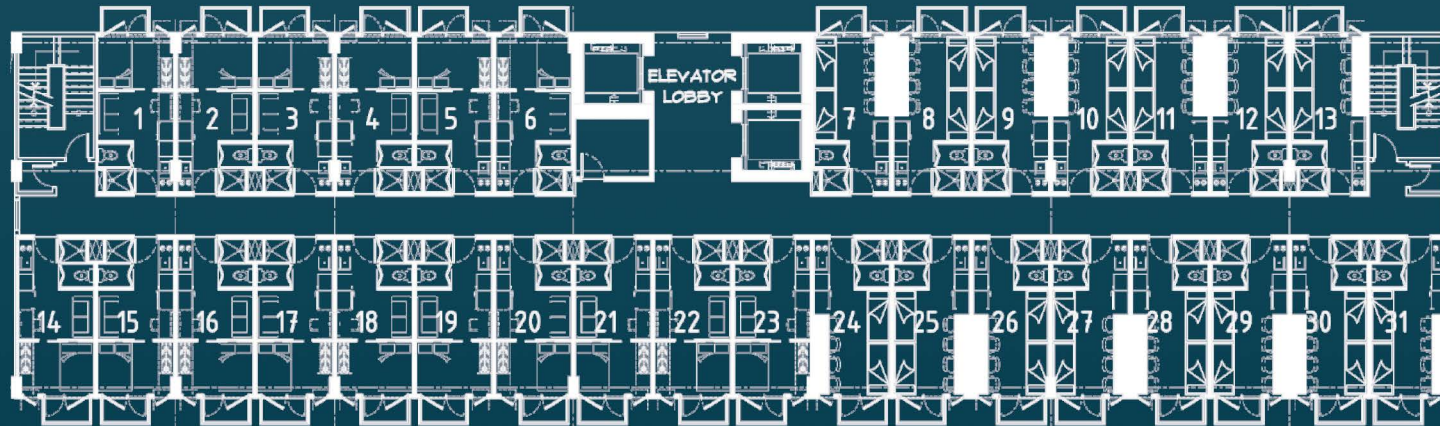
Multi-Function Room



Artist's Perspective

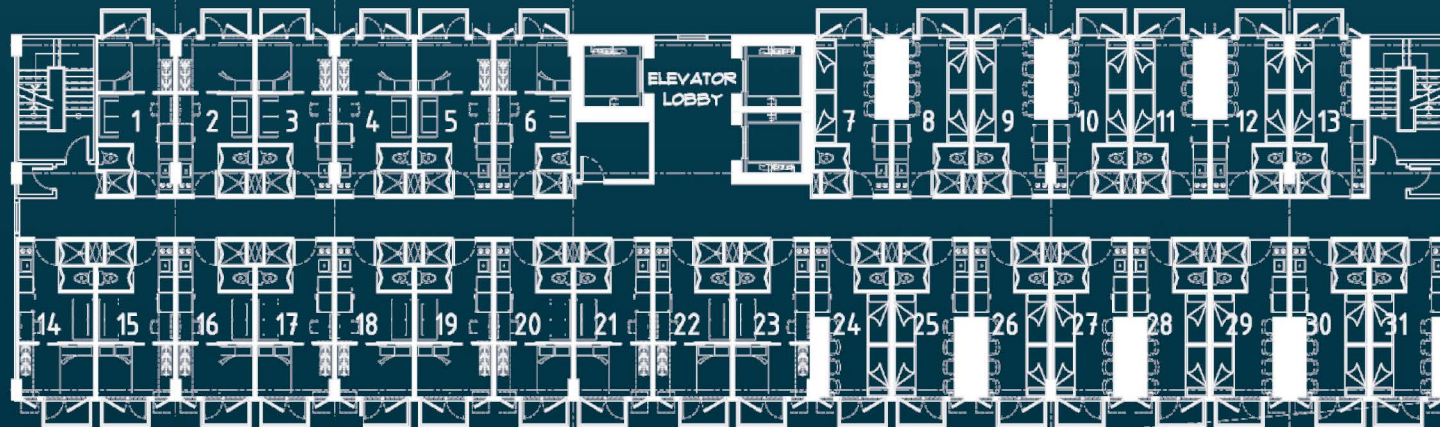
FLOOR PLAN AND UNIT LAYOUT

Cagayan de Oro River View



Downtown Views

Downtown Views



Architect's Layout

Downtown Views

UNIT INTERIOR FEATURES

CEILING	Find more space and freedom with a high ceiling of approximately 2.85 m (9 ft & 4.20 in) which is higher than the usual ceiling height.
T&B CEILING	The 7.5mm thick PVC spandrel for the toilet & bath ceiling is moisture resistant and easier to maintain.
LIGHT AND VENTILATION	Thorough studies conducted on building orientation to make the most of natural light and improve air flow.
DOORS	Feel more secure at home with a sturdy and sleek door with a melamine laminated finish.
KITCHEN CABINET	With a modular cabinet that is made of particle board with melamine finish, the resistance to moisture is highly improved making it more durable. It is also built with a soft-close mechanism, has a quartz countertop and undercounter sink with grease trap.
INTERIOR WALLS	The interior wall is made of pre-fabricated soundproof panels that is faster to install and has greater durability compared to conventional plastering.
EXTERIOR WALLS	Instead of the ordinary concrete hollow blocks (CHB), the exterior wall is solid and concrete which contributes to faster construction, lesser hairline cracks and plastering works.
T&B DOORS	Having a separate toilet and bath increases privacy and allows ease of access for multiple users with a simple Bi-fold PVC (for Building A).
FLOOR TILES	To give your home a classy and modern look, larger ceramic floor tiles were used (600mm x 600mm vs standard 300mm x 300mm).
T&B FLOOR TILES	Low maintenance toilet & bath can save you time. These easy-to-clean, larger tiles means less grout. (300mm x 600mm vs standard 200mm x 200mm).
WINDOW	Get the advantage of durable aluminum powder coated window with drain hole and fixed sections that can hold up against general wear and tear of daily use.
PPR PIPES	Rather than the usual PVC blue pipes with solvent cement, PPR pipes are installed through a heat fusion process that makes a solid material improving water pressure.
MINIATURE PANEL BOARD WITH METAL BACKING	The miniature panel board with metal backing is safer to use and more aesthetically appealing compared to the usual fuse type breaker with plastic backing.
SMART HOME READY	Enjoy the benefits of an automated lifestyle with a smart home ready unit.
PUSH-TYPE DUAL-FLUSH WATER CLOSET	Conserve more water in every flush with a push-type, dual-flush water closet.



FOR TRAINING PURPOSES ONLY

Actual Photo

A **SMART HOME** THAT BRINGS YOU A WORLD OF CONVENIENCE.

Designed for optimum functionality, your unit at Intalio Flats Primea is future proof with Smart Home technology that allows you to control key aspects of your space.

SMART HOME FEATURES

For Building A only

Entrance



Smart entrance lock

Living Room



Smart swivel
indoor camera



IR Transceiver
(for devices with remote control)

Dining



Smart switches



Smart wall socket with USB

Bedroom



Smart switches



Smart wall socket with USB

OUR STUDIO UNITS

The Intalio Flats Primea provides you the house of your dreams. From visuals to features, look no further to curate a space that is truly yours.

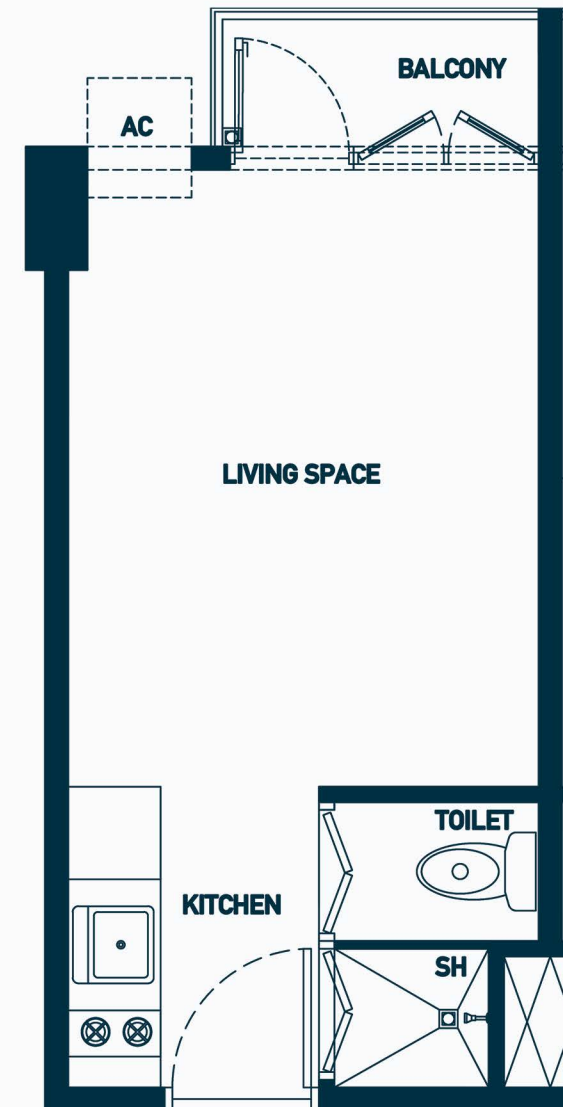


Actual Photo

AS DELIVERED UNIT

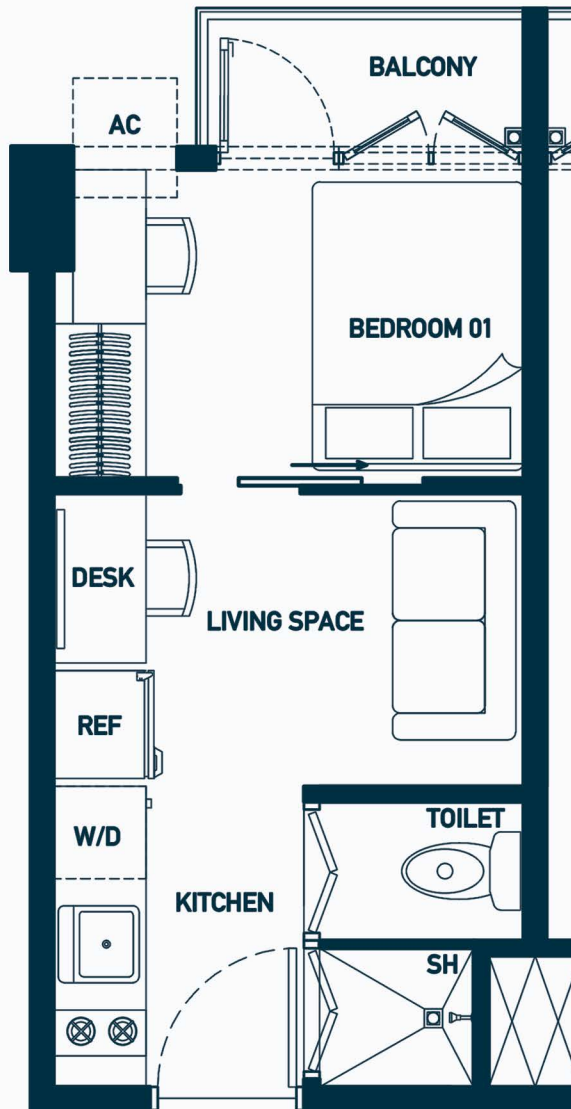


Actual Photo
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Architect's Layout

SINGLE BED UNIT 22 SQM



Architect's Layout

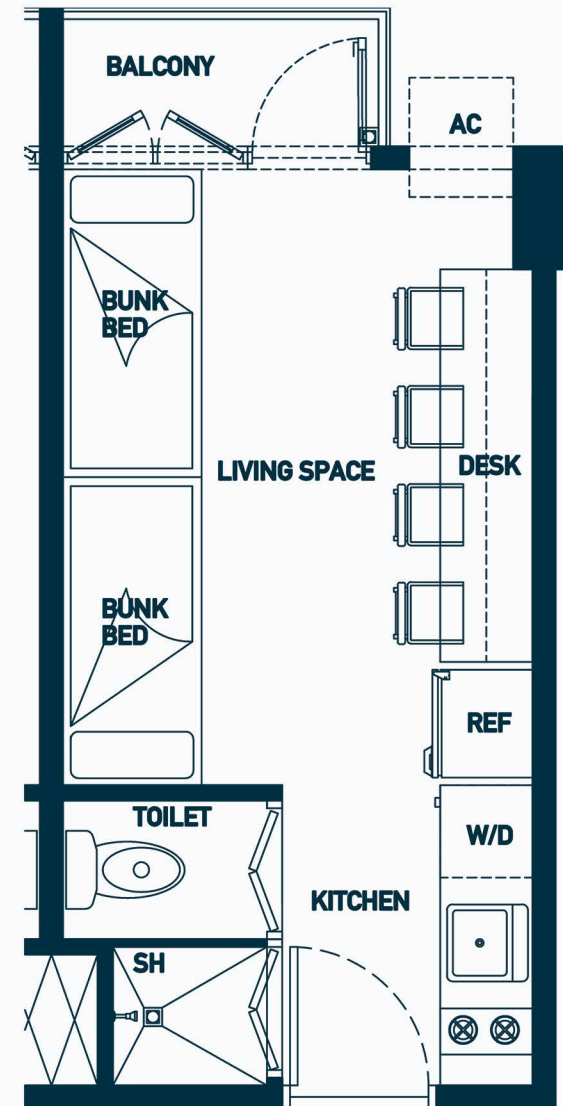


Artist's Perspective

FOUR-BED DORM TYPE UNIT 22 SQM



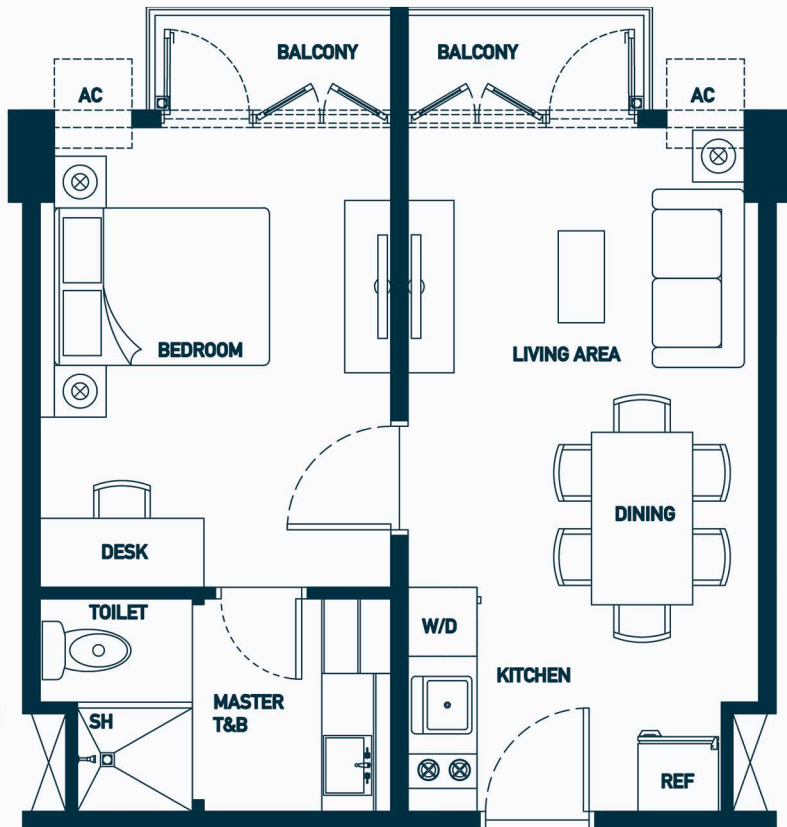
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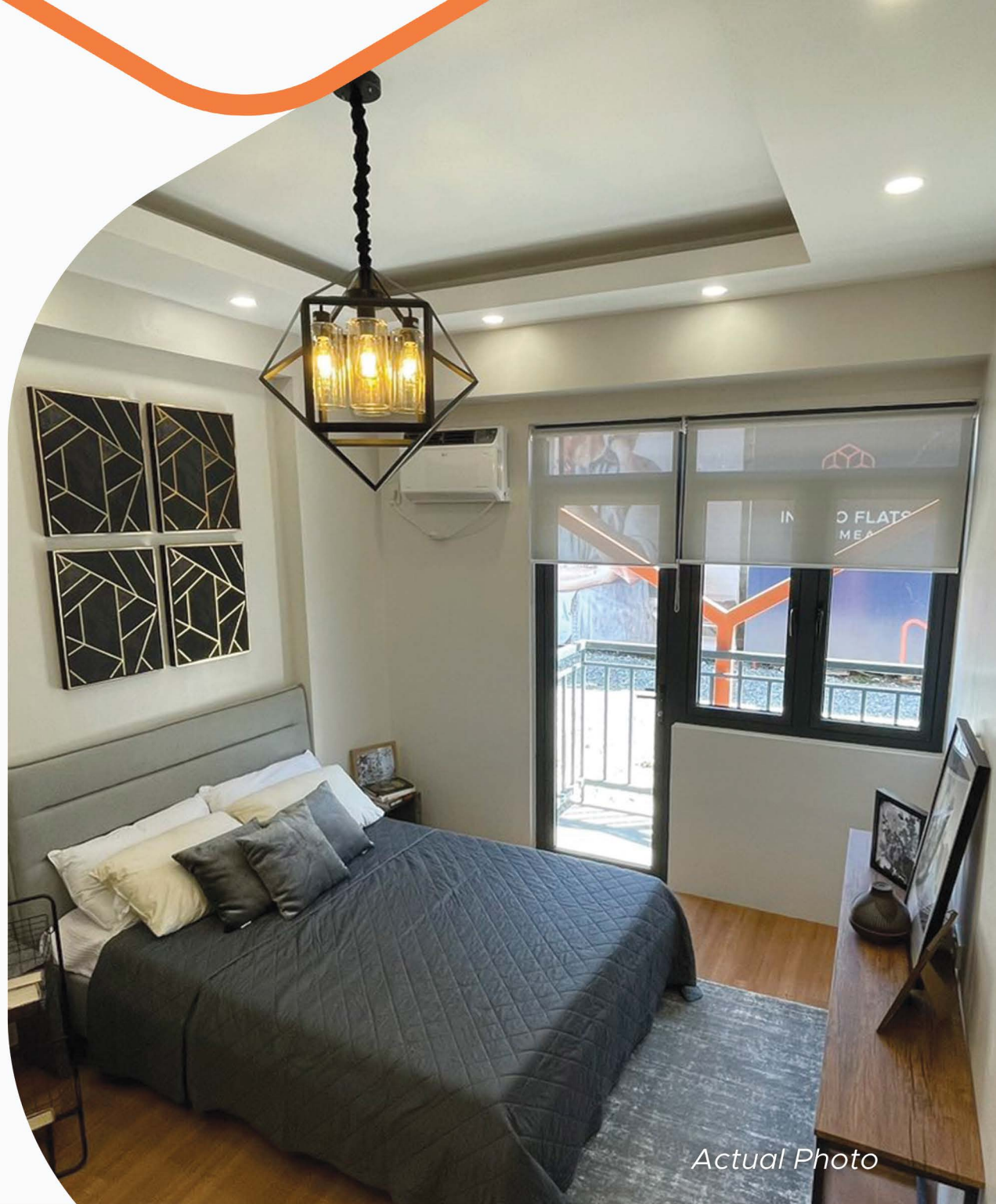
Architect's Layout

SINGLE BED COMBINED UNIT

44 SQM



Architect's Layout

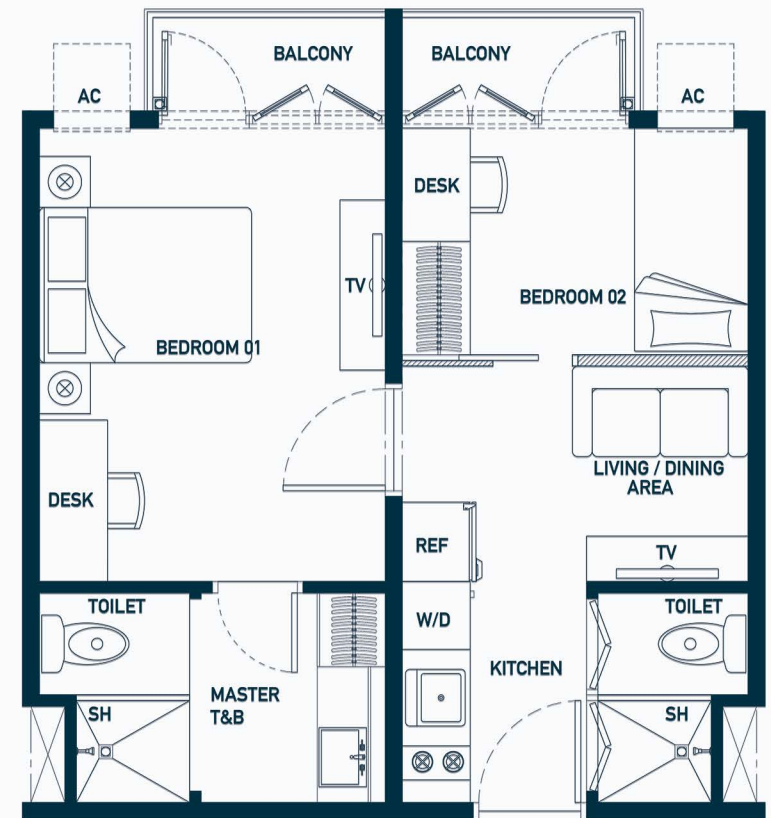


Actual Photo

TWO-BED COMBINED UNIT 44 SQM



Artist's Perspective
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Architect's Layout

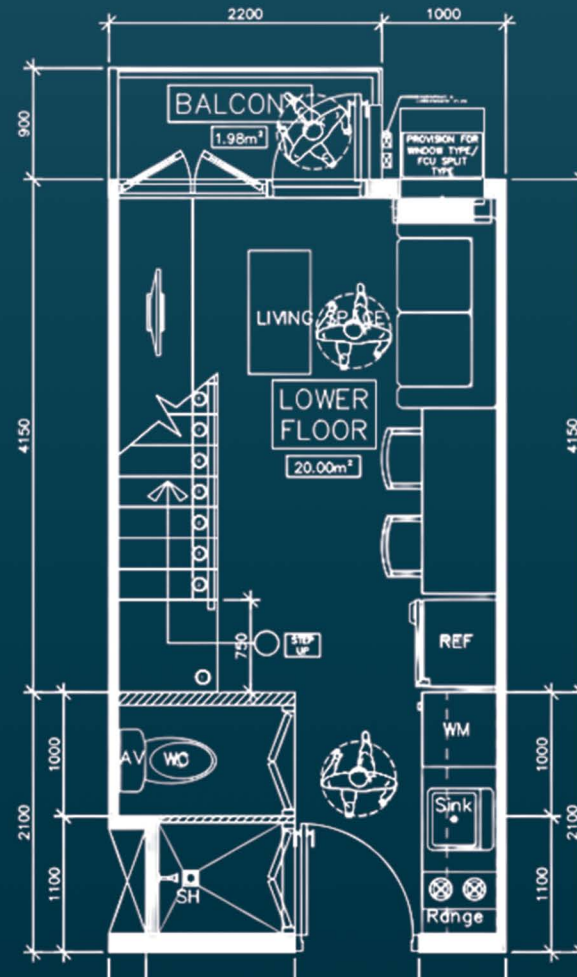
THE LOFT UNIT

Bringing in innovation to Intalio Flats Primea, the Loft Unit was designed to provide maximum space: a warm and cozy lower floor and a peaceful and secluded loft.

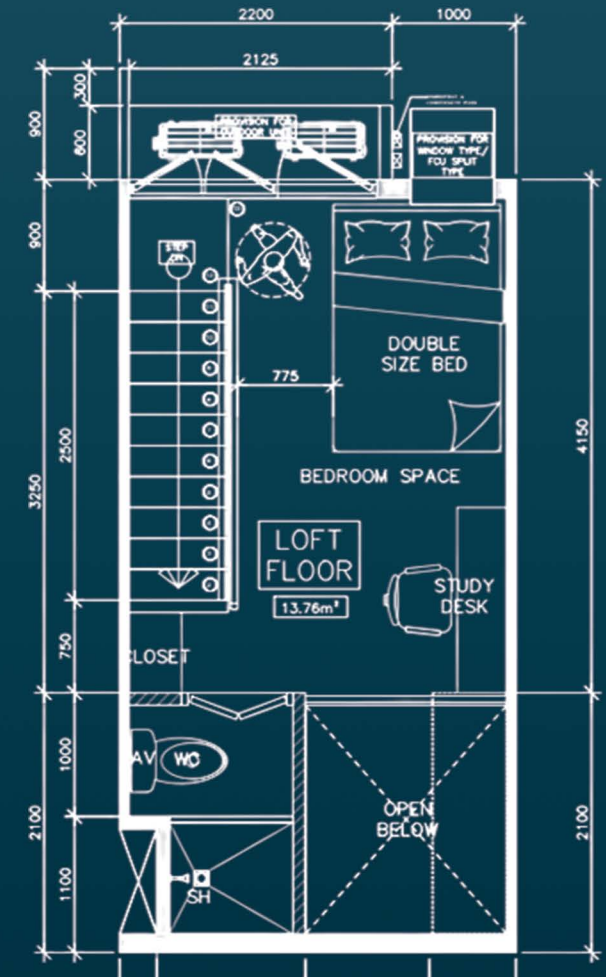
Built with high ceilings, natural ventilation, and ample lighting, the Loft Unit creates a perfect blend of functionality, comfort, and style.

It boasts two toilets and baths, a utility ledge for split-type air conditioning provision, and the freedom to customize the space to suit your needs.

Lower Loft

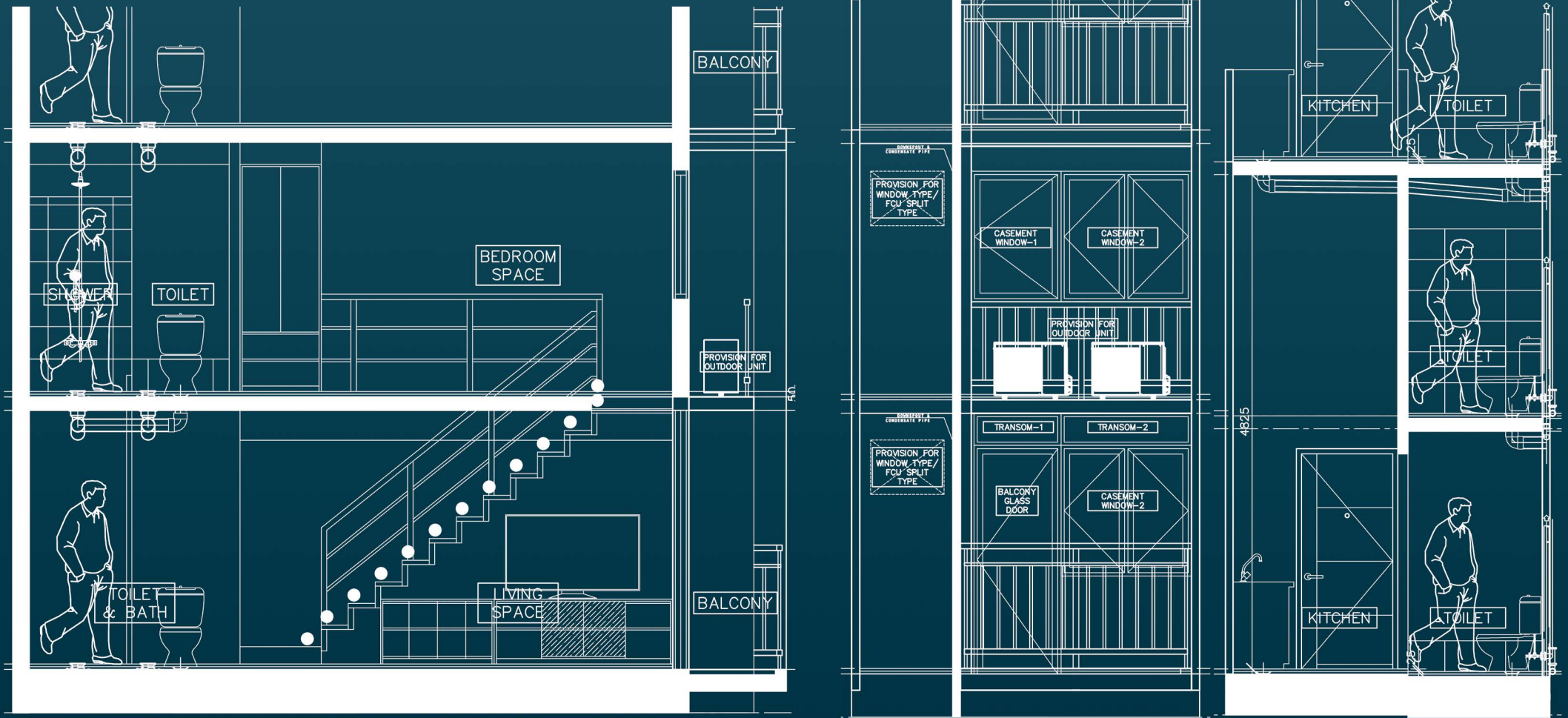


Upper Loft



Architect's Layout

Loft Type Section Plan



Architect's Layout

Loft Type Section Plan

Intalio Flats Primea's Loft Unit offers a contemporary living space with a lightweight concrete loft slab and beams to handle extra load. The floor-to-floor height is 2.52 meters, with a 125 mm thick slab, with an upper floor that is 2.35 meters high.

The unit includes two bathrooms, one on each floor, providing optimal convenience and privacy. Additionally, there is a provision for an air conditioning unit on the upper loft ledge.

The Loft Unit combines modern design, practicality, and comfort for an enjoyable living experience.



Artist's Perspective



Artist's Perspective

Solaris Units Facade

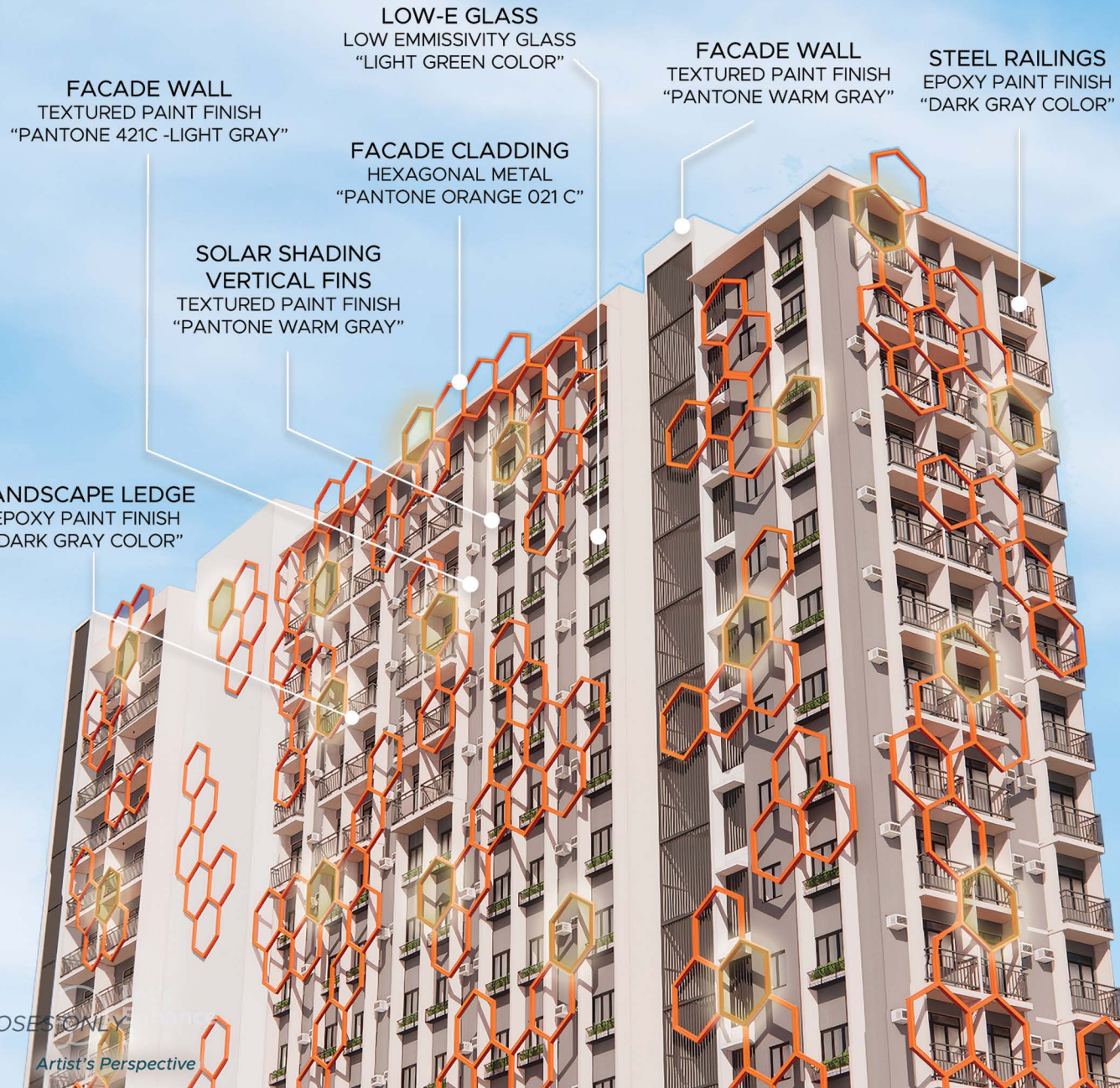
Eco Flats Facade

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Artist's Perspective

The Solaris Units



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Artist's Perspective

The Eco Flats

FACADE CLADDING
HEXAGONAL METAL
"PANTONE ORANGE 021 C"

FACADE WALL
TEXTURED PAINT FINISH
"PANTONE WARM GRAY"

SOLAR SHADING VERTICAL FINS
TEXTURED PAINT FINISH
"PANTONE WARM GRAY"

FACADE WALL
TEXTURED PAINT FINISH
"PANTONE 421C -LIGHT GRAY"

STEEL RAILINGS
EPOXY PAINT FINISH
"DARK GRAY COLOR"

LANDSCAPE LEDGE
EPOXY PAINT FINISH
"DARK GRAY COLOR"

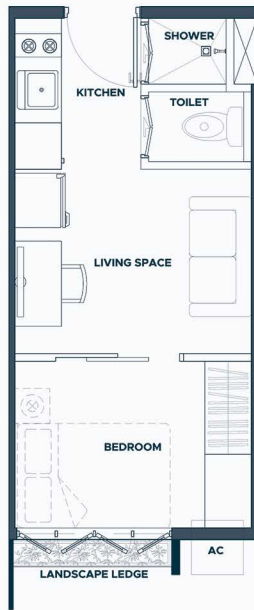
VERTICAL GARDEN
EPOXY PAINT FINISH
"LIGHT GRAY COLOR"

LOW-E GLASS
LOW EMISSIVITY GLASS
"LIGHT GREEN COLOR"

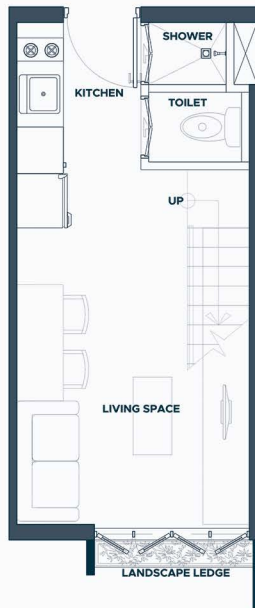
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Artist's Perspective





ECO FLATS



ECO DECK LOWER



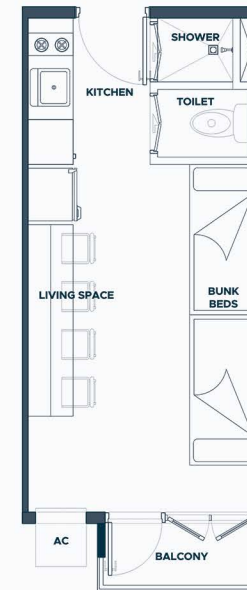
ECO DECK UPPER



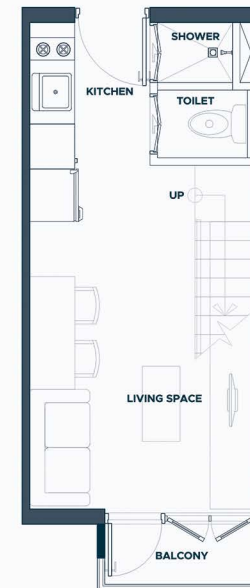
Artist's Perspective



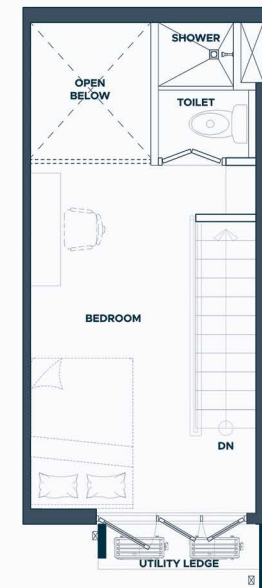
Artist's Perspective
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SOLARIS FLATS



SOLARIS DECK LOWER



SOLARIS DECK UPPER
Architect's Layout



INTALIO FLATS PRIMEA



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 intalioflatsprimea.ph

  @IntalioFlatsPrimeaPH

LTS No.: 0000908

Intalio Flats Primea

Developer: Magnahomes, Inc.

San Antonio St., Brgy. Kauswagan, Cagayan de Oro City

Completion Date: May 31, 2029

DHSUD Ad Approval Number _____

Contact Number _____

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