

A low-angle photograph of a modern, two-story house. The building features a light-colored facade with dark grey accents and a balcony with a glass railing. The roof is dark wood with recessed lighting. A utility pole with wires is visible on the left side of the frame. The sky is overcast.

# CASA LIAN: A Portfolio Masterpiece

Where Modern Design Meets Craftsmanship.

JMG Construction & General Merchandise | Design & Build



powered by  
JMG CONSTRUCTION

**Project Name: /**  
Casa Lian

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**Location: /**  
Kisanlu Subdivision, Iponan, Cagayan de Oro City

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**Project Type: /**  
Two-Storey Residential House

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**Delivery Method: /**  
Turnkey House Construction (Design & Build)

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**Lead Architect: /**  
Robinson Chua

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**Homeowners: /**  
Angelito & Ian

# From Concept to Reality: The Transformation of Casa Lian.

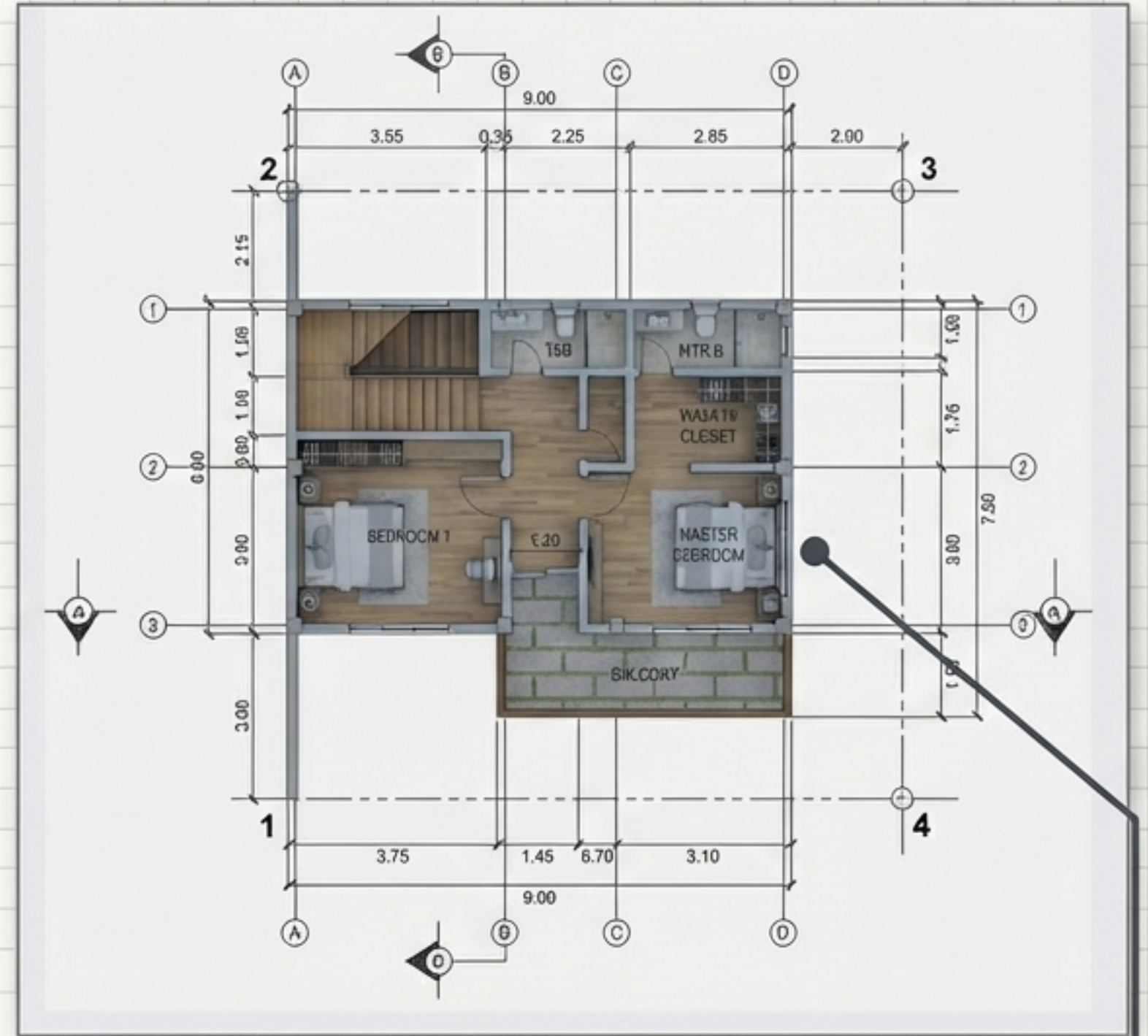
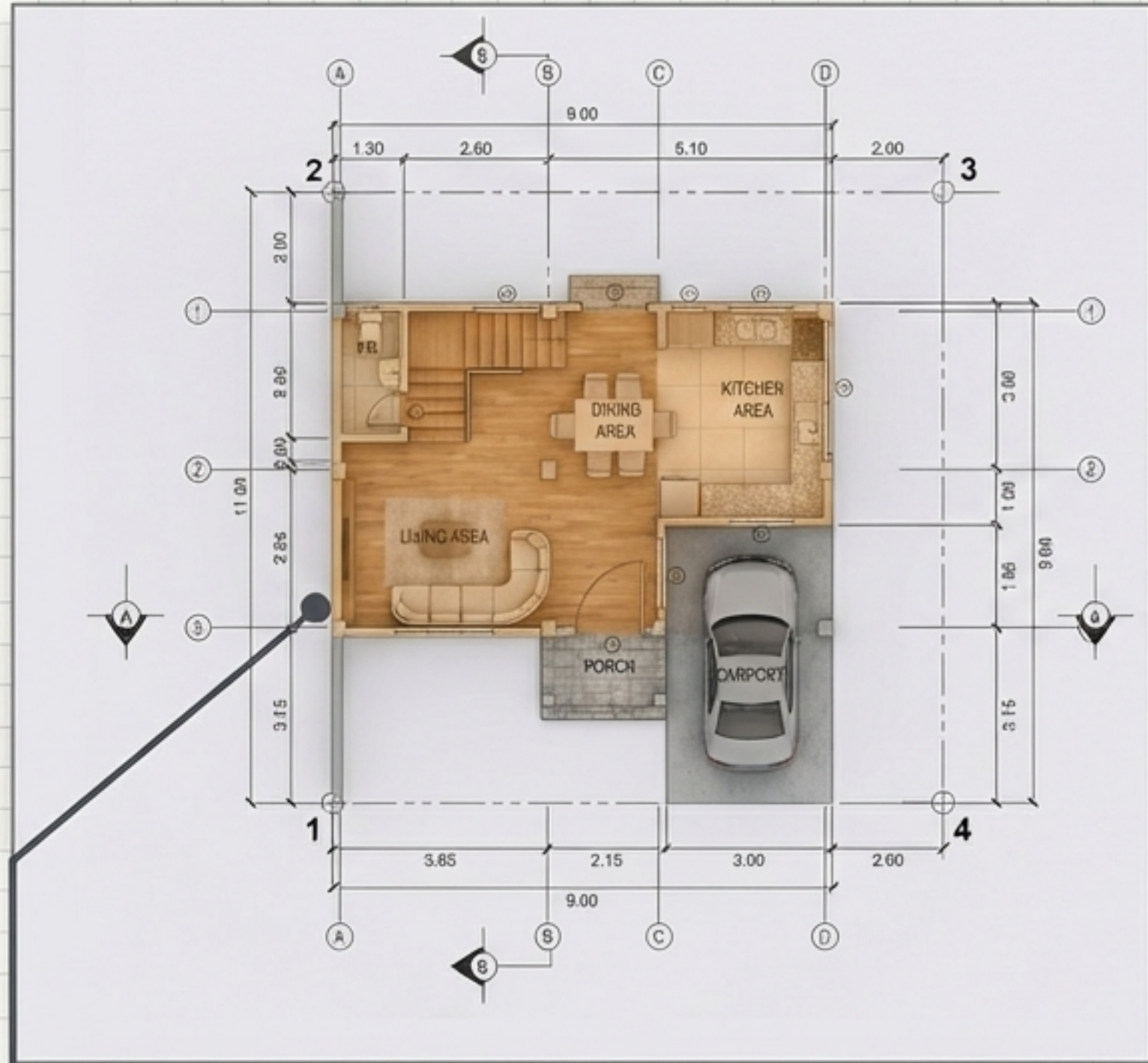


Standard Lot &  
Original Structure.



Modern Minimalist  
Landmark.

# FLOOR PLANS



**Open Layout Ground Floor** – Optimized for entertaining, efficient workflow, and seamless carport integration.

**Private Upper Quarters** – Calm, uncluttered resting spaces with direct balcony access.

**Sloping Butterfly Roof** – Adds dynamic architectural character while managing local weather.

**Wood Soffit Details** – Introduces organic warmth to contrast the concrete structure.



**Glass Balcony Railings** – Creates visual openness and a contemporary facade.

**Neutral Palette** – Crisp white and concrete grays ensure timeless curb appeal.

# Premium Turnkey Interiors: The Kitchen.



Efficient Workflow Layout

Clean-Lined Custom Cabinetry



Premium Island Countertops

Layered Task & Ambient Lighting

# Premium + Practical Finishings



Layered lighting and statement feature walls create depth and a high-end feel without visual clutter.



Seamless integration: Wooden stair treads purposefully matched to the floor tile color for clean, uninterrupted visual flow.

## Alignment & Blessing (May 2025)



## On-Site Spatial Review (Oct 2025)



## Turnkey Delivery





# The Strength Behind the Structure.

Full-Time On-Site Supervision

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Reinforced Concrete Foundations

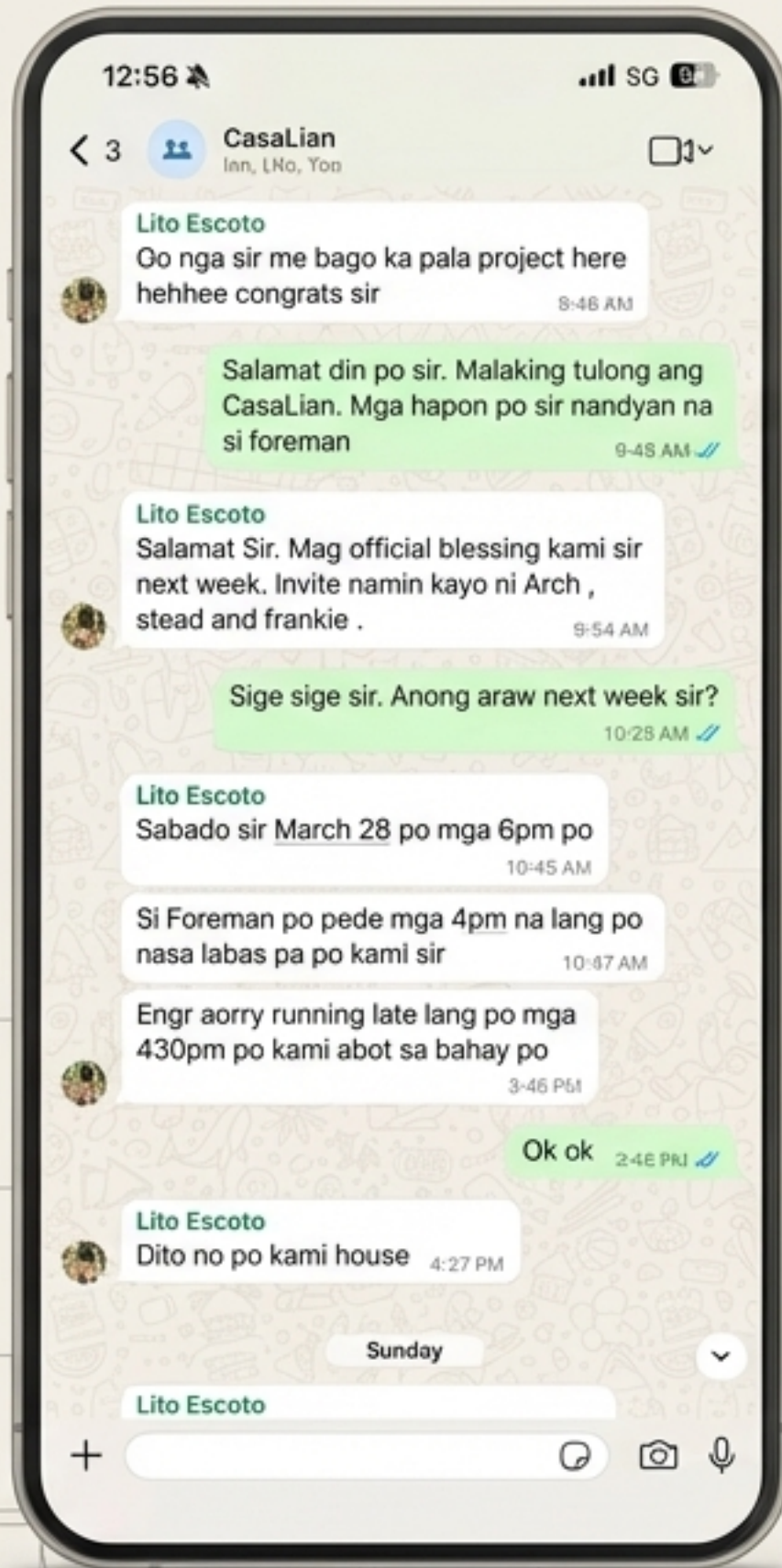
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Earthquake-Resistant Structural Engineering

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Skilled Craftsmanship

*“Built to last with Grade A materials for long-term durability and property appreciation.”*



# Built with Heart and Harmony

Casa Lian is more than a structure; it reflects the partnership of Angelito and Ian. Through seamless communication and transparent updates, we ensured their vision was realized.



“ Where two souls built one dream, together. ”

# Value & Tier Comparison Matrix

Economy (Basic)	Premium (JMG Standard)	Elegant (High-End)
<p>₱28,000 - ₱32,000/sqm. Standard materials, essential electrical/plumbing. Suitable for budget- conscious projects.</p>	<p>₱38,000 - ₱42,000/sqm. Quality construction, premium finishes, 15-Year Structural Warranty, Full MEPF System, professional supervision. (Casa Lian Level)</p>	<p>₱50,000 - ₱60,000/sqm. Luxury exclusivity, highly customized finishes.</p>

# Ready to Build Your Dream Home?



Experience the clarity, speed, and quality of the JMG Design-Build difference. From concept to turnkey delivery.

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