



MAREION™
C O A S T R E S I D E N C E S

Beyond Ordinary™



WEE COMMUNITY
DEVELOPERS INC.

For over 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.

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 Piñas, 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™.

[illegible]

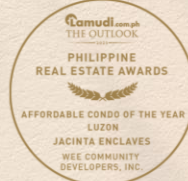


WEE COMMUNITY
DEVELOPERS INC.

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 & 2024: Philippine Real Estate Awards, and in 2025, we received a Stevie® Award, a recognition from Asia's Influential Leader Awards, and Asia's Golden Icon Awards.

LAMUDI: THE OUTLOOK AWARDS (2023 & 2024)



PROPERTY GURU AWARDS (2020)



VARIOUS AWARDS RECEIVED IN 2025



**ASIA-PACIFIC
STEVIE® AWARDS**



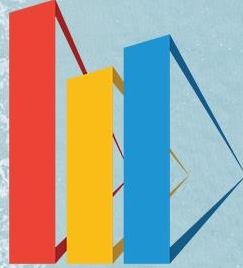
**ASIA'S INFLUENTIAL
LEADER AWARDS**



**ASIA'S
GOLDEN
CON
AWARDS**



WEE COMMUNITY
DEVELOPERS INC.



WEE COMM
MAGNUM
PROPERTIES



MAGNAHOMES, INC.

Leading the charge with unique and dynamic designs and developments in the real estate scene of Cagayan de Oro, Magna Homes, Inc. is a Beyond Ordinary™ developer poised to launch its second residential project in the region. Along with Wee Comm Magnum, MagnaHomes, Inc. is built from the joint venture of the award-winning real estate company, Wee Community Developers, Inc. and the well-experienced Magnum Group of Companies, we are set to bring you quality projects you'd be proud to call your home.

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.





MAREION™
C O A S T R E S I D E N C E S



COASTAL COMFORTS AT HOME

Facing Macajalar Bay, Mareion™ Coast Residences offers an ideal blend of urban accessibility and beachfront living that serves as a personal sanctuary set against the backdrop of the sun, the sands, and the sea.

Nestled along the coast of Brgy Igpit, it stands as a testament where residents can drift to a serene, exclusive home while still being a short distance from the city's heartbeat—offering seamless connectivity, convenience, and accessibility.

THE BEST OF MAREION™ COAST RESIDENCES



EXCLUSIVE

Positioned in a quaint and calm vicinity of Barangay Igpit, escape to a home that aims to cater to the discerning few—providing its residents an elevated standard of living as well as much-needed relaxation and comfort.



MODERN COMFORTS AND CONVENIENCE

Located fifteen (15) minutes away from Cagayan de Oro City, embody the best of both worlds by residing in a coastal haven that lets you have convenient access to daily lifestyle needs.



BEACHFRONT RESIDENCE

As Wee Comm's first condominium project by the sea, take in the perpetual holiday ambiance that the property and its surroundings provide. Whether it's lounging at the resort-style amenities or going for a swim at the beach — residents can easily unwind in a space that combines remarkable indoor-outdoor living.



FLEXIBILITY

Mareion™ Coast Residences offers convertible units, adjusted to fit your needs and preferences—giving you a range of choices from Studio units, One-bedroom units, or Two-bedroom units.

COASTAL COMFORTS AT HOME

Get the best of both city-living convenience and coastal comforts when you live only minutes away from Cagayan de Oro City

CENTRAL AREAS

CDO Midtown	8 km
CDO Downtown	9 km
CDO Uptown	13 km

RETAILS & MALLS

Wilcon Depot	2 km
City Mall Iponan	4 km
Gaisano Bulua	4 km
S&R	5 km
Ayala Centro	9 km
SM Downtown	10 km

SCHOOLS & UNIVERSITIES

PHINMA COC	8 km
Liceo de Cagayan University	8 km
Capitol University	8 km
Xavier University	9 km
USTP	9 km

TERMINAL HUB

Bulua Integrated Bus Terminal	4 km
-------------------------------	------

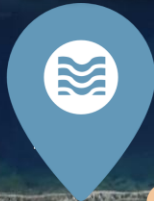
MEDICAL INSTITUTIONS

Polymedic Medical Plaza	8 km
J.R. Borja Gen Hospital	10 km
NMMC	10 km

RECREATION

Seven Seas Waterpark & Resort	2 km
Grand Imperial Casino	7 km

MAREION™ COAST RESIDENCES



PORT OF OPOL

SEVEN SEAS WATERPARK
AND RESORT

WILCON DEPOT

BULUA INTEGRATED
BUS TERMINAL

CITY MALL
IPONAN

S&R MEMBERSHIP
SHOPPING

GAISANO
BULUA

POLYMEDIC MEDICAL PLAZA

CAPITOL
UNIVERSITY

NORTHERN MINDANAO
MEDICAL CENTER

LICEO DE CAGAYAN
UNIVERSITY

CENTRIO
AYALA MALL

UNIVERSITY OF SCIENCE & TECHNOLOGY
OF SOUTHERN PHILIPPINES

CAGAYAN DE ORO
COLLEGE - PHINMA

SM DOWNTOWN
PREMIERE

NORTHERN MINDANAO
MEDICAL CENTER

XAVIER UNIVERSITY
ATENEO DE CAGAYAN



MAREION™
C O A S T R E S I D E N C E S



FRONT PERSPECTIVE
(ROADSIDE)

Artist's Perspective

REAR PERSPECTIVE
(BEACH SIDE)



Artist's Perspective

OVERALL PROJECT DETAILS

TOTAL LOT AREA:
5,380.00 S.Q.M.

TOTAL RESIDENTIAL UNITS:
568 UNITS

TOTAL PARKING LOTS:
117 SLOTS

BEACH (SWIMMABLE) FEATURES:
Shoreline easement of 20 meters and
70 meters of shoreline length

TOWER 1



TOTAL FLOOR AREA:
12,789.53 SQ. M.



FLOOR:
3 Podium Floors
12 Residential Floors



PASSENGER LIFTS:
2 Elevators (1 Service Elevator)



RESIDENTIAL UNITS:
291 Units

TOWER 2



TOTAL FLOOR AREA:
12,074.82 S.Q.M.



FLOOR:
3 Podium Floors
12 Residential Floors



PASSENGER LIFTS:
2 Elevators (1 Service Elevator)



RESIDENTIAL UNITS:
277 Units

MAREION™ COAST RESIDENCES TOWER 1 AND 2

5TH — 17TH FLOOR PLAN (RESIDENTIAL)

BUILDING FEATURES

- Smart Home Ready
- Welcoming Lobby in Every Tower
- 24/7 Security with CCTV Cameras in Common Areas
- Mail Room
- 2 Passenger Elevators per Tower
- 1 Service Elevator per Tower
- Addressable Fire Alarm System
- Accelerograph
- Key Card Access Lockset
- Ample Space Allocation for Amenities and Landscaping

TOWER 2



TOWER 1



Architect's Layout



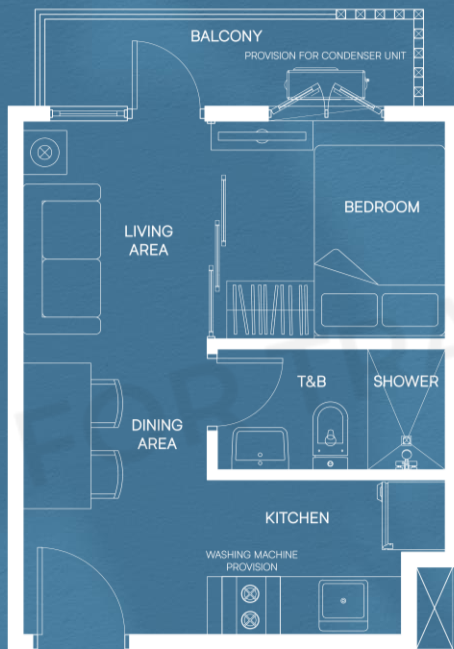
NORTH

UNIT A

29.20 SQ.M.

OPTION 1: STUDIO UNIT

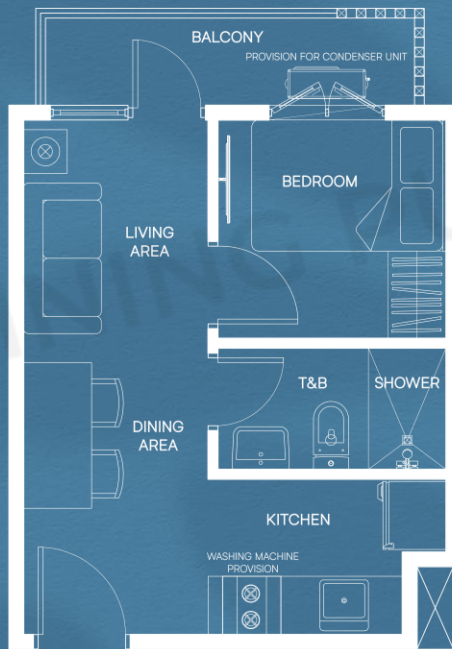
(Convertible into One-Bedroom Unit
for 8th, 16th, & 17th Floors only)



UNIT A

29.20 SQ.M.

OPTION 2: ONE-BEDROOM UNIT

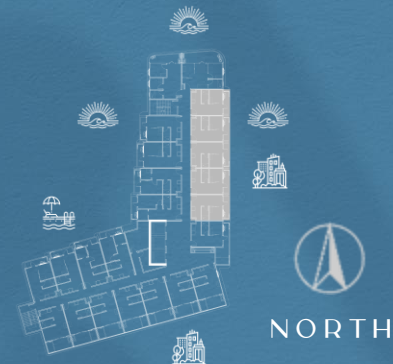


Architect's Layout

TOWER - 1

KITCHEN	-----	4.40 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	11.10 SQ.M.
BEDROOM	-----	6.20 SQ.M.
BALCONY	-----	4.00 SQ.M.

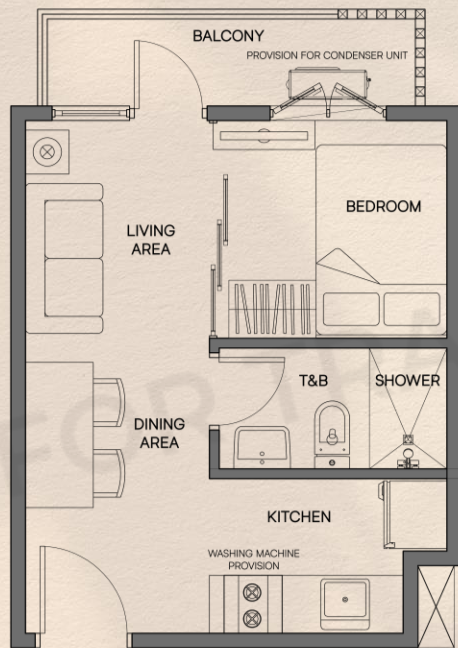
TOWER - 1



UNIT A

29.20 SQ.M.

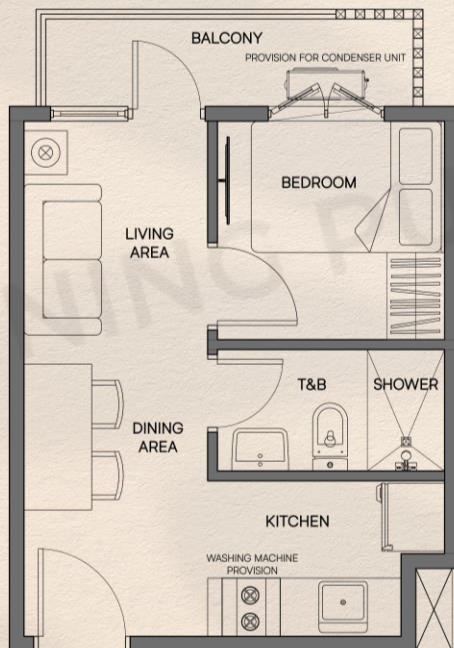
OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)



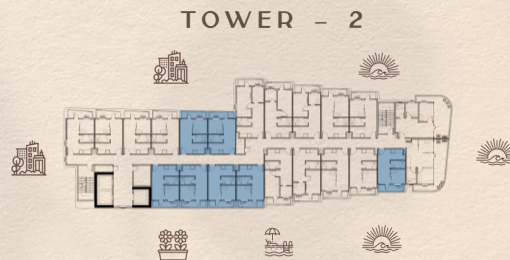
UNIT A

29.20 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



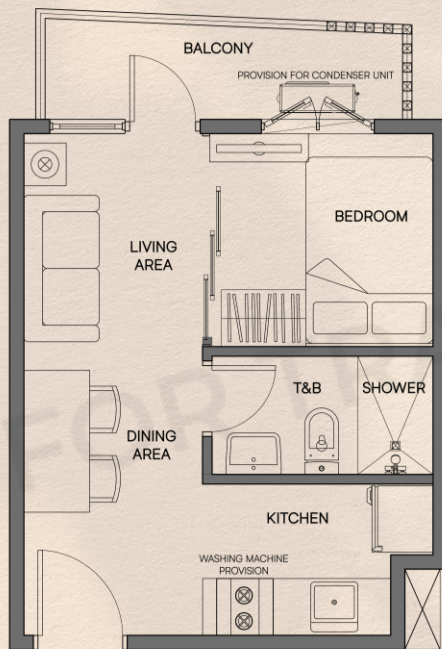
KITCHEN	4.40 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	11.10 SQ.M.
BEDROOM	6.20 SQ.M.
BALCONY	4.00 SQ.M.



UNIT A.1

29.50 SQ.M.

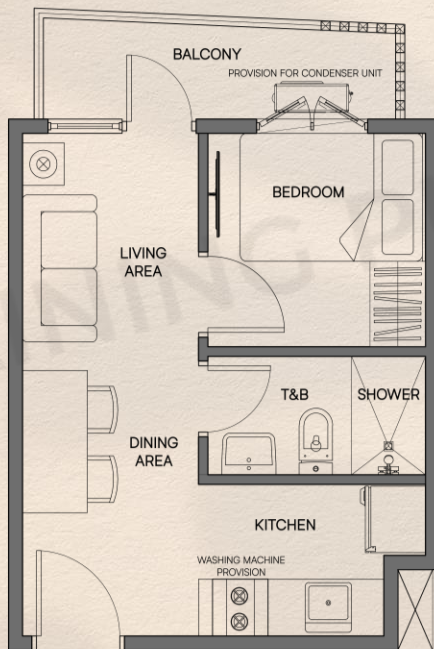
OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)



UNIT A.1

29.50 SQ.M.

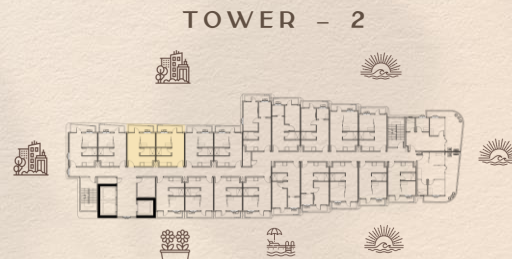
OPTION 2: ONE-BEDROOM UNIT



TOWER - 2

KITCHEN	4.40 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	11.10 SQ.M.
BEDROOM	6.20 SQ.M.
BALCONY	4.30 SQ.M.

Architect's Layout

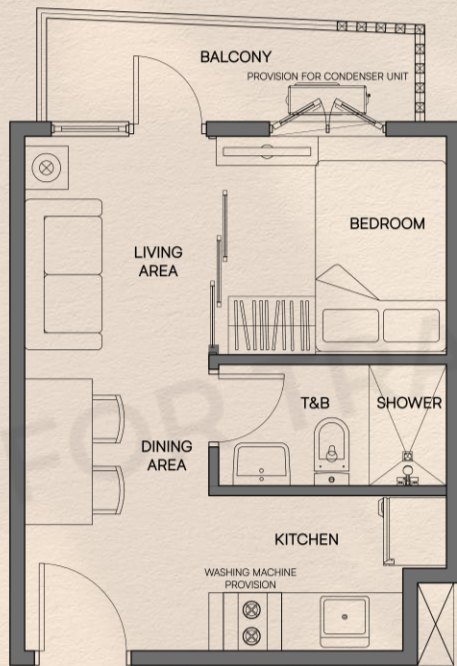


NORTH

UNIT A.2

29.85 SQ.M.

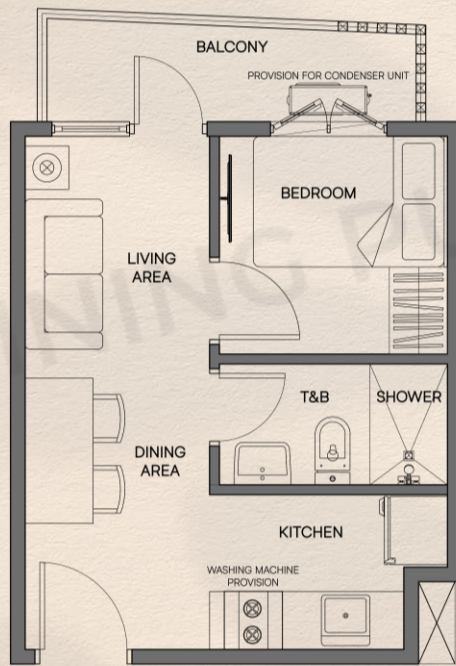
OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)



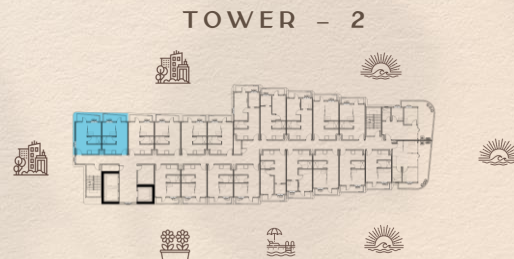
UNIT A.2

29.85 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



KITCHEN	-----	4.40 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	11.10 SQ.M.
BEDROOM	-----	6.20 SQ.M.
BALCONY	-----	4.65 SQ.M.



Architect's Layout

UNIT A

ONE-BEDROOM UNIT



Architect's Layout

UNIT A: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



UNIT A: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



Actual Photo

UNIT A: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



UNIT A: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)

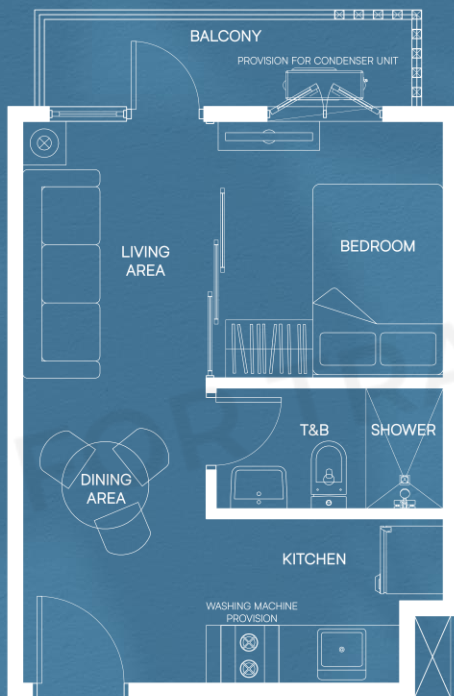


UNIT B

31.50 SQ.M.

OPTION 1: STUDIO UNIT

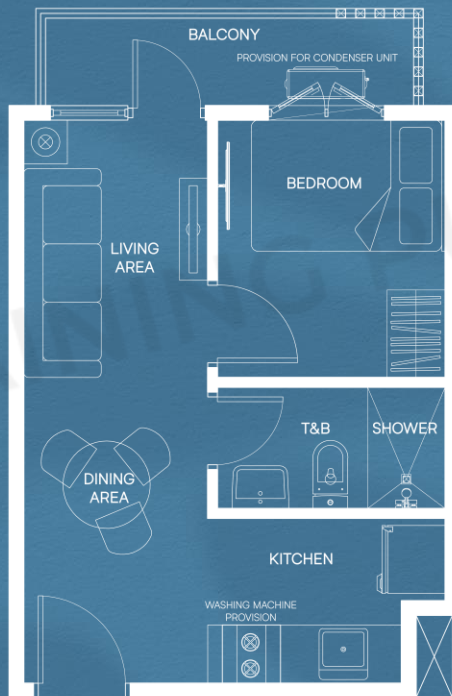
(Convertible into One-Bedroom Unit
for 8th, 16th, & 17th Floors only)



UNIT B

31.50 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



Architect's Layout

TOWER – 1

KITCHEN	-----	4.70 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	12.10 SQ.M.
BEDROOM	-----	7.20 SQ.M.
BALCONY	-----	4.00 SQ.M.

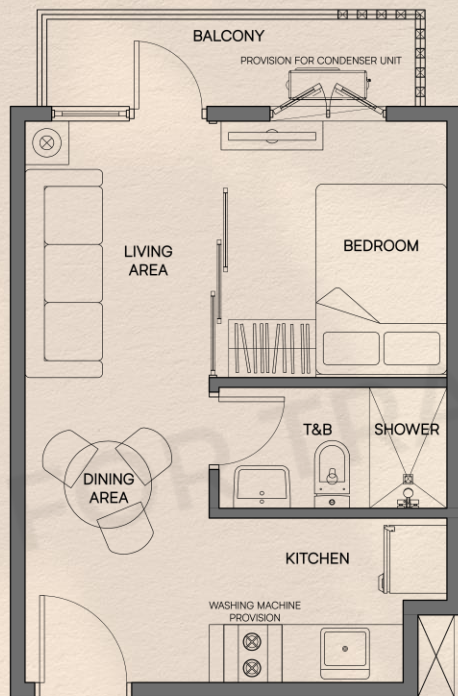
TOWER – 1



UNIT B

31.50 SQ.M.

OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)

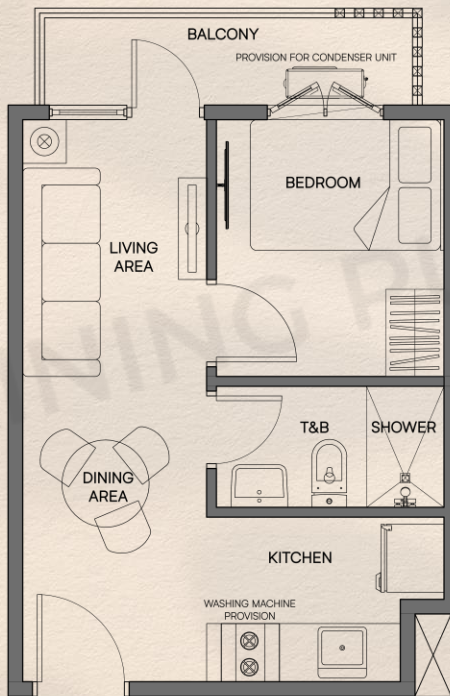


Architect's Layout

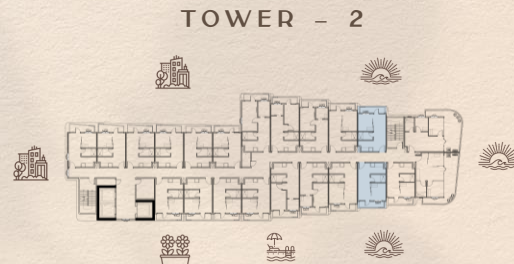
UNIT B

31.50 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



KITCHEN	-----	4.70 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	12.10 SQ.M.
BEDROOM	-----	7.20 SQ.M.
BALCONY	-----	4.00 SQ.M.



UNIT B

ONE-BEDROOM UNIT



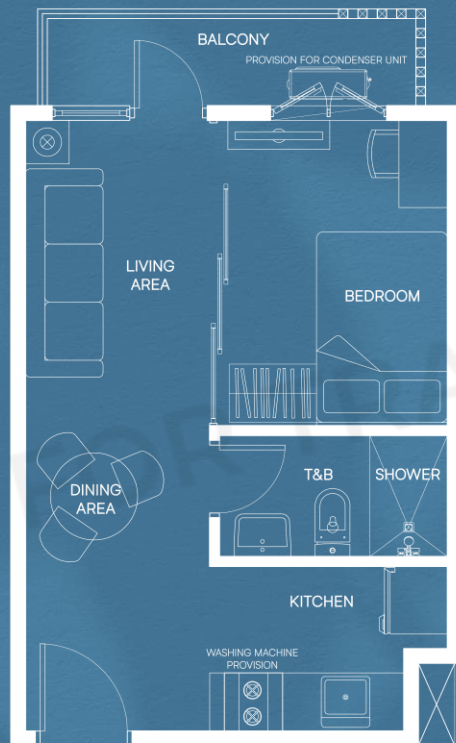
Architect's Layout

UNIT C

33.70 SQ.M.

OPTION 1: STUDIO UNIT

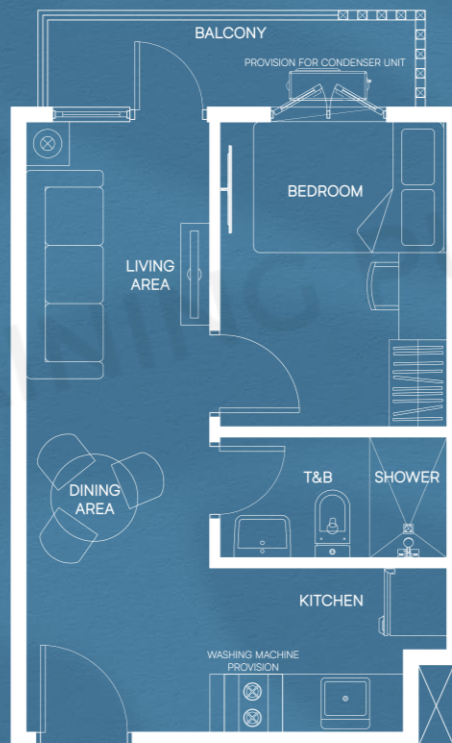
(Convertible into One-Bedroom Unit
for 8th, 16th, & 17th Floors only)



UNIT C

33.70 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



Architect's Layout

TOWER – 1

KITCHEN	-----	4.70 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	13.00 SQ.M.
BEDROOM	-----	8.50 SQ.M.
BALCONY	-----	4.00 SQ.M.

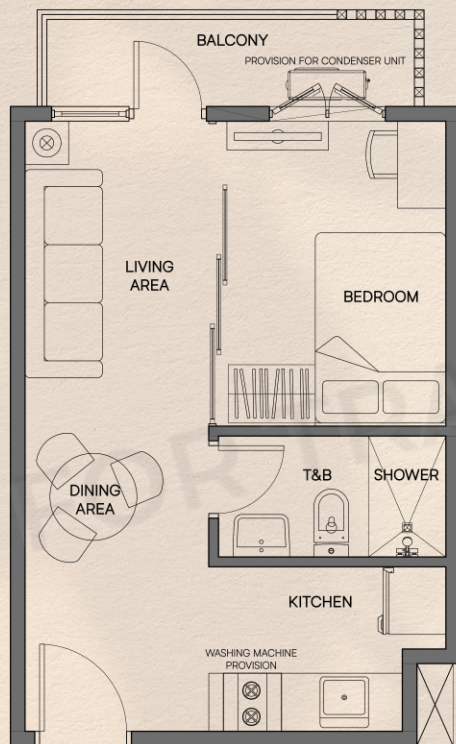
TOWER – 1



UNIT C

33.70 SQ.M.

OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)

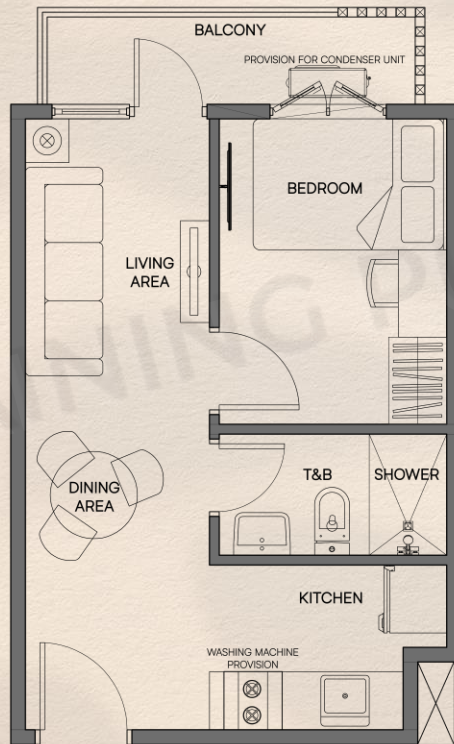


Architect's Layout

UNIT C

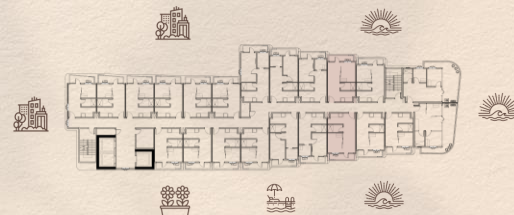
33.70 SQ.M.

OPTION 2: ONE-BEDROOM UNIT



KITCHEN	4.70 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	13.00 SQ.M.
BEDROOM 1	8.50 SQ.M.
BALCONY	4.00 SQ. M.

TOWER - 2



NORTH

UNIT C

ONE-BEDROOM UNIT



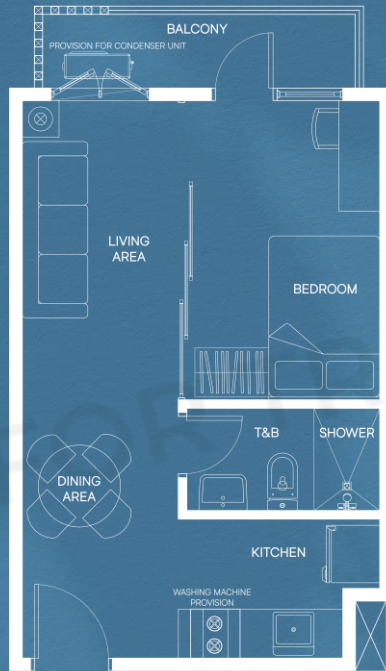
Architect's Layout

UNIT D

36.00 SQ.M.

OPTION 1: STUDIO UNIT

(Convertible into One-Bedroom Unit
for 8th, 16th, & 17th Floors only)

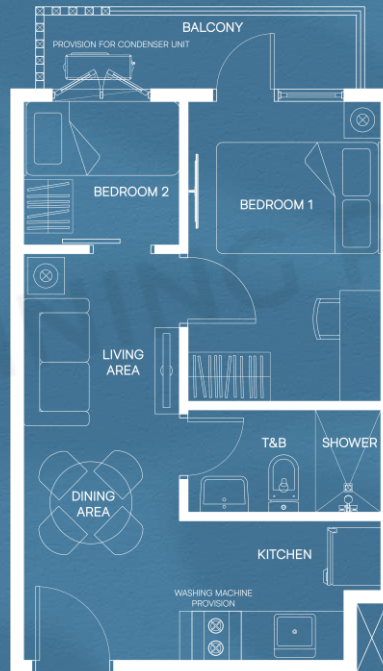


UNIT D

36.00 SQ.M.

OPTION 2: TWO-BEDROOM UNIT

(Convertible into Two-Bedroom)



KITCHEN	4.70 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	10.50 SQ.M.
BEDROOM 1	9.20 SQ.M.
BEDROOM 2	4.10 SQ.M.
BALCONY	4.00 SQ.M.

Architect's Layout

TOWER - 1

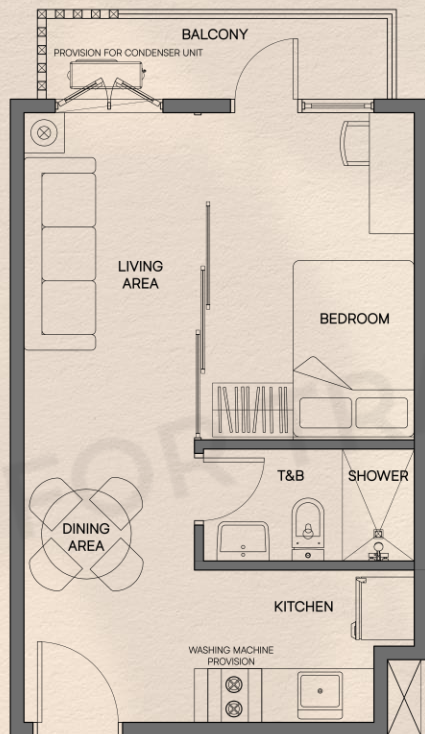


NORTH

UNIT D

36.00 SQ.M.

OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)

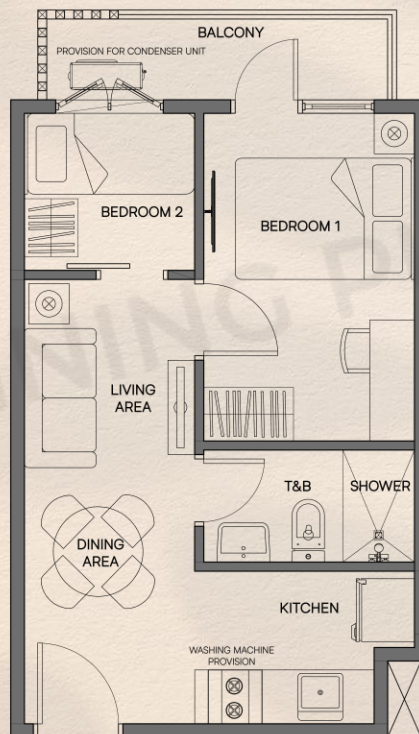


Architect's Layout

UNIT D

36.00 SQ.M.

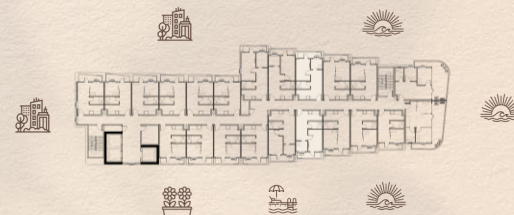
OPTION 2: ONE-BEDROOM UNIT
(CONVERTIBLE INTO TWO-BEDROOM)



TOWER - 2

KITCHEN	4.70 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	10.50 SQ.M.
BEDROOM 1	9.20 SQ.M.
BEDROOM 2	4.10 SQ.M.
BALCONY	4.00 SQ.M.

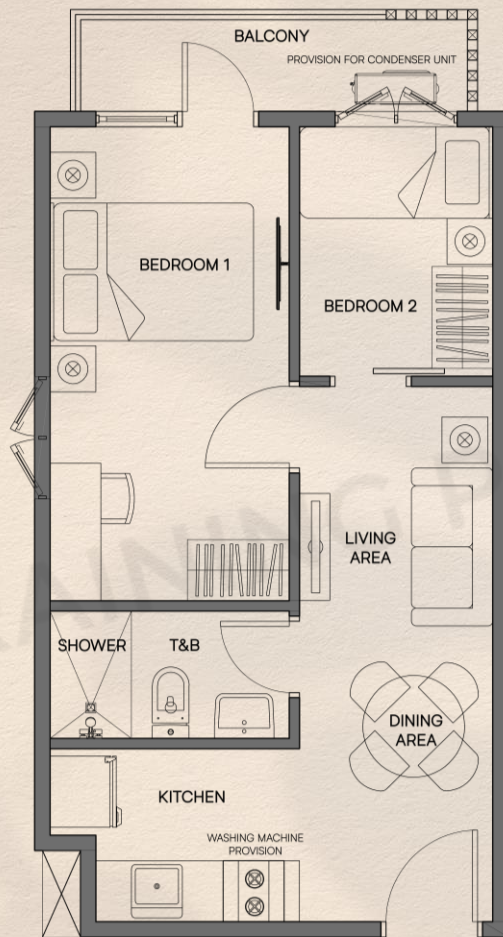
TOWER - 2



NORTH

UNIT D.1

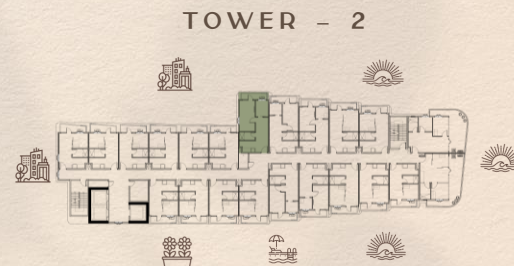
40.50 SQ.M.
TWO-BEDROOM UNIT



Architect's Layout

TOWER - 2

KITCHEN	4.70 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	10.30 SQ.M.
BEDROOM 1	12.00 SQ.M.
BEDROOM 2	6.00 SQ.M.
BALCONY	4.00 SQ.M.



UNIT D

ONE-BEDROOM UNIT



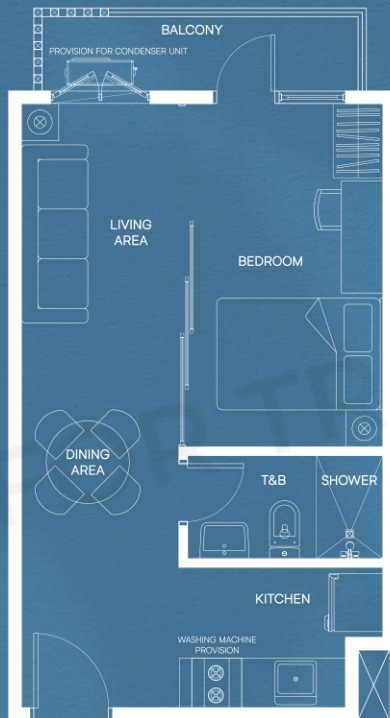
Architect's Layout

UNIT E

38.20 SQ.M.

OPTION 1: STUDIO UNIT

(Convertible into One-Bedroom Unit
for 8th, 16th, & 17th Floors only)



Architect's Layout

UNIT E

38.20 SQ.M.

OPTION 2: ONE-BEDROOM UNIT

(Convertible into Two-Bedroom)



KITCHEN	-----	4.70 SQ.M.
TOILET	-----	3.50 SQ.M.
LIVING/DINING AREA	-----	12.30 SQ.M.
BEDROOM 1	-----	9.60 SQ.M.
BEDROOM 2	-----	4.10 SQ.M.
BALCONY	-----	4.00 SQ.M.

TOWER - 1

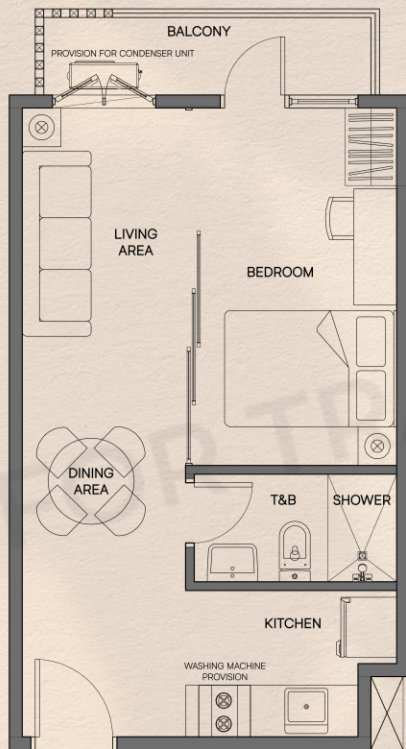


NORTH

UNIT E

38.20 SQ.M.

OPTION 1: STUDIO UNIT
(CONVERTIBLE INTO ONE-BEDROOM)

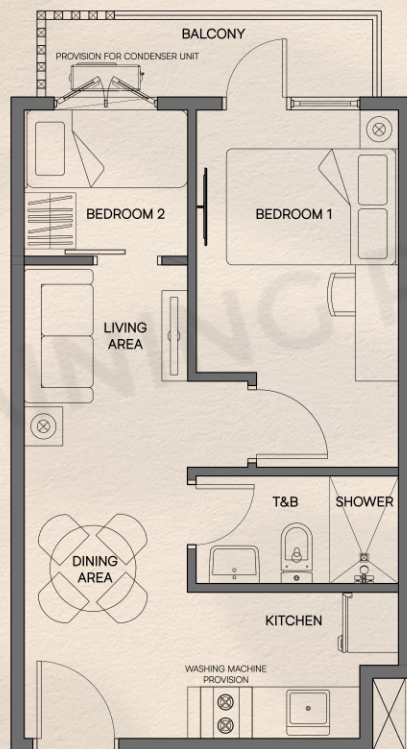


Architect's Layout

UNIT E

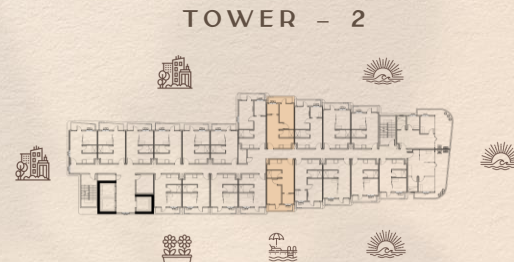
38.20 SQ.M.

OPTION 2: ONE-BEDROOM UNIT
(CONVERTIBLE INTO TWO-BEDROOM)



TOWER - 2

KITCHEN	4.70 SQ.M.
TOILET	3.50 SQ.M.
LIVING/DINING AREA	12.30 SQ.M.
BEDROOM 1	9.60 SQ.M.
BEDROOM 2	4.10 SQ.M.
BALCONY	4.00 SQ.M.



UNIT E

ONE-BEDROOM UNIT



Architect's Layout

UNIT E: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



UNIT E: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



UNIT E: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



Artist's Perspective

UNIT E: STUDIO UNIT (CONVERTIBLE INTO ONE-BEDROOM)



Artist's Perspective

UNIT F

45.30 SQ.M.

OPTION 1: ONE-BEDROOM UNIT

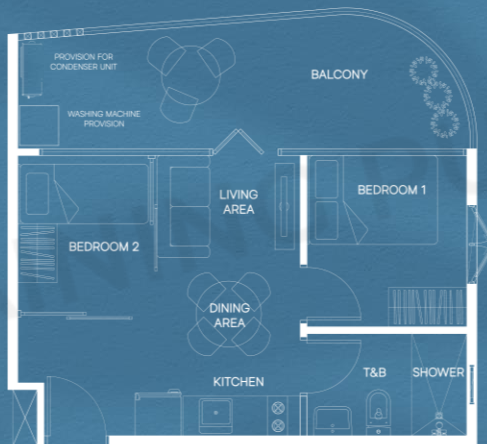


UNIT F

45.30 SQ.M.

OPTION 2: TWO-BEDROOM UNIT

(Convertible into Two-Bedroom unit with sliding partition walls for 8th, 16th, and 17th floor)



Architect's Layout

TOWER - 1

TOILET	4.70 SQ.M.
LIVING/DINING/KITCHEN AREA	14.30 SQ.M.
BEDROOM 1	7.40 SQ.M.
BEDROOM 2	5.60 SQ.M.
BALCONY	13.30 SQ.M.

TOWER - 1



UNIT F

50.50 SQ.M.

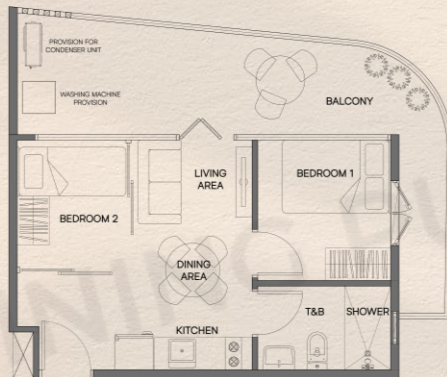
OPTION 1: ONE-BEDROOM UNIT



UNIT F

50.50 SQ.M.

OPTION 2: ONE-BEDROOM UNIT
(CONVERTIBLE INTO TWO-BEDROOM)

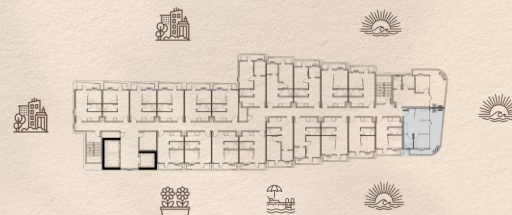


Architect's Layout

TOWER - 2

TOILET	4.70 SQ.M.
LIVING/DINING/KITCHEN AREA	14.30 SQ.M.
BEDROOM 1	7.40 SQ.M.
BEDROOM 2	5.60 SQ.M.
BALCONY	18.50 SQ.M.

TOWER - 2



UNIT F

ONE-BEDROOM UNIT



Architect's Layout

UNIT F: STUDIO UNIT (CONVERTIBLE INTO TWO-BEDROOM)



UNIT F: STUDIO UNIT (CONVERTIBLE INTO TWO-BEDROOM)



UNIT F: STUDIO UNIT (CONVERTIBLE INTO TWO-BEDROOM)



Artist's Perspective

UNIT F: STUDIO UNIT (CONVERTIBLE INTO TWO-BEDROOM)



Artist's Perspective

UNIT G

43.00 SQ.M.

TWO-BEDROOM UNIT

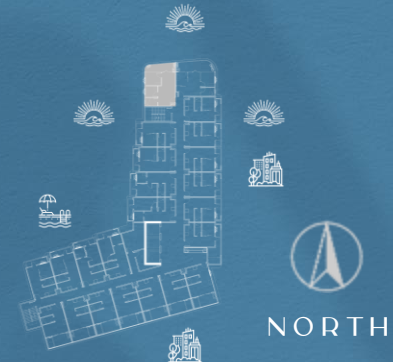
TOWER – 1



Architect's Layout

KITCHEN	5.00 SQ.M.
TOILET	3.80 SQ.M.
LIVING/DINING/KITCHEN AREA	12.90 SQ.M.
BEDROOM 1	7.70 SQ.M.
BEDROOM 2	5.30 SQ.M.
BALCONY	8.30 SQ.M.

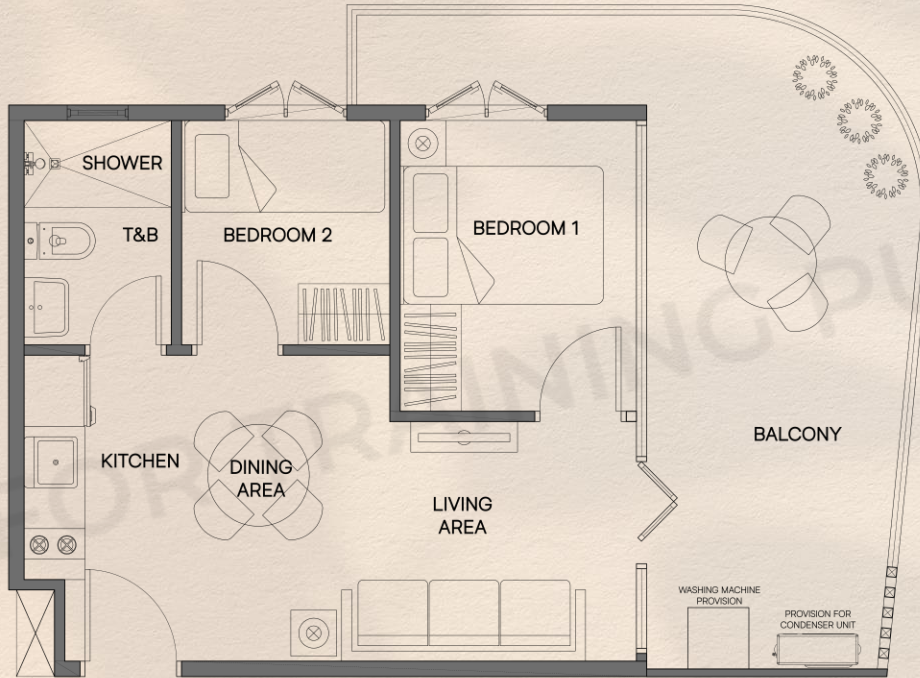
TOWER – 1



UNIT G

54.20 SQ.M.

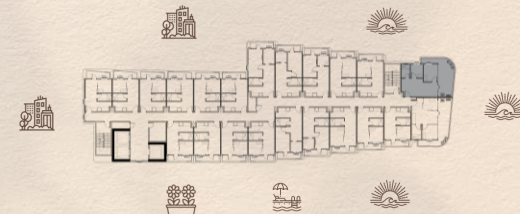
TWO-BEDROOM UNIT



TOWER - 2

KITCHEN	5.00 SQ.M.
TOILET	3.80 SQ.M.
LIVING/DINING/KITCHEN AREA	12.90 SQ.M.
BEDROOM 1	7.70 SQ.M.
BEDROOM 2	5.30 SQ.M.
BALCONY	19.50 SQ.M.

TOWER - 2



NORTH

UNIT G

TWO-BEDROOM UNIT

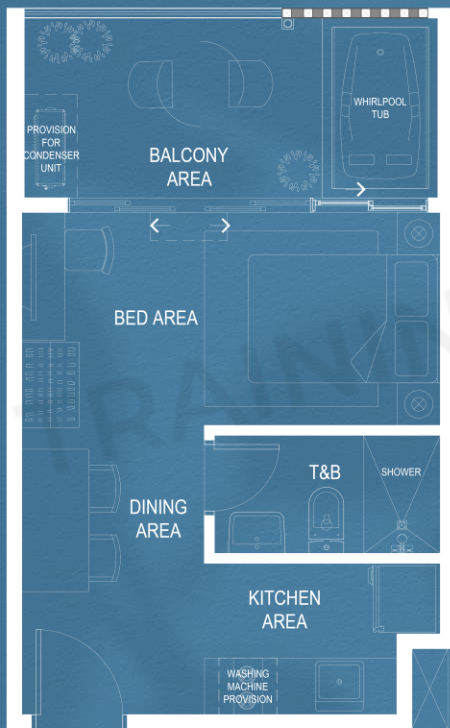


Architect's Layout

UNIT H

34.20 SQ.M.

STUDIO UNIT WITH WHIRLPOOL TUB



Architect's Layout

KITCHEN	-----	4.40 SQ.M.
TOILET & BATH	-----	3.50 SQ.M.
DINING	-----	6.20 SQ.M.
BED AREA	-----	11.10 SQ.M.
BALCONY	-----	9.00 SQ.M.

TOWER - 1



UNIT H

STUDIO UNIT



Architect's Layout

UNIT H: STUDIO UNIT (WITH WHIRLPOOL TUB)



Actual Photo

UNIT H: STUDIO UNIT (WITH WHIRLPOOL TUB)



Actual Photo

UNIT H: STUDIO UNIT (WITH WHIRLPOOL TUB)



Actual Photo

UNIT H: STUDIO UNIT (WITH WHIRLPOOL TUB)



UNIT H: STUDIO UNIT (WITH WHIRLPOOL TUB)

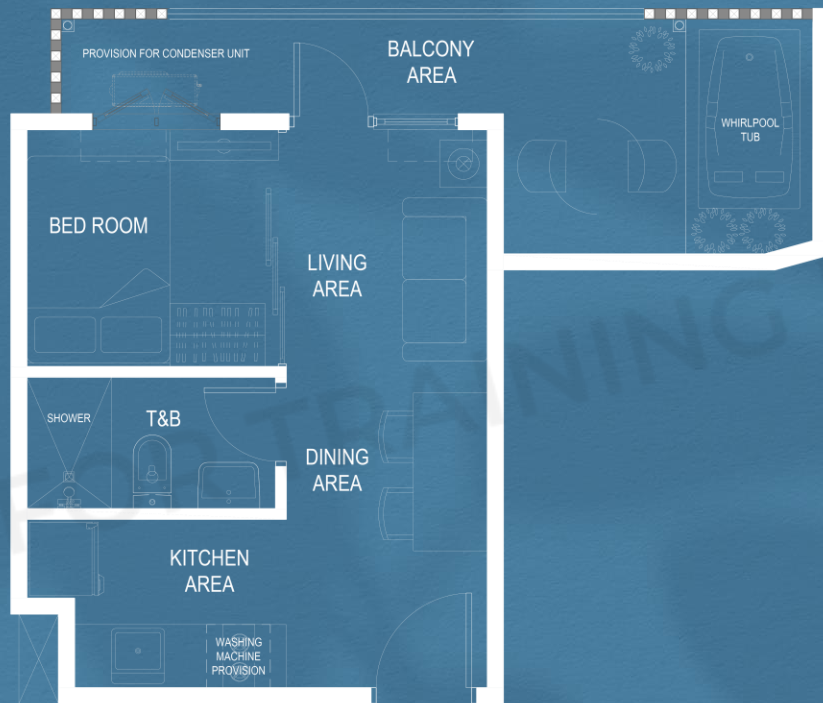
FOR T



UNIT H

37.20 SQ.M.

ONE-BEDROOM UNIT WITH WHIRLPOOL TUB



KITCHEN	4.40 SQ.M.
TOILET & BATH	3.50 SQ.M.
LIVING/DINING	11.10 SQ.M.
BEDROOM AREA	6.20 SQ.M.
BALCONY	12.00 SQ.M.

TOWER - 1



UNIT H

ONE-BEDROOM UNIT



Architect's Layout

THE MAREION™
EAST WING

Bedroom – Neo Classical Style
Artist's Perspective

THE MAREION™

EAST WING

Artist's Perspective



Bed Area – Beach Style



Bed Area – Neo Classical Style



Bed Area – Vernacular Style



Balcony Area – Beach Style



Balcony Area – Neo Classical Style



Balcony Area – Vernacular Style

THE MAREION™
EAST WING

RISE WITH THE SUN

While the ocean roars to the west, the Mareion™ East Wing is solemn.

Defined by its east-facing orientation, these units offer a distinct residential experience within Mareion™ Coast Residences. Perfectly positioned to catch the first blush of sunrise, the East Wing is **ideal for residents who values early routines, natural light, and cooler afternoons.**

Designed for those who crave calm, clarity, and connection, our East Wing units offer a different kind of luxury, one that begins with the sun. It's where early risers find their rhythm and coffee rituals unfold in soft silence, casting golden warmth across breakfast nooks, balconies with an exclusive jacuzzi, and intimate living spaces.

WHY CHOOSE THE MAREION™ EAST WING?

Sunrise Exposure

All units are perfectly positioned for you to bask in the morning light between 5:30 AM and 9:00 AM, enhancing the benefits of Vitamin D, as well as energy efficiency in the morning.

East-Facing Views

Homeowners get to enjoy the peaceful views with reduced exposure to coastal winds and noise.

Thermal Advantage

Thanks to the natural shaded orientation, all residents in the East Wing are guaranteed to enjoy cooler interiors in the afternoon, and thus, reducing reliance on air conditioning.

WHY CHOOSE THE MAREION™ EAST WING?

Privacy & Serenity

Located away from high foot-traffic and congested areas, offering a more tranquil living experience.

Lifestyle Fit

Ideal for residents with early schedules, wellness-focused routines, or preference for calm, shaded afternoons.

Value for Money

The East Wing units offer our most affordable unit types—without compromising access to our exclusive amenities.

GENERATOR SET

UNIT A
29.20 SQ.M.



Architect's Layout

In case of power interruption, the 800 kW /1000 kVA genset will supply emergency power to essential loads, including the Refrigerator outlet, Essential convenience outlets, Lighting fixtures located in the Living, Dining, Kitchen, and Toilet which will remain in operation.

LEGEND:

-  LIGHT FIXTURE
-  OUTLET
-  SWITCH

SMART HOME FEATURES



LEGEND:

 LIGHT FIXTURE

 OUTLET

 SWITCH

Architect's Layout



CHERRY 6-IN-1 SMART DOOR ENTRANCE LOCK

Supports 6-in-1 unlocking features:

Fingerprint, Card, Password, Key and App,
OTP Passcode
System Capacity: 3 Admin, 97 Users
Cat Eye Camera System
Brake Alarm Supported
Low Battery Alarm
Electronic Reverse Lock
Support Pickproof Alarm



CHERRY HOME IR TRANSCEIVER



OUTLET:
CHERRY HOME SMART WALL
SOCKET WITH USB



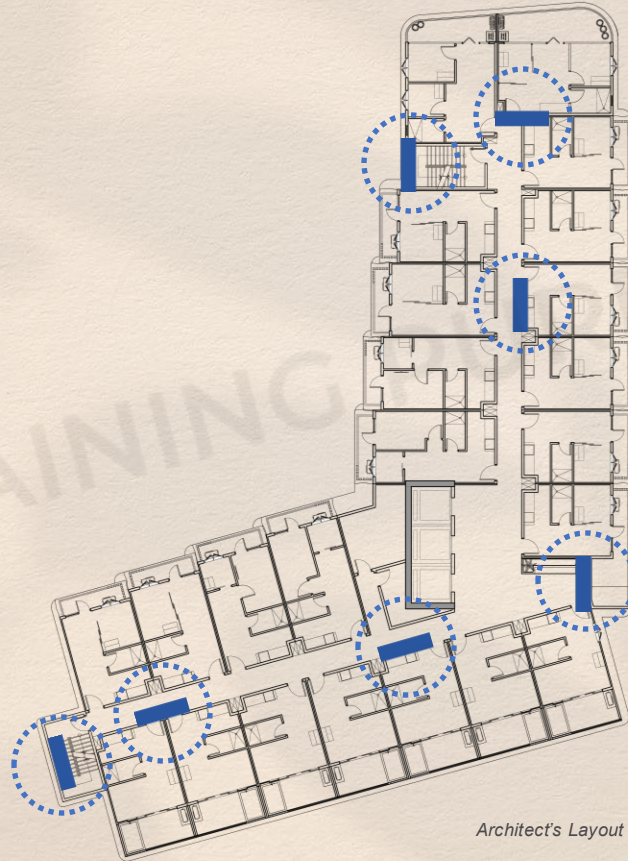
SWITCHES:
CHERRY HOME SMART WALL
SWITCH (2-GANG & 3-GANG)

EMERGENCY LIGHTS AND FIRE EXIT LOCATIONS

TOWER 1



NORTH



Architect's Layout

LEGEND:



EMERGENCY LIGHT

EMERGENCY LIGHTS AND FIRE EXIT LOCATIONS

TOWER 2



Architect's Layout

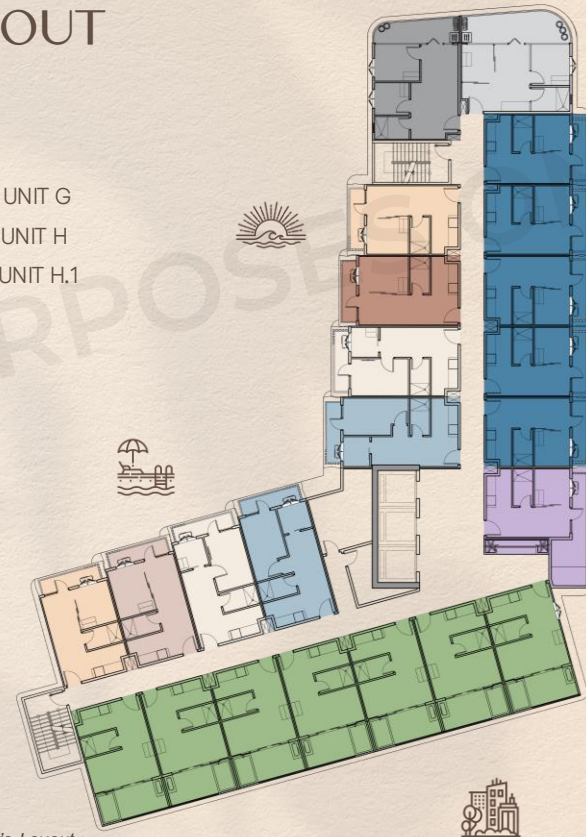
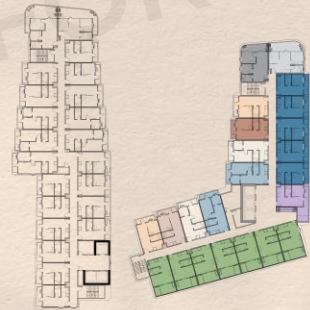
LEGEND:



TOWER – 1 FLOOR PLAN AND UNIT LAYOUT

5TH – 17TH FLOOR PLAN (RESIDENTIAL)

	29.20 SQ.M. — UNIT A		36.00 SQ.M. — UNIT D		43.00 SQ.M. — UNIT G
	31.50 SQ.M. — UNIT B		38.20 SQ.M. — UNIT E		34.20 SQ.M. — UNIT H
	33.70 SQ.M. — UNIT C		45.30 SQ.M. — UNIT F		37.20 SQ.M. — UNIT H.1





NORTH



TOWER – 2 FLOOR PLAN AND UNIT LAYOUT

5TH — 17TH FLOOR PLAN (RESIDENTIAL)

	29.20 SQ.M. — UNIT A		36.00 SQ.M. — UNIT D
	29.50 SQ.M. — UNIT A.1		40.50 SQ.M. — UNIT D.1
	29.85 SQ.M. — UNIT A.2		38.20 SQ.M. — UNIT E
	31.50 SQ.M. — UNIT B		50.50 SQ.M. — UNIT F T2
	33.70 SQ.M. — UNIT C		54.20 SQ.M. — UNIT G T2



NORTH

UNIT FINISHES

	FLOOR	WALL	CEILING
LIVING AND DINING	PORCELAIN TILES 600MM X 600MM	PAINT FINISH (EXTERIOR PRE-CAST CONCRETE WALL, INTERIOR 100MM THK. CONCRETE WALL)	PAINTED SLAB SOFFIT
KITCHEN	PORCELAIN TILES 600MM X 600MM	PAINT FINISH (INTERIOR 100MM THK. CONCRETE WALL)	PVC SPANDREL
BEDROOM	PORCELAIN TILES 600MM X 600MM	PAINT FINISH (EXTERIOR PRE-CAST CONCRETE WALL, INTERIOR 100MM THK. CONCRETE WALL)	PAINTED SLAB SOFFIT
TOILET & BATH	NON-SKID CERAMIC TILES, 300MM X 600MM	NON-SKID CERAMIC TILES, 300MM X 600MM (FULL HEIGHT TILES AT SHOWER AREA, 1 LAYER ON OTHER AREAS, WALLS WITHOUT TILES IN PAINT FINISH)	PVC SPANDREL
BALCONY	NON-SKID WOOD TILES, PLANK SIZE: 150MM X 900MM	PAINT FINISH (EXTERIOR PRE-CAST CONCRETE WALL)	PVC SPANDREL (WOOD PRINT FINISH)
KITCHEN CABINET FINISH	COUNTERTOP CABINETS STAINLESS STEEL SINK STAINLESS STEEL FAUCET ACCESSORIES	: QUARTZ COUNTERTOP WITH 100MM SPLASHBOARD : BASE CABINET IN WOOD LAMINATED FINISH : UNDERMOUNT : GOOSE DECK TYPE : GREASE TRAP (PLASTIC FINISH)	
OTHERS	AIR CONDITIONING WATER HEATER	: PROVISION FOR SPLIT TYPE AIRCON : WITH PROVISION	

UNIT FINISHES

TOILET FIXTURES

WATER CLOSET

(DUAL FLUSH, TANK TYPE)



LAVATORY

(WALL HUNG HALF PEDESTAL)

WITH FAUCET

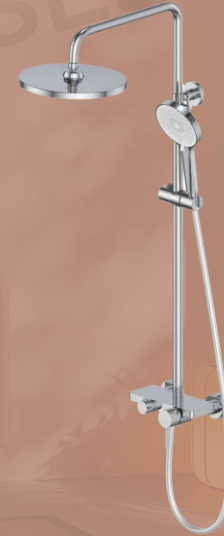
(304 STAINLESS STEEL FINISH)



SHOWER UNIT

3 MULTI FUNCTION

(304 STAINLESS STEEL FINISH)
WITH BUILT-IN MIXER, RAINHEAD, & HAND SHOWER



UNIT FINISHES

LIGHTING FIXTURES

Recessed LED Downlight
at **KITCHEN AND T&B**
(In PVC Spandrel Ceiling)



Surface mounted
LED Downlight
at **LIVING, DINING,
AND BEDROOM**
(In painted slab soffit)



Recessed LED Downlight
at **BALCONY AREA**
(In PVC spandrel ceiling wood print finish)



TURNOVER FINISHES

Balcony floor tiles

PLANK SIZE:
200mm X 900mm
non skid finish

Kitchen Countertop

Quartz countertop
(speckled)

LDK & BEDROOM

600mmx600mm floor tiles
matte finish

TOILET AND BATH

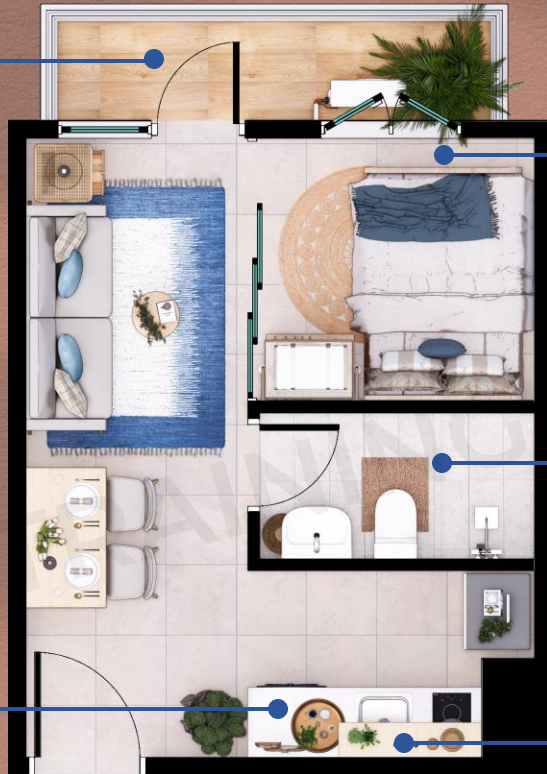
300x600mm wall and floor tiles
matte finish

Kitchen cabinet

Bleach oak wood finish

MODEL UNIT-UNIT A 29.20 SQ.M.

- SPACE FOR WASHING MACHINE
- LIVING, DINING, KITCHEN AREA AND BEDROOM
600mm x 600mm floor tiles, matte finish
- TOILET AND BATH
300mm x 600mm wall and floor tiles, matte finish
- KITCHEN COUNTERTOP
Speckled Quartz countertop
- KITCHEN CABINET
Black oak wood finish
- BALCONY FLOOR TILES
Plank size: 200mm x 900mm non-skid finish



Architect's Layout

MODEL UNIT-UNIT A
29.20 SQ.M.

SAMPLE COMPUTATION

FLOOR AREA (IN SQ.M.)	29.20 SQ.M.
TOTAL SELLING PRICE	PHP 4,292,400.00
ADD : LEGAL AND MISCELLANEOUS FEES	PHP 429,240.00
ADD : BANK FEES	PHP 515,088.00
TOTAL CONTRACT PRICE	PHP 5,236,728.00

EQUITY	20%
EQUITY AMOUNT	PHP 1,047,345.60
LESS : RESERVATION FEE*	PHP 50,000.00
NET EQUITY	PHP 997,345.60
TOTAL CONTRACT PRICE	PHP 5,236,728.00

EQUITY TERM	50
STANDARD MONTHLY EQUITY	PHP 19,946.91
BALANCE	PHP 4,189,382.40
MONTHLY AMORTIZATION (BANK FIN)	PHP 32,480.24

STEP-UP

17 MONTHS, 25%	PHP 14,666.85
17 MONTHS, 35%	PHP 20,533.59
16 MONTHS, 40%	PHP 24,33.64

*PHP 25,000 RESERVATION FEE FOR THE FIRST 50 UNITS ONLY FIRST

**STEP UP APPLIES FOR T1 CITY VIEW UNITS ONLY

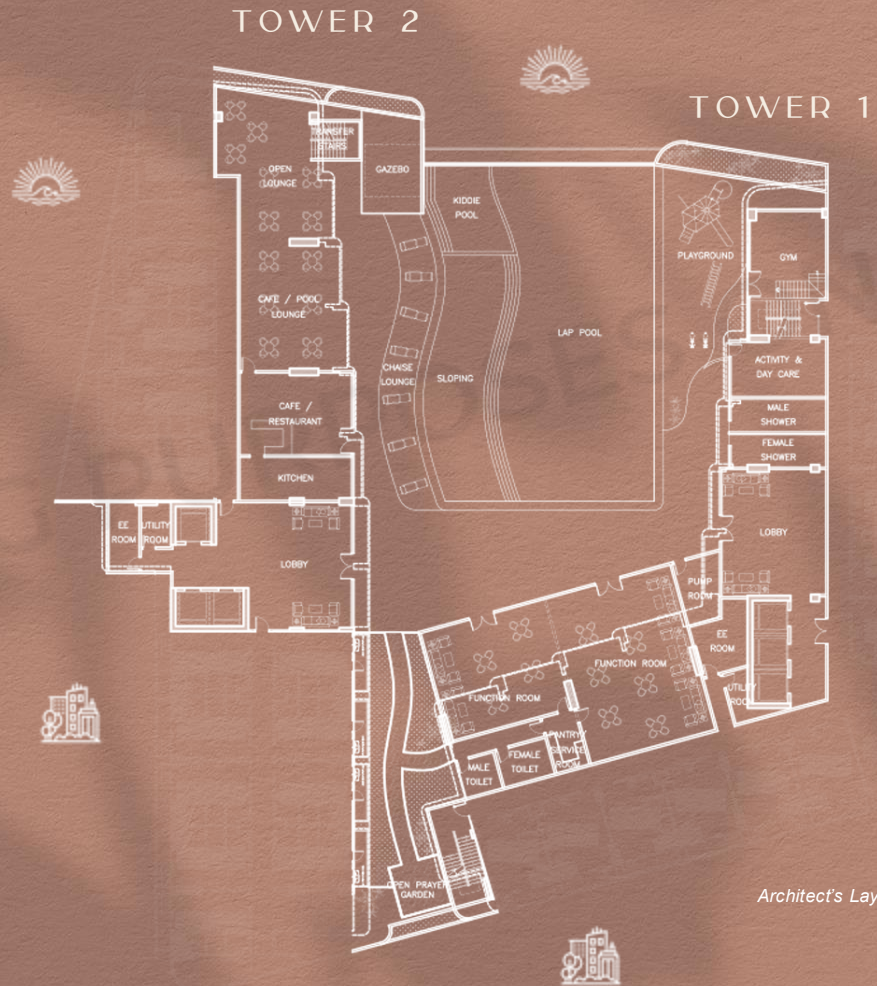
***PRICE INCREASE EVERY 50 UNITS



AMENITIES

Artist's Perspective

AMENITIES FLOOR PLAN





ONLY
OS
MAREION
COASTAL RESIDENCES

TOWER 1 — LOBBY

Artist's Perspective



Artist's Perspective

TOWER 1 — LOBBY



Artist's Perspective

TOWER 1 — DAYCARE



Artist's Perspective

TOWER 1 — DAYCARE



Artist's Perspective

TOWER 1 — FITNESS GYM



Artist's Perspective

SWIMMING POOL



Artist's Perspective

SWIMMING POOL



Artist's Perspective

TOWER 1 — FUNCTION ROOM 1



Artist's Perspective

TOWER 1 — FUNCTION ROOM 2



Artist's Perspective

TOWER 2 — CAFÉ DINING AREA



Artist's Perspective

TOWER 2 — CAFÉ BAR AREA

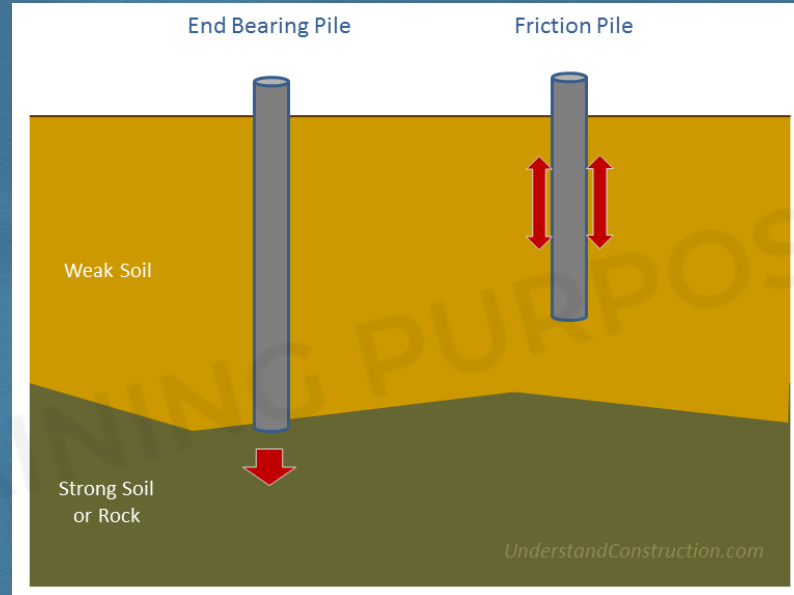


Artist's Perspective

TOWER 2 — GAZEBO

FREQUENTLY ASKED QUESTIONS

IS THE FOUNDATION STRONG ENOUGH TO SUPPORT THE BUILDING CONSIDERING THAT THE AREA IS SANDY?



Piles Specs

Fence: 20-meter piles

Main Building Foundation: 40-meter piles

Total Piles: 481 pieces

YES, the project uses Pile Foundations—a strong support that goes deep into the ground to hold up a building, especially useful on sandy soil where the surface might be too soft or loose to build on. Piles carry the building's weight through friction along the sides of the pile (skin friction) and sometimes rests on a harder layer deep below (end bearing).

Pile Foundations prevent sinking on soft and loose sand, keeps the building stable during earthquakes, and works in coastal areas where sand is often wet.

ARE THERE PROVISIONS FOR SPLIT-TYPE AIR CONDITIONING? IF YES, HOW MANY AND WHERE ARE THEY LOCATED?

**TWO BEDROOM END UNITS
TOTAL: 3 ACU PROVISIONS FOR EACH UNIT**



Architect's Layout

ONE-BEDROOM UNITS

**TOTAL:
2 ACU PROVISIONS
FOR EACH UNIT**



Architect's Layout

LEGEND:

ACU AIR CONDITIONING
UNIT

YES, each bedroom has 1 provision for a split-type air conditioning unit, plus an additional provision in the living area.

WHAT ARE THE SOURCES OF WATER AND ELECTRICITY SUPPLY?



Figure 6. Google Photo of Existing Moresco 1 Substation



Figure 7. Actual Site Photos of Existing Power Distribution Lines of Moresco

Misamis Oriental-1 Rural Electric Service Cooperative, Inc. (MORESCO-1) is the electricity distributor in the area.

There are existing power distribution lines along the access road next to the site, providing direct access to power for the project.

WHAT ARE THE SOURCES OF WATER AND ELECTRICITY SUPPLY?

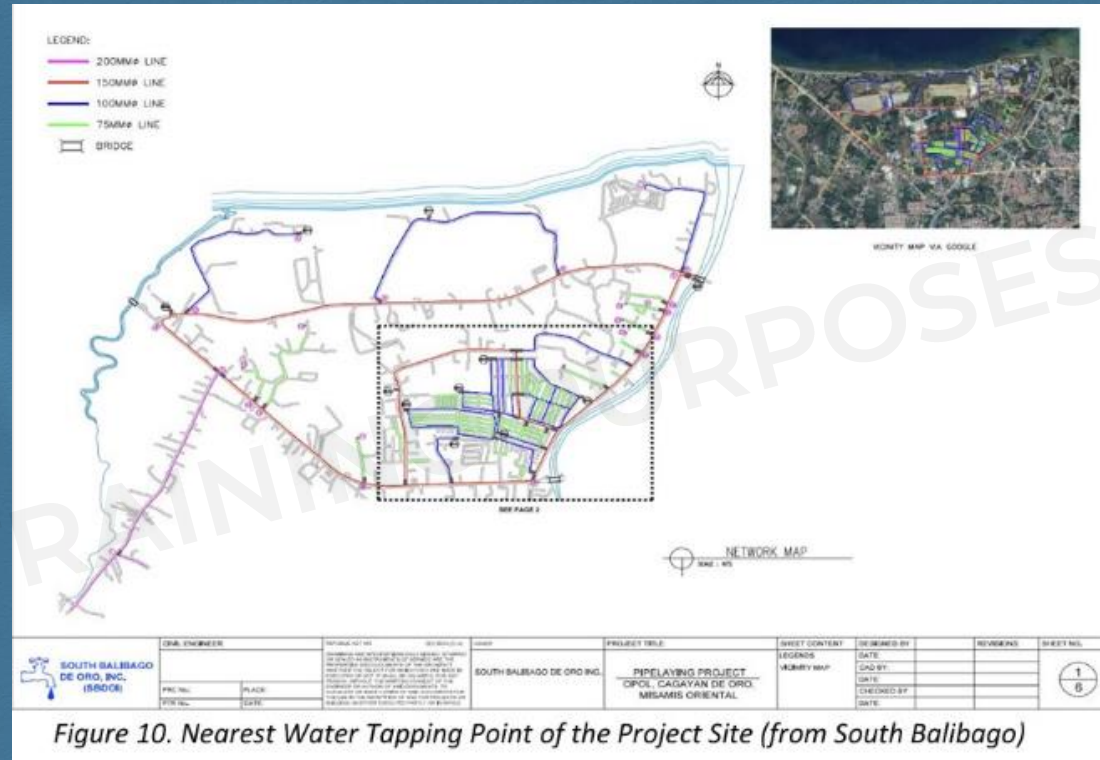
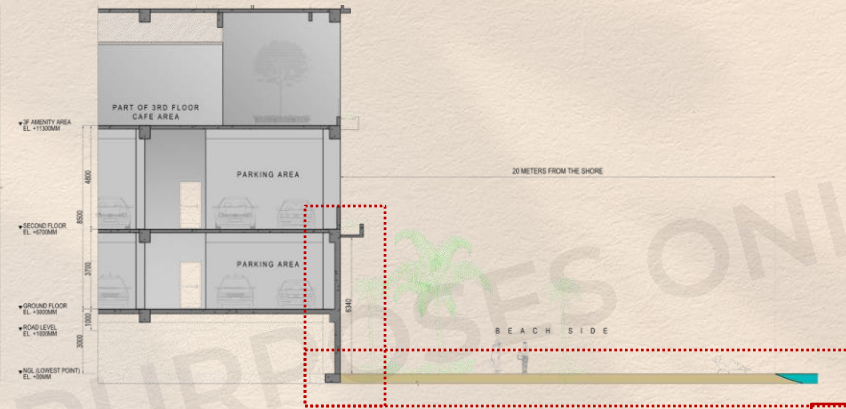
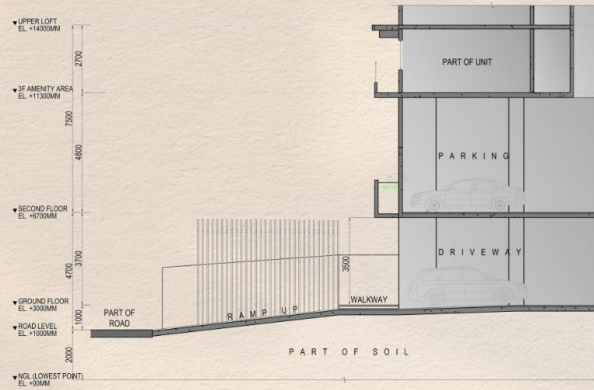


Figure 10. Nearest Water Tapping Point of the Project Site (from South Balibago)

The project will source its water from Cagayan De Oro Water District (COWD), which has an existing 63mm pipe along Opol-Bulua diversion road. As part of Phase 2, South Balibago Waterworks and The Municipality of Opol plan to expand their water supply in the area.

IS THE PROPERTY FLOOD-FREE AND TYPHOON RESILIENT?



1 METER: ROAD TO GROUND

FLOOD FREE:

The project is elevated 1 meter above the road level and has an enclosed ground floor as a preventive measure against flooding.

TYPHOON-RESILIENT:

The building is structurally designed to withstand strong typhoons, ensuring safety and stability during extreme weather conditions, in compliance with the National Structural Code of the Philippines (NSCP) and the National Building Code of the Philippines (NBCP).



IS THE PROPERTY FLOOD-FREE AND TYPHOON RESILIENT?



MAREION™ COAST RESIDENCES
(ENCLOSED GROUND FLOOR)



WHAT IS THE BUILDING'S
STRUCTURAL CAPACITY FOR
EARTHQUAKE RESISTANCE?
DOES IT COMPLY WITH THE LATEST
NATIONAL BUILDING CODE OF THE
PHILIPPINES AND LOCAL COASTAL
SAFETY REGULATIONS?

The building is designed to meet the structural capacity required for earthquake resistance, engineered to withstand both vertical and lateral seismic forces, including provisions to maintain structural integrity before, during, and after an earthquake.

The building design also:

- ✓ Follows local coastal safety rules;
- ✓ Implements proper materials and construction methods;
- ✓ And complies fully with the latest provisions of the National Structural Code of the Philippines (NSCP).



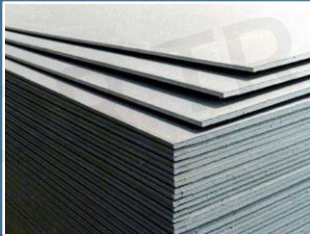
WHAT MATERIALS ARE USED FOR THE EXTERIOR FINISHES TO WITHSTAND SALT AIR AND COASTAL CORROSION?



Stainless steel for exposed metal fixtures, railings, and fasteners—offering high resistance to pitting and corrosion from salt spray.



Protective exterior paints and coatings such as epoxy-based primers and polyurethane topcoats, which provide UV resistance and prevent surface degradation in humid, coastal conditions.



Fiber cement board, which are non-combustible, moisture-resistant, and unaffected by salt air ensuring long-term surface stability.

The exterior finishes were specifically selected for **durability in coastal environments** and focus on **resistance to salt air and corrosion**.

WHAT MATERIALS ARE USED FOR THE EXTERIOR FINISHES TO WITHSTAND SALT AIR AND COASTAL CORROSION?



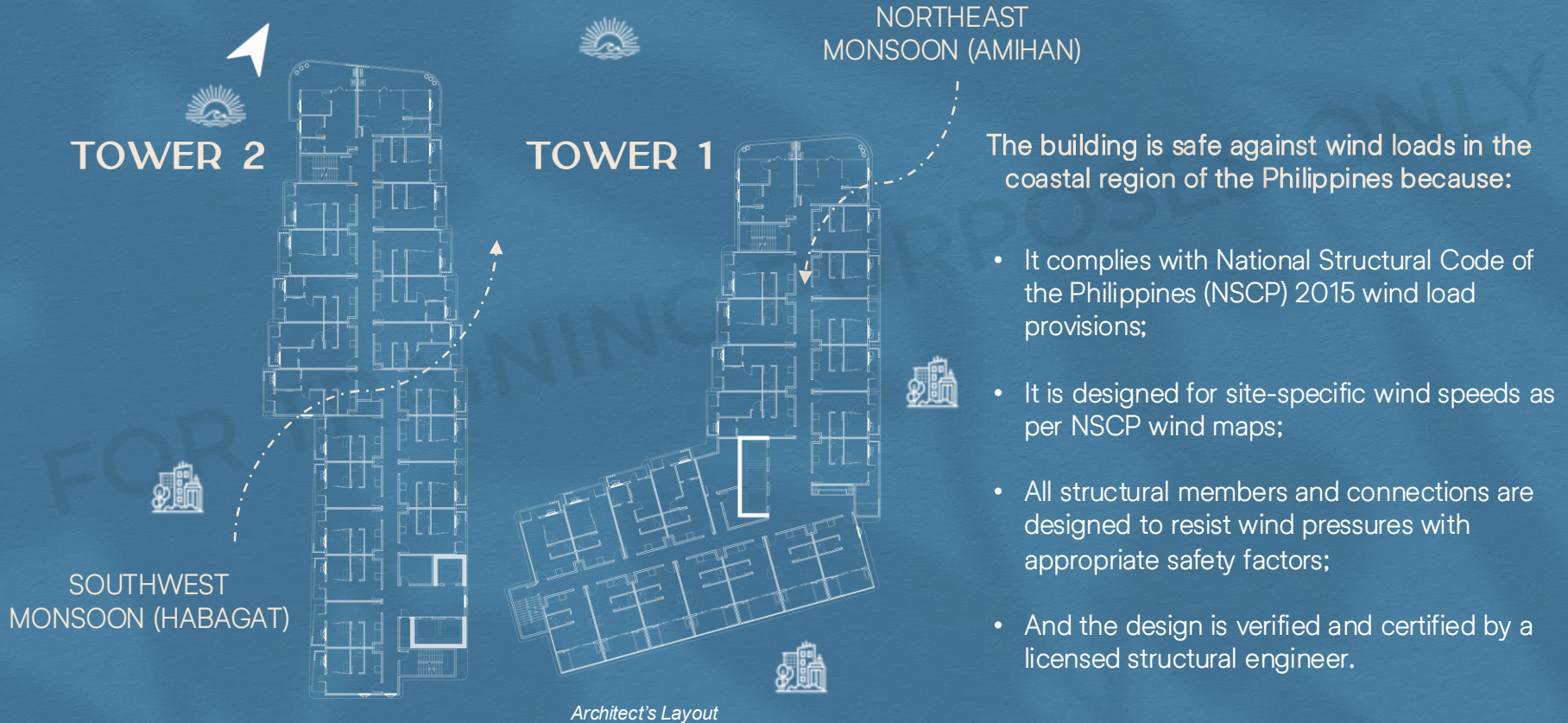
Aluminum components with a powder-coated finish are used for window frames and trims to prevent oxidation and corrosion.



Corrosion-resistant concrete and proper water-to-cement ratio, often treated with surface sealers or water-repellent coatings to reduce chloride ion penetration.

Glass with specialized coastal-rated framing systems using corrosion-resistant materials and sealants that prevent salt infiltration and maintain air- and water-tightness

WHAT IS THE BUILDING'S WINDLOAD CAPACITY CONSIDERING THE EXPOSURE TO COASTAL WINDS AND TYPHOONS?

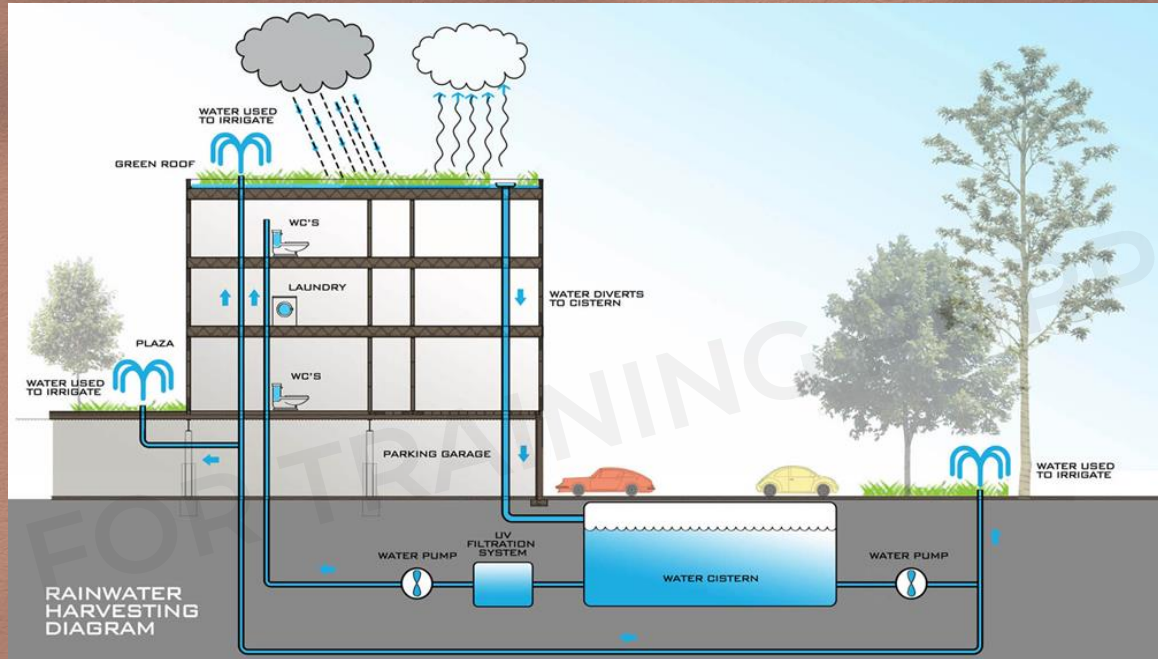


FAQ: WILL THE PROPERTY BE AFFECTED BY ANY ONGOING OR FUTURE DPWH ROAD NETWORKING PROJECT?

Mareion™ Coast Residences lies outside the 20-meter road right of way. It is not and will not be affected by any current or future road developments by DPWH.



RAINWATER TANK



THE WATER CAN BE USED FOR:

- Watering plants
- Flushing toilets
- Cleaning

WHY IT'S USEFUL:

- Saves water
- Helps during dry seasons
- Reduces water bills
- Good for the environment

A rainwater tank is a container used to collect and store rainwater, usually from the roof, and located underneath the building.

SOIL ANALYSIS

The project site is in a coastal area with sandy soil given the presence of a high-water table, salt exposure, and risks of settlement and liquefaction. The building has been designed with appropriate engineering solutions to ensure structural integrity, resilience, and long-term reliability in a beachfront setting.

Deep foundations (such as bored piles)

Soil compaction and stabilization

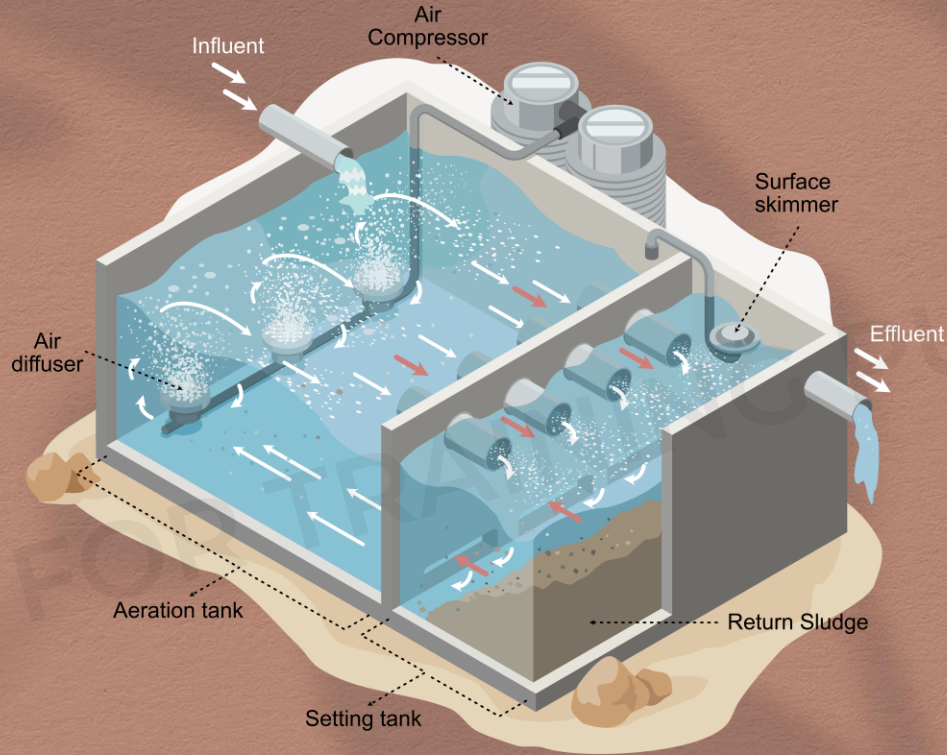
Use of corrosion-resistant materials for both structural and architectural elements

An elevated ground floor to mitigate flood risk

And an effective drainage system to control both surface runoff and groundwater



SEWAGE TREATMENT PLAN



A Sewage Treatment Plant (STP) is a facility designed to treat wastewater (sewage) from the buildings to remove contaminants before it is safely released back into the environment or reused.

It typical involves physical, biological, and chemical processes to clean the water.

CONSULTANTS ASSOCIATED WITH MAREION™ COAST RESIDENCES PROJECT

ARCHITECTURAL PLANS AND FACADE

Wee Community Developers, Inc. (Planning & Design Division)

ARCHITECTURAL DRAWINGS

Makati Development Corporation

SOIL EXPLORATION, TEST, AND ANALYSIS

Advanced Geotechnical Engineering Services (AGES)

PRELIMINARY SITE ASSESSMENT

Site Dev Solutions

FOUNDATION AND PILE DRIVING WORKS

UKC Builders, Inc.

STRUCTURAL DESIGN

MACRO — Consulting Structural Engineers Co.

MECHANICAL, PLUMBING, FIRE PROTECTION AND SANITARY

Leonides M. Paragsa Design & Consultancy Services

ELECTRICAL AND ELECTRONICS CONSULTANT

Mario A. Alix Philippines, Inc.

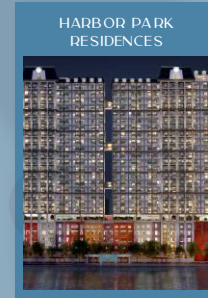
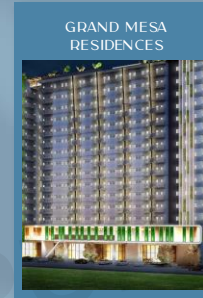
WEE COMMUNITY DEVELOPERS, INC. (PLANNING & DESIGN DIVISION)



WEE COMMUNITY
DEVELOPERS INC.

ARCHITECTURAL PLANS AND FACADE

- Since 2008, Wee Comm has been changing our cityscape with "Beyond Ordinary" projects which includes 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.



NOTABLE DESIGNS:

- The First Baron Residences
- The Baron's Place
- Baron 3 Gardens
- Grand Mesa Residences
- Baron Tower
- Centro Residences
- Harbour Park Residences
- Jacinta Enclaves
- Baron Luxe
- WeeComm Centre
- Paseo Verde



WHAT ARE THE OTHER HIGH RISE PROJECTS OF WCDI?

HARBOUR PARK RESIDENCES



INTALIO FLATS PRIMEA



WEE COMM CENTRE



CALLE CENTRALE



DOWNTOWNE PREMIER RESIDENCES



BARON LVXE



MAKATI DEVELOPMENT CORPORATION



- Makati Development Corporation (MDC) is the leading Engineering, Procurement, Construction, and Construction Management (EPCCM) company in the Philippines.
- An ISO-certified company and a Quadruple A Platinum-licensed Contractor in the Philippines, MDC's 50-year track record spans more than 800 commercial, residential, high-rise, industrial, land development, and infrastructure projects for parent company Ayala Land, as well as public, and private sectors.
- Multiple Awards: Tekla Building Information Modeling (BIM) Awards, Philippine Excellence in Concrete Construction Awards, International Business Awards (IBA Stevies), etc.

HIGH STREET SOUTH CORPORATE PLAZA



AYALA MALLS MANILA BAY



ARBOR LANES



MDC CORPORATE HUB



ADVANCED GEOTECHNICAL ENGINEERING SERVICES (AGES)



SOIL EXPLORATION, TEST, AND ANALYSIS

- is a premier geotechnical engineering company since 1986

PROPOSED ROBINSONS
CYBERGATE CENTER TOWER 3



MEGAWORLD ILOILO
BUSINESS PARK



OKADA MANILA CASINO



SOLAIRE METRO NORTH 2019



MDC AYALA MALL ASENA BAYSIDE



PROPOSED NEW BRITISH EMBASSY-MANILA



SITE DEV SOLUTIONS

PRELIMINARY SITE ASSESSMENT

- The company is owned and managed by Charles P. De Roxas, a registered Civil Engineer.
- He has been in professional practice since 2013.
- 13 Site Engineering Design Projects Completed.
- 100+ Boreholes Drilled and Evaluated.
- 8 Hydrology and Flood Study Projects Completed.



SiteDev Solutions
ENGINEERING SERVICES

14HA. RESORT DEVELOPMENT



2HA. MIXED-USE DEVELOPMENT



50HA. FARM DEVELOPMENT



13.5HA. MIXED-USE DEVELOPMENT



10HA. HIGH-END HOUSING AND MID-RISE DEVELOPMENT



UKC BUILDERS, INC.



FOUNDATION AND PILE DRIVING WORKS

- UKC Builders has been serving the people of Mindanao since 1988
- #1 IN PILE DRIVING FOUNDATION INDUSTRY
- 100+ BRIDGES COMPLETED PROJECTS
- 20+ ROAD CONCRETING AND SITE DEVELOPMENT COMPLETED PROJECTS

CONSTRUCTION OF JR BORJA BRIDGE AND APPROACHES



CONSTRUCTION OF FIVE STOREY SCIENCE COMPLEX



EXTENSION OF WHARF AND BACK-UP AREA PORT OF CAGAYAN



CONSTRUCTION OF EIGHT STOREY ENGINEERING COMPLEX



MACRO – CONSULTING STRUCTURAL ENGINEERS CO.

STRUCTURAL DESIGN



- Excels as a leading structural design engineering specialist
- Structural Consultant of multiple leading Architects and Developers

WEECOMM CENTRE



VISTA GL TAFT



COVENT GARDEN



CRIMSON BORACAY



TORRE DE MANILA



MACRO – CONSULTING STRUCTURAL ENGINEERS CO.

PROJECT CONSULTANTS



LEONIDES M. PARAGSA DESIGN & CONSULTANCY SERVICES



MECHANICAL, PLUMBING, FIRE PROTECTION, AND SANITARY

- LEONIDES M. PARAGSA DESIGN AND CONSULTANCY SERVICES first operated in April 2012 in the City of Cebu, Philippines.
- With twelve (12) years of experience in the industry the company has emerged as one of the leading design and consultancy firm in the Visayas, specializes in:
 - Ventilation and Air-conditioning Design
 - Automatic Fire Sprinkler Design
 - Sanitary/Plumbing Design
 - Technical Consultancy
 - Quantity Surveying Estimates

ONE CENTRAL HOTEL, CEBU CITY



SKYLINE RESIDENCES, LAHUG, CEBU CITY



CEBU INTERNATIONAL CONVENTION CENTER



ANDA WHITE BEACH RESORT, BOHOL



JPARK ISLAND RESORT, BOHOL



TAG RESORT & SPA, CORON, PALAWAN





Artist's Perspective



MAREION™

C O A S T R E S I D E N C E S

LTS No.:
Mareion™ Coast Residences
Developer: Magnahomes, Inc.
Zone 9, Brgy. Igpit, Opol, Misamis Oriental
Completion Date:
DHSUD Ad Approval Number
Contact Number: