

## INTEROFFICE MEMORANDUM

**Reference #: DMPVI-25-05-001**

**TO** : Acctg. / Customer Care / DICD / Finance / IT / Legal & Permits / Marketing / PAU / Sales Admin / Sales Mgt.

**FROM** : Project Development

**CC** : BPU / PD File

**DATE** : May 2, 2025

**SUBJECT** : **THE VALERON TOWER**  
**Launch Pricelist**

In our continuous efforts in improving the sales of The Valeron Tower, please be informed that we have converted selected 2BR units to Studio units at the Valeron Tower West. Given this, we will be launching inventories of the converted units in the 7<sup>th</sup> to 14<sup>th</sup> floor effective on May 23, 2025. Please see details below:

**I. RESIDENTIAL UNITS**

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

Type	Description	No. of Inventory	Unit Area	Gross Area	List Price	
			(in sqm., more or less)		Min	Max
Units	STU	14	32.5	32.5 - 36	6,940,000	8,581,000
	Total	14				

**B. Tracking**

Previous Launch	This Launch	Total
1,191	14	1,205

**C. Availability Plans, Unit Layouts and Turnover Specifications**

1. Residential Availability Plans dated March 2025 (DE-25-03-005)
2. Unit Layout dated March 2025 (DE-25-03-005)
3. Turnover Specifications of Units dated March 2025 (DE-03-005)

**II. TIMETABLE, PAYMENT TERMS & IMPLEMENTING GUIDELINES**

**A. Timeline**

Item	Date
1. Pricelist Effective Date	May 23, 2025
2. End of Down Payment Period	June 2029
3. Target Completion Date / RFO Date	July 2029
4. Due Date for Bank Financing and Balance upon Turnover	July 2029

## INTEROFFICE MEMORANDUM

### B. Payment Terms and Discounts

Payment Term	Particulars
30%	All units and parking slots

*Standard discount shall apply as indicated in memo PD-19-09-026*

### C. Implementing Guidelines

1. Checks 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 same time of actual purchase.

For your information and guidance

**THE VALERON TOWER**

West

Units

Ready for Occupancy (RFO): July 2029

Effective Date: May 23, 2025

Based on Availability Plans dated March 2025 (Ref. # DE-25-03-005).



UNIT NO.	DESCRIPTION	UNIT AREA (sqm)	BALCONY (sqm)	TOTAL AREA (sqm)	LIST PRICE (Php; with VAT if applicable)
<b>West - 7th Floor: Atrium Floor</b>					
703A	Studio D (Inner)	32.50	6.00	38.50	8,581,000
703B	Studio D (Inner)	32.50	6.00	38.50	8,581,000
<b>West - 8th Floor: Atrium Floor</b>					
803A	Studio C (Inner)	32.50	0.00	32.50	8,224,000
803B	Studio C (Inner)	32.50	0.00	32.50	8,224,000
<b>West - 9th Floor: Typical Floor</b>					
903A	Studio C (Inner)	32.50	0.00	32.50	7,058,000
903B	Studio C (Inner)	32.50	0.00	32.50	7,058,000
<b>West - 10th Floor: Typical Floor</b>					
1003A	Studio C (Inner)	32.50	0.00	32.50	7,073,000
1003B	Studio C (Inner)	32.50	0.00	32.50	7,073,000
<b>West - 11th Floor: Typical Floor</b>					
1103A	Studio C (Inner)	32.50	0.00	32.50	6,940,000
1103B	Studio C (Inner)	32.50	0.00	32.50	6,940,000
<b>West - 12th Floor: Typical Floor</b>					
1203A	Studio C (Inner)	32.50	0.00	32.50	6,955,000
1203B	Studio C (Inner)	32.50	0.00	32.50	6,955,000
<b>West - 14th Floor: Typical Floor</b>					
1403A	Studio C (Inner)	32.50	0.00	32.50	6,970,000
1403B	Studio C (Inner)	32.50	0.00	32.50	6,970,000

**Notes:**

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

RESIDENTIAL UNITS	STUDIO UNIT		1-BEDROOM UNIT		3-BEDROOM UNIT		
	32.50 sq.m (Type A.1, C, C.1)	32.50 sq.m (Type D, D.1)	45.50 sq.m (Type A & A.1)	46.50 sq.m (Type B & B.1)	69.00 sq.m (Type A & A.1)	71.00 sq.m (Type B & B.1)	78.00 sq.m (Type G & G.1)
	34.50 sq.m (Type B.1)			48.50 sq.m (Type C & C.1)	71.00 sq.m (Type C, D,D.1, E & E.1)	73.00 sq.m (Type F & F.1)	79.50 sq.m (Type H & H.1)
<b>FLOOR FINISHES</b>							
Living, Dining and Kitchen	Vinyl planks with baseboard				Ceramic tiles with baseboard		
Bedrooms	Vinyl planks with baseboard						
Balcony	N/A	Ceramic tiles with pebble washout		N/A	Ceramic tiles with pebble washout		
Toilet & Bath	Unglazed ceramic tiles						
<b>WALL FINISHES</b>							
Interior Walls	Painted finish						
Toilet	Unglazed Ceramic tiles; Painted cement finish above wall tiles						
<b>CEILING FINISHES</b>							
Living, Dining and Kitchen	Painted plain cement finish						
Bedrooms	Painted plain cement finish						
Toilet & Bath	Painted ficemboard ceiling						
<b>SPECIALTIES</b>							
Kitchen Area	Granite finish kitchen countertop with cabinet system						
Toilet and Bath	Mirror Cabinet	Granite finish lavatory countertop			Granite finish lavatory countertop for T&B 1		
<b>DOORS</b>							
Entrance Door	Wooden panel door on metal jamb						
Bedroom Door	N/A	Sliding aluminum-framed glass panel		Wooden door on metal jamb			
Toilet Door	Wooden door with half louver on metal jamb						
Balcony Door	N/A	Sliding aluminum-framed glass panel with insect screen		N/A	Sliding aluminum- framed glass panel with insect screen		
<b>WINDOWS</b>							
Aluminum-framed glass panel with insect screen (except awning windows)							
<b>FINISHING HARDWARE</b>							
Main Door Lockset	Mortise type keyed lockset						
Bedroom Lockset	N/A	Flush type keyed lockset			Lever type keyed lockset		
Toilet Lockset	Lever type privacy lockset						
<b>TOILET AND KITCHEN FIXTURES</b>							
Water Closet	Top flush, one-piece type						
Lavatory	Wall-hung type basin		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				Stainless steel, single bowl with one-side drainboard		
Kitchen Faucet	Gooseneck type				Rotary lever type		
Toilet Exhaust	Ceiling-mounted exhaust fan						
Kitchen exhaust	Rangehood Provision						
AIR CONDITION	Provision for Split type Air Conditioning Unit						
<b>COMMON AREA</b>							
<b>FLOOR FINISH</b>							
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						
<b>WALL FINISH</b>							
Exterior Wall Finish	Combination of plain and textured paint on cement finish						
Hallway	Painted plain cement finish						
Stairwell	Painted plain cement finish						
<b>CEILING FINISH</b>							
Hallway	Painted plain cement finish with ficem / gypsum board cladding						
Stairwell	Plain cement finish						
Driveway/ Parking	Straight to finish concrete						

---- Nothing follows ----


Specifications are subject to change without prior notice.

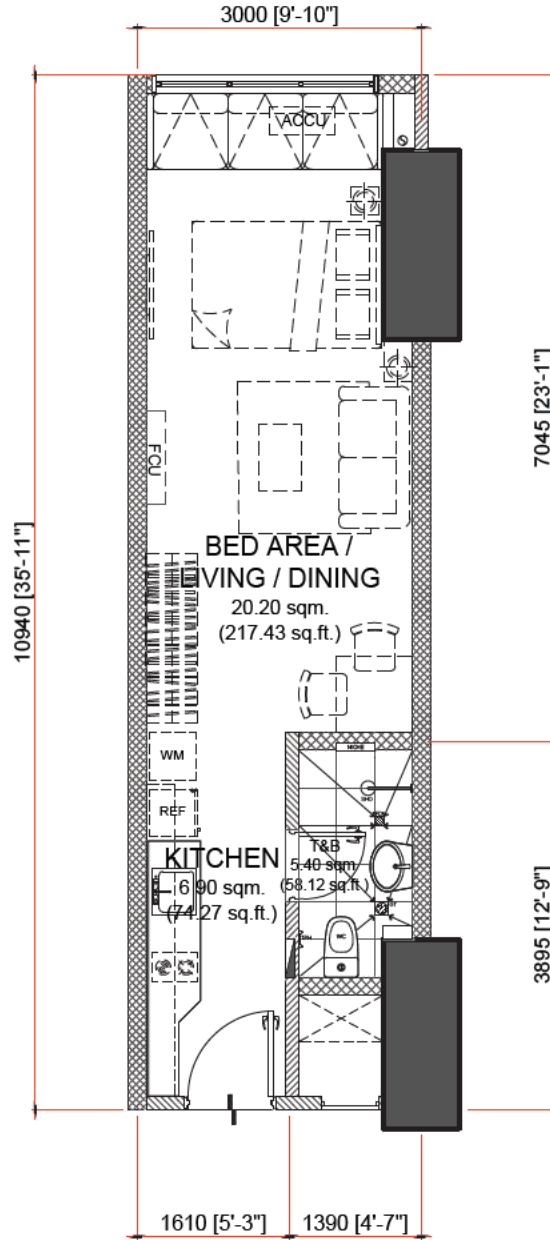
<b>ISSUED FOR REFERENCE ONLY</b>		
RIZA		3/10/2025
RMS		
ANA		


RESIDENTIAL UNITS	2-BEDROOM UNIT									
	57.50 sq.m (Type A, A.1, B & B.1)	59.50 sq.m (Type N & N.1)	57.50 sq.m (Type C, D, D.1, E & E.1)	58.50 sq.m (M & M.1)	60.50 sq.m (Type S & S.1)	58.00 sq.m (Type F & F.1, G, G.1, H & H.1)	62.50 sq.m (Type I)	59.00 sq.m (Type J & J.1)	82.00 sq.m (Type T, T.1, U & U.1)	
	59.00 sq.m (Type K, K.1 & L)	61.50 sq.m (Type R & R.1)	59.50 sq.m (Type O & O.1)				64.50 sq.m (Type P)	61.00 sq.m (Type Q & Q.1)		
<b>FLOOR FINISHES</b>										
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									
<b>WALL FINISHES</b>										
Interior Walls	Painted Finish									
Toilet	Unglazed Ceramic tiles; Painted cement finish above wall tiles									
<b>CEILING FINISHES</b>										
Living, Dining and Kitchen	Painted plain cement finish									
Bedrooms	Painted plain cement finish									
Toilet & Bath	Painted ficemboard ceiling									
<b>SPECIALTIES</b>										
Kitchen Area	Granite finish kitchen countertop with cabinet system									
Toilet and Bath	Granite finish lavatory countertop							Granite finish lavatory countertop for T&B 1		
<b>DOORS</b>										
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	
<b>WINDOWS</b>										
Aluminum framed glass panel with insect screen (except awning windows)										
<b>FINISHING HARDWARE</b>										
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									
<b>TOILET AND KITCHEN FIXTURES</b>										
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									
<b>COMMON AREA</b>										
<b>FLOOR FINISH</b>										
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									
<b>WALL FINISH</b>										
Exterior Wall Finish	Combination of plain and textured paint on cement finish									
Hallway	Painted plain cement finish									
Stairwell	Painted plain cement finish									
<b>CEILING FINISH</b>										
Hallway	Painted plain cement finish with ficem / gypsum board cladding									
Stairwell	Plain cement finish									
Driveway/ Parking	Straight to finish concrete									

---- Nothing follows ----

Specifications are subject to change without prior notice.

<b>ISSUED FOR REFERENCE ONLY</b>		
RIZA		3/10/2025
RMS		
ANA		



NOTED BY:		
NOEL		11MAR25
FE		
ANA		

**32.50 sq.m. STUDIO TYPE C**  
 INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.  
 GROSS FLOOR AREA - 32.50 sq.m. / 349.82 sq.ft.

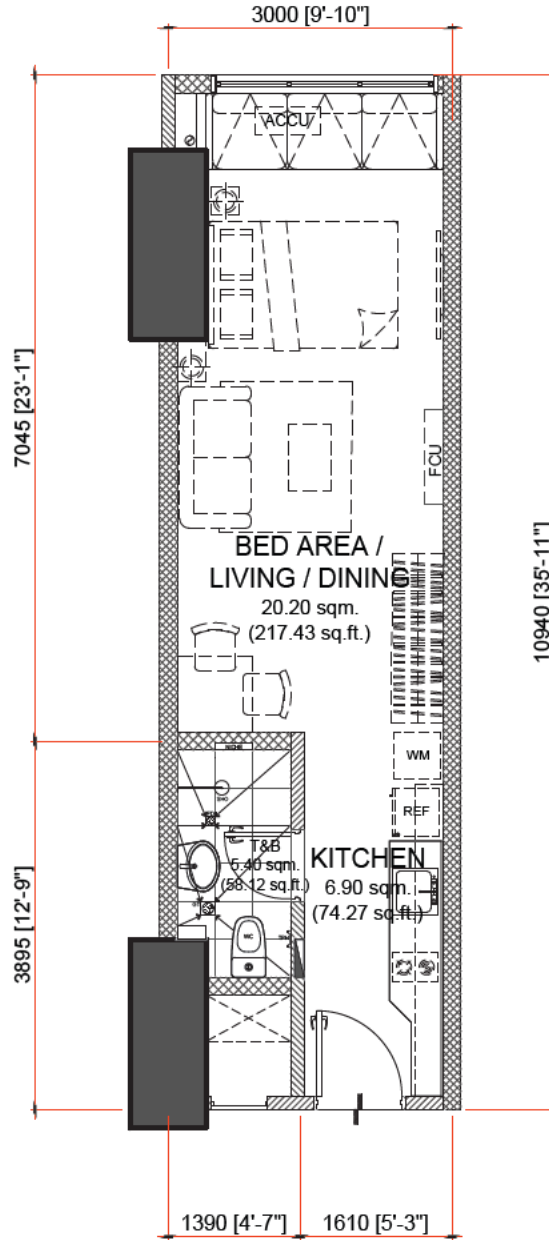
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**NOTE:**

- DIMENSIONS & AREAS MAY VARY BASED ON ACTUAL SITE CONDITION.
- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSE ONLY
- ALL PLANS DETAIL AND SPECIFICATION CONTAINED HEREIN ARE SUBJECT TO CHANGE WITHOUT PRIOR NOTICE AND DO NOT CONSTITUTE PART OF ANY OFFER OR CONTRACT.

**APPLICABLE TO:  
THE VALERON TOWER WEST**

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING / DINING / BED AREA	20.20	217.43
KITCHEN	6.90	74.27
T&B	5.40	58.12
UNIT AREA	32.50	349.82
GR. FLR. AREA	32.50	349.82



APPLICABLE TO:  
THE VALERON TOWER WEST


**32.50 sq.m. STUDIO TYPE C.1**  
 INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.  
 GROSS FLOOR AREA - 32.50 sq.m. / 349.82 sq.ft.

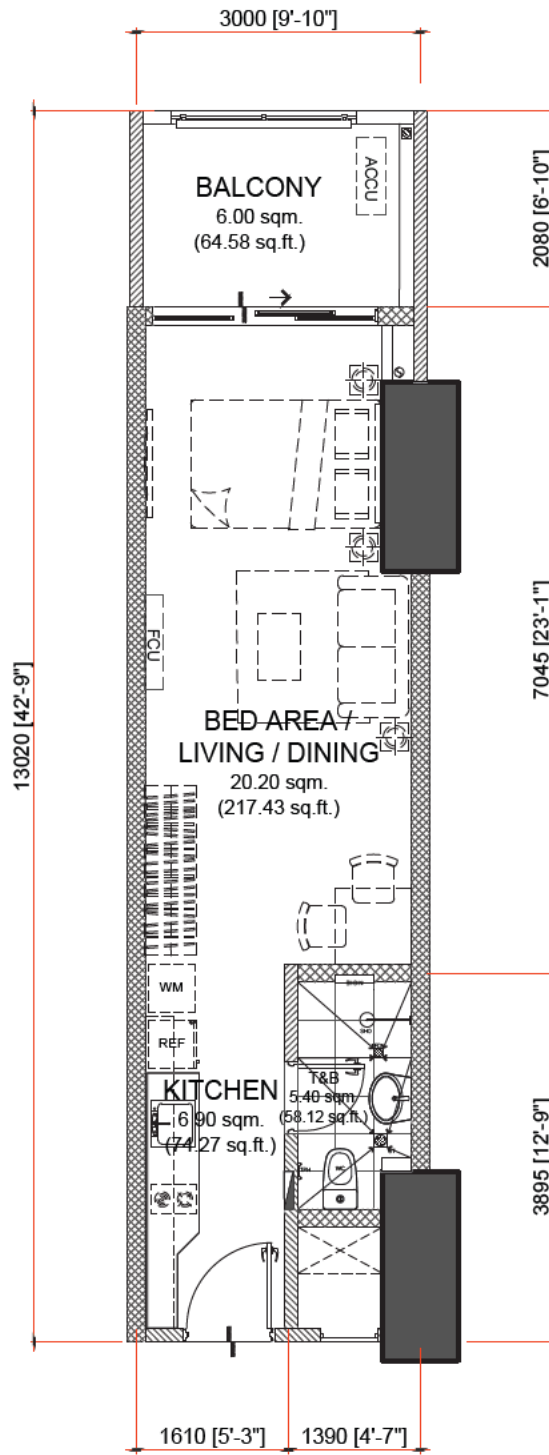
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NOTE:

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INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING / DINING / BED AREA	20.20	217.43
KITCHEN	6.90	74.27
T&B	5.40	58.12
UNIT AREA	32.50	349.82
GR. FLR. AREA	32.50	349.82

NOTED BY:		
NOEL		11MAR25
FE		
ANA		



**32.50 sq.m. STUDIO TYPE D**  
 INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.  
 BALCONY AREA - 6.00 sq.m. / 64.58 sq.ft.  
 GROSS FLOOR AREA - 38.50 sq.m. / 414.40 sq.ft.

SCALE: 1:80 mtrs.

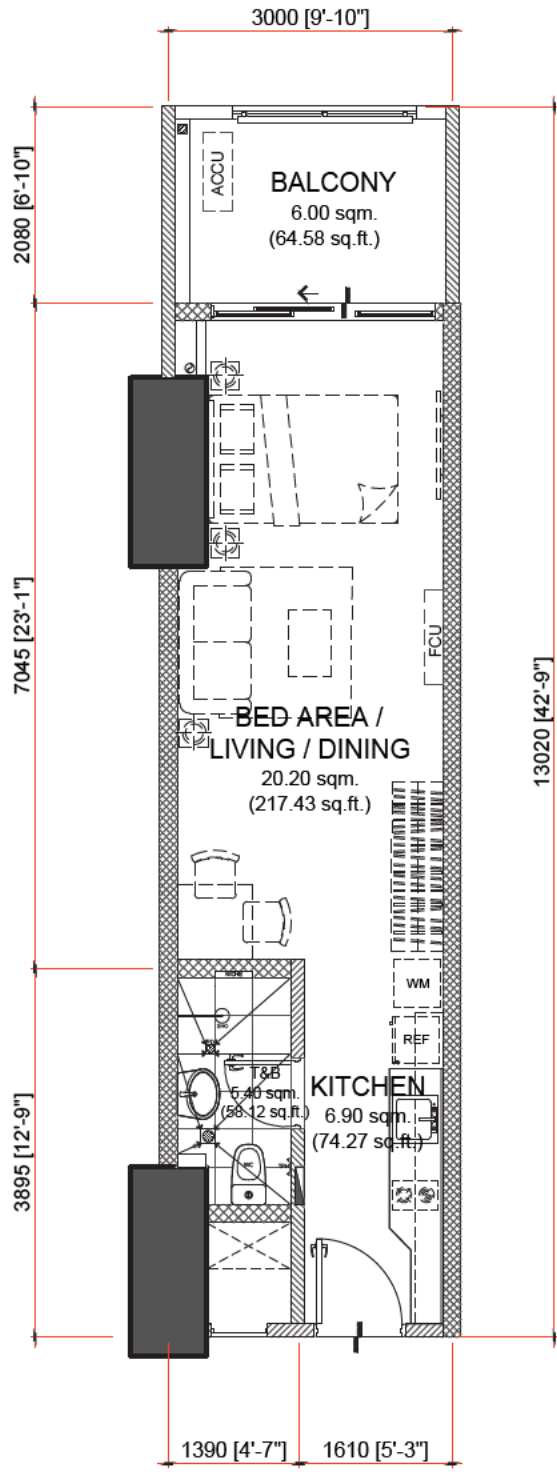
**NOTE:**

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- FURNITURE & APPLIANCES ARE NOT INCLUDED.
- FLOOR PLANS DEPICTED IN THIS MATERIAL ARE FOR ILLUSTRATION PURPOSE ONLY
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**APPLICABLE TO:  
THE VALERON TOWER WEST**

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING / DINING / BED AREA	20.20	217.43
KITCHEN	6.90	74.27
T&B	5.40	58.12
UNIT AREA	32.50	349.82
BALCONY	6.00	64.58
GR. FLR. AREA	38.50	414.40

NOTED BY:		
NOEL		11MAR25
FE		
ANA		



**32.50 sq.m. STUDIO TYPE D.1**  
 INNER UNIT - 32.50 sq.m. / 349.82 sq.ft.  
 BALCONY AREA - 6.00 sq.m. / 64.58 sq.ft.  
 GROSS FLOOR AREA - 38.50 sq.m. / 414.40 sq.ft.

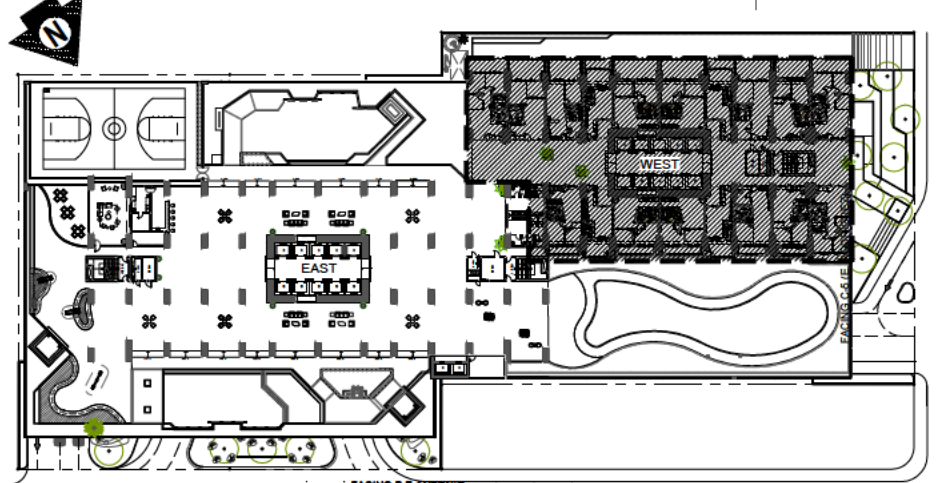
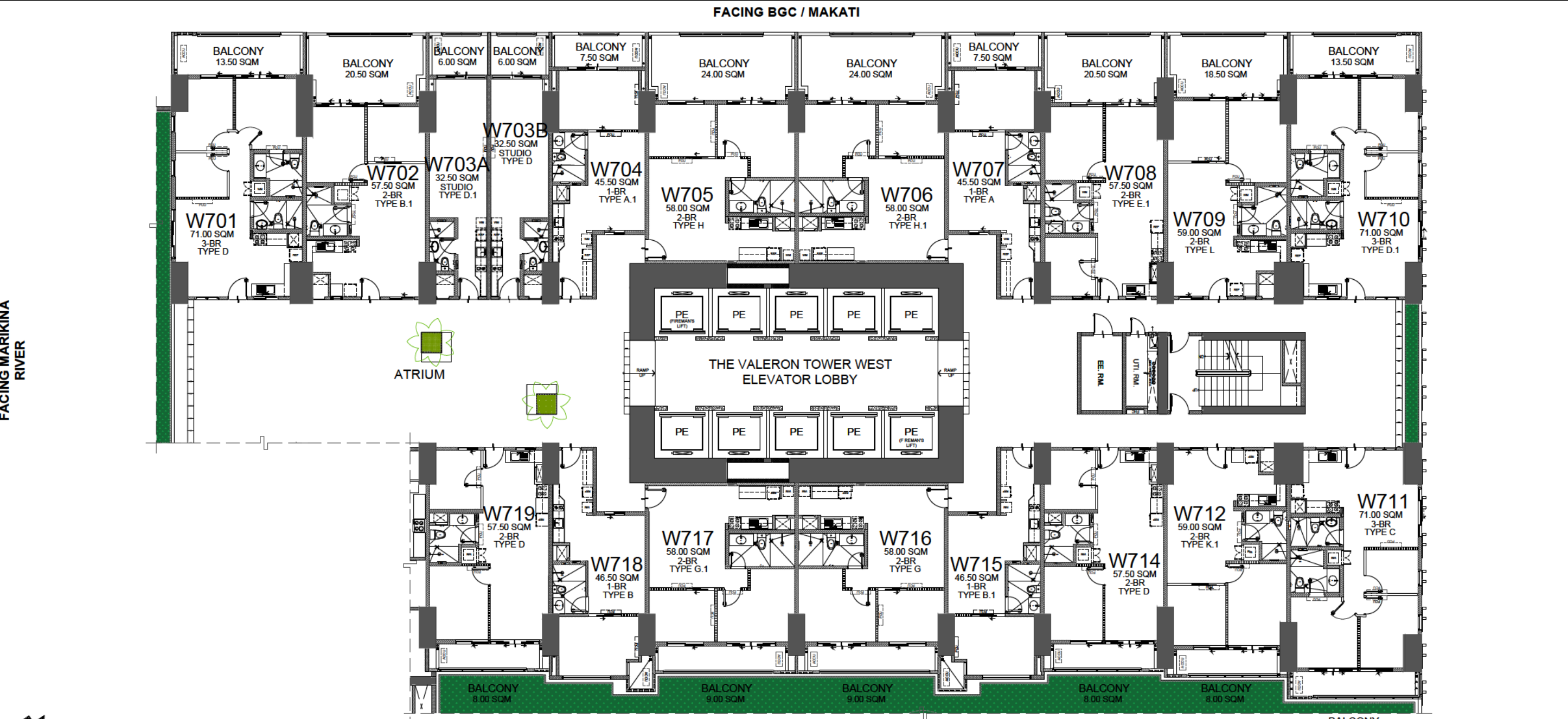
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**APPLICABLE TO:  
THE VALERON TOWER WEST**

INNER UNIT	AREA	
	SQ. MTR.	SQ. FT.
LIVING / DINING / BED AREA	20.20	217.43
KITCHEN	6.90	74.27
T&B	5.40	58.12
UNIT AREA	32.50	349.82
BALCONY	6.00	64.58
GR. FLR. AREA	38.50	414.40

NOTED BY:		
NOEL		11MAR25
FE		
ANA		



KEY PLAN

NOTED BY:	ELLA	5/5/25
	FE	
	ANA	



**7TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005

**LIST FOR POSSIBLE TANDEM UNITS:**

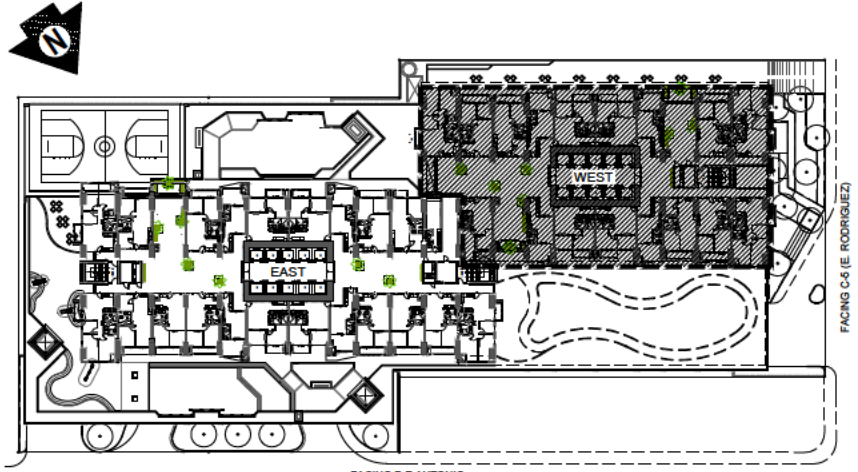
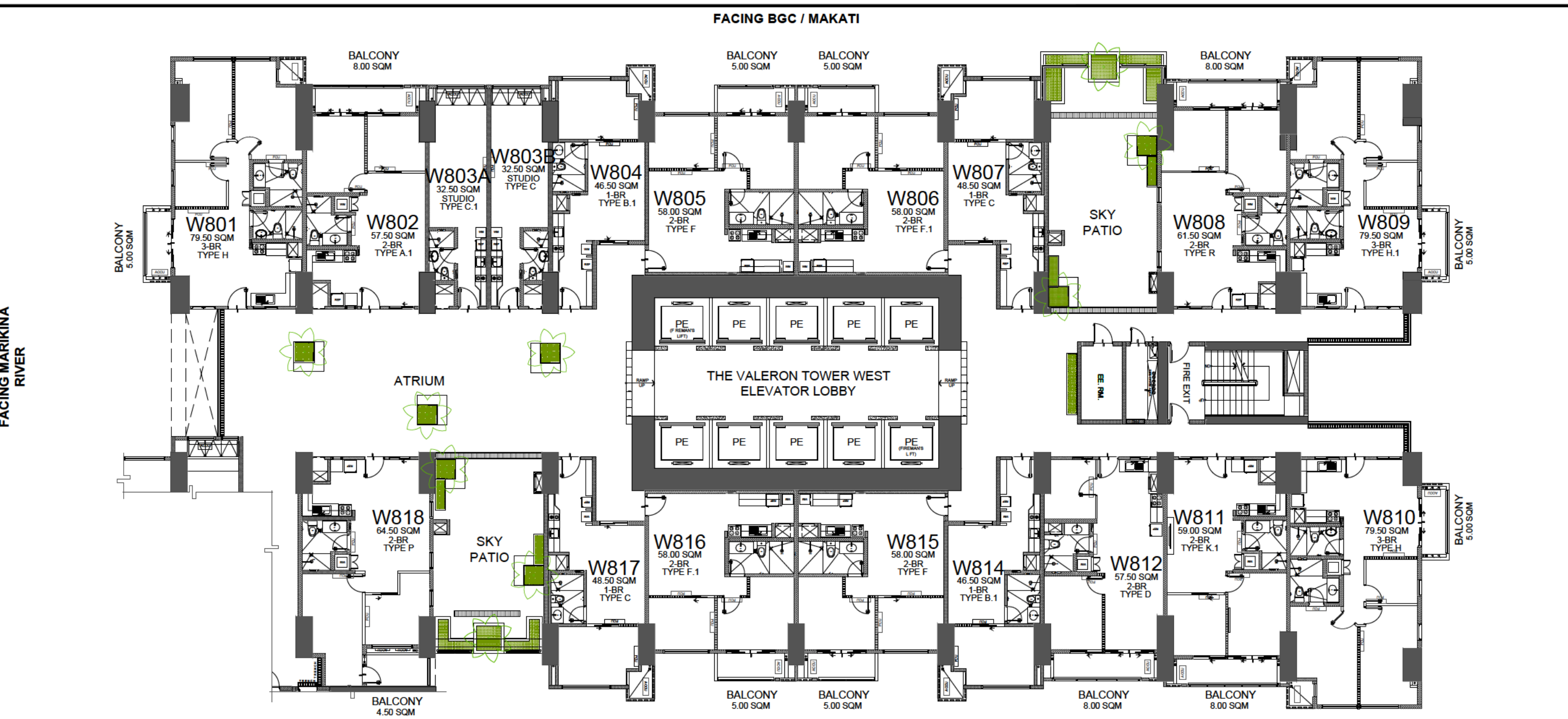
- W708 & W709
- W712 & W714

**NOTE:**  
Standard company policy regarding request for tandem shall apply.



**AVAILABILITY PLAN**

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.



**LIST FOR POSSIBLE TANDEM UNITS:**  
W811 & W812

**NOTE:**  
Standard company policy regarding request for tandem shall apply.

**KEY PLAN**

NOTED BY:	ELLA	3/10/25
	FE	
	ANA	



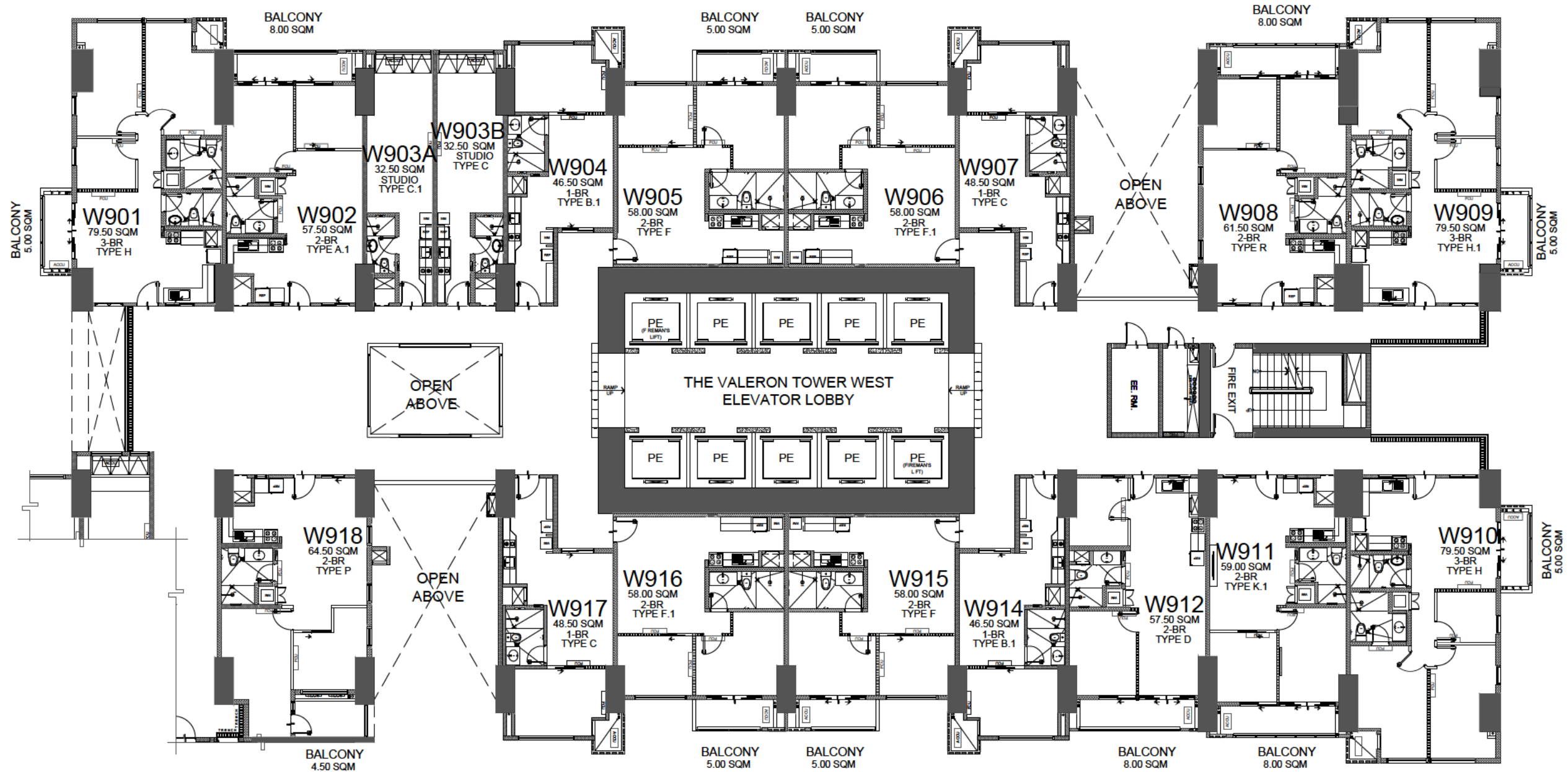
**8TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005



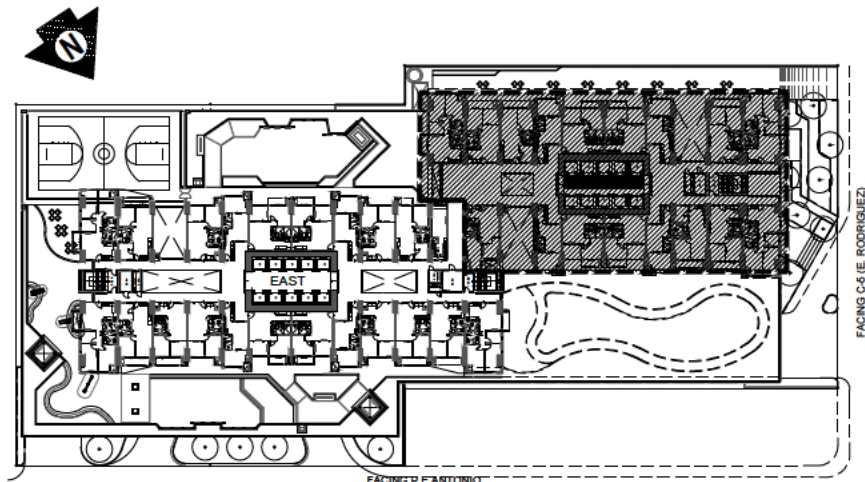
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**AVAILABILITY PLAN**

FACING BGC / MAKATI



FACING PE ANTONIO / QUEZON CITY



KEY PLAN

LIST FOR POSSIBLE TANDEM UNITS:

W911 & W912

NOTE:

Standard company policy regarding request for tandem shall apply.

NOTED BY:	ELLA	3/10/25
	FE	
	ANA	



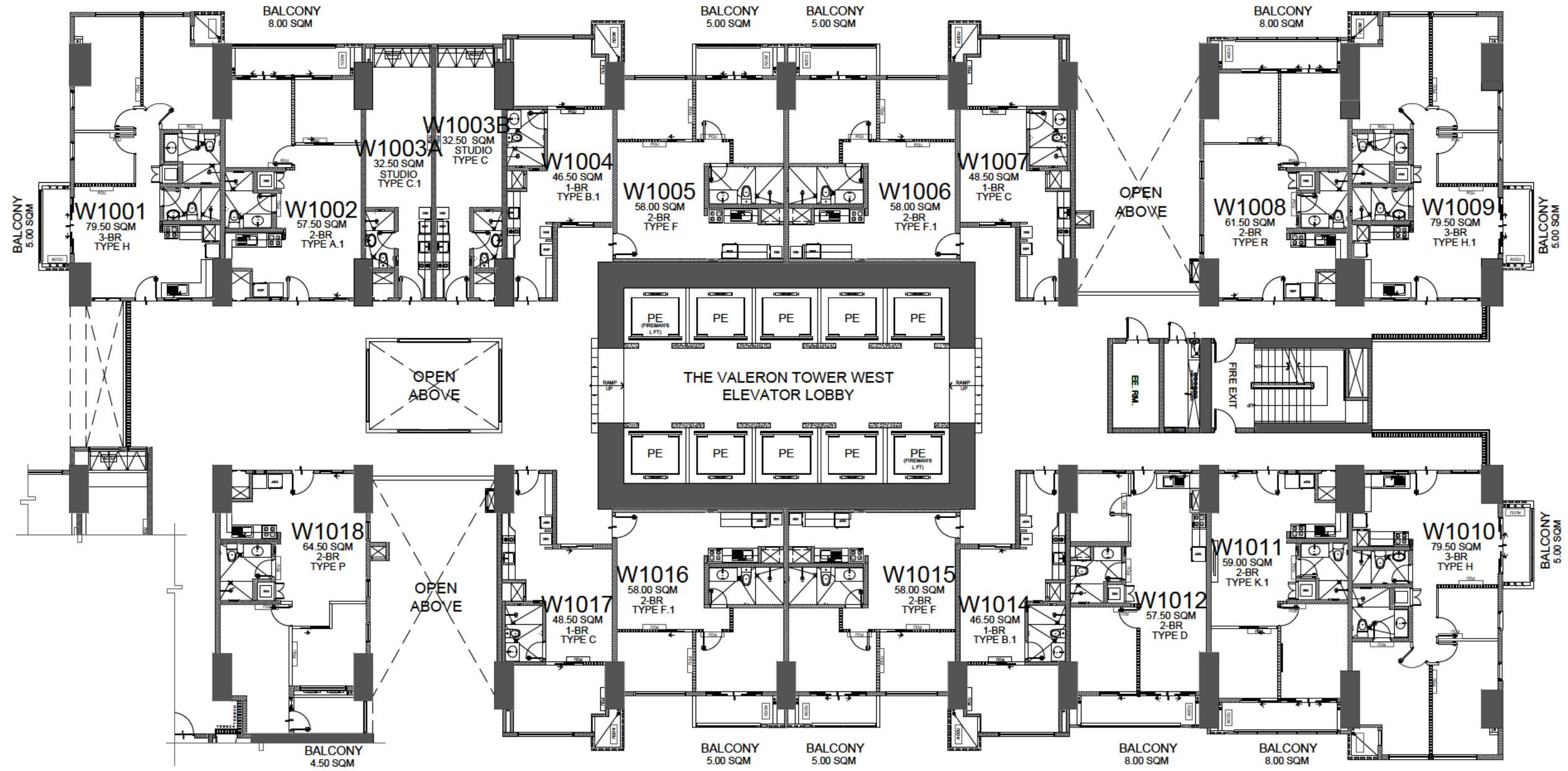
9TH FLOOR  
THE VALERON TOWER - WEST  
MARCH 2025  
PER MEMO REF. # DE-25-03-005



AVAILABILITY PLAN

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FACING BGC / MAKATI

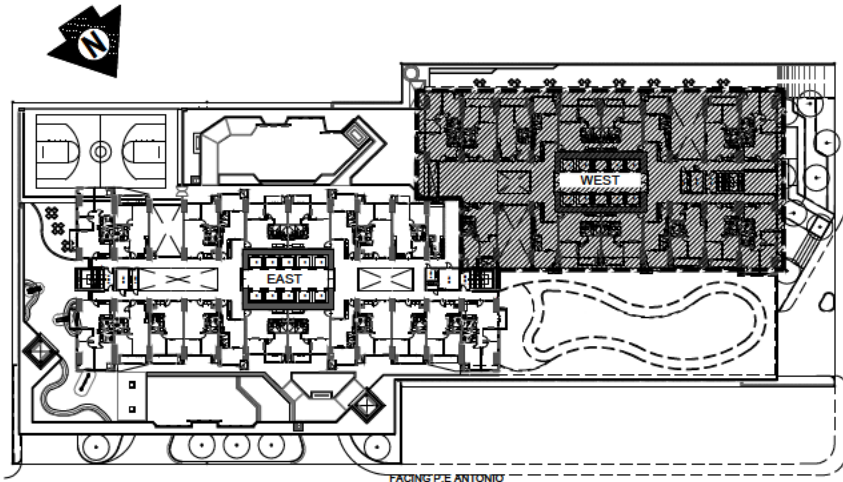


FACING PE ANTONIO / QUEZON CITY

FACING MARIKINA RIVER

FACING C-5 (E. RODRIGUEZ) / ORTIGAS

FACING C-5 (E. RODRIGUEZ)



KEY PLAN

**LIST FOR POSSIBLE TANDEM UNITS:**

W1011 & W1012

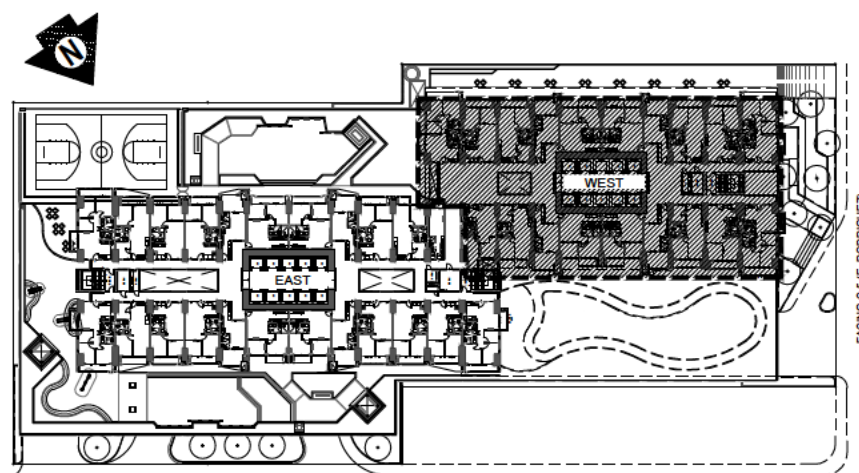
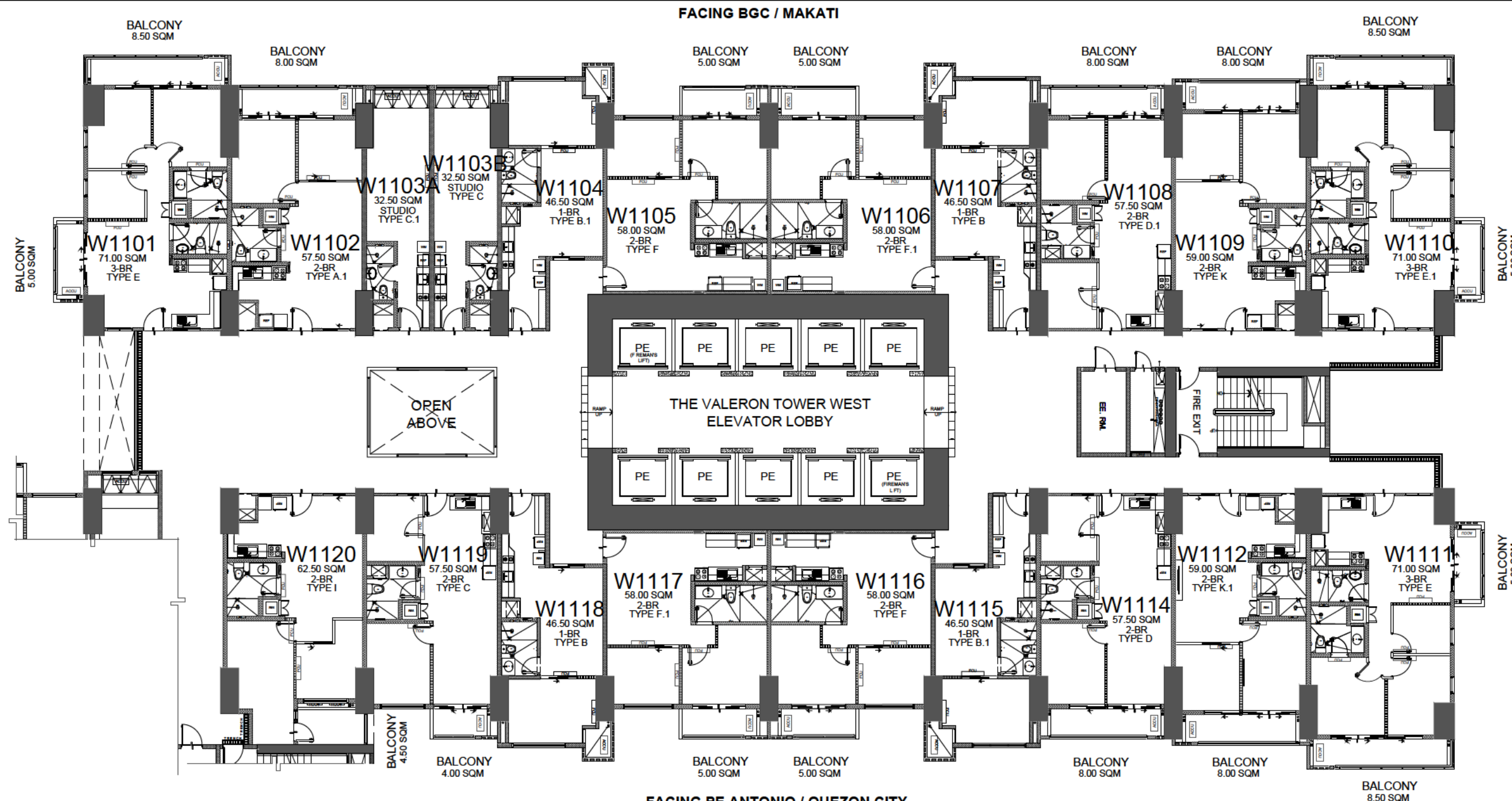
**NOTE:**

Standard company policy regarding request for tandem shall apply.

	NOTED BY: ELLA	3/10/25
	FE	
	ANA	

**10TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005





KEY PLAN

NOTED BY:	ELLA	3/10/25
	FE	
	ANA	



**11TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005

**LIST FOR POSSIBLE TANDEM UNITS:**

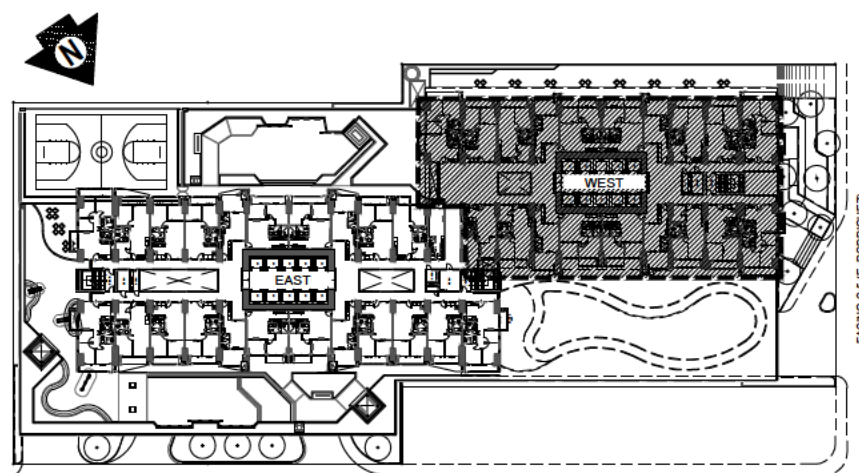
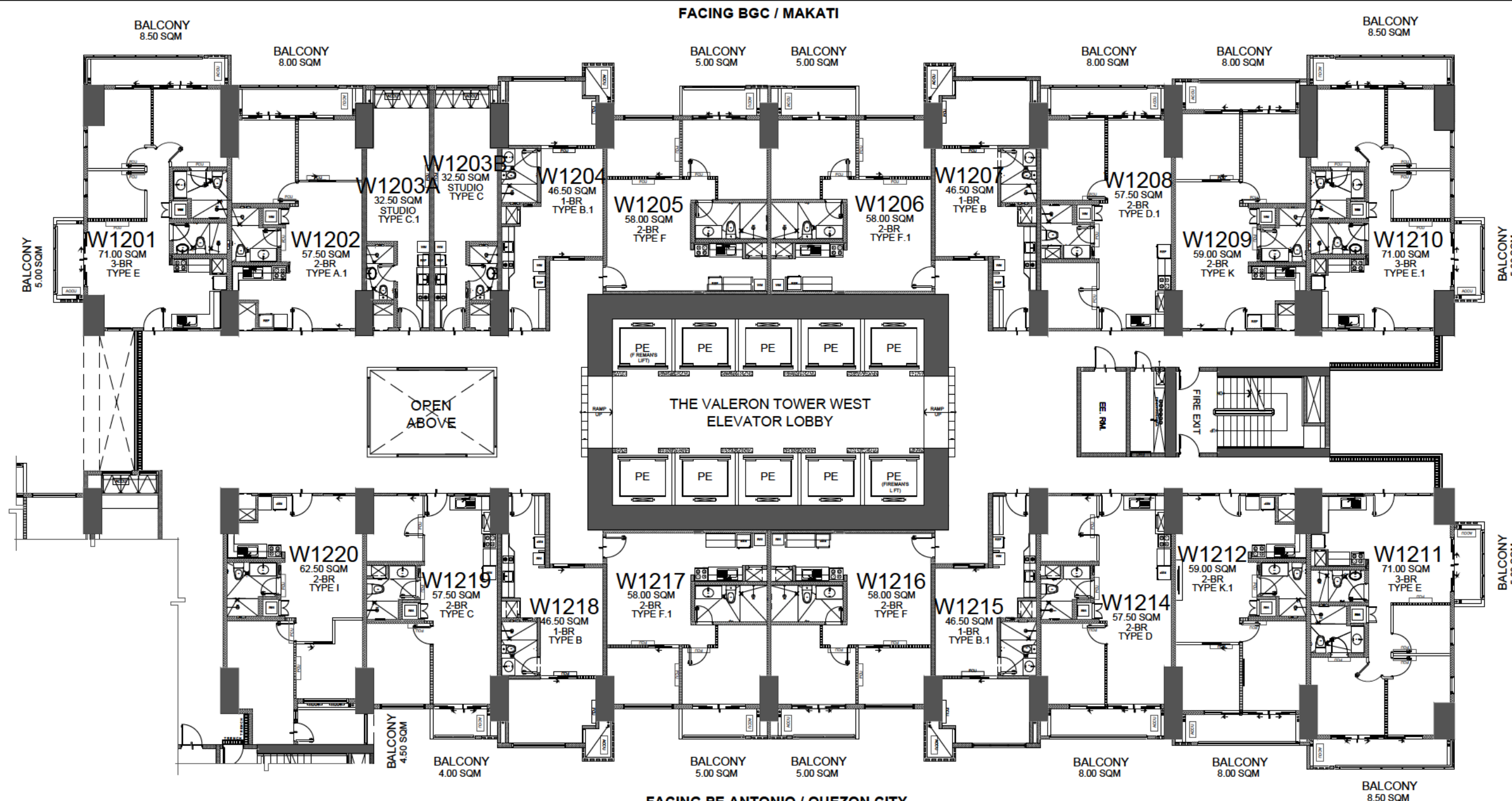
- W1108 & W1109
- W1112 & W1114

**NOTE:**  
Standard company policy regarding request for tandem shall apply.



**AVAILABILITY PLAN**

Disclaimer: Floor plans depicted in this material are for demonstration purposes only and should not be relied upon as final project plans. For announcement purposes only.



**KEY PLAN**

NOTED BY:	ELLA	3/10/25
	FE	
	ANA	



**12TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005

**LIST FOR POSSIBLE TANDEM UNITS:**

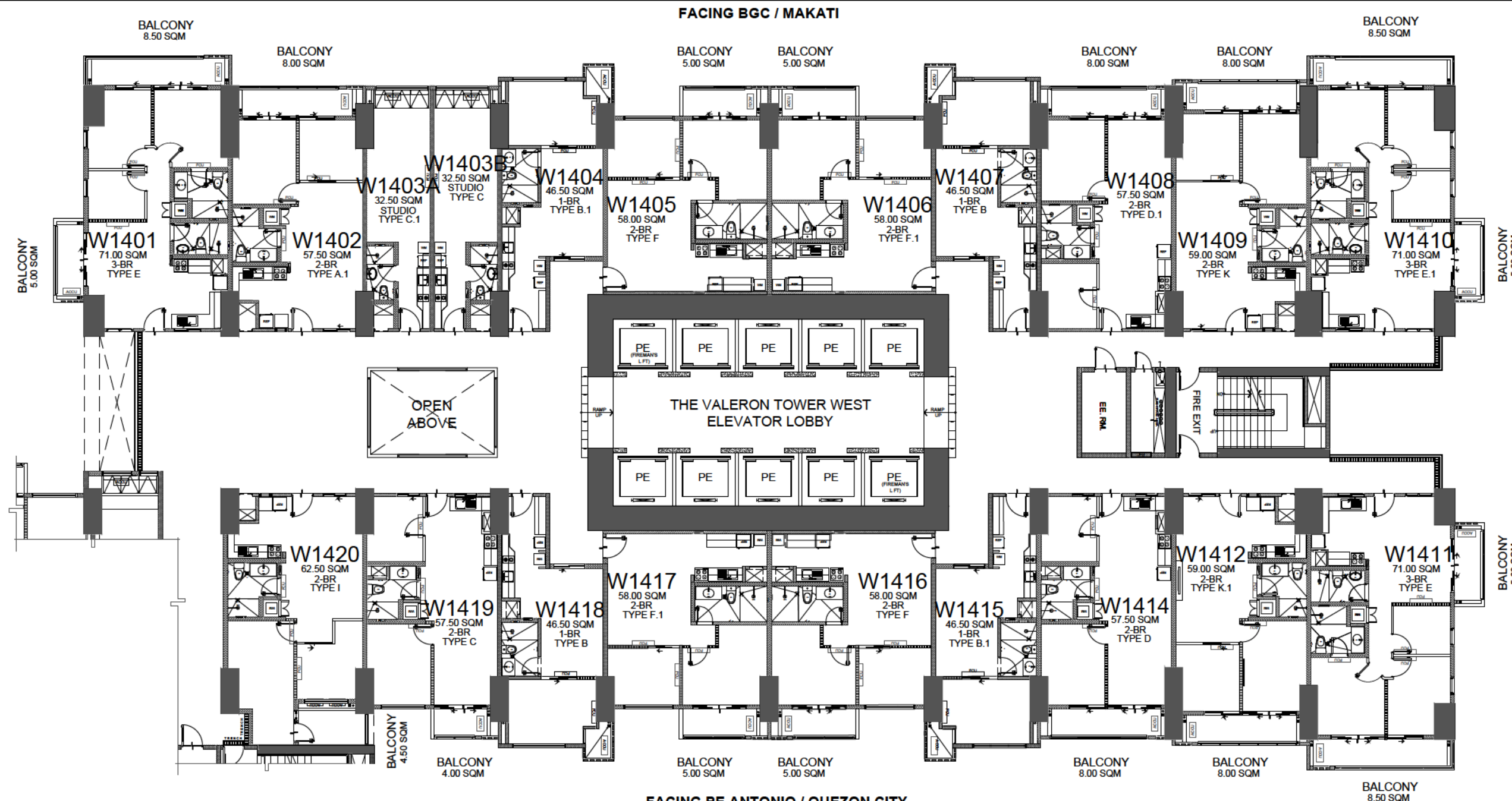
W1208 & W1209  
 W1212 & W1214

**NOTE:**  
 Standard company policy regarding request for tandem shall apply.



**AVAILABILITY PLAN**

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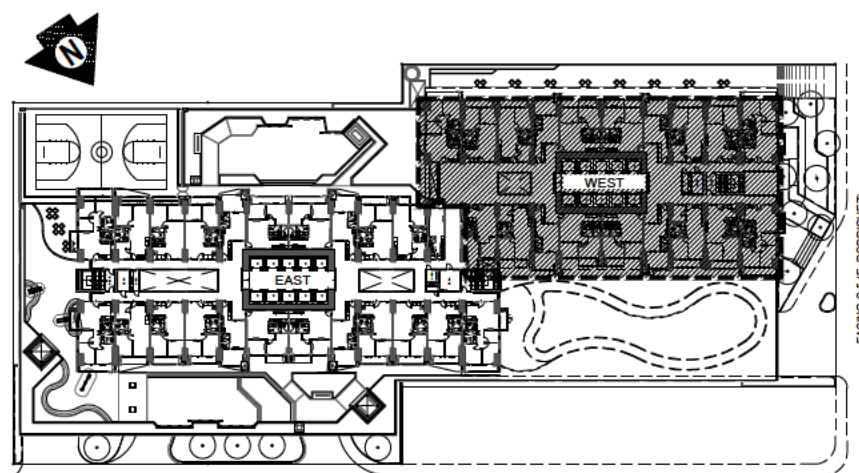


FACING MARIKINA RIVER

FACING BGC / MAKATI

FACING C-5 (E. RODRIGUEZ) / ORTIGAS

FACING PE ANTONIO / QUEZON CITY



KEY PLAN

**LIST FOR POSSIBLE TANDEM UNITS:**

- W1408 & W1409
- W1412 & W1414

**NOTE:**  
Standard company policy regarding request for tandem shall apply.

NOTED BY:	ELLA	3/10/25
	FE	
	ANA	



**14TH FLOOR**  
**THE VALERON TOWER - WEST**  
 MARCH 2025  
 PER MEMO REF. # DE-25-03-005



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**AVAILABILITY PLAN**