

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 (7<sup>th</sup> 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

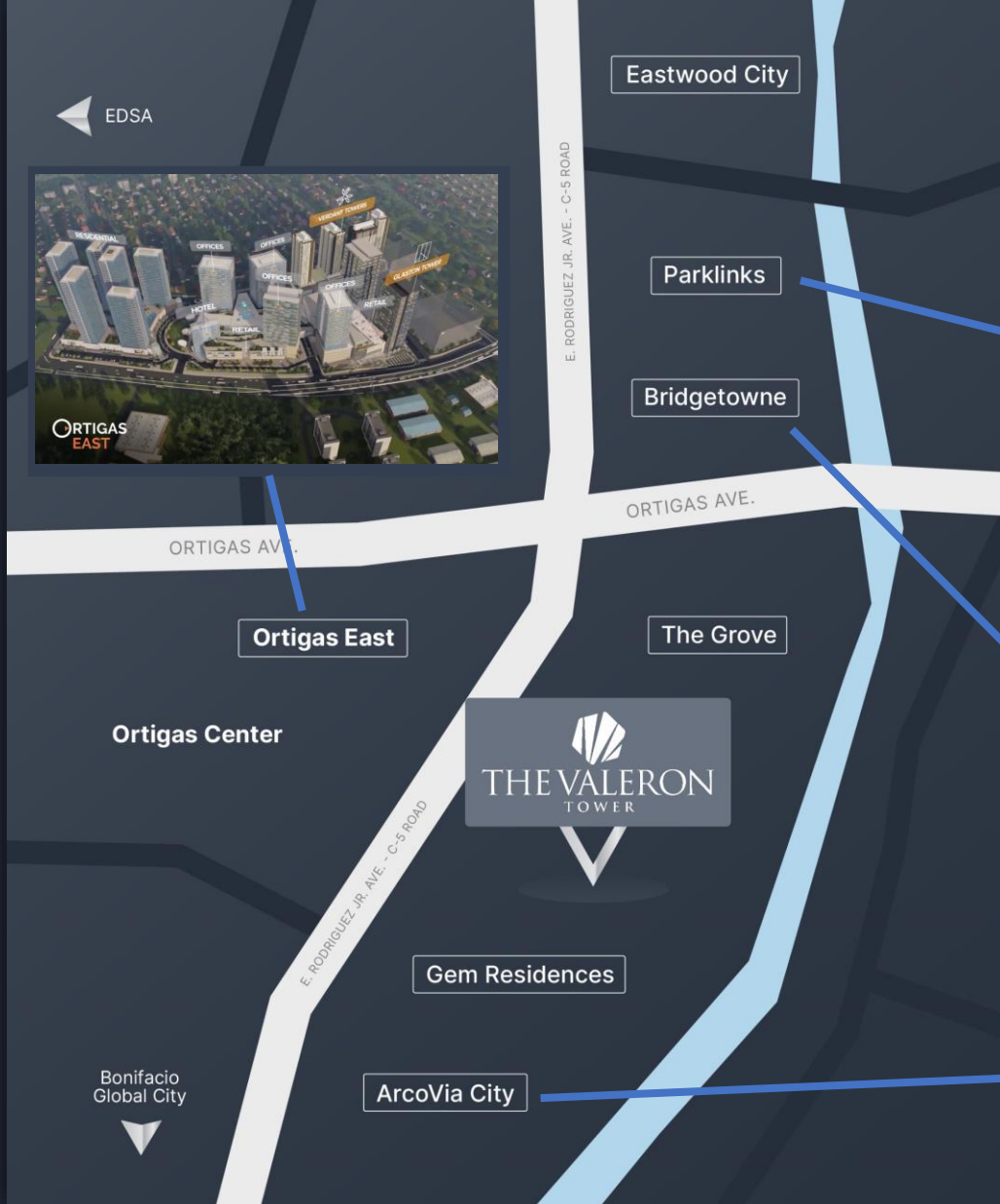


## C-5 Ortigas Corridor

- 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.



# 7<sup>th</sup> Floor Amenities

Open Lounge



Leisure Pool



Kiddie Pool



Children's Play Area





# 7<sup>th</sup> 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



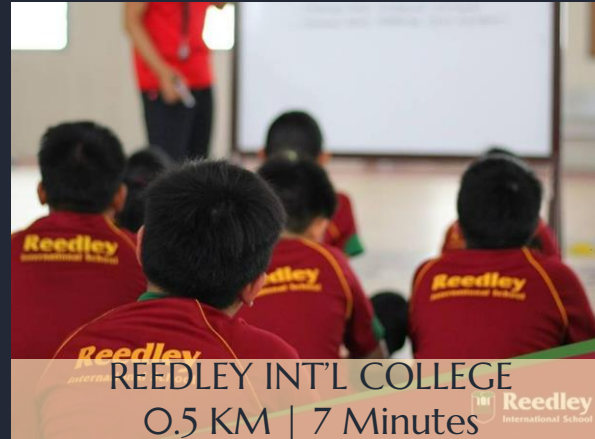


# MALLS



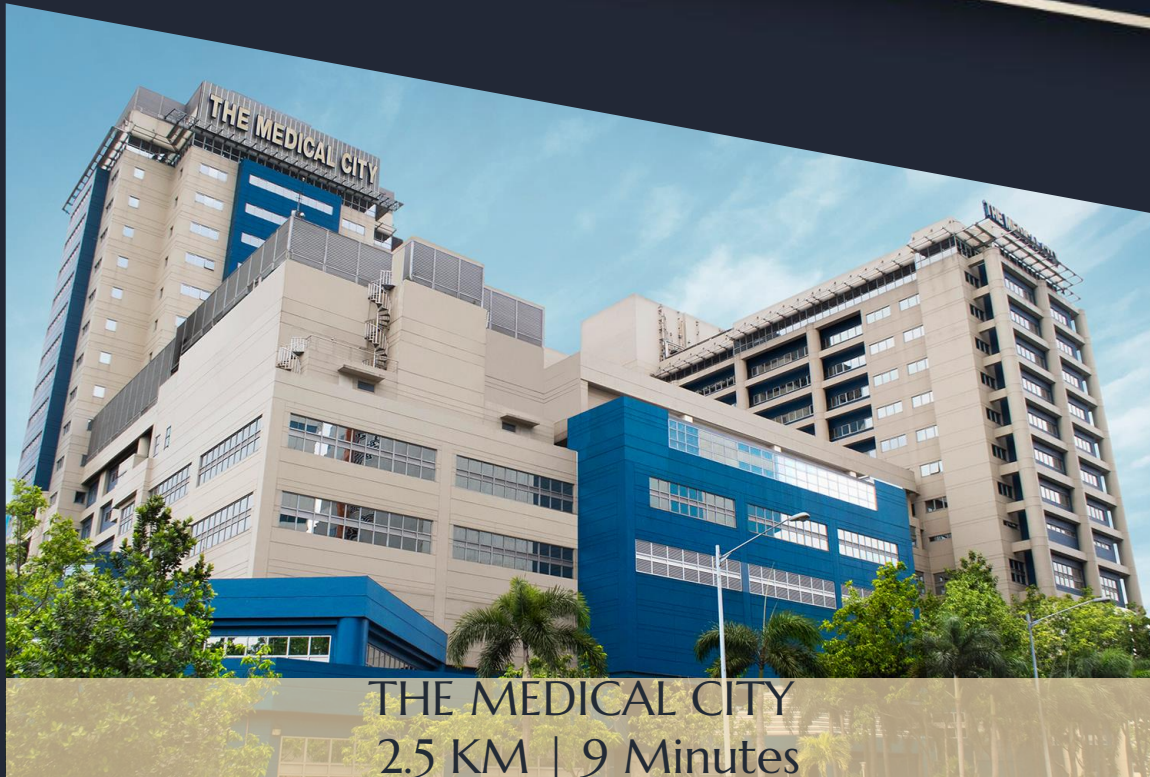


# SCHOOLS





# 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

7<sup>TH</sup> 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 7<sup>th</sup> Floor

THE VALERON  
TOWER

7<sup>TH</sup> 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





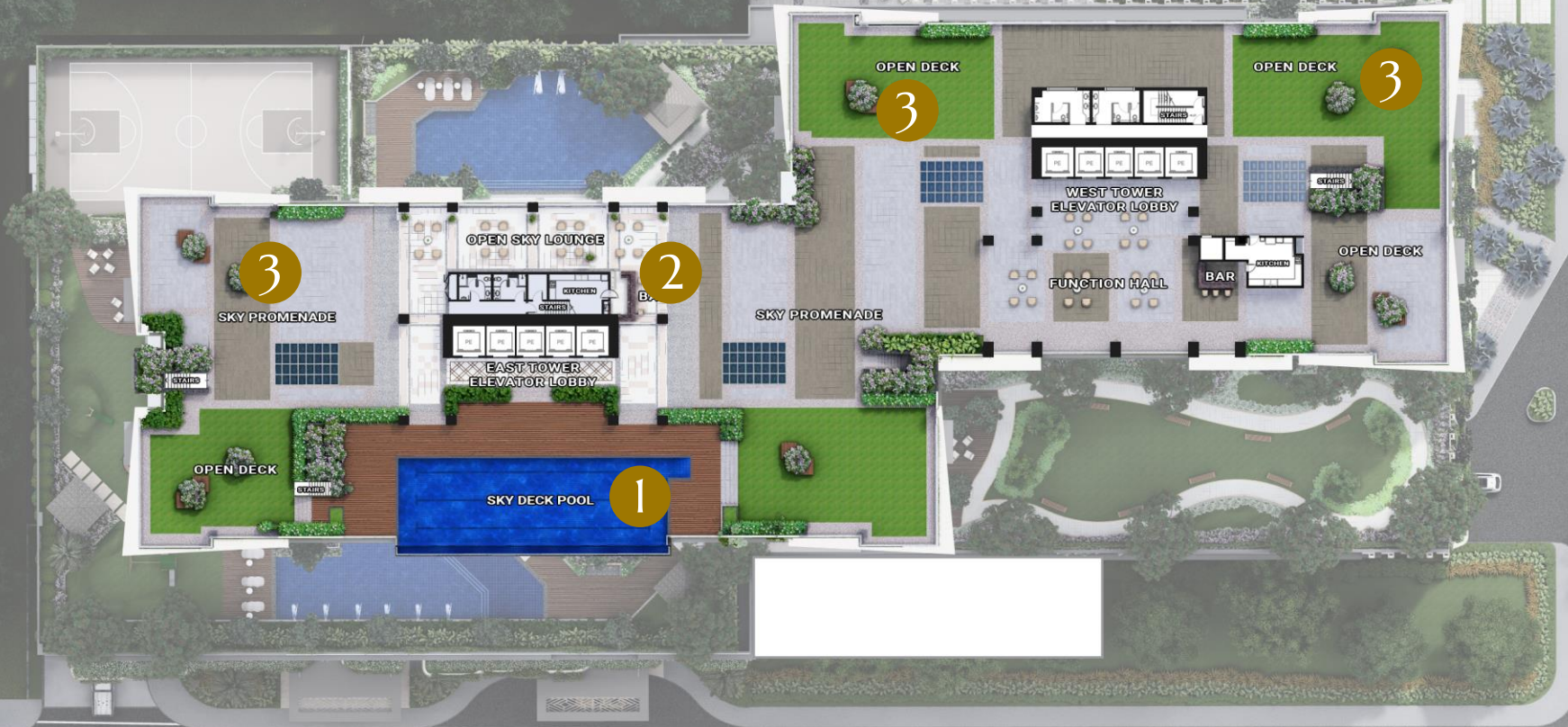
PLAY AREA





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

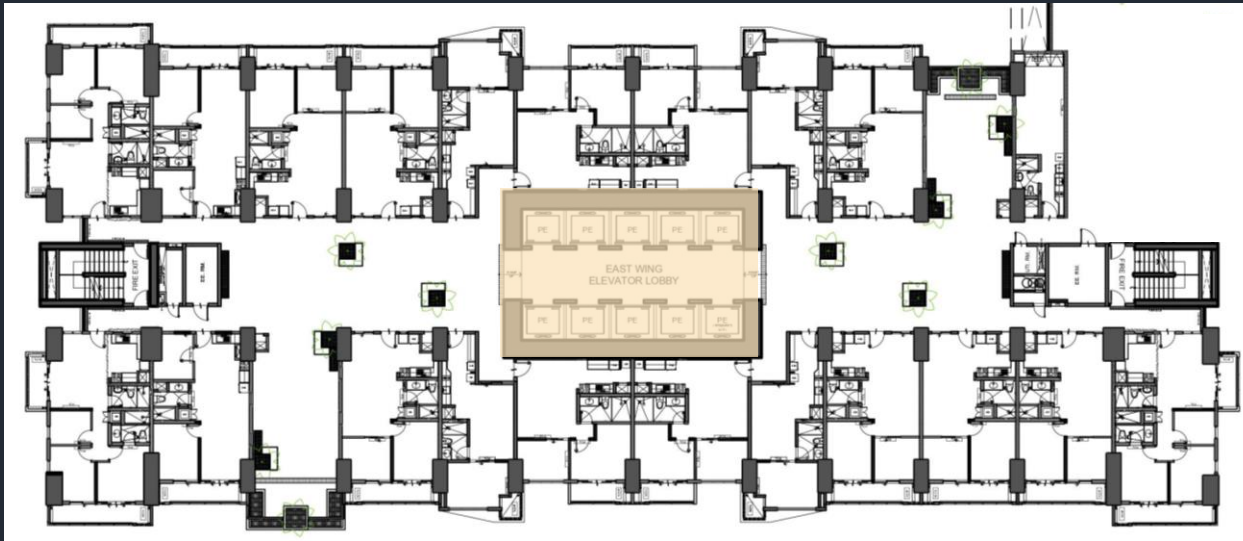


Innovative Features  
& Services

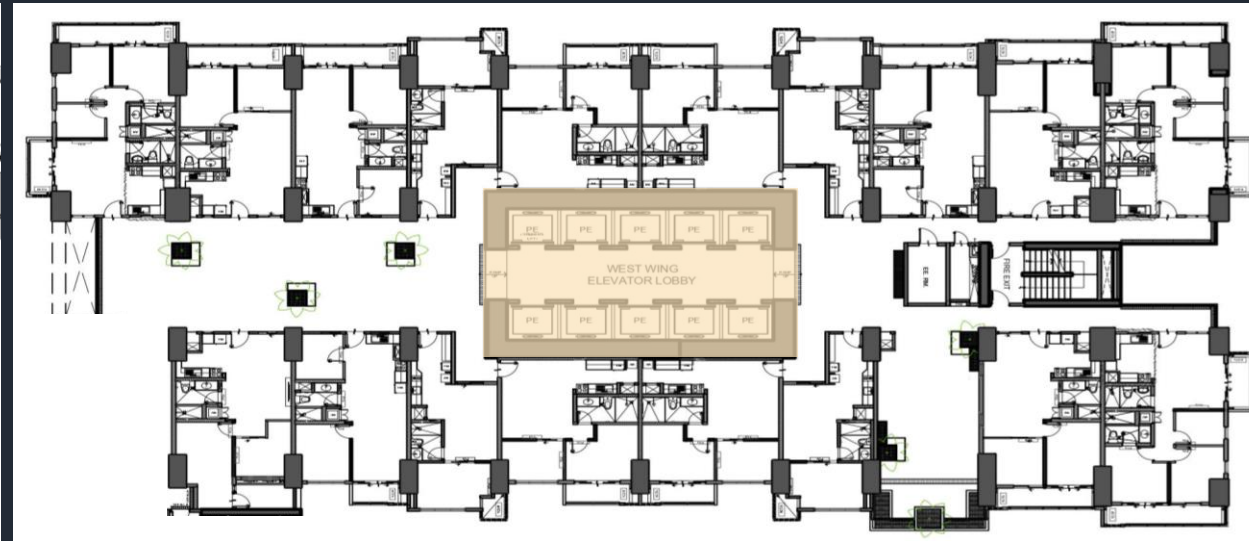


# THE VALERON EAST & WEST – ATRIUM LEVEL

10 Elevators



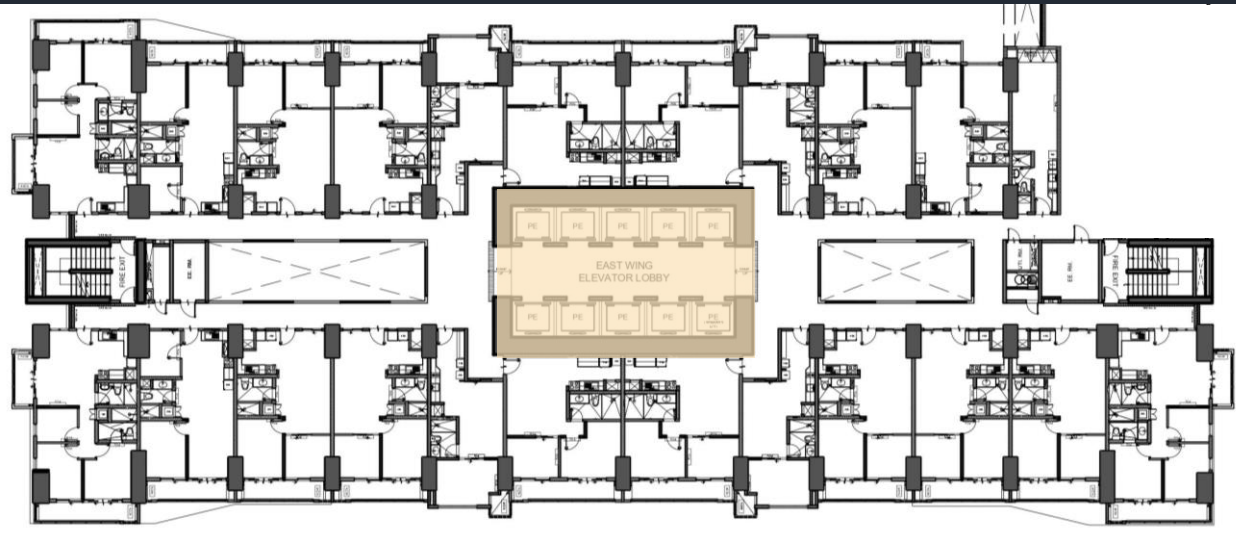
10 Elevators



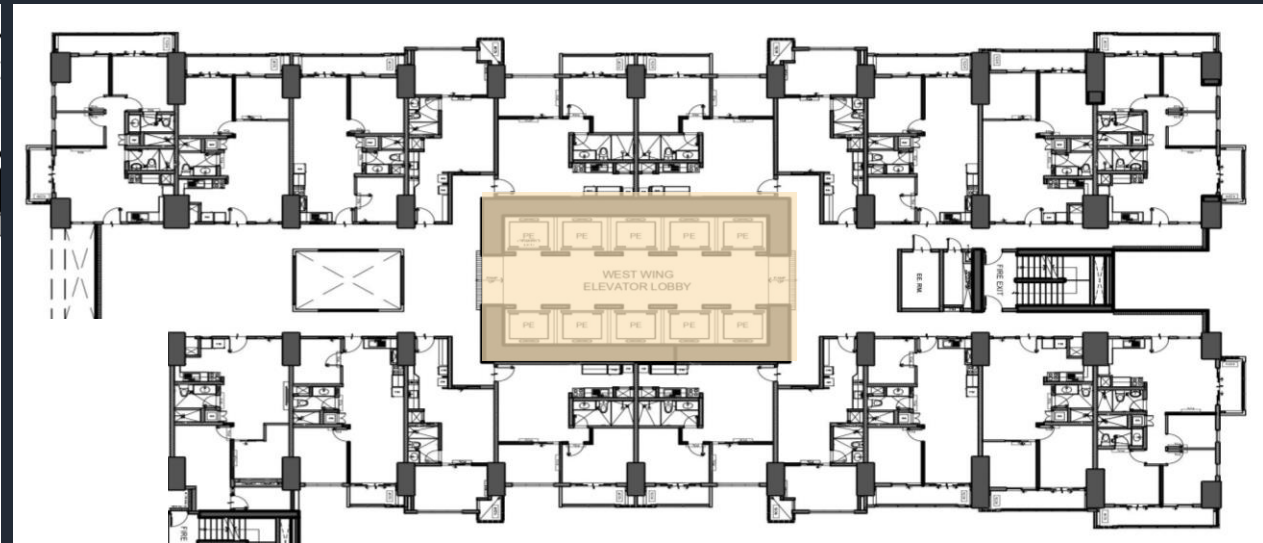


# THE VALERON EAST & WEST – TYPICAL LEVEL

10 Elevators



10 Elevators





# DMCI HOMES LUMIVENTT TECHNOLOGY







SKY PATIO





SAMPLE GARDEN ATRIUM



# FACADE & BIGGER DOORS AND WINDOWS

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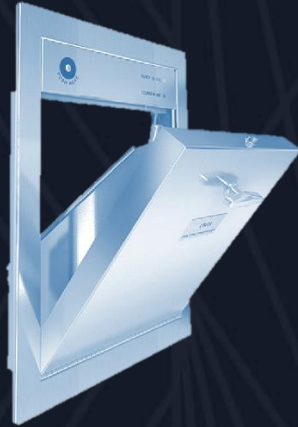




# INNOVATIVE DESIGN FEATURES & SERVICES



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



HOME  
EASE







Perfect Location



THE VALERON  
TOWER



Expansive  
Amenities



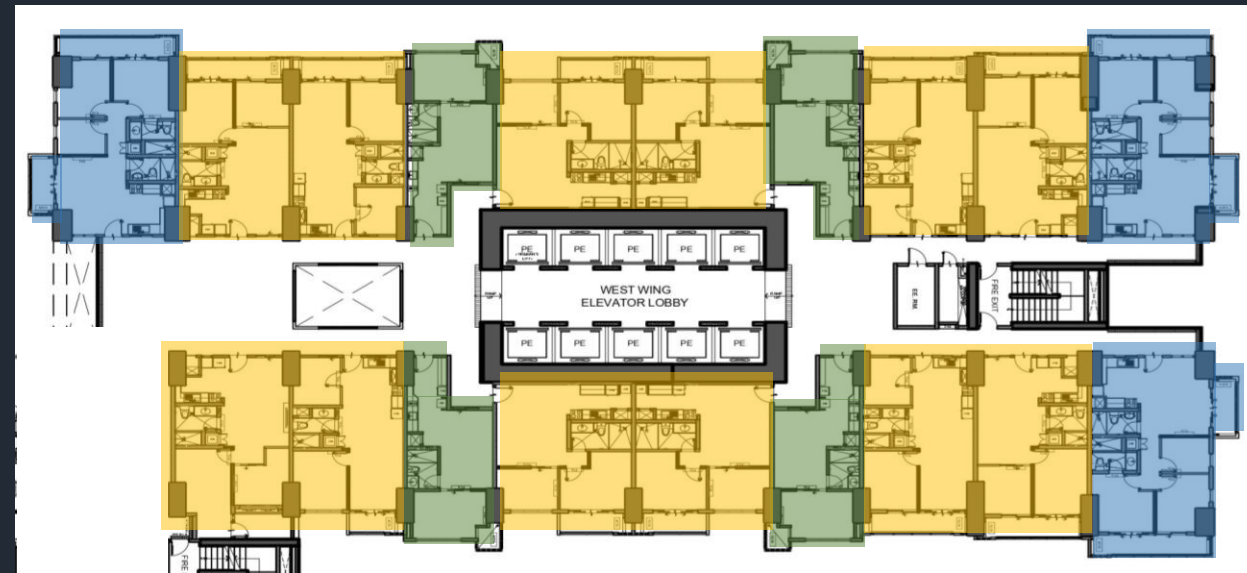
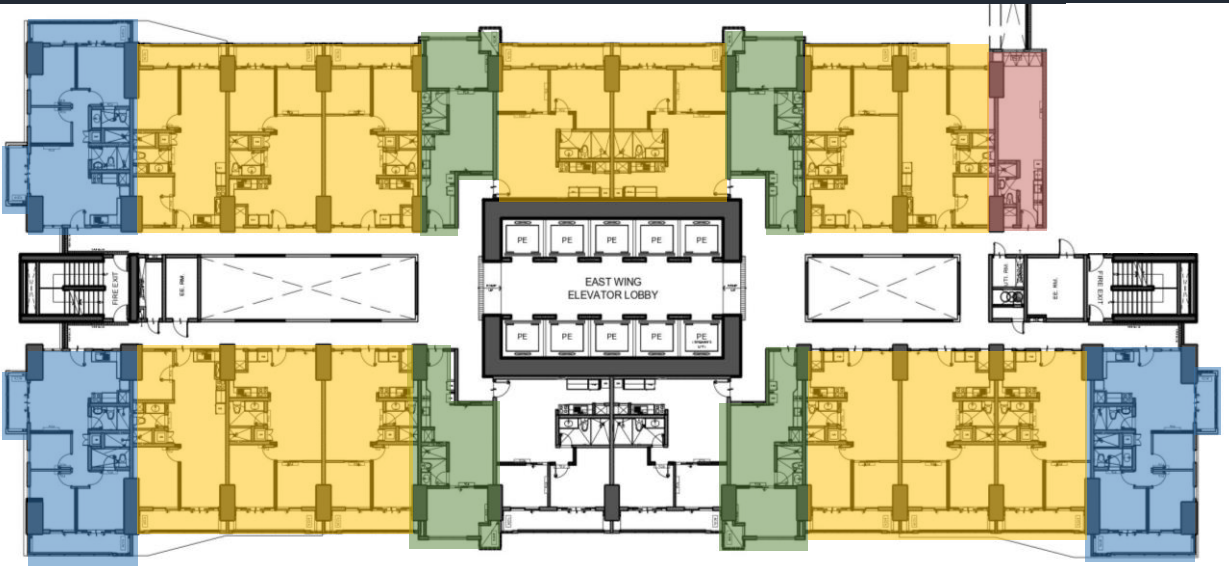
Innovative Features  
& Services



Spacious  
Unit Cuts



# RESIDENTIAL TYPICAL LEVEL



## THE VALERON EAST & WEST

STUDIO

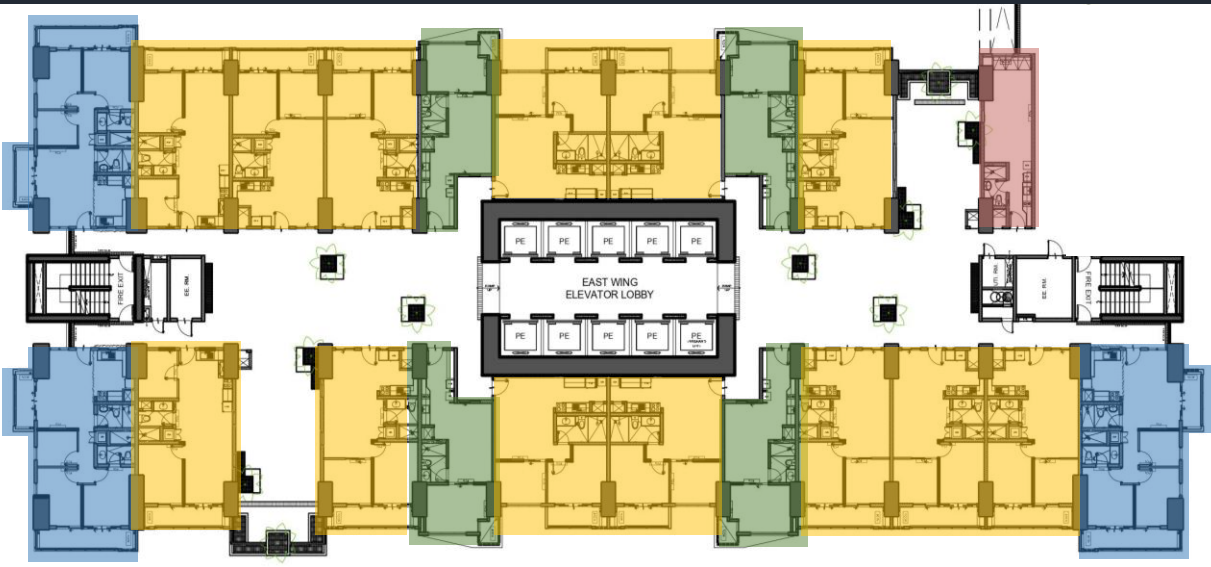
1BR

2BR

3BR



# RESIDENTIAL ATRIUM LEVEL



## THE VALERON EAST & WEST

STUDIO

1BR

2BR

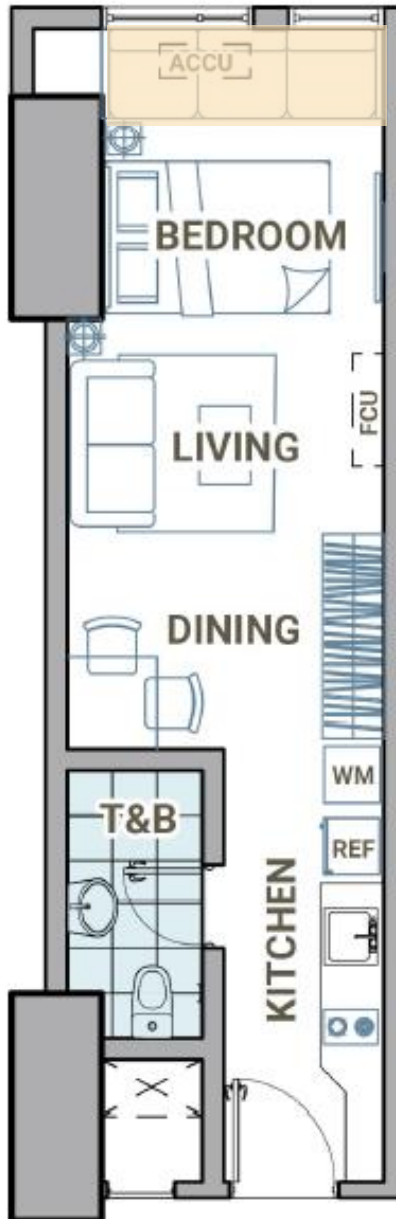
3BR



## STUDIO

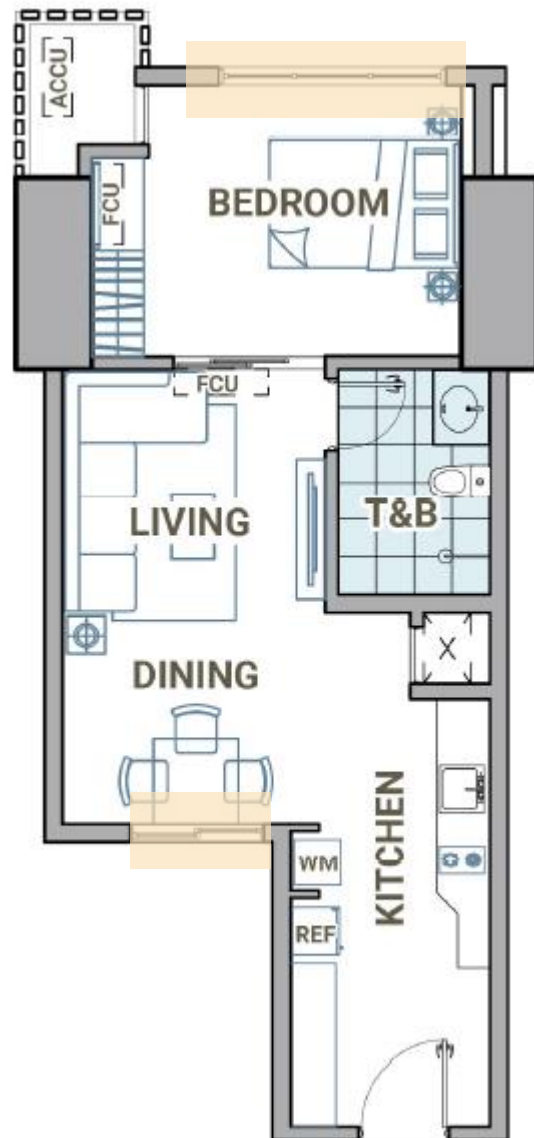
Unit Area

32.5 – 34.5



The Valeron East & West

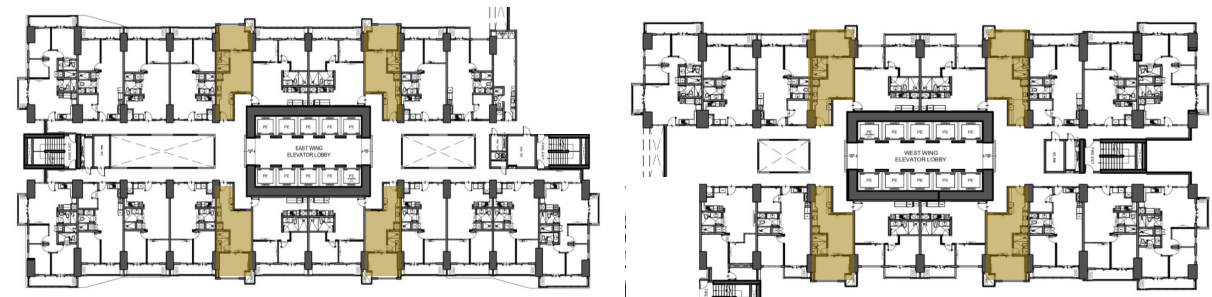




## 1 BEDROOM

Unit Area

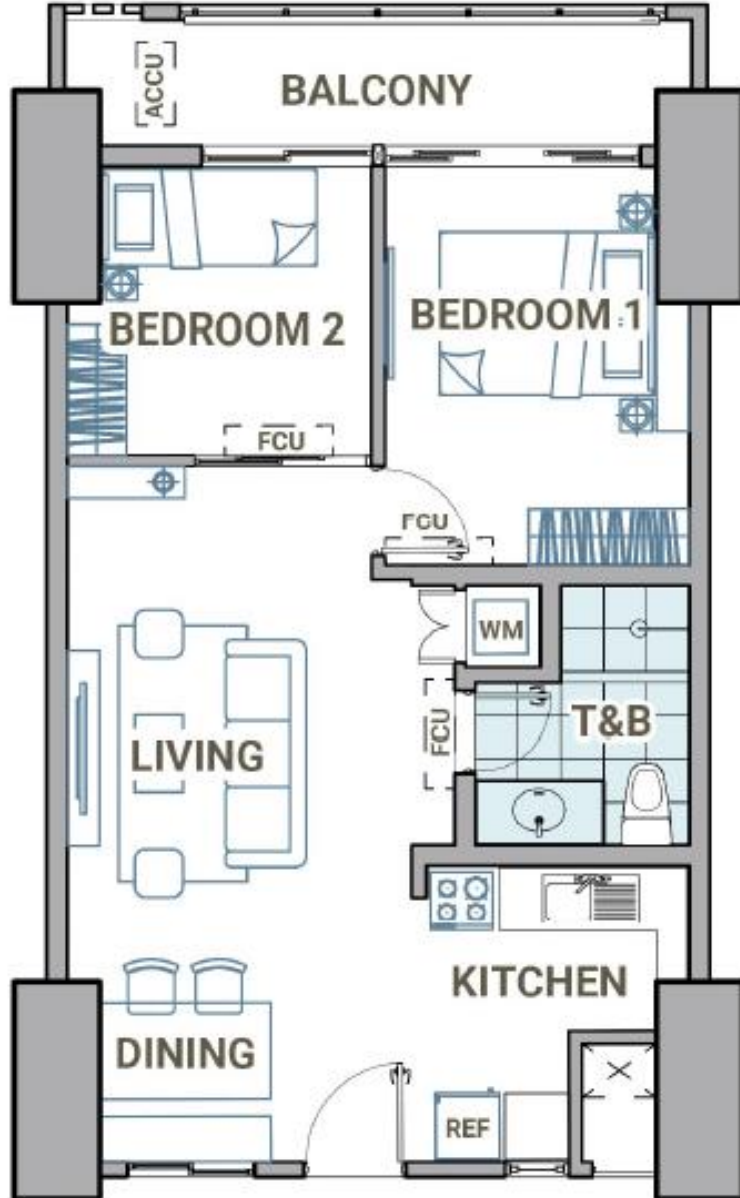
46.5 – 48.5



The Valeron East & West

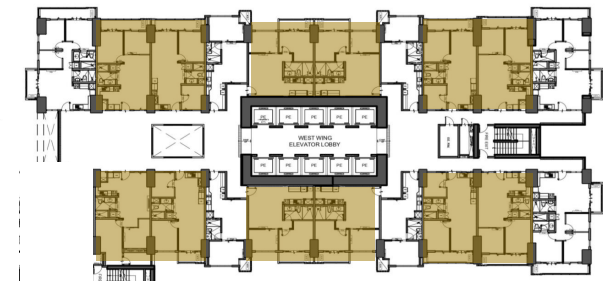
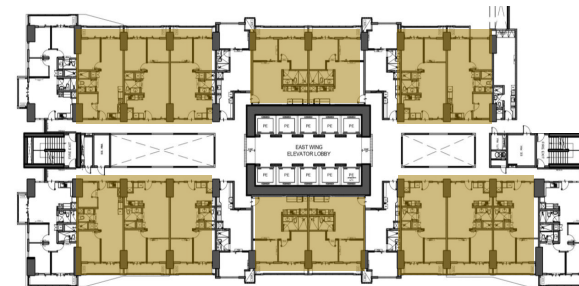
Except: 2 Units located at 7<sup>th</sup> Floor





## 2 BEDROOM

|            |             |
|------------|-------------|
| Unit Area  | 57.5 – 82.0 |
| Gross Area | 59.0 – 91.0 |



The Valeron East & West



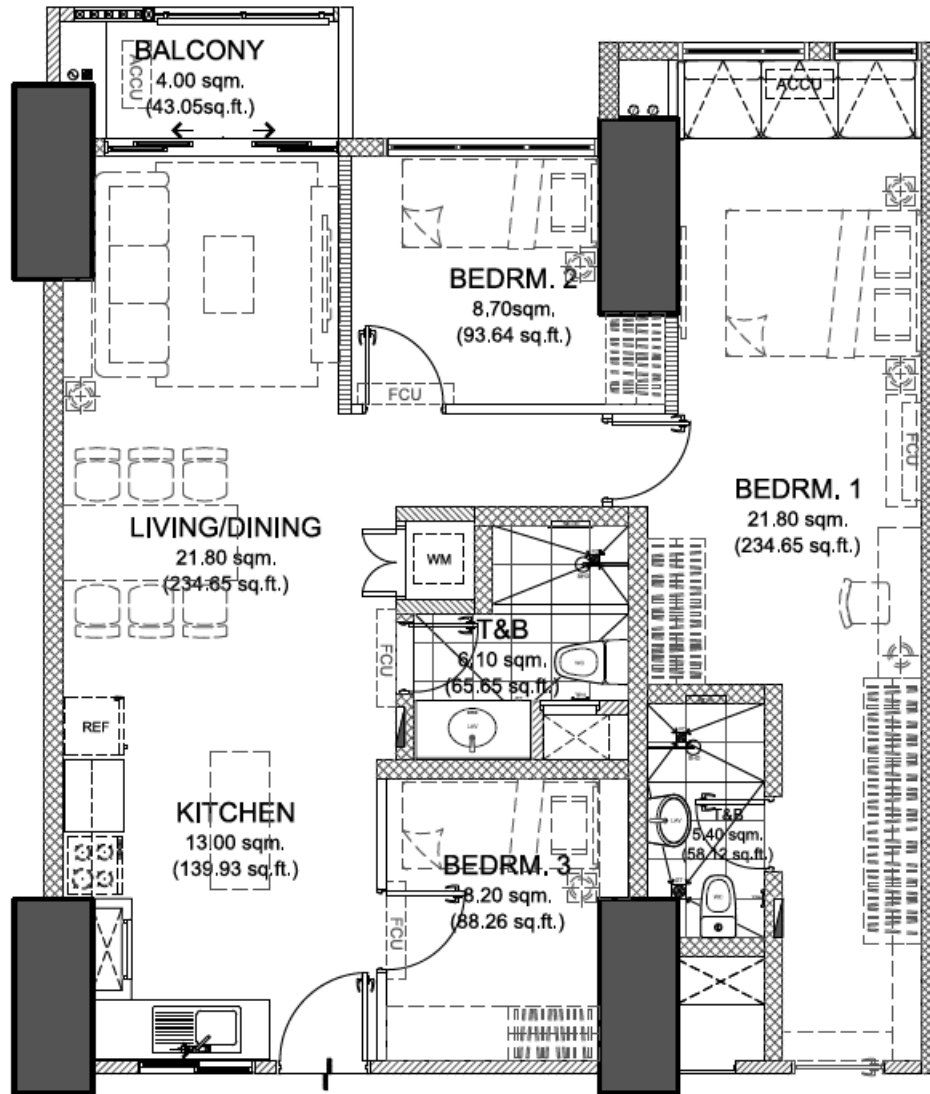
## 3 BEDROOM

|            |             |
|------------|-------------|
| Unit Area  | 69.0 – 79.5 |
| Gross Area | 76.0 – 85.0 |



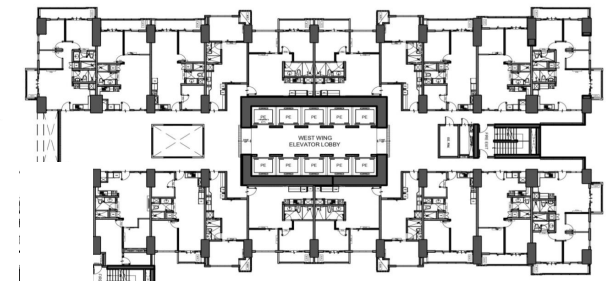
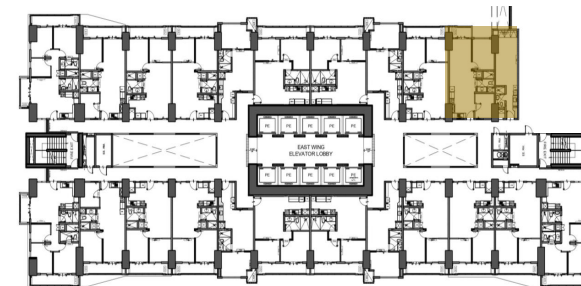
The Valeron East & West





## TANDEM UNIT A

|            |              |
|------------|--------------|
| Unit Area  | 90.0 – 116.5 |
| Gross Area | 94.0 – 132.5 |

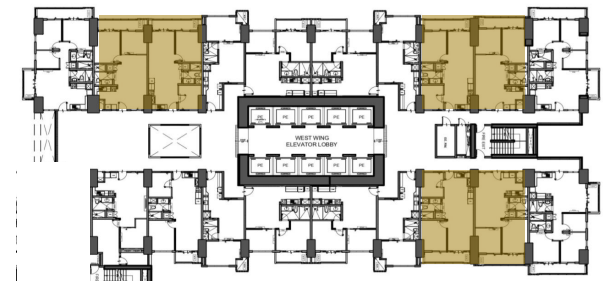
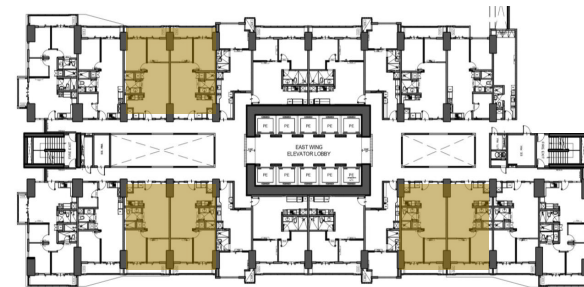
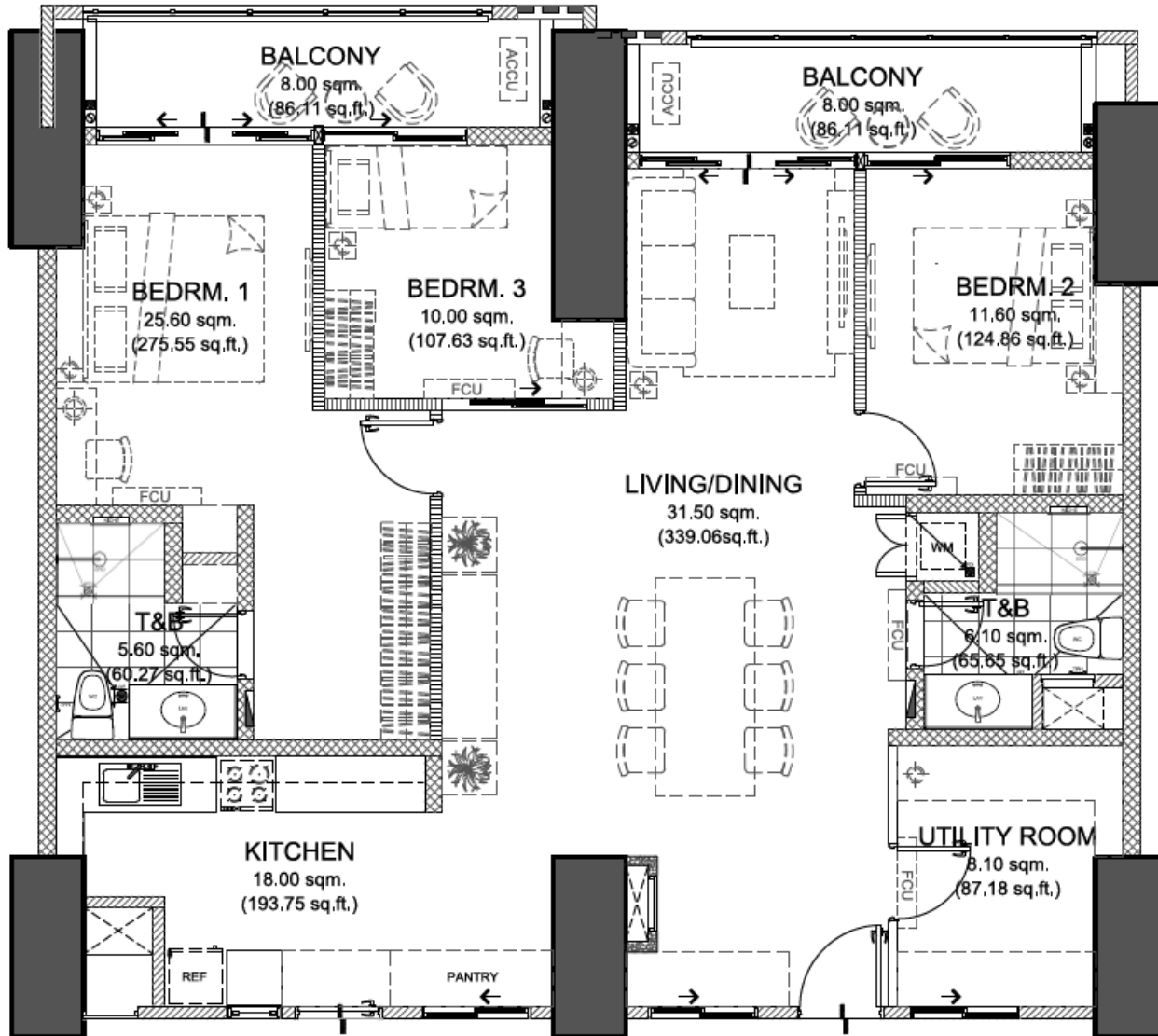


The Valeron East & West



## 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<br>(Type A.I)                                               | 45.50 sq.m<br>(Type A & A.I)                           | 46.50 sq.m<br>(Type B & B.I) |
|                            | 34.50 sq.m<br>(Type B.I)                                               |                                                        | 48.50 sq.m<br>(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<br>(Type A.I)                                       | 45.50 sq.m<br>(Type A & A.I) | 46.50 sq.m<br>(Type B & B.I) |
|                                | 34.50 sq.m<br>(Type B.I)                                       |                              | 48.50 sq.m<br>(Type C & C.I) |
| TOILET AND KITCHEN<br>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<br>(Type F & F.I, G,<br>G.I, H & H.I)                 | 62.50 sq.m<br>(Type I)                                         | 59.00 sq.m<br>(Type J & J.I) | 82.00 sq.m<br>(Type T, T.I, U &<br>U.I)                                |
|                                                                  | 64.50 sq.m (Type<br>P)                                         | 61.00 sq.m (Type<br>Q & Q.I) |                                                                        |
| with cabinet system                                              |                                                                |                              |                                                                        |
|                                                                  |                                                                |                              | Granite finish<br>lavatory<br>countertop<br>for T&B I                  |
| metal jamb                                                       |                                                                |                              |                                                                        |
| Wooden door on metal jamb and<br>aluminum-<br>framed glass panel |                                                                |                              | Wooden door on<br>metal jamb and<br>aluminum-<br>framed glass<br>panel |
| on metal jamb                                                    |                                                                |                              |                                                                        |
|                                                                  | Swing aluminum-<br>framed glass<br>panel with insect<br>screen | N/A                          | Sliding<br>aluminum-<br>framed glass<br>panel with insect<br>screen    |
| een (except awning windows)                                      |                                                                |                              |                                                                        |
| lockset                                                          |                                                                |                              |                                                                        |
| Lever type keyed lockset and flush type                          |                                                                |                              | Lever type keyed<br>lockset and<br>flush type                          |
| lockset                                                          |                                                                |                              |                                                                        |

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

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



THE VALERON  
TOWER

Spacious  
Unit Cuts



Innovative Features  
& Services



# INVENTORY FOR RELEASE

| Inventory Type | Floors                                          |
|----------------|-------------------------------------------------|
| Units          | 7 <sup>th</sup> Floor to 14 <sup>th</sup> Floor |
|                | 51 <sup>st</sup> 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

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STANDARD

30%

4% Discount

DP Period: 65 Months



## PAYMENT TERM

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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<br>With 4% Regular Discount<br>& 4% Promo Discount | 15% DP, 85% BF<br>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

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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!