

INTEROFFICE MEMORANDUM

Ref #: PD-24-01-007

TO

:

Accounting / Customer Care / DICD / Finance / IT / Legal & Permits / Marketing / PAU / Sales Admin / Sales Management / Sales Training

CC

:

BPU / PD File

FROM

:

Project Development

DATE

:

January 9, 2023

SUBJECT

:

THE VALERON TOWER

Updated Parking Floors for Launch

Please be advised on the changes in the parking floors to be released for sale effective January 30, 2024.

CURRENT	REVISED
Podium 3	Podium 4
Basement 1	Basement 2

Kindly see updated details of for launch inventory below:

A. Inventory Summary and Price Ranges (as reflected in pricelist)

Type	Description	No. of Inventory	Area	Gross Area	List Price	
			(in sqm., more or less)		Min	Max
Parking	Single Parking	213	12.5 - 23.5	12.5 - 23.5	1.09 Mn	1.28 Mn
	Tandem Parking	54	25.0 – 47.0	25.0 – 47.0	1.98 Mn	2.36 Mn
	Single Parking with Utility Cabinet	17	12.5 - 15.0	13.0 - 15.5	1.12 Mn	1.19 Mn
	Single Parking with Utility Storage	9	12.5 - 16.0	19.50 – 23.0	1.18 Mn	1.25 Mn
	Total	293				

B. Tracking

Particulars	This Launch
PS	293

C. Availability Plans, Unit Layouts and Turnover Specifications

1.

Parking Availability Plans reference DE-24-01-006 dated January 2024.

Information above will supersede details of PD Memo #23-12-003. All other details will still apply.  
For your information and guidance.

Recommended by:

Endorsed by:

Approved by:



FGO



ABB



DOY

THE VALERON TOWER  
Parking  
Ready for Occupancy (RFO): July 2029  
Effective Date: January 30, 2024  
Based on Availability Plans dated January 2024 (Ref. # DE-24-01-006).

PARKING SLOT NO.	DESCRIPTION	AREA (sqm)	LIST PRICE (Php; w/ VAT )
Basement Level 2			
2001	Parking Slot	15.0	1,150,000
2002	Tandem Parking	15.0	1,050,000
2003	Tandem Parking	15.0	1,050,000
2004	Tandem Parking	15.0	1,050,000
2005	Tandem Parking	15.0	1,050,000
2006	Tandem Parking	15.0	1,050,000
2007	Tandem Parking	15.0	1,050,000
2008	Tandem Parking	15.0	1,050,000
2009	Tandem Parking	15.0	1,050,000
2010	Tandem Parking	15.0	1,050,000
2011	Tandem Parking	15.0	1,050,000
2012	Tandem Parking	15.0	1,050,000
2014	Tandem Parking	15.0	1,050,000
2015	Tandem Parking	15.0	1,050,000
2016	Tandem Parking	15.0	1,050,000
2017	Tandem Parking	23.5	1,180,000
2018	Tandem Parking	23.5	1,180,000
2019	Tandem Parking	18.0	1,120,000
2020	Tandem Parking	18.0	1,120,000
2021	Tandem Parking	18.0	1,120,000
2022	Tandem Parking	18.0	1,120,000
2023	Parking Slot	12.5	1,180,000
2024	Parking Slot	12.5	1,180,000
2025	Parking Slot	12.5	1,180,000
2026	Parking Slot	15.0	1,200,000
2027	Parking Slot	15.0	1,200,000
2028	Parking Slot	15.0	1,200,000
2029	Parking Slot	23.5	1,280,000
2030	Parking Slot	18.0	1,220,000
2031	Parking Slot	18.0	1,220,000
2032	Parking Slot	18.0	1,220,000
2033	Parking Slot	18.0	1,220,000
2034	Parking Slot	23.5	1,280,000
2035	Parking Slot	15.0	1,200,000
2036	Parking Slot	12.5	1,180,000
2037	Parking Slot	23.5	1,280,000
2038	Parking Slot	15.0	1,200,000
2039	Parking Slot	15.0	1,200,000
2040	Parking Slot	15.0	1,200,000
2041	Parking Slot	15.0	1,200,000
2042	Parking Slot	15.0	1,200,000
2043	Parking Slot	15.0	1,200,000
2044	Parking Slot	15.0	1,200,000
2045	Parking Slot	15.0	1,200,000
2046	Parking Slot	15.0	1,200,000
2047	Parking Slot	15.0	1,200,000
2048	Parking Slot	23.5	1,280,000
2049	Parking Slot	23.5	1,280,000
2050	Parking Slot	15.0	1,200,000
2051	Parking Slot	15.0	1,200,000
2052	Parking Slot	15.0	1,200,000
2053	Parking Slot	15.0	1,200,000
2054	Parking Slot	15.0	1,200,000
2055	Parking Slot	15.0	1,200,000
2056	Parking Slot	15.0	1,200,000
2057	Parking Slot	15.0	1,200,000
2058	Parking Slot	15.0	1,200,000
2059	Parking Slot	15.0	1,200,000
2060	Parking Slot	13.0	1,180,000
2061	Parking Slot	15.0	1,200,000
2062	Parking Slot	15.0	1,200,000
2063	Parking Slot	15.0	1,200,000
2064	Parking Slot	18.0	1,220,000
2065	Parking Slot	18.0	1,220,000
2066	Parking Slot	23.5	1,280,000
2067	Parking Slot	15.0	1,200,000
2068	Parking Slot	12.5	1,180,000
2069	Parking Slot	12.5	1,180,000
2070	Parking Slot	15.0	1,200,000
2071	Parking Slot	15.0	1,200,000
2072	Parking Slot	15.0	1,200,000
2073	Parking Slot	16.0	1,150,000
2074	Parking Slot	16.0	1,150,000
2075	Parking Slot	16.0	1,150,000
2076	Parking Slot	13.0	1,130,000



**THE VALERON TOWER**  
Parking  
Ready for Occupancy (RFO): July 2029  
Effective Date: January 30, 2024  
Based on Availability Plans dated January 2024 (Ref. # DE-24-01-006).

PARKING SLOT NO.	DESCRIPTION	AREA (sqm)	LIST PRICE (Php; w/ VAT )
2077	Parking Slot	13.0	1,130,000
2078	Parking Slot	13.0	1,130,000
2079	Parking Slot	13.0	1,130,000
2080	Parking Slot	13.0	1,130,000
2081	Parking Slot	13.0	1,130,000
2082	Parking Slot	13.0	1,130,000
2083	Parking Slot	13.0	1,130,000
2084	Parking Slot	13.0	1,130,000
2085	Parking Slot	13.0	1,130,000
2086	Parking Slot	13.0	1,130,000
2087	Parking Slot	13.0	1,130,000
2088	Parking Slot	13.0	1,130,000
2089	Parking Slot	13.0	1,130,000
2090	Parking Slot	13.0	1,180,000
2091	Parking Slot	13.0	1,180,000
2092	Parking Slot	13.0	1,180,000
2093	Parking Slot	13.0	1,180,000
2094	Parking Slot	13.0	1,180,000
2095	Parking Slot	13.0	1,180,000
2096	Parking Slot	13.0	1,180,000
2097	Parking Slot	13.0	1,180,000
2098	Tandem Parking	13.0	1,080,000
2099	Tandem Parking	13.0	1,080,000
2100	Tandem Parking	18.0	1,120,000
2101	Tandem Parking	18.0	1,120,000
2102	Tandem Parking	18.0	1,120,000
2103	Tandem Parking	18.0	1,120,000
2104	Parking Slot	23.5	1,280,000
2105	Parking Slot	15.0	1,200,000
2106	Parking Slot	15.0	1,200,000
2107	Parking Slot	15.0	1,200,000
2108	Parking Slot	15.0	1,200,000
2109	Parking Slot	12.5	1,180,000
2110	Parking Slot	13.0	1,180,000
2111	Parking Slot	15.0	1,200,000
2112	Parking Slot	23.5	1,280,000
2114	Parking Slot	18.0	1,220,000
2115	Parking Slot	18.0	1,220,000
2116	Parking Slot	15.0	1,200,000
2117	Parking Slot	15.0	1,200,000
2118	Parking Slot	15.0	1,200,000
2119	Parking Slot	12.5	1,180,000
2120	Parking Slot	12.5	1,130,000
2121	Parking Slot	12.5	1,130,000
2122	Parking Slot	12.5	1,130,000
2123	Parking Slot	12.5	1,130,000
2124	Parking Slot	23.5	1,230,000
2125	Parking Slot	15.0	1,150,000
2126	Parking Slot	18.0	1,170,000
2127	Parking Slot	18.0	1,170,000
2128	Parking Slot	23.5	1,230,000
2129	Parking Slot	15.0	1,150,000
2130	Parking Slot w/ Utility Storage	20.5	1,225,000
2131	Parking Slot w/ Utility Storage	20.5	1,225,000
2132	Parking Slot w/ Utility Storage	20.5	1,225,000
2133	Parking Slot w/ Utility Storage	20.5	1,225,000
<b>Podium 4</b>			
4001	Tandem Parking	12.5	990,000
4002	Tandem Parking	12.5	990,000
4003	Tandem Parking	15.0	1,010,000
4004	Tandem Parking	15.0	1,010,000
4005	Tandem Parking	15.0	1,010,000
4006	Tandem Parking	15.0	1,010,000
4007	Tandem Parking	15.0	1,010,000
4008	Tandem Parking	15.0	1,010,000
4009	Tandem Parking	15.0	1,060,000
4010	Tandem Parking	15.0	1,060,000
4011	Tandem Parking	15.0	1,060,000
4012	Tandem Parking	15.0	1,060,000
4014	Tandem Parking	15.0	1,060,000
4015	Tandem Parking	15.0	1,060,000
4016	Tandem Parking	15.0	1,060,000
4017	Tandem Parking	15.0	1,060,000
4018	Tandem Parking	23.5	1,140,000
4019	Tandem Parking	23.5	1,140,000
4020	Tandem Parking	18.0	1,080,000



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4021	Tandem Parking	18.0	1,080,000
4022	Tandem Parking	18.0	1,080,000
4023	Tandem Parking	18.0	1,080,000
4024	Tandem Parking	18.0	1,080,000
4025	Tandem Parking	18.0	1,080,000
4026	Tandem Parking	18.0	1,080,000
4027	Tandem Parking	18.0	1,080,000
4028	Tandem Parking	21.0	1,120,000
4029	Tandem Parking	21.0	1,120,000
4030	Parking Slot	12.5	1,140,000
4031	Parking Slot	12.5	1,140,000
4032	Parking Slot	12.5	1,140,000
4033	Parking Slot	15.0	1,160,000
4034	Parking Slot	15.0	1,160,000
4035	Parking Slot	15.0	1,160,000
4036	Parking Slot	23.5	1,240,000
4037	Parking Slot	18.0	1,180,000
4038	Parking Slot	18.0	1,180,000
4039	Parking Slot	18.0	1,180,000
4040	Parking Slot	18.0	1,180,000
4041	Parking Slot	23.5	1,240,000
4042	Parking Slot	15.0	1,160,000
4043	Parking Slot	12.5	1,140,000
4044	Parking Slot	12.5	1,140,000
4045	Parking Slot w/ Utility Storage	19.5	1,230,000
4046	Parking Slot	19.0	1,200,000
4047	Parking Slot	15.0	1,160,000
4048	Parking Slot	15.0	1,160,000
4049	Parking Slot	15.0	1,160,000
4050	Parking Slot	15.0	1,160,000
4051	Parking Slot	15.0	1,160,000
4052	Parking Slot	15.0	1,160,000
4053	Parking Slot	15.0	1,160,000
4054	Parking Slot	15.0	1,160,000
4055	Parking Slot	15.0	1,160,000
4056	Parking Slot	15.0	1,160,000
4057	Parking Slot	15.0	1,160,000
4058	Parking Slot	15.0	1,160,000
4059	Parking Slot	19.0	1,200,000
4060	Parking Slot w/ Utility Storage	23.0	1,200,000
4061	Parking Slot w/ Utility Storage	23.0	1,200,000
4062	Parking Slot	15.0	1,160,000
4063	Parking Slot	15.0	1,160,000
4064	Parking Slot	23.5	1,240,000
4065	Parking Slot	18.0	1,180,000
4066	Parking Slot	18.0	1,180,000
4067	Parking Slot	18.0	1,180,000
4068	Parking Slot	18.0	1,180,000
4069	Parking Slot	23.5	1,240,000
4070	Parking Slot	15.0	1,160,000
4071	Parking Slot	12.5	1,140,000
4072	Parking Slot	12.5	1,140,000
4073	Parking Slot	15.0	1,160,000
4074	Parking Slot	15.0	1,160,000
4075	Parking Slot	15.0	1,160,000
4076	Parking Slot	19.0	1,200,000
4077	Parking Slot	15.0	1,160,000
4078	Parking Slot	15.0	1,160,000
4079	Parking Slot	15.0	1,160,000
4080	Parking Slot	15.0	1,160,000
4081	Parking Slot	13.0	1,090,000
4082	Parking Slot	13.0	1,090,000
4083	Parking Slot	15.0	1,160,000
4084	Parking Slot	15.0	1,160,000
4085	Parking Slot	15.0	1,160,000
4086	Parking Slot	15.0	1,160,000
4087	Parking Slot	19.0	1,200,000
4088	Parking Slot	15.0	1,160,000
4089	Parking Slot	15.0	1,160,000
4090	Parking Slot	15.0	1,160,000
4091	Parking Slot	12.5	1,140,000
4092	Parking Slot	13.0	1,140,000
4093	Parking Slot	15.0	1,160,000
4094	Parking Slot	23.5	1,240,000
4095	Parking Slot	18.0	1,180,000
4096	Parking Slot	18.0	1,180,000



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4097	Parking Slot	18.0	1,180,000
4098	Parking Slot	18.0	1,180,000
4099	Parking Slot	23.5	1,240,000
4100	Parking Slot	15.0	1,160,000
4101	Parking Slot	15.0	1,160,000
4102	Parking Slot	16.0	1,110,000
4103	Parking Slot	16.0	1,110,000
4104	Parking Slot w/ Utility Storage	20.0	1,180,000
4105	Parking Slot w/ Utility Storage	20.0	1,180,000
4106	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4107	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4108	Parking Slot	13.0	1,090,000
4109	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4110	Parking Slot	13.0	1,090,000
4111	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4112	Parking Slot	13.0	1,090,000
4114	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4115	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4116	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4117	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4118	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4119	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4120	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4121	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4122	Parking Slot w/ Utility Cabinet	13.5	1,120,000
4123	Parking Slot w/ Utility Cabinet	13.0	1,120,000
4124	Parking Slot w/ Utility Cabinet	13.0	1,120,000
4125	Parking Slot w/ Utility Cabinet	13.0	1,170,000
4126	Parking Slot w/ Utility Cabinet	15.5	1,190,000
4127	Parking Slot	23.5	1,240,000
4128	Parking Slot	18.0	1,180,000
4129	Parking Slot	18.0	1,180,000
4130	Parking Slot	18.0	1,180,000
4131	Parking Slot	18.0	1,180,000
4132	Parking Slot	23.5	1,240,000
4133	Parking Slot	15.0	1,160,000
4134	Parking Slot	15.0	1,160,000
4135	Parking Slot	15.0	1,160,000
4136	Parking Slot	15.0	1,160,000
4137	Parking Slot	15.0	1,110,000
4138	Parking Slot	12.5	1,090,000
4139	Parking Slot	12.5	1,090,000
4140	Parking Slot	12.5	1,090,000
4141	Parking Slot	13.0	1,090,000
4142	Parking Slot	15.0	1,110,000
4143	Parking Slot	13.0	1,090,000
4144	Parking Slot	13.0	1,090,000
4145	Parking Slot	13.0	1,090,000
4146	Parking Slot	13.0	1,090,000
4147	Parking Slot	13.0	1,090,000
4148	Parking Slot	13.0	1,090,000
4149	Parking Slot	13.0	1,090,000
4150	Parking Slot	13.0	1,090,000
4151	Parking Slot	13.0	1,090,000
4152	Parking Slot	13.0	1,090,000
4153	Parking Slot	13.0	1,090,000
4154	Parking Slot	13.0	1,090,000
4155	Parking Slot	13.0	1,090,000
4156	Parking Slot	13.0	1,090,000
4157	Parking Slot	13.0	1,090,000
4158	Parking Slot	13.0	1,090,000
4159	Parking Slot	13.0	1,090,000
4160	Parking Slot	13.0	1,090,000
4161	Parking Slot	13.0	1,090,000
4162	Parking Slot	13.0	1,090,000
4163	Parking Slot	13.0	1,090,000
4164	Parking Slot	13.0	1,090,000

- Notes:**
- Cash Price is List Price less 10%.
  - Price of parking slot is not included in the List Price. Parking slots are sold separately.
  - Prices may include VAT, if applicable.
  - Prices indicated are exclusive of closing fees.
  - the areas (sqm) may change based on actual site condition.
  - Requests for unit alteration shall conform to the cut-off dates for tandem and non-installation requests.
  - the contents herein are subject to change without prior notice and do not constitute an offer or contract.

