

A joint venture of DMCI Homes and Marubeni Corporation



THE VALERON TOWER

C-5 cor. P.E. Antonio St., Pasig City

Project Brief
January 23, 2024

Project Name and Logo



Name is of French origin meaning "STRENGTH"

Colors depict FORTITUDE while its V-shaped, multifaceted icon represents the FAST-PACED AND VIGOROUS CITY SETTING

Property Overview

Address: C-5 cor. P.E. Antonio St., Brgy. Ugong, Pasig City

Architectural Theme: Modern Artisanal

Development Type: 1 High-rise Building

Number of Storeys: 55 storeys

- GF with commercial spaces
- 5 podium levels
- 1 Amenity floor (7th floor)
- 49 residential floors
- 1 roof-deck
- 2 basement parking levels

Unit Types: Stu, 1BR, 2BR, 3BR

Amenity and Open Space Ratio: 76%



LOCATION



C-5 cor. P.E. Antonio St.,
Brgy. Ugong, Pasig City





KEY PLACES OF INTEREST - SCHOOLS

Schools	Distance	Time
Reedley International School	400m	5 mins
Domuschola International School	400m	5 mins
Arellano University - Andres Bonifacio Campus	1.5km	6 mins
Ateneo School of Medicine	1.6km	6 mins
St. Paul College, Pasig	1.7km	6 mins
Academy for International Culinary Arts (AICA)	2.1km	6mins
Pasig Catholic College	2.2km	6 mins
University of Asia and the Pacific	2.3km	8 mins
Lourdes School Mandaluyong Foundation	2.6km	9 mins
Pamantasan ng Lungsod ng Pasig	2.9km	9 mins
RTU – Pasig Campus	3.5km	9 mins





KEY PLACES OF INTEREST – RETAIL ESTABLISHMENTS

Retail Establishments	Distance	Time
SM Center Pasig	250m	3 mins
Tiendesitas	450m	3 mins
Landers - Arcovia	800m	3 mins
Ayala Malls the 30th	1.9km	6 mins
Estancia Mall	2.0km	6 mins
Eastwood Mall	2.9km	6 mins
SM Megamall	2.2km	9 mins
Robinsons Galleria	2.4km	9 mins
Shangri-La Plaza	2.6km	9 mins





KEY PLACES OF INTEREST – HEALTHCARE

Healthcare Establishments	Distance	Time
The Medical City	1.7km	6 mins
Family Health Care Hospital	1.8km	6 mins
Rizal Medical Center	2.8km	8 mins
Pasig City General Hospital	3.7km	10 mins
Pasig Medical and Maternity Hospital	4.0km	11 mins





KEY PLACES OF INTEREST – TOWNSHIPS

Townships Establishments	Distance	Time
Arcovia City	450m	1 min
Ortigas East	500m	3 mins
Bridgetowne	1.4km	3 mins
Parklinks	2.0km	4 mins
Ortigas Center	2.1km	9 mins
Eastwood City	3.3km	10 mins



TARGET MARKET

End-users



- Preferences
 - More discerning and discriminating
 - Status-seeker
 - Taste for bespoke and exquisite things
- Profile
 - Established Professionally
 - Sr. Managerial to C-level Executives
 - 31 to 50 years old
 - Parents of Teenagers, Pre-Empty Nesters, and Empty Nesters
- Reason for Purchasing
 - Wants to shift to condo living since children are about to move out or has already moved out.
 - Looking for a home that can showcase hard earned work or be a symbol of their achievements.
 - Attracted to a convenient lifestyle with premium urban accessibility.

Investors



- Profile
 - Seasoned Investors
 - Property Enthusiasts
 - Sr. Managerial to C-level Executives
 - 31 to 50 years old
- Reason for Purchasing
 - Looking to invest in the bustling C-5 Ortigas Corridor
 - Wants to invest in a property that will increase in value along with the developments nearby.
 - Utilize the area's rentability and use the property for rental income

VALUE PROPOSITION

Value Proposition

- a. A masterclass development in the metro's next big CBD
- b. An expertly-designed and crafted home option
- c. Expansive resort-inspired amenities and features
- d. Best value for money option/excellent investment
- e. A development of 2 very reputable companies

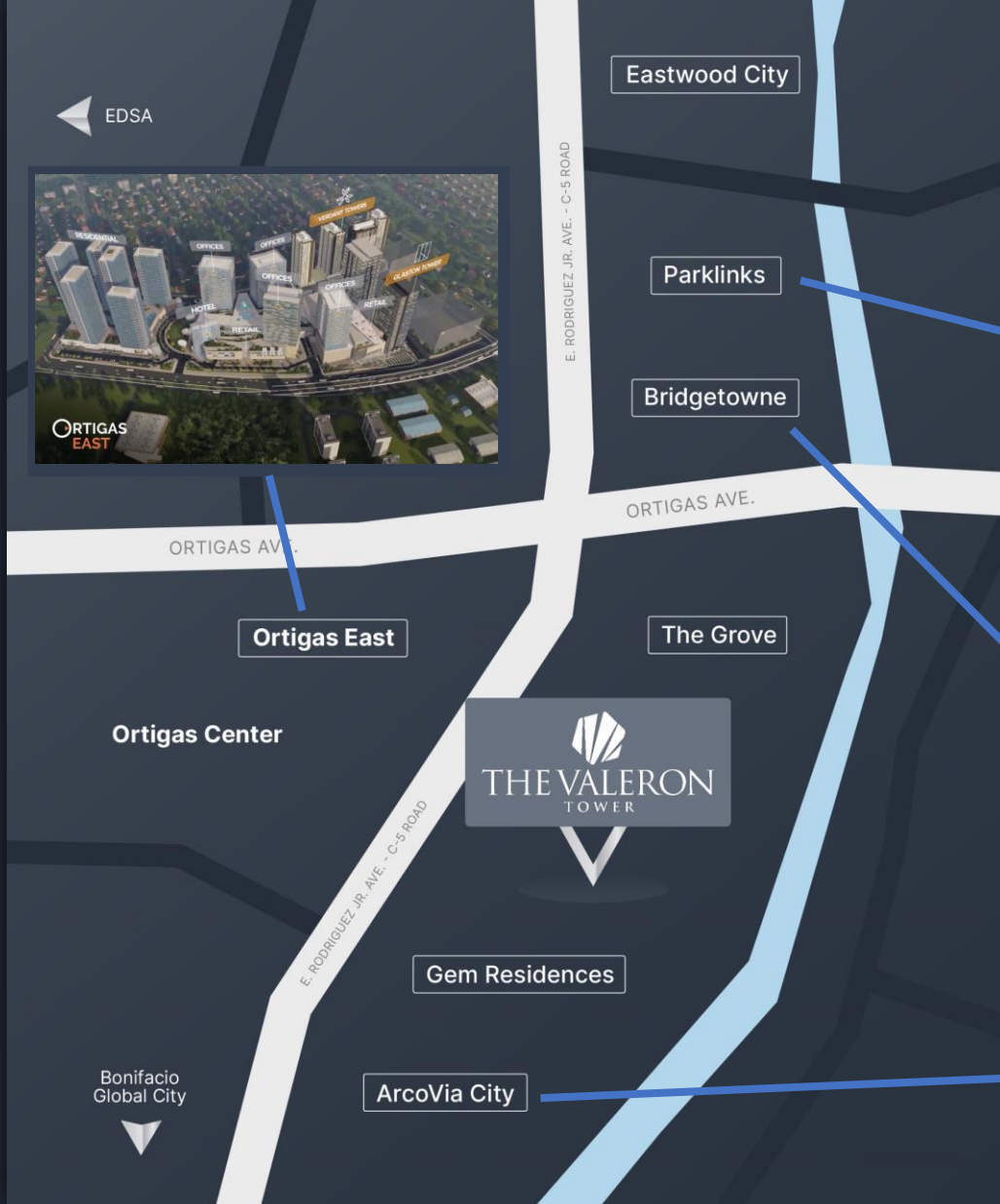
a. A masterclass development in the metro's next big CBD



C-5 Ortigas Corridor

- Various developers have been developing a number of mixed-use townships along this stretch of C-5 Road, bordering the Marikina River.
- With these various developments the area has been dubbed as "The Metro's Next Big CBD"
- Developments in the area will consist of residential condominiums, office buildings, a number of commercial establishments, spacious parks and open spaces.

a. A masterclass development in the metro's next big CBD



- Investing early along the C-5 Ortigas Corridor is a smart investment due to its enormous growth potential
- Continuous increase of residential real estate prices in the country. 12.9% increase YoY as of Q3 2023*
 - 8.9% for condominiums

b. An expertly-designed and crafted home option



- a. Intricate and aesthetic design combined with captivating features.
- b. Exudes a feel of sophistication that emanates an exquisite lifestyle



Façade design with landscaping exudes elegance and exclusivity intended to be different in the highly commercial theme of nearby establishments.



Well thought arrival experience greeted by a hotel-like lobby once you step inside the property.



ELEVATOR
TO AMENITY

Separate elevator access from GF
to the amenity level and
residential units that ensures
privacy and exclusivity of
residents.



Amenity level is the gateway to access the residential floors. Giving residents chance to bask in the beauty of the expansive resort-style amenities.



BASKETBALL
COURT

LEISURE POOL

ENTERTAINMENT
ROOM

OPEN LOUNGE

BAR
AREA

VALERON WEST

VALERON EAST

RECEPTION

CHILDREN'S
PLAY AREA

OPEN LOUNGE

OPEN LAWN

KIDDIE POOL

GAZEBO

P.E. ANTONIO

C-5 ROAD (E. RODRIGUEZ JR., AVE.)

Greet your guests in the amenity floor and showcase the resort-style feel of your home.





Enjoy the stunning views and the relaxing vibe in the roof-deck, which also features a number of amenities



SKY LOUNGE

BAR AREA

SKY
PROMENADE

VALERON EAST

SKY
PROMENADE

SKY DECK POOL

VALERON
WEST

SKY LOUNGE

BAR
AREA

P.E. ANTONIO

C-5 ROAD (E. RODRIGUEZ JR., AVE.)

Take a dip while enjoying the views in the Sky-deck Pool or hang around and relax in the Sky Lounge.



c. Expansive resort-inspired amenities and features



3 levels dedicated to a wide-range of resort-inspired amenities

The image is an aerial architectural rendering of The Valeron Tower, a tall, modern skyscraper. The building features a prominent blue swimming pool on one of its upper levels, surrounded by lush green landscaping and palm trees. Other amenities visible include a tennis court, a basketball court, and various outdoor seating areas. The building is situated in an urban environment, with other buildings and streets visible in the background. Red lines are drawn on the image to highlight specific areas, including the pool area and the ground-level entrance area.

7th Floor Amenities

Open Lounge



Leisure Pool



Kiddie Pool



Children's Play Area



7th Floor Amenities

Open Lawn



Basketball Court



Roof-deck Amenities

Sky Deck Pool



Sky Lounge



Sky Promenade



Snack Bar



d. Best value for money option and excellent investment

- Competitive size vs. lower price per sqm compared to competition
- Expansive resort-inspired amenities
- Feel of elegance and exclusivity
- Quality legacy of DMCI Homes

e. A development of 2 very reputable companies

A joint-venture of



DMCI HOMES

- Philippines' first ever AAAA builder-developer
- Premium developer of resort-inspired communities
- More than 70 completed properties, and counting

Marubeni

- A Japanese global conglomerate
- Operates worldwide and has a diverse portfolio that spans in multiple sectors such as energy, infrastructure, finance, and more.
- one of the longest tenured foreign companies conducting business in the Philippines for more than 100 years

A POWERHOUSE PARTNERSHIP with mutual understanding, shared values, and proven experience in crafting transformative lifestyle solutions.

Marubeni

- Management philosophy of “Fairness, Innovation and Harmony”
- One of the biggest global conglomerates in Japan
- Worldwide business portfolio covers investments in fields of infrastructure, real estate, power, consumer products, transportation, technology, finance, and others.
- More than 140 years in business, their diverse portfolio* covers:
 - 317 subsidiaries
 - 163 affiliated companies
 - 131 offices

*as of April 2023



DMCI HOMES

- **Construction Heritage** — over 60 years in the industry
- **Experienced Real Estate Developer** — over 20 years of experience in developing quality residential developments.
- **Reputable** - The First AAAA Builder-Developer in the Philippines
- **Quality Workmanship**
- **Proven Track Record of Quality and Excellence** — over 70 properties, and counting, launched and developed nationwide.



DESIGNED WITH



Lumiventt



DMCI HOMES

Unique Services



Mobile solution to add value in the living experience in our communities

*first of its kind



Subscription-free, commercial-grade fiber internet in units and select common areas

*first of its kind



RideShare is a mobile app-based community carpool program exclusive to DMCI Homes residents, the first of its kind in residential condos in the country.

*only developer with app based booking platform



Move-in assistance, handiworks, and IT services right in your community.

*only developer to do in-house operations

PROPERTY IN FOCUS



DMCI HOMES

Feels real good to be home

Marubeni

DMCI Marubeni Property Ventures Inc.
(DMPVI)

Exquisite from Every Angle



8,390 sq.m.



55 Storeys



49 Residential Floors



5 Podium Parking &
2 Basement Parking



3 Amenity Floors





THE VALERON
TOWER





THE VALERON
TOWER

PODIUM



PE ANTONIO

C-5

THE VALERON
TOWER

PODIUM



PODIUM

COMMERCIAL

GYM

EAST TOWER
ELEVATOR LOBBY

RECEPTION

COMMERCIAL

Main Drop-off
Area

COMMERCIAL AREA

OPEN LOUNGE

OPEN LOUNGE

CONVENIENCE STORE

ALFRESCO AREA

COMMERCIAL AREA

WEST TOWER
ELEVATOR LOBBY

COMMERCIAL AREA

Drop-off Area

BASEMENT

PODIUM TO C-5

C-5

C-5

PE ANTONIO



Perfect Location

Value for
Money



Expansive
Amenities

Spacious
Unit Cuts



Innovative Features
& Services



THE VALERON
TOWER

 Perfect Location



THE VALERON
TOWER



ARCOVIA (0.5 KM)



ORTIGAS EAST (0.5 KM)



SMDC (0.8 KM)



BRIDGETOWN (1.1 KM)



PARKLINKS (3.0 KM)



EASTWOOD (3.6 KM)

C-5 ORTIGAS CORRIDOR





QUEZON CITY

MARIKINA

ANTIPOLLO

ORTIGAS

MAKATI

TAGUIG

MRT-3

Doña Julia Vargas Avenue

C-5

McKinley Rd.

Ortigas Ave


THE VALERON
TOWER

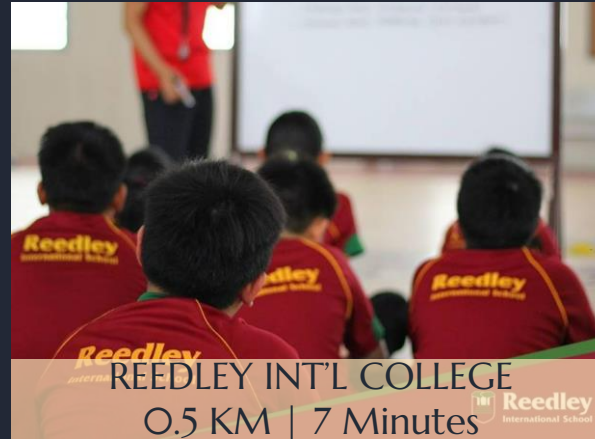
CBDs



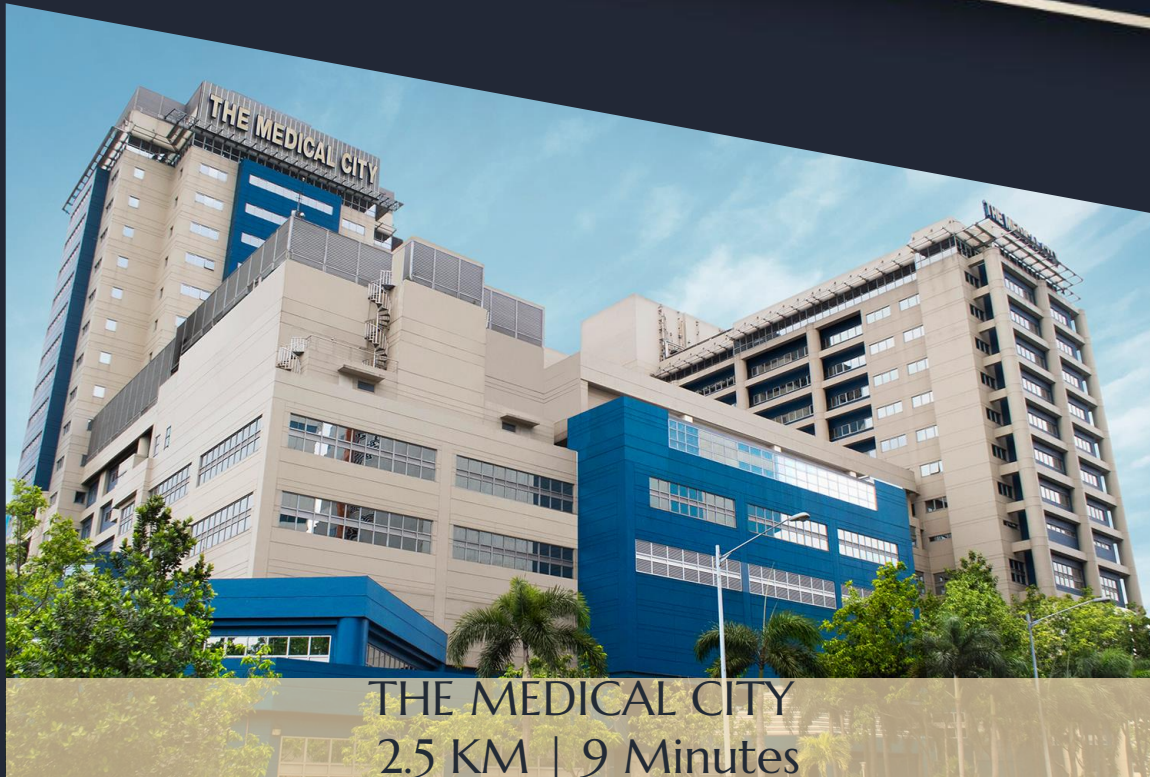
MALLS



SCHOOLS



HOSPITAL



CHURCHES

Christ's Commission Fellowship

1.1 KM

Neustra Señora del Rosario

0.7 KM

FIRE STATION

Pasig Fire and Rescue Volunteer
Group, Inc.

1.4 KM

Rosario Fire and Rescue Station

1.5 KM

POLICE STATION

Police Community Precint 15

0.5 KM

Police Community Precint 8

1.3 KM

 Perfect Location



THE VALERON
TOWER



Perfect Location



THE VALERON
TOWER



Expansive
Amenities





ROOFDECK

76% of Open Spaces

7TH FLOOR

GROUND FLOOR



① Commercial Spaces & Convenience Store

② Lobby

③ Co-working Space

④ Fitness Gym

⑤ Transfer Elevator

TRANSFER ELEVATOR

Ground Floor to 7th Floor

THE VALERON
TOWER

7TH FLOOR

GROUND FLOOR





E. RODRIGUEZ JR. AVE.

C-5 ROAD

P E A N T O N I O

- | | | | | |
|---------------------|----------------------|--------------------|----------------|-------------|
| 1 Transfer Elevator | 3 Entertainment Room | 5 Open Lawn | 7 Leisure Pool | 9 Play Area |
| 2 Open Lounge | 4 Snack Bar | 6 Basketball Court | 8 Kiddie Pool | |



OPEN LOUNGE



OPEN LAWN



LEISURE POOL



KIDDIE POOL



PLAY AREA



BASKETBALL COURT



- 1 Sky Deck Pool
- 2 Snack Bar & Kitchen
- 3 Sky Promenade/ Open Deck

FRONT VIEW

ANTIPOLO

QUEZON CITY

ORTIGAS



BACK VIEW

LAGUNA DE BAY

BGC

MAKATI





ROOFDECK



SKY PROMENADE



SKY LOUNGE



SNACK BAR & KITCHEN



SKY DECK POOL



SKY DECK POOL



SKY DECK POOL

FACILITIES



CARD-OPERATED
LAUNDRY STATION



CONVENIENCE STORE



WATER STATION



Perfect Location



THE VALERON
TOWER



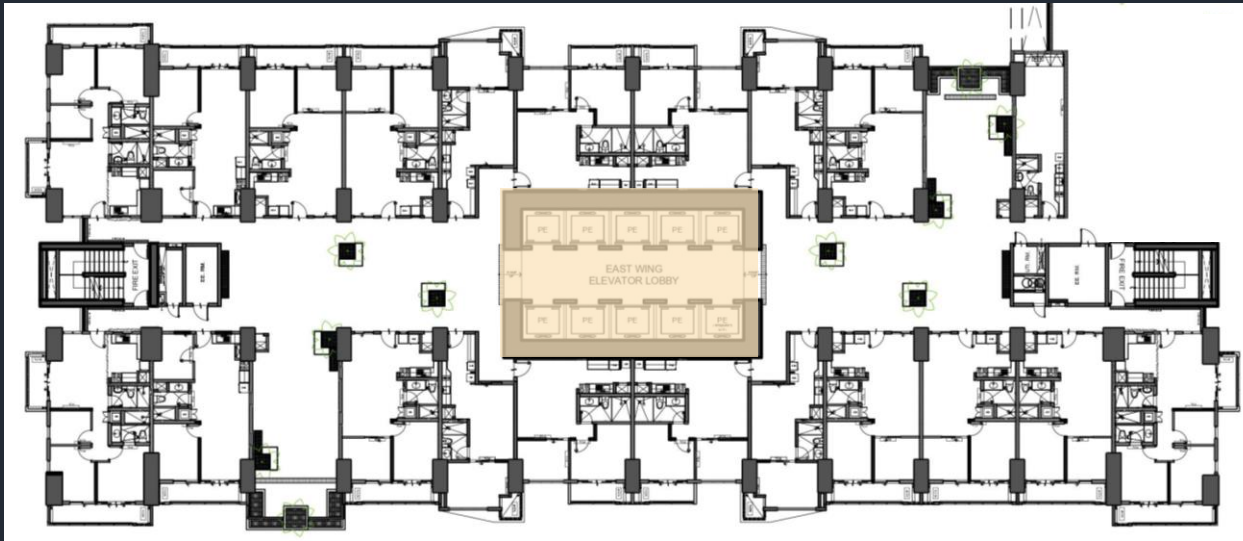
Expansive
Amenities



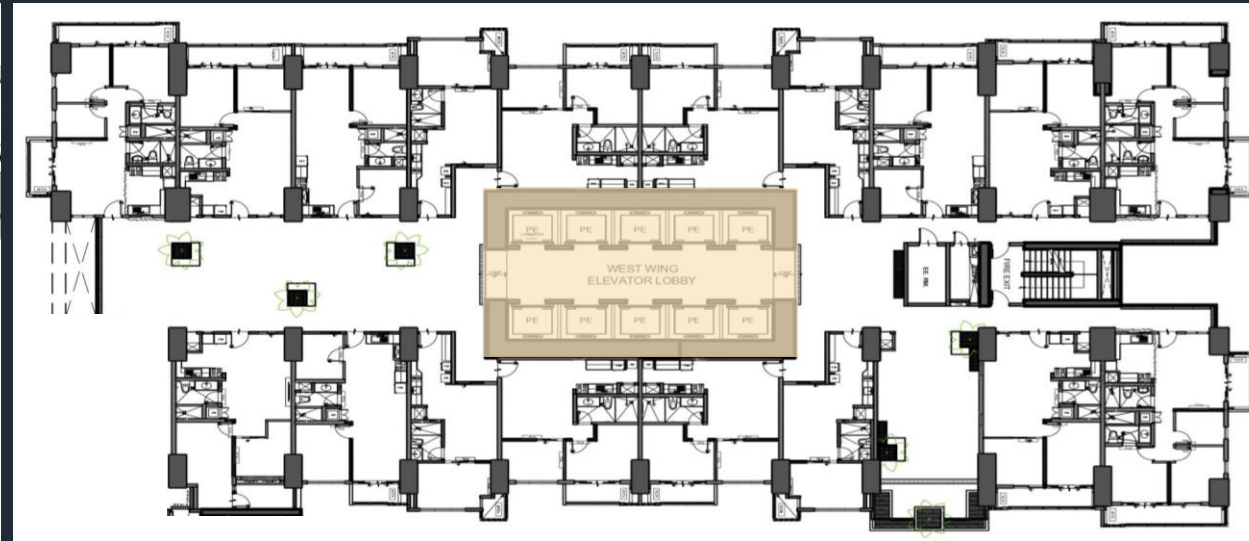
Innovative Features
& Services

THE VALERON EAST & WEST – ATRIUM LEVEL

10 Elevators

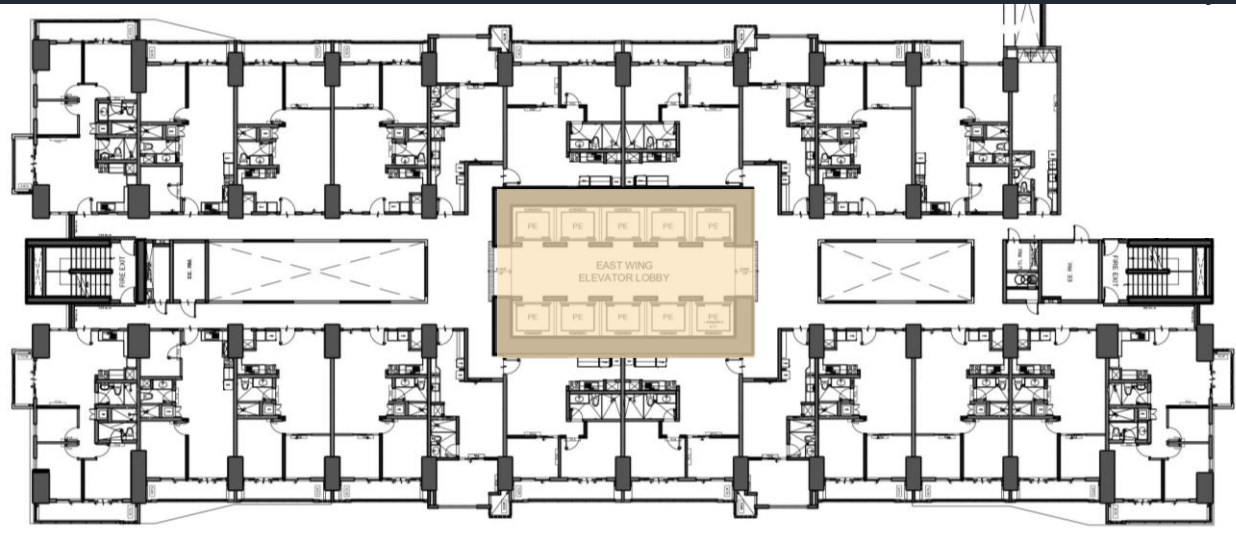


10 Elevators

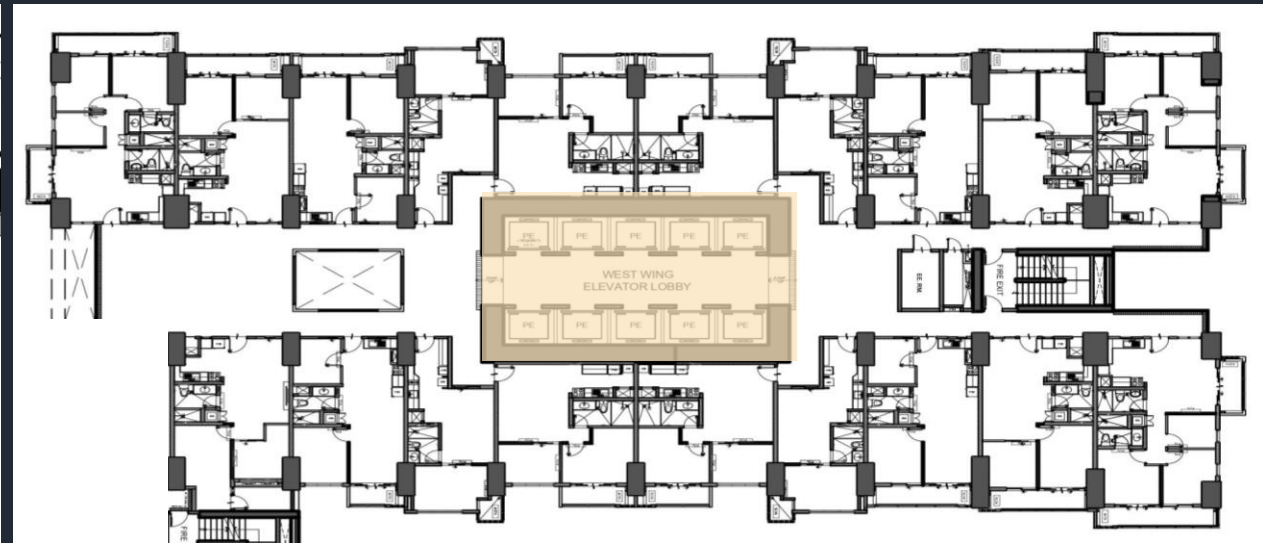


THE VALERON EAST & WEST – TYPICAL LEVEL

10 Elevators



10 Elevators



DMCI HOMES LUMIVENTT TECHNOLOGY





SKY PATIO



SAMPLE GARDEN ATRIUM

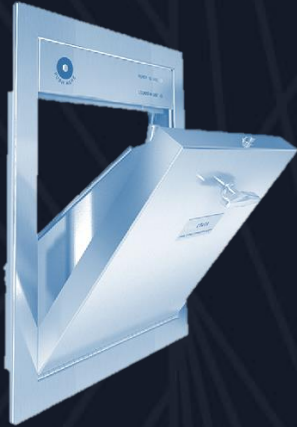
FACADE & BIGGER DOORS AND WINDOWS



INNOVATIVE DESIGN FEATURES & SERVICES



100% Back-up
Power



Garbage Chute



Perimeter
Fence



CCTV Surveillance



24 hr
Security

PROPERTY MANAGEMENT



MAINTENANCE



HOUSEKEEPING



ASSISTANCE



DMCI HOMES COMMUNITIES



DMCI HOMES SERVICES



DMCI HOMES SERVICES



DMCI HOMES COMMUNITY
MOBILE APP





Perfect Location



THE VALERON TOWER



Expansive
Amenities

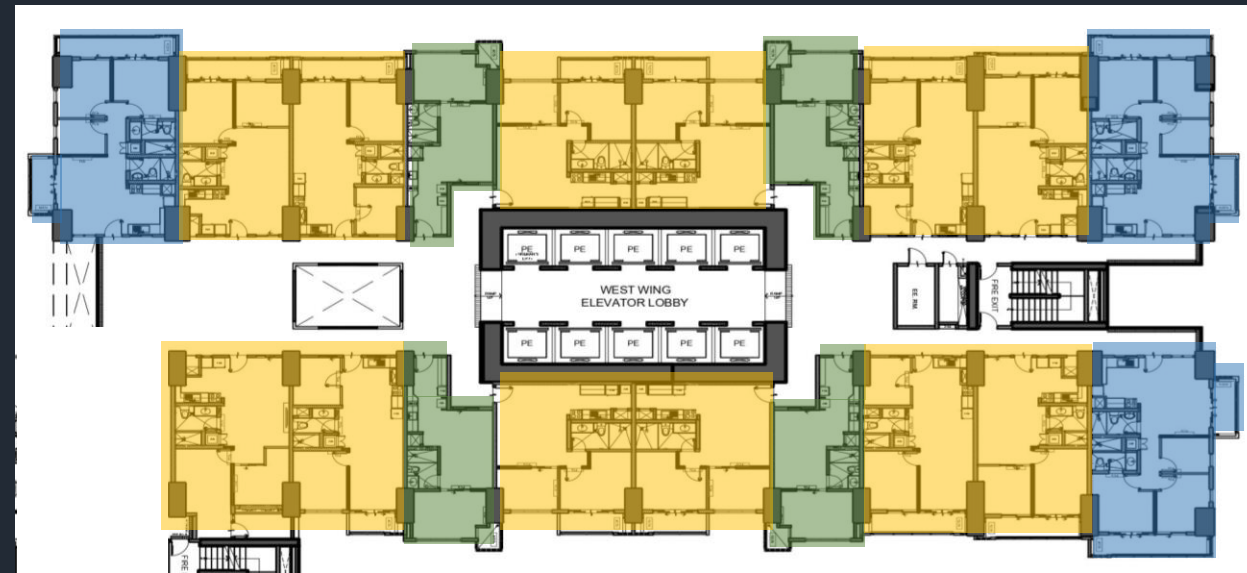
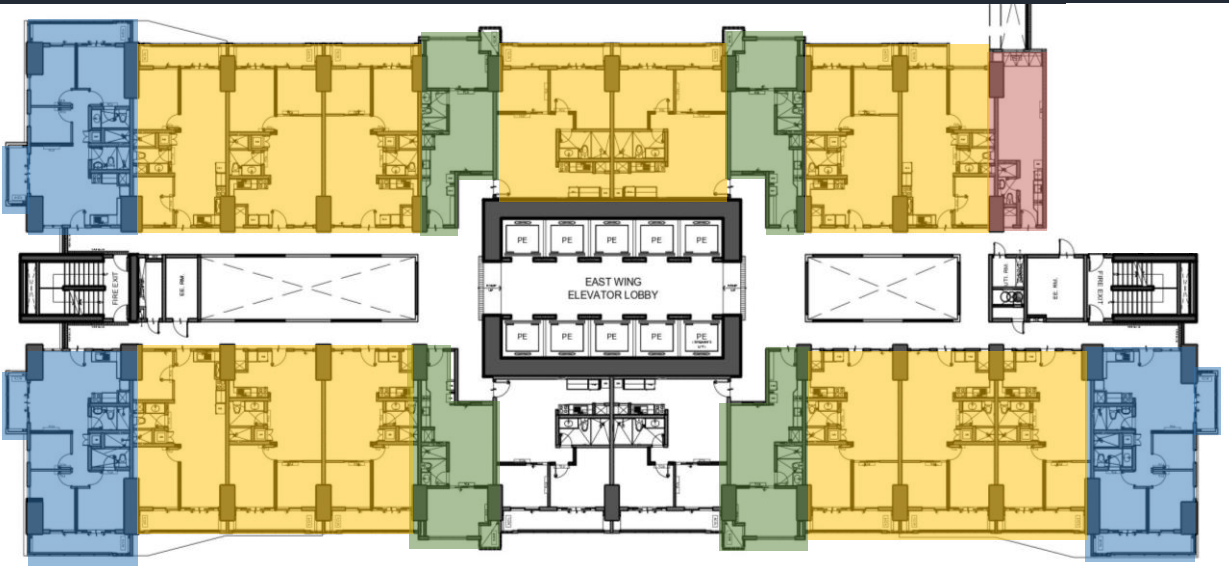


Innovative Features
& Services



Spacious
Unit Cuts

RESIDENTIAL TYPICAL LEVEL



THE VALERON EAST & WEST

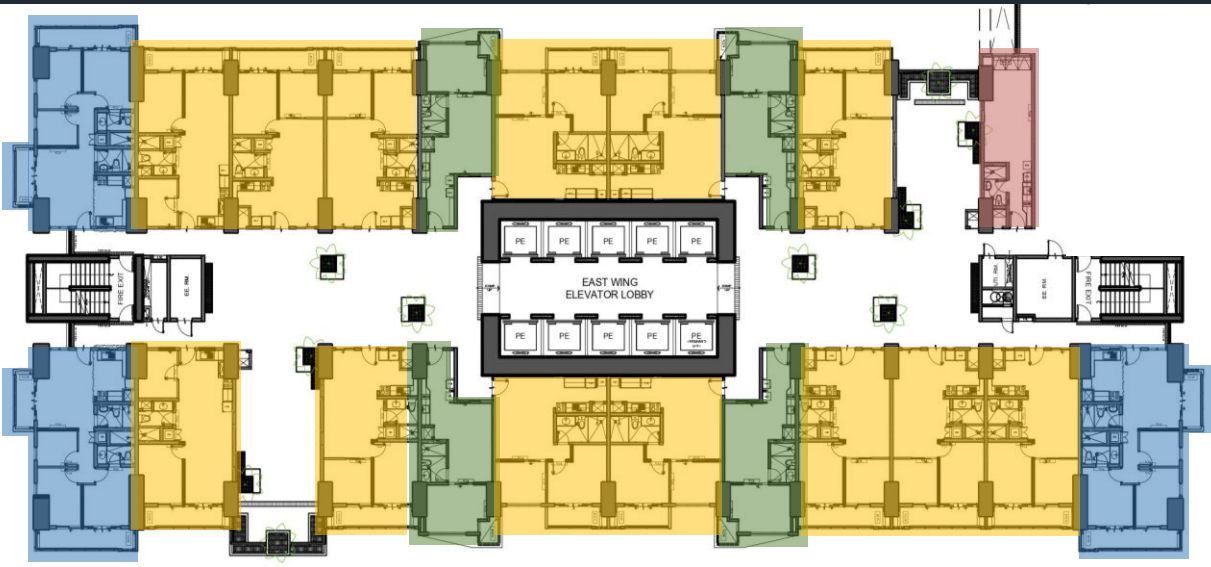
STUDIO

1BR

2BR

3BR

RESIDENTIAL ATRIUM LEVEL



THE VALERON EAST & WEST

STUDIO

1BR

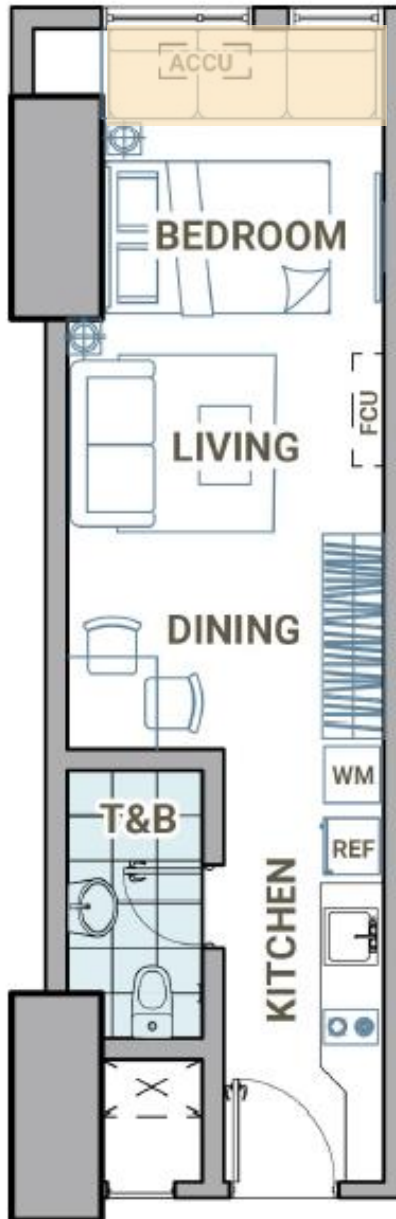
2BR

3BR

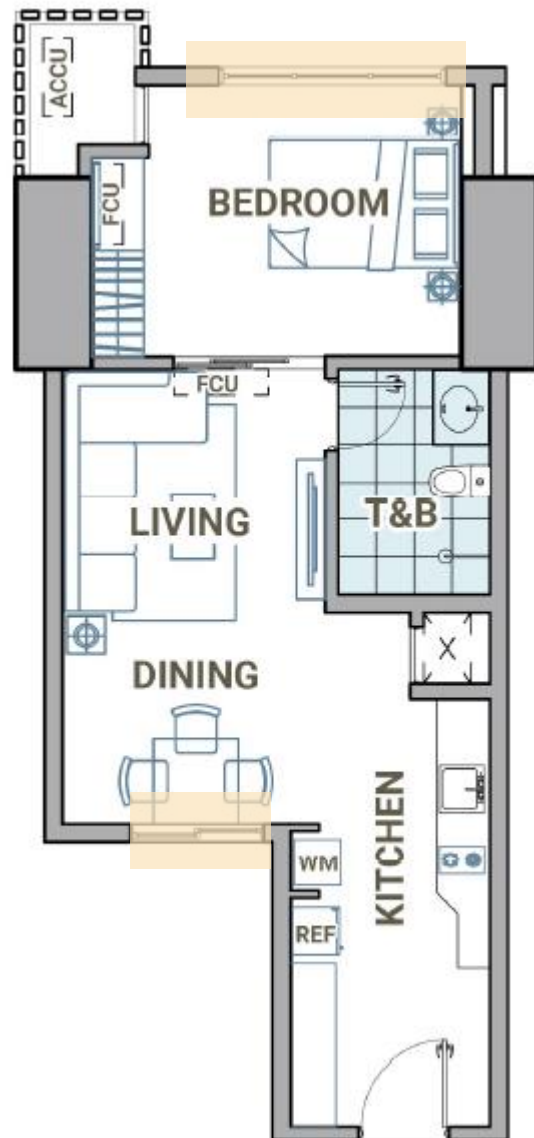
STUDIO

Unit Area

32.5 – 34.5



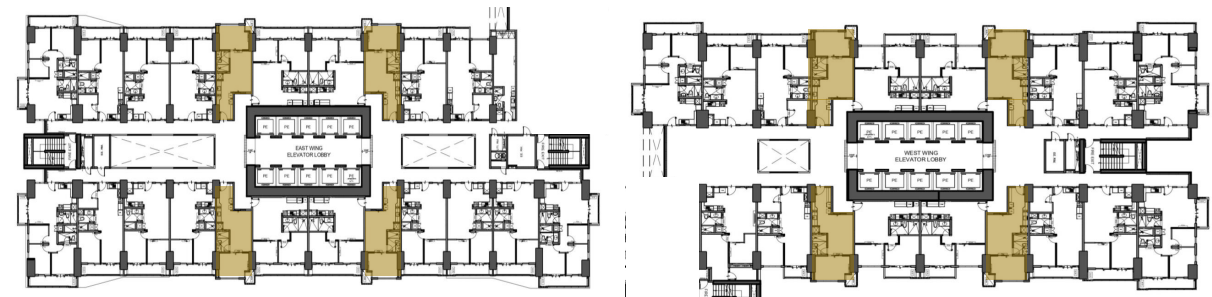
The Valeron East & West



1 BEDROOM

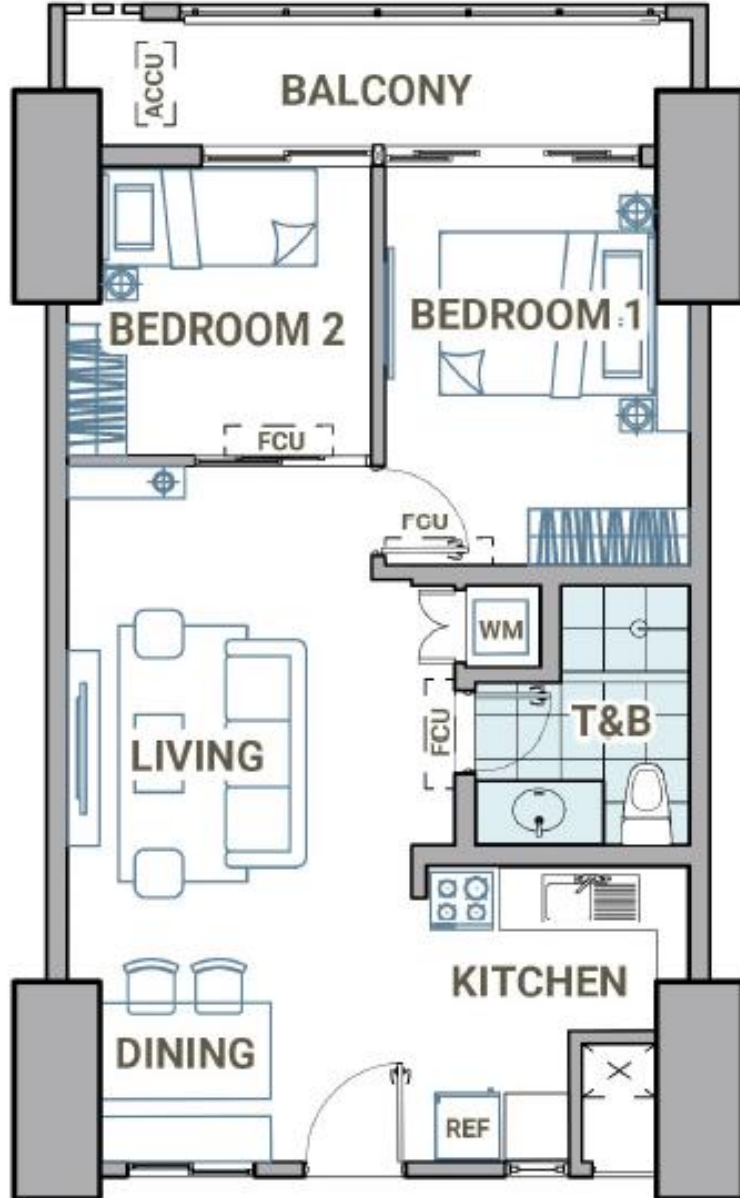
Unit Area

46.5 – 48.5



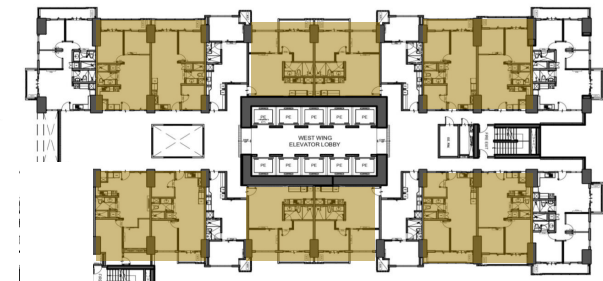
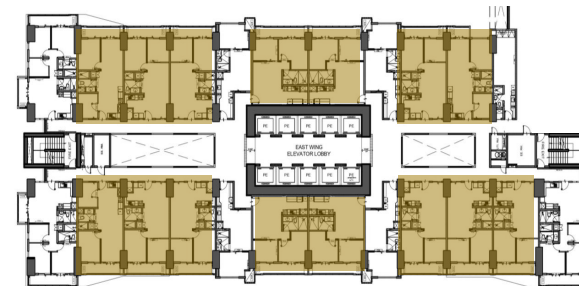
The Valeron East & West

Except: 2 Units located at 7th Floor



2 BEDROOM

Unit Area	57.5 – 82.0
Gross Area	59.0 – 91.0



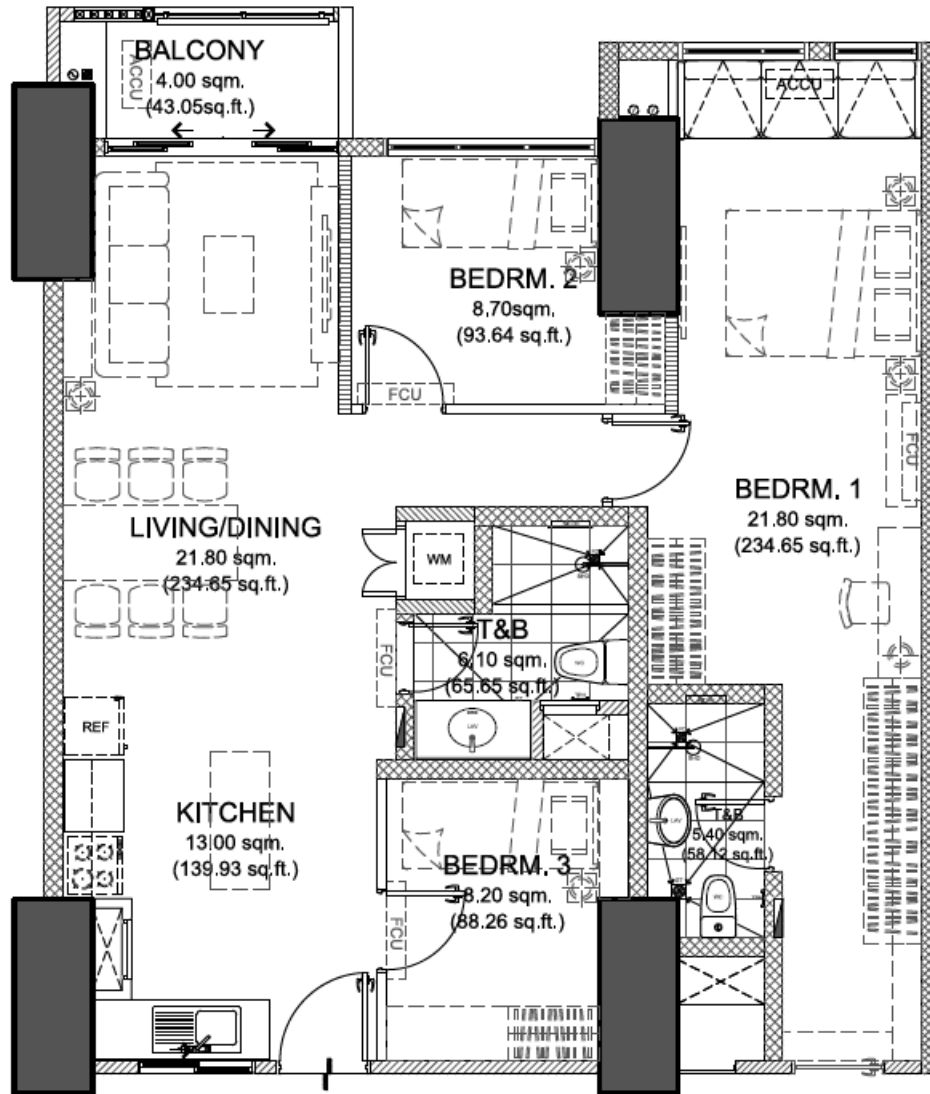
The Valeron East & West

3 BEDROOM

Unit Area	69.0 – 79.5
Gross Area	76.0 – 85.0

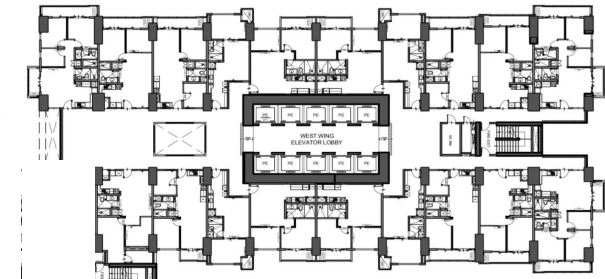
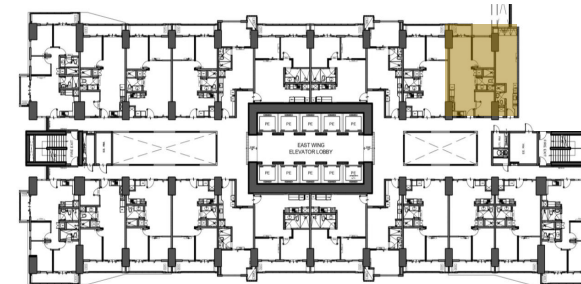


The Valeron East & West



TANDEM UNIT A

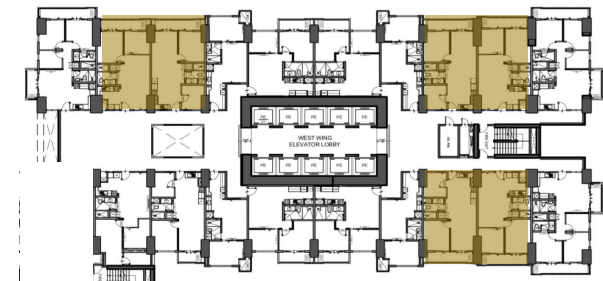
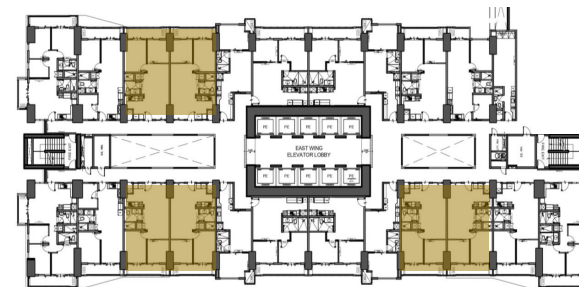
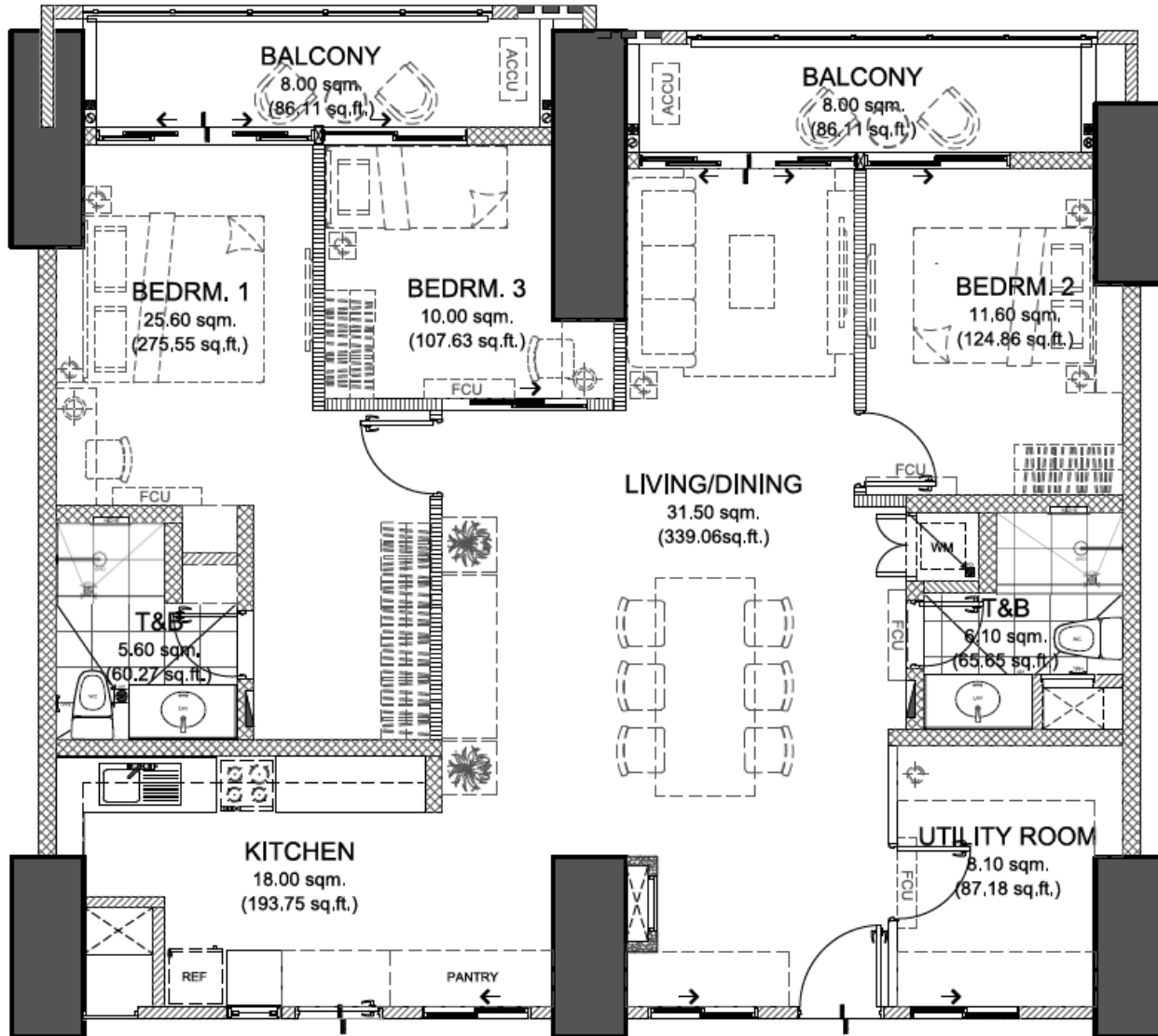
Unit Area	90.0 – 116.5
Gross Area	94.0 – 132.5



The Valeron East & West

TANDEM UNIT E

Unit Area	116.5
Gross Area	132.5



The Valeron East & West

TURNOVER FINISHES

STUDIO – 1 BEDROOM UNIT

RESIDENTIAL UNITS	STUDIO UNIT	1-BEDROOM UNIT	
	32.50 sq.m (Type A.I)	45.50 sq.m (Type A & A.I)	46.50 sq.m (Type B & B.I)
	34.50 sq.m (Type B.I)		48.50 sq.m (Type C & C.I)
FLOOR FINISHES			
Living, Dining and Kitchen	Vinyl planks with baseboard		
Bedrooms	Vinyl planks with baseboard		
Balcony	N/A	Ceramic tiles with pebble washout	N/A
Toilet & Bath	Unglazed ceramic tiles		
WALL FINISHES			
Interior Walls	Painted finish		
Toilet	Unglazed Ceramic tiles; Painted cement finish above wall tiles		
CEILING FINISHES			
Living, Dining and Kitchen	Painted plain cement finish		
Bedrooms	Painted plain cement finish		
Toilet & Bath	Painted ficemboard ceiling		
SPECIALTIES			
Kitchen Area	Granite finish kitchen countertop with cabinet system		
Toilet and Bath	Mirror Cabinet	Granite finish lavatory countertop	
DOORS			
Entrance Door	Wooden panel door on metal jamb		
Bedroom Door	N/A	Sliding wooden-framed glass panel	
Toilet Door	Wooden door with half louver on metal jamb		
Balcony Door	N/A	Sliding aluminum-framed glass panel with insect screen	
WINDOWS	Aluminum-framed glass panel with insect screen (except awning windows)		
FINISHING HARDWARE			
Main Door Lockset	Mortise type keyed lockset		
Bedroom Lockset	N/A	Flush type keyed lockset	
Toilet Lockset	Lever type privacy lockset		

TURNOVER FINISHES

STUDIO – 1 BEDROOM UNIT

RESIDENTIAL UNITS	STUDIO UNIT	1-BEDROOM UNIT	
	32.50 sq.m (Type A.I)	45.50 sq.m (Type A & A.I)	46.50 sq.m (Type B & B.I)
	34.50 sq.m (Type B.I)		48.50 sq.m (Type C & C.I)
TOILET AND KITCHEN FIXTURES			
Water Closet	Top flush, one-piece type		
Lavatory	Wall-hung type basin	Undercounter type basin	
Shower Head and Fittings	Exposed rain shower and mixer type		
Toilet Paper Holder	Recessed type		
Soap Holder	Niche at wall		
Kitchen Sink	Stainless steel, single bowl		
Kitchen Faucet	Gooseneck type		
Toilet Exhaust	Ceiling-mounted exhaust fan		
Kitchen exhaust	Rangehood Provision		
AIR CONDITION	Provision for Split type Air Conditioning Unit		
FLOOR FINISH			
Stairs	Straight to finish concrete		
Hallway/ Corridor	Ceramic tiles with pebble washout		
Roof Deck	Natural stone / homogeneous tile with pebble washout		
Driveway/ Parking	Straight to finish concrete		
WALL FINISH			
Exterior Wall Finish	Combination of plain and textured paint on cement finish		
Hallway	Painted plain cement finish		
Stairwell	Painted plain cement finish		
CEILING FINISH			
Hallway	Painted plain cement finish with ficem / gypsum board cladding		
Stairwell	Plain cement finish		
Driveway/ Parking	Straight to finish concrete		

RESIDENTIAL UNITS	2-BEDROOM UNIT								
	57.50 sq.m (Type A, A.I, B & B.I)	59.50 sq.m (Type N & N.I)	57.50 sq.m (Type C, D, D.I, E & E.I)	58.50 sq.m (M & M.I)	60.50 sq.m (Type S & S.I)	58.00 sq.m (Type F & F.I, G, G.I, H & H.I)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.I)	82.00 sq.m (Type T, T.I, U & U.I)
	59.00 sq.m (Type K, K.I & L)	61.50 sq.m (Type R & R.I)	59.50 sq.m (Type O & O.I)				64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.I)	
FLOOR FINISHES									
Living, Dining and Kitchen	Ceramic tiles with baseboard								
Bedrooms	Vinyl planks with baseboard								
Balcony	Ceramic tiles with pebble washout						N/A		Ceramic tiles with pebble washout
Toilet & Bath	Unglazed ceramic tiles								
WALL FINISHES									
Interior Walls	Painted Finish								
Toilet	Unglazed Ceramic tiles; Painted cement finish above wall tiles								
CEILING FINISHES									
Living, Dining and Kitchen	Painted plain cement finish								
Bedrooms	Painted plain cement finish								
Toilet & Bath	Painted ficemboard ceiling								

2 BEDROOM UNIT			
IT			
58.00 sq.m (Type F & F.I, G, G.I, H & H.I)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.I)	82.00 sq.m (Type T, T.I, U & U.I)
	64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.I)	
with cabinet system			
			Granite finish lavatory countertop for T&B I
metal jamb			
Wooden door on metal jamb and aluminum- framed glass panel			Wooden door on metal jamb and aluminum- framed glass panel
on metal jamb			
	Swing aluminum- framed glass panel with insect screen	N/A	Sliding aluminum- framed glass panel with insect screen
een (except awning windows)			
lockset			
Lever type keyed lockset and flush type			Lever type keyed lockset and flush type
lockset			

2 BEDROOM UNIT			
IT			
58.00 sq.m (Type F & F.I, G, G.I, H & H.I)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.I)	82.00 sq.m (Type T, T.I, U & U.I)
	64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.I)	
with cabinet system			
			Granite finish lavatory countertop for T&B I
metal jamb			
Wooden door on metal jamb and aluminum- framed glass panel			Wooden door on metal jamb and aluminum- framed glass panel
on metal jamb			
	Swing aluminum- framed glass panel with insect screen	N/A	Sliding aluminum- framed glass panel with insect screen
een (except awning windows)			
lockset			
Lever type keyed lockset and flush type			Lever type keyed lockset and flush type
lockset			

RESIDENTIAL UNITS	2-BEDROOM UNIT								
	57.50 sq.m (Type A, A.I, B & B.I)	59.50 sq.m (Type N & N.I)	57.50 sq.m (Type C, D, D.I, E & E.I)	58.50 sq.m (M & M.I)	60.50 sq.m (Type S & S.I)	58.00 sq.m (Type F & F.I, G, G.I, H & H.I)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.I)	82.00 sq.m (Type T, T.I, U & U.I)
	59.00 sq.m (Type K, K.I & L)	61.50 sq.m (Type R & R.I)	59.50 sq.m (Type O & O.I)				64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.I)	
SPECIALTIES Kitchen Area Granite finish kitchen countertop with cabinet system									
Toilet and Bath	Granite finish lavatory countertop								Granite finish lavatory countertop for T&B I
DOORS									
Entrance Door	Wooden panel door on metal jamb								
Bedroom Door	Wooden door on metal jamb and aluminum-framed glass panel	Wooden door on metal jamb			Wooden door on metal jamb and aluminum-framed glass panel			Wooden door on metal jamb and aluminum-framed glass panel	
Toilet Door	Wooden door with half louver on metal jamb								
Balcony Door	Sliding aluminum-framed glass panel with insect screen					Swing aluminum-framed glass panel with insect screen	N/A	Sliding aluminum-framed glass panel with insect screen	
WINDOWS Aluminum-framed glass panel with insect screen (except awning windows)									
FINISHING HARDWARE									
Main Door Lockset	Mortise type keyed lockset								
Bedroom Lockset	Lever type keyed lockset and flush type	Lever type keyed lockset			Lever type keyed lockset and flush type			Lever type keyed lockset and flush type	
Toilet Lockset	Lever type privacy lockset								

RESIDENTIAL UNITS	2-BEDROOM UNIT								
	57.50 sq.m (Type A, A.I, B & B.I)	59.50 sq.m (Type N & N.I)	57.50 sq.m (Type C, D, D.I, E & E.I)	58.50 sq.m (M & M.I)	60.50 sq.m (Type S & S.I)	58.00 sq.m (Type F & F.I, G, G.I, H & H.I)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.I)	82.00 sq.m (Type T, T.I, U & U.I)
	59.00 sq.m (Type K, K.I & L)	61.50 sq.m (Type R & R.I)	59.50 sq.m (Type O & O.I)				64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.I)	
TOILET AND KITCHEN FIXTURES									
Water Closet	Top flush, one-piece type								
Lavatory	Undercounter type basin								Undercounter type and wall-hung type basin
Shower Head and Fittings	Exposed rain shower and mixer type								
Toilet Paper Holder	Recessed type								
Soap Holder	Niche at wall								
Kitchen Sink	Stainless steel, single bowl with one-side drainboard								
Kitchen Faucet	Rotary lever type								
Toilet Exhaust	Ceiling-mounted exhaust fan								
Kitchen exhaust	Rangehood Provision								
AIR CONDITION	Provision for Split type Air Conditioning Unit								
FLOOR FINISH									
Stairs	Straight to finish concrete								
Hallway/ Corridor	Ceramic tiles with pebble washout								
Roof Deck	Natural stone / homogeneous tile with pebble washout								
Driveway/ Parking	Straight to finish concrete								
WALL FINISH									
Exterior Wall Finish	Combination of plain and textured paint on cement finish								
Hallway	Painted plain cement finish								
Stairwell	Painted plain cement finish								
CEILING FINISH									
Hallway	Painted plain cement finish with ficem / gypsum board cladding								
Stairwell	Plain cement finish								
Driveway/ Parking	Straight to finish concrete								

TURNOVER FINISHES

3 BEDROOM UNIT

RESIDENTIAL UNITS	3-BEDROOM UNIT		
	69.00 sq.m (Type A & A.I)	71.00 sq.m (Type B & B.I)	78.00 sq.m (Type G & G.I)
	71.00 sq.m (Type C, D,D.I, E & E.I)	73.00 sq.m (Type F & F.I)	79.50 sq.m (Type H & H.I)
FLOOR FINISHES			
Living, Dining and Kitchen	Ceramic tiles with baseboard		
Bedrooms	Vinyl planks with baseboard		
Balcony	Ceramic tiles with pebble washout		
Toilet & Bath	Unglazed ceramic tiles		
WALL FINISHES			
Interior Walls	Painted finish		
Toilet	Unglazed Ceramic tiles; Painted cement finish above wall tiles		
CEILING FINISHES			
Living, Dining and Kitchen	Painted plain cement finish		
Bedrooms	Painted plain cement finish		
Toilet & Bath	Painted ficemboard ceiling		
SPECIALTIES			
Kitchen Area	Granite finish kitchen countertop with cabinet system		
Toilet and Bath	Granite finish lavatory countertop for T&B I		
DOORS			
Entrance Door	Wooden panel door on metal jamb		
Bedroom Door	Wooden door on metal jamb		
Toilet Door	Wooden door with half louver on metal jamb		
Balcony Door	Sliding aluminum-framed glass panel with insect screen	N/A	
WINDOWS			
Aluminum-framed glass panel with insect screen (except awning windows)			
FINISHING HARDWARE			
Main Door Lockset	Mortise type keyed lockset		
Bedroom Lockset	Lever type keyed lockset		
Toilet Lockset	Lever type privacy lockset		

TURNOVER FINISHES

3 BEDROOM UNIT

RESIDENTIAL UNITS	3-BEDROOM UNIT		
	69.00 sq.m (Type A & A.I)	71.00 sq.m (Type B & B.I)	78.00 sq.m (Type G & G.I)
	71.00 sq.m (Type C, D,D.I, E & E.I)	73.00 sq.m (Type F & F.I)	79.50 sq.m (Type H & H.I)
TOILET AND KITCHEN FIXTURES			
Water Closet	Top flush, one-piece type		
Lavatory	Undercounter type and wall-hung type basin		
Shower Head and Fittings	Exposed rain shower and mixer type		
Toilet Paper Holder	Recessed type		
Soap Holder	Niche at wall		
Kitchen Sink	Stainless steel, single bowl with one-side drainboard		
Kitchen Faucet	Rotary lever type		
Toilet Exhaust	Ceiling-mounted exhaust fan		
Kitchen exhaust	Rangehood Provision		
AIR CONDITION	Provision for Split type Air Conditioning Unit		
FLOOR FINISH			
Stairs	Straight to finish concrete		
Hallway/ Corridor	Ceramic tiles with pebble washout		
Roof Deck	Natural stone / homogeneous tile with pebble washout		
Driveway/ Parking	Straight to finish concrete		
WALL FINISH			
Exterior Wall Finish	Combination of plain and textured paint on cement finish		
Hallway	Painted plain cement finish		
Stairwell	Painted plain cement finish		
CEILING FINISH			
Hallway	Painted plain cement finish with ficem / gypsum board cladding		
Stairwell	Plain cement finish		
Driveway/ Parking	Straight to finish concrete		



The Valeron Tower bears the DMCI Homes Quality Seal, which represents our commitment to deliver homes that are built to last. Your new home is subject to our proprietary quality management system, and comes with a 2-year limited warranty *.

**Property developers typically provide a one-year warranty. DMCI Homes' 2-year limited warranty covers most unit deliverables, except operable items subject to daily wear and tear.*

Terms and conditions apply.



Perfect Location

Value for
Money



Expansive
Amenities

Spacious
Unit Cuts



Innovative Features
& Services



THE VALERON
TOWER

INVENTORY FOR RELEASE

Inventory Type	Floors
Units	7 th Floor to 14 th Floor
	51 st Floor to PH Floors
PS	Basement 2 & Podium 4



UNIT PRICING

Studio	Unit Area	Gross Area	List Price Range	
			Min	Max
STUDIO	32.5 – 34.5	32.5 – 34.5	7.62 Mn	9.28 Mn
1-BR	45.5 – 48.5	46.5 – 53.0	8.82 Mn	11.61 Mn
2-BR	57.5 – 82.0	59.0 – 91.0	10.84 Mn	17.35 Mn
3-BR	69.0 – 79.5	76.0 – 85.0	14.07 Mn	18.00 Mn

PS PRICING

Parking			
PS Type	PS Area	Gross Area	List Price Range
Single	12.5 – 23.5	12.5 – 23.5	1.18 Mn – 1.26 Mn
Tandem	25.0 – 47.0	25.0 – 47.0	2.36 Mn – 2.51 Mn
Single w/ Utility Cabinet	12.5 – 15.0	13.0 – 15.5	1.28 Mn – 1.33 Mn

PAYMENT TERM

STANDARD

30%

4% Discount

DP Period: 65 Months

PAYMENT TERM

PROMO

15%

No regular Discount

DP Period: 65 Months

PAYMENT TERM

4% Promo Discount

Effectivity Date: January 30, 2024 to February 13, 2024

SAMPLE COMPUTATION

Unit Type: 2- Bedroom		
Description	30% DP, 70% BF With 4% Regular Discount & 4% Promo Discount	15% DP, 85% BF With 4% Promo Discount
List Price	10,842,000	10,842,000
Regular Discount	433,680 4%	-
LP (Net of Reg. Disc.)	10,408,320	10,842,000
Promo Discount	416,332 4%	433,680 4%
LP (Net of Promo Disc.)	9,991,987	10,408,320
Total Contract Price	9,991,987	10,408,320
Reservation Fee	20,000	20,000
Down Payment	2,977,596 30%	1,514,248 15%
Monthly (DP)	45,809	23,712
Terms (mos.)	65	65



THE VALERON TOWER

FOR AS LOW AS

STUDIO: 16K / month
1BEDROOM: 19K / month
2BEDROOM: 23K / month
3BEDROOM: 29K / month



DMPVI SELLING GUIDELINES

1. Check issued should be payable to “ DMCI MC Property Ventures Inc.”
2. Unit Reservation Fee in PESOS: Twenty Thousand Only (Php 20,000.00).
3. Parking Reservation Fee in PESOS: Ten Thousand Only (Php 10,000.00).
4. Standard closing fees shall apply.
5. Prices and selling details are subject to change, and as such, both sellers and clients are enjoined to verify at the time of actual purchase.

- Only buyers of 2 Bedroom and 3 Bedroom units may purchase a parking slot
 - Only one parking slot per residential unit



Perfect Location

Value for
Money



Expansive
Amenities

Spacious
Unit Cuts



Innovative Features
& Services



THE VALERON
TOWER

A joint venture of DMCI Homes and Marubeni Corporation



THE VALERON TOWER

C-5 cor. P.E. Antonio St., Pasig City

HAPPY SELLING!