



THE VALERON
TOWER

PROJECT BRIEF

Objectives

- ✓ To provide information about The Valeron Tower
- ✓ To identify the selling points that we can share to our potential clients



DMCI HOMES

Feels real good to be home

Marubeni

**DMCI Marubeni Property Ventures Inc.
(DMPVI)**

Our TAKUMI Story



DMCI HOMES
Feels real good to be home

Marubeni

A joint venture of DMCI Homes and Marubeni Corporation



THE VALERON TOWER

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



8,390 sq.m.



55 Storeys



48 Residential Floors



6 Podium Parking &
2 Basement Parking



3 Amenity Floors





In Japanese culture,
a **Takumi** is a master of his craft,
respected for his exceptional skills,
lifelong discipline, and quiet perfection.

Our **TAKUMI** Story

STRATEGIC LOCATION



DMCI HOMES
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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





CBDs



ORTIGAS

3.7 KM | 10 Minutes



BGC - TAGUIG

8.1 KM | 27 Minutes



MAKATI

10 KM | 30 Minutes

MALLS



TIENDESITAS
1.3 KM | 4 Minutes



SM PASIG
1.6 KM | 5 Minutes

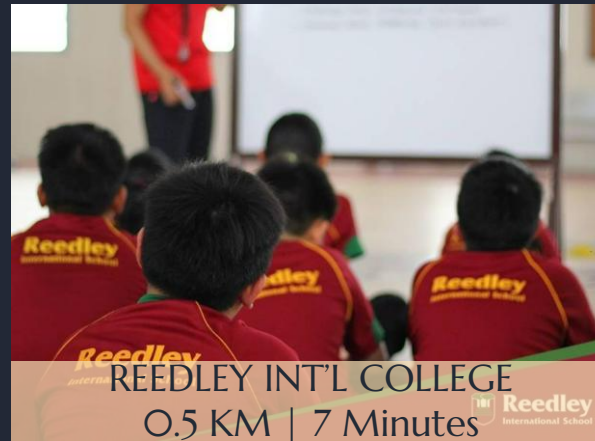


OPUS MALL
1.3 KM | 5 Minutes



SM MEGAMALL
3.8 KM | 14 Minutes

SCHOOLS



HOSPITAL



THE MEDICAL CITY
2.5 KM | 9 Minutes



ST. LUKE'S MEDICAL CENTER
7.1 KM | 22 Minutes

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

Our TAKUMI Story

DESIGN DETAILS



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THE VALERON
TOWER



ROOFDECK

76% of Open Spaces

7TH FLOOR

GROUND FLOOR



1 Commercial Spaces & Convenience Store

3 Co-working Space

5 Day Care center

2 Lobby

4 Fitness Gym

6 Transfer Elevator

TRANSFER ELEVATOR

Ground Floor to 7th Floor

THE VALERON
TOWER

7TH FLOOR

GROUND FLOOR





E. RODRIGUEZ JR. AVE.

C-5 ROAD

PE ANTONIO

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





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





SKY PROMENADE



SKY LOUNGE



SNACK BAR & KITCHEN



SKY DECK POOL



SKY DECK POOL

FRONT VIEW

ANTIPOLO

QUEZON CITY

ORTIGAS



BACK VIEW

LAGUNA DE BAY

BGC

MAKATI



FACILITIES



CARD-OPERATED
LAUNDRY STATION



CONVENIENCE STORE



WATER STATION

FACILITIES



GUEST ROOM


THE VALERON
TOWER


THE VALERON
TOWER

DMCI HOMES LUMIVENTT TECHNOLOGY





SKY PATIO



SAMPLE GARDEN ATRIUM

FACADE & BIGGER DOORS AND WINDOWS



Our **TAKUMI** Story

QUALITY FEATURES
AND SERVICES

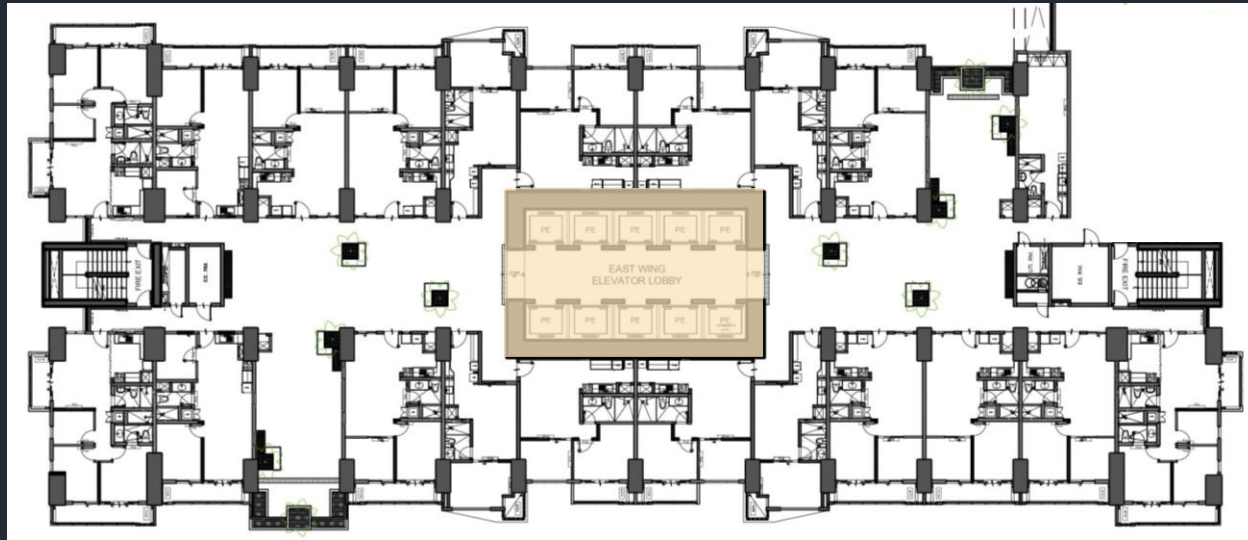


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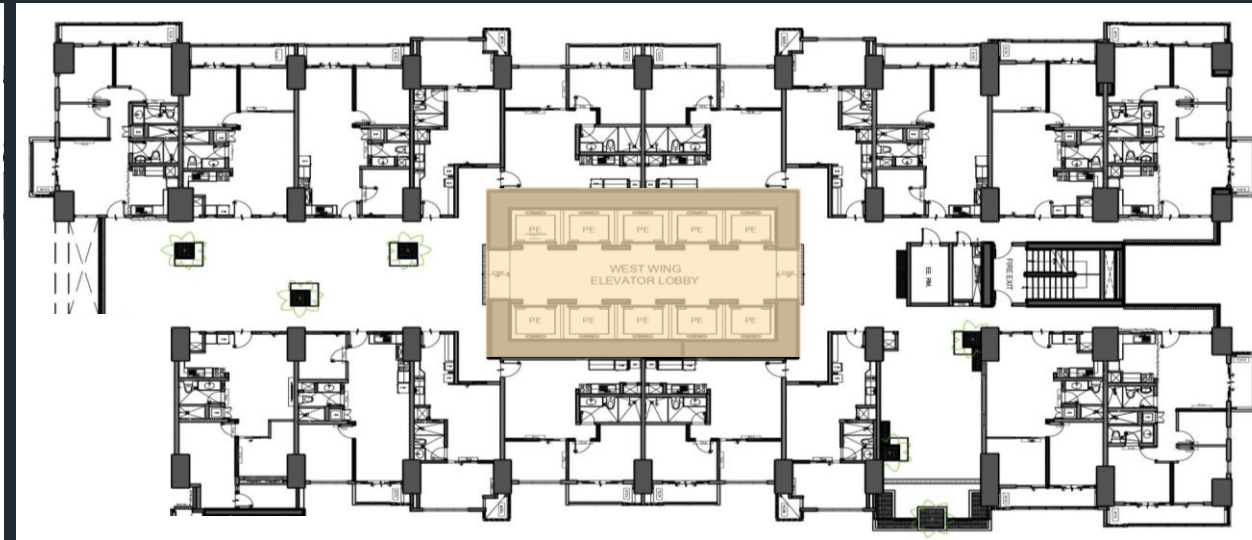
Marubeni

THE VALERON EAST & WEST – ATRIUM LEVEL

EAST



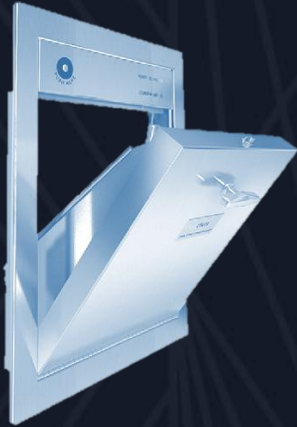
WEST



QUALITY FEATURES AND SERVICES



100% Back-up
Power



Garbage Chute



Perimeter
Fence



CCTV Surveillance



24 hr
Security

PROPERTY MANAGEMENT



MAINTENANCE



HOUSEKEEPING



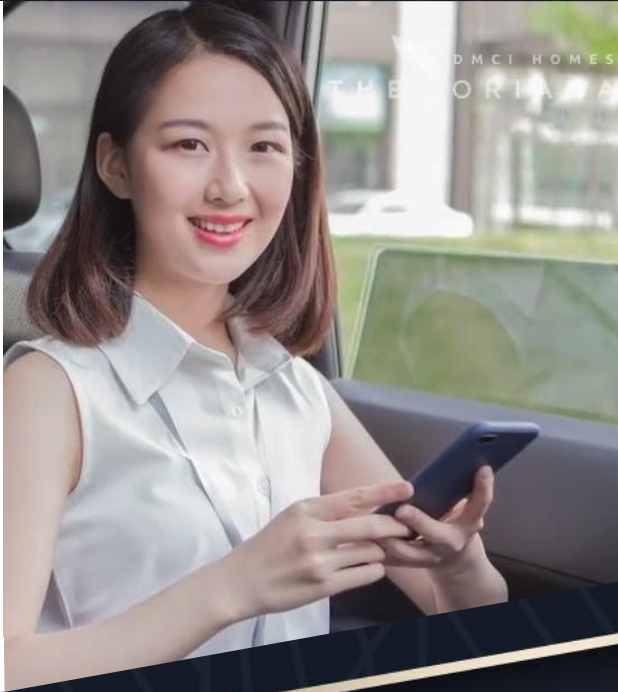
ASSISTANCE



DMCI HOMES COMMUNITIES



DMCI HOMES SERVICES



DMCI HOMES SERVICES



DMCI HOMES COMMUNITY
MOBILE APP



HOME
EASE



Our TAKUMI Story

VALUE FOR MONEY
UNIT OFFERINGS



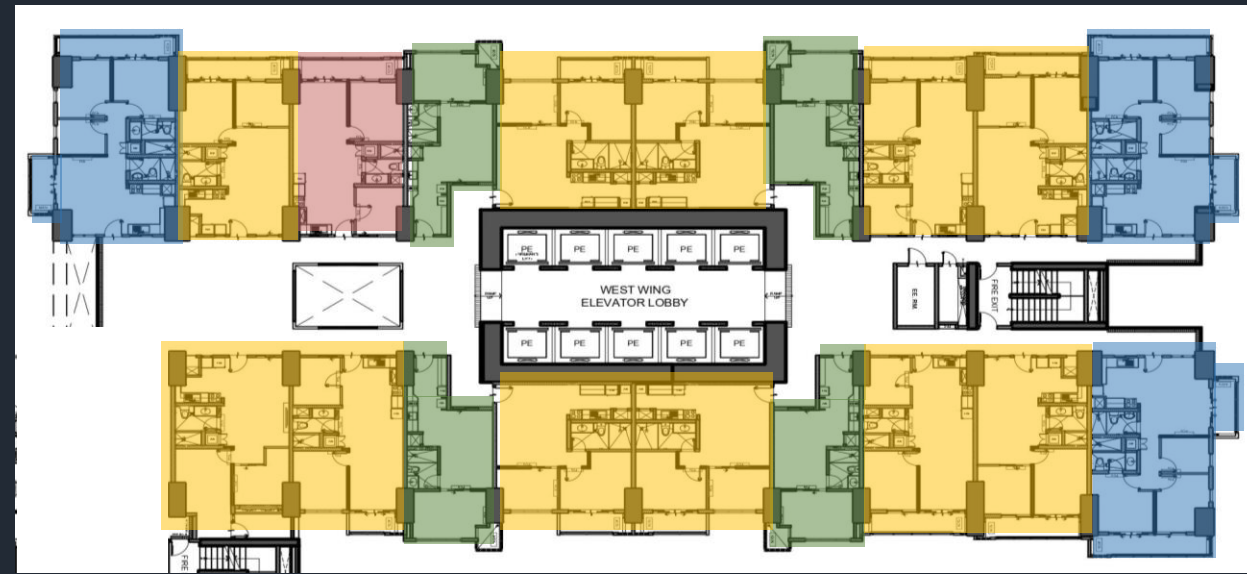
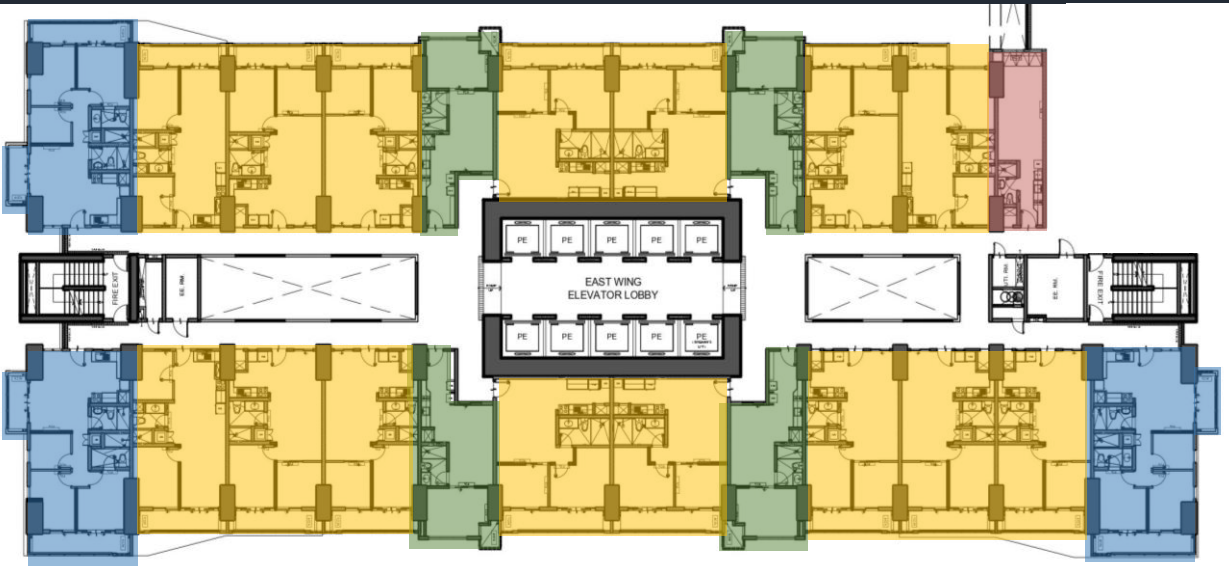
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RESIDENTIAL TYPICAL LEVEL

EAST

WEST



THE VALERON EAST & WEST

STUDIO

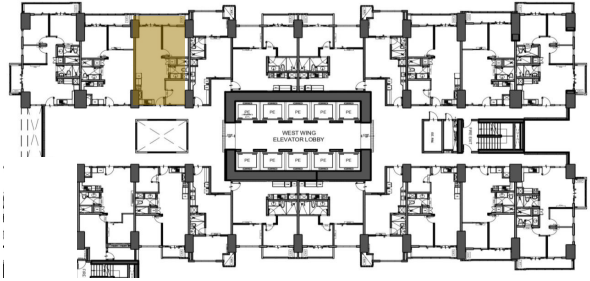
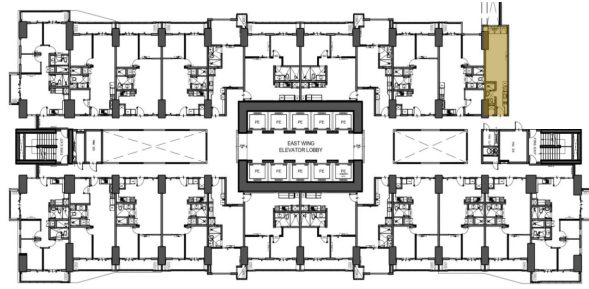
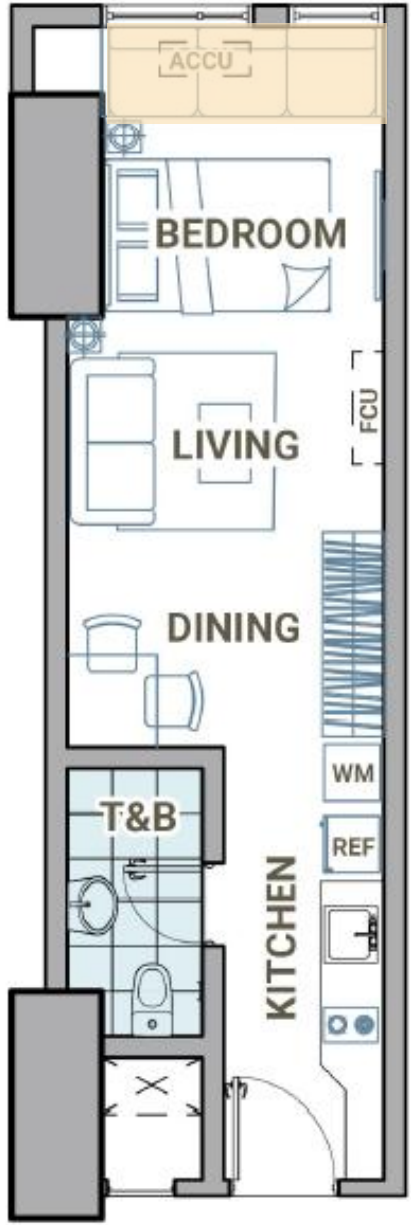
1BR

2BR

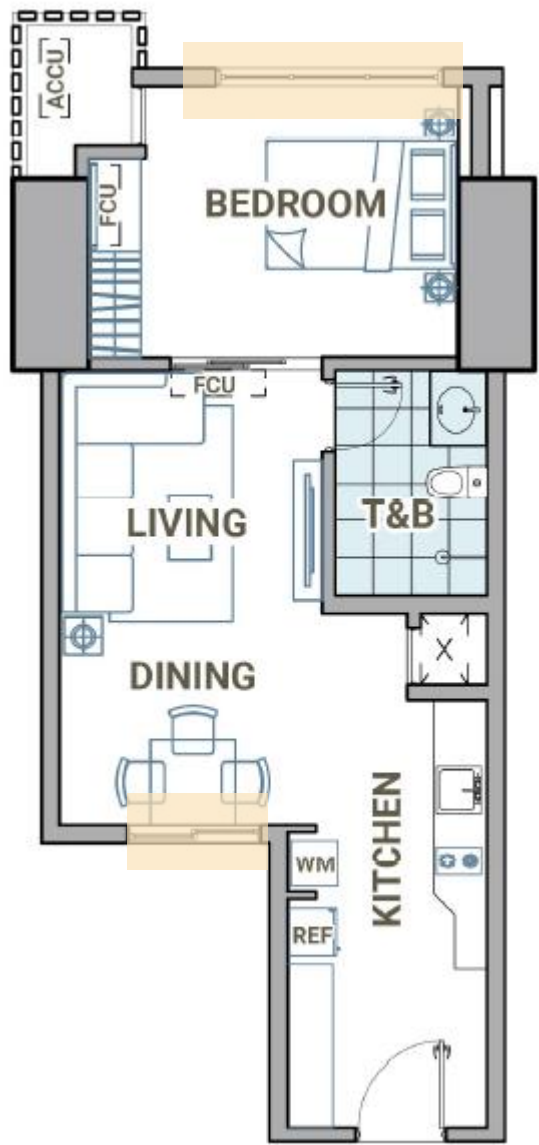
3BR

STUDIO

Unit Area 32.5 - 34.5



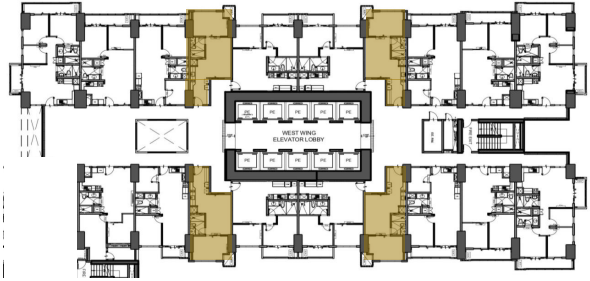
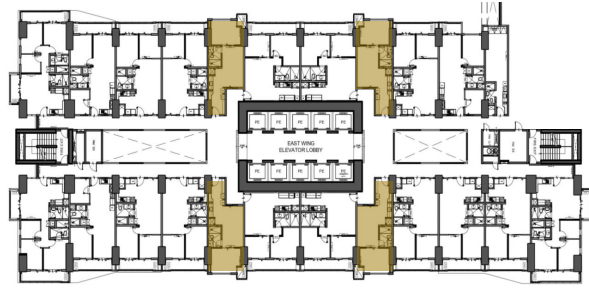
The Valeron East & West



1 BEDROOM

Unit Area

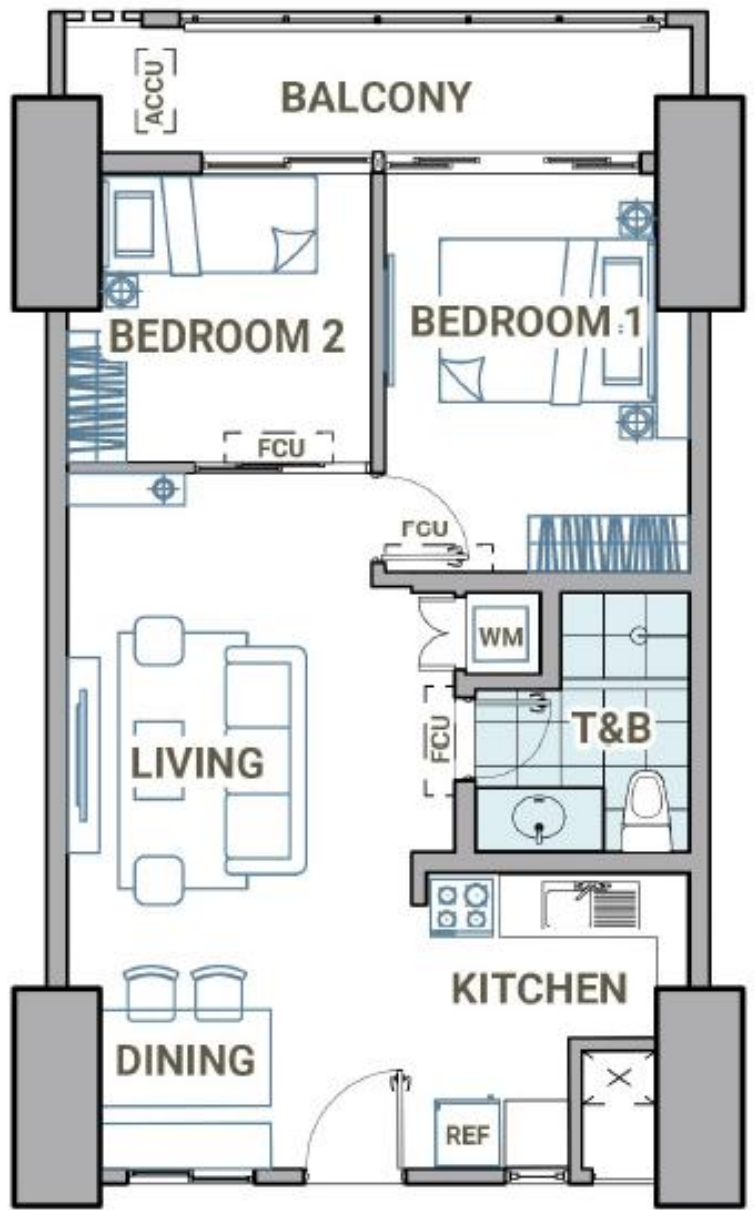
46.5 – 48.5



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



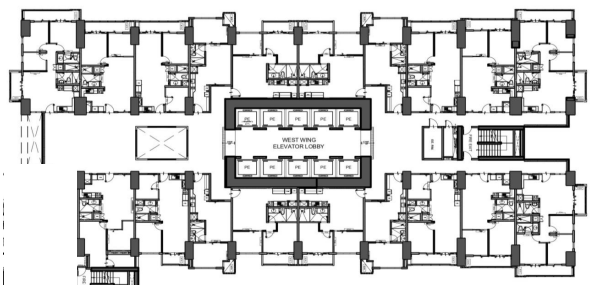
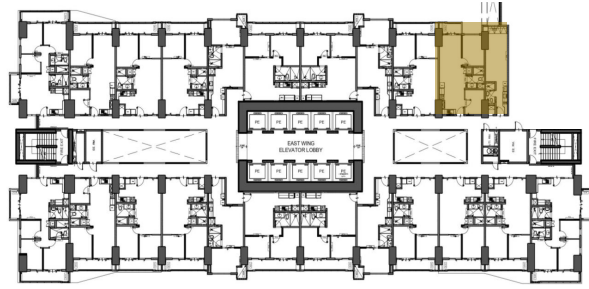
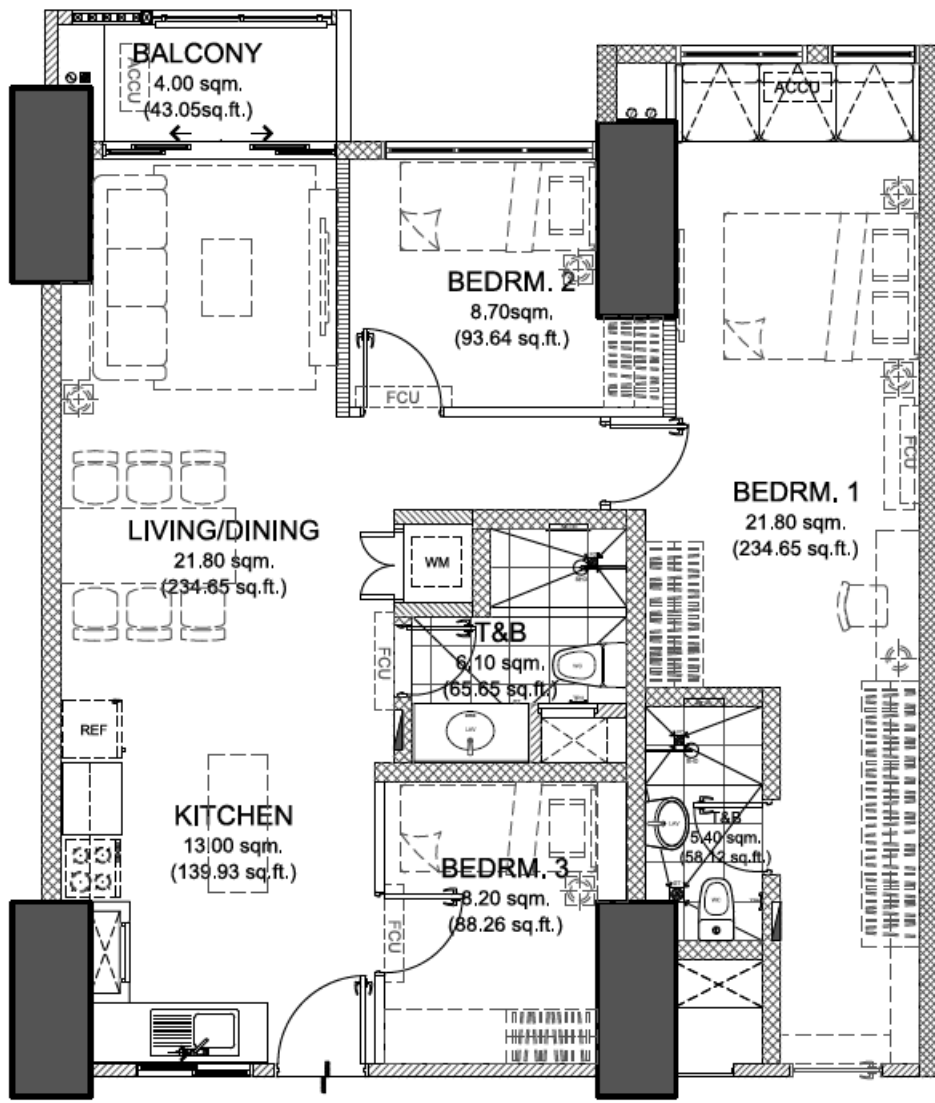
Unit Area 69.0 – 79.5
Gross Area 76.0 – 85.0



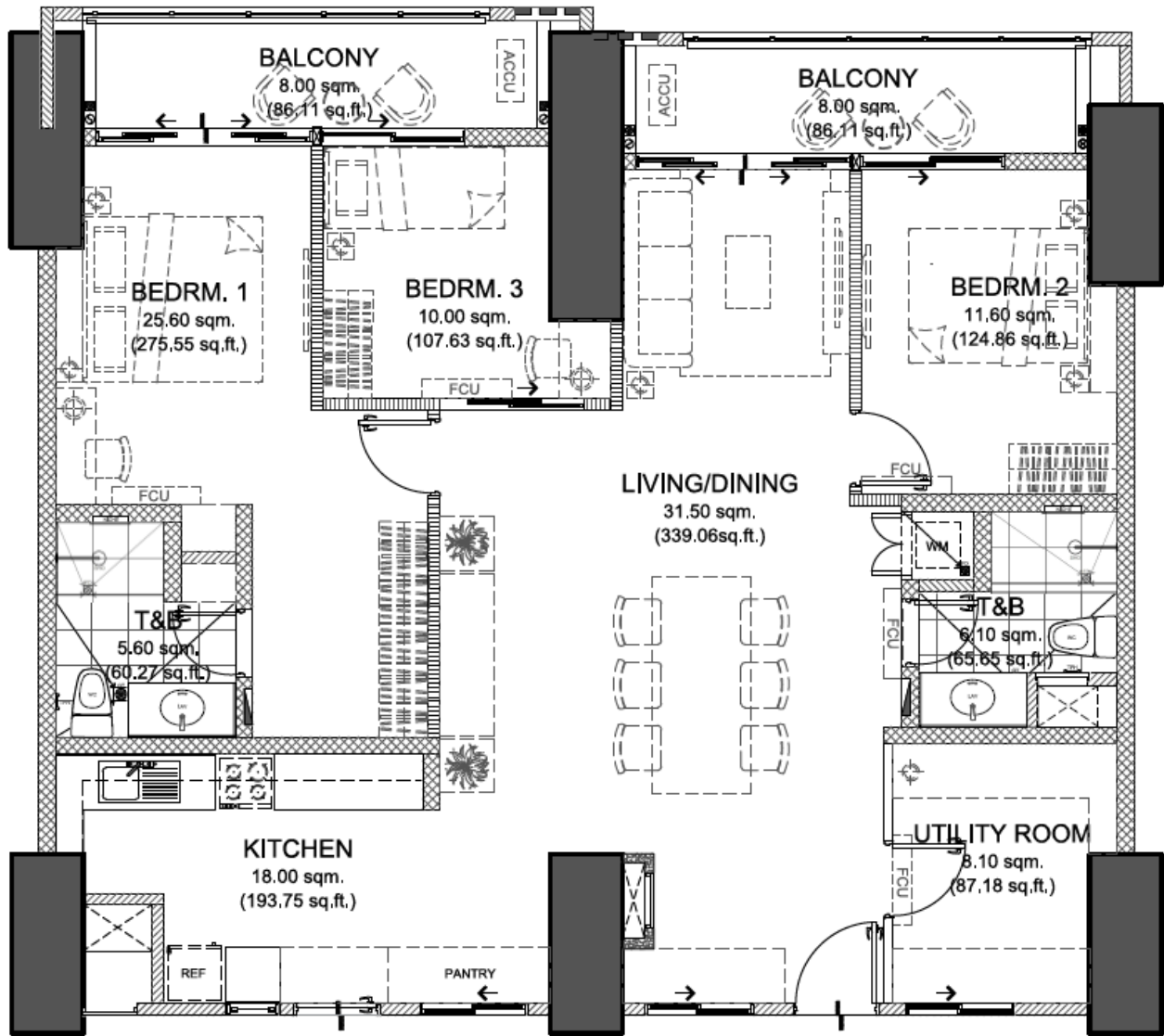
The Valeron East & West

TANDEM UNIT A

Unit Area	90.0 – 116.5
Gross Area	94.0 – 132.5

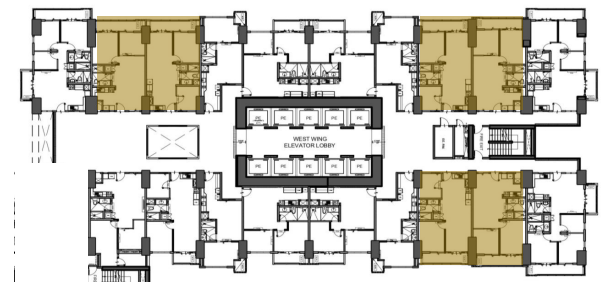
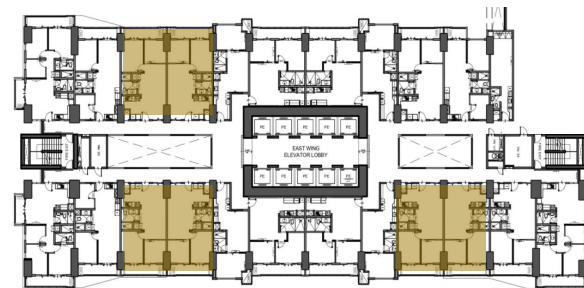


The Valeron East & West



TANDEM UNIT E

Unit Area	116.5
Gross Area	132.5



The Valeron East & West



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.

STRATEGIC LOCATION



VALUE FOR
MONEY
UNIT
OFFERINGS



Our TAKUMI Story



QUALITY
FEATURES
AND
SERVICES



DESIGN DETAILS



Inventory Release

Inventory Type	Floors
Units	7 th Floor to 26 th Floor
	45 th Floor to PH Floors
PS	Basement 2 & Podium 2 - 4



UNIT PRICING

Studio	Unit Area	Gross Area	List Price Range	
			Min	Max
STUDIO	32.5 – 34.5	32.5 – 34.5	6.9 Mn	9.2 Mn
1-BR	45.5 – 48.5	46.5 – 53.0	8.8 Mn	11.6 Mn
2-BR	57.5 – 82.0	59.0 – 91.0	10.8 Mn	17.3 Mn
3-BR	69.0 – 79.5	76.0 – 85.0	13.6 Mn	17.9 Mn

PS PRICING

Parking			
PS Type	PS Area	Gross Area	List Price Range
Single	12.5 – 23.5	12.5 – 23.5	1.0 Mn – 1.3 Mn
Tandem	25.0 – 47.0	25.0 – 47.0	1.9 Mn – 2.5 Mn
Single w/ Utility Cabinet	12.5 – 15.0	13.0 – 15.5	1.1 Mn – 1.3 Mn
Tandem w/ Utility Storage	12.5 – 16.0	19.5 – 23.0	2.3 Mn – 2.5 Mn

PAYMENT TERM

STANDARD

30%

w/ 4% Discount

DP Period: 38 Months

PAYMENT TERM

+12 mos DP extension!

Effectivity Date: Apr. 1 – May. 31, 2026

PAYMENT TERM

YEAR-END DEALS

20%

w/ 2% Discount

DP Period: 50 Months

PAYMENT TERM

YEAR-END DEALS

15 %

DP Period: 50 Months

PAYMENT TERM

YEAR-END DEALS

12 %

w/ 1% discount

DP Period: 50 Months

PAYMENT TERM

3% Special Discount

Effectivity Date: Apr. 1 – May. 31, 2026



THE VALERON TOWER

FOR AS LOW AS

STUDIO: 16K / month
1BEDROOM: 20K / month
2BEDROOM: 25K / month
3BEDROOM: 32K / month

Using 12% DP term w/ 1% disc +12 mos DP extension



STRATEGIC LOCATION



VALUE FOR
MONEY
UNIT
OFFERINGS



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QUALITY
FEATURES
AND
SERVICES



DESIGN DETAILS



DMCI HOMES

Feels real good to be home



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HAPPY SELLING!