



Mandani Bay



The Mandani Bay Difference

Strategic Location





















SOLTANA NATURE RESIDENCES
Mactan, Cebu, Philippines

Master Planner



Retail Master Planner



Project Architect



Landscape Architect



Interior Designer



Interior Designer



Structural Consultant



Environmental Sustainability



Traffic Management



Mandani Bay QUAY



ACTIVE ZONE

Features of the Active Zone



● Exclusive Areas

1. 50-meter Lap Pool
2. Kids' Pool
3. Leisure Pool
4. Pool Deck
5. Pool Lounge
6. Aqua Deck
7. Water Play Area
8. Seating Pavilion
9. Reflexology
10. Outdoor Lounge
11. Kids' Playground
12. Split-out Multipurpose Lawn
13. Multipurpose Lawn
14. Outdoor Seating Area
15. Cabana
16. Floating Cabana
17. Clubhouse

● Shared Areas

1. Adventure Playground
2. Kids' Playground
3. Outdoor Fitness
4. Sports Hall

*Exclusive Areas are the spaces and amenities exclusive to Mandani Bay Quay residents.

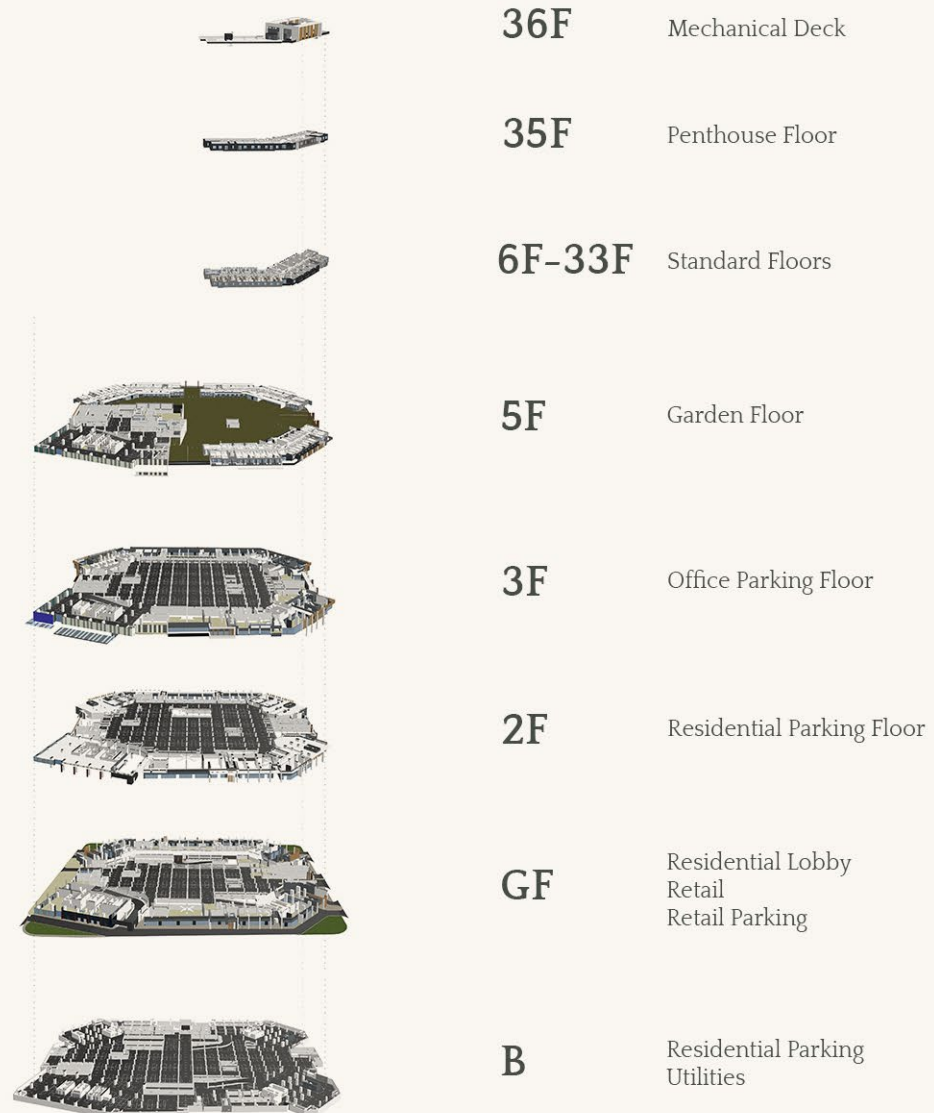
Shared Areas are those that are accessible by all Mandani Bay residents.



Mandani Bay Quay
Tower 3



Building Components



Penthouse Floor
35F



Mandani Bay

QUAY
TOWER 3

PENTHOUSE FLOOR 35F



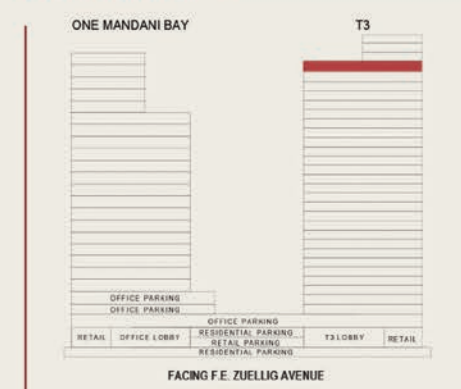
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BLOCK PLAN



KEY ELEVATION



LEGEND

- TYPICAL UNIT TYPE**
- 1-BEDROOM PENTHOUSE A
 - 1-BEDROOM PENTHOUSE B
 - 2-BEDROOM PENTHOUSE A
 - 2-BEDROOM PENTHOUSE B
 - 2-BEDROOM PENTHOUSE C
 - 3-BEDROOM PENTHOUSE
 - COMMON AREAS

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Mandani Bay

QUAY
TOWER 3

1-Bedroom
Penthouse A
35F



Approx. Area (sqm)		*1 BR
Unit Area	52.50	
Balcony Area	5.03	
TOTAL AREA	57.53	



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BLOCK PLAN



KEY ELEVATION



KEY PLAN

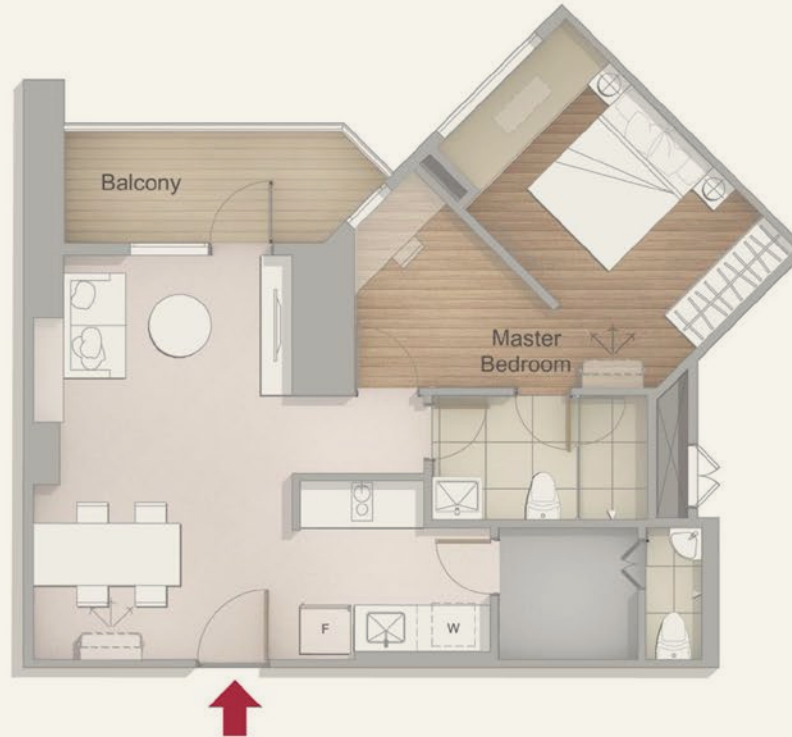


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Mandani Bay

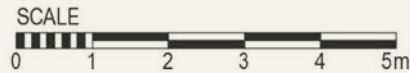
QUAY
TOWER 3

1-Bedroom
Penthouse B
35F



Approx. Area (sqm) *1BR Special

Unit Area	56.99
Balcony Area	6.68
TOTAL AREA	63.67



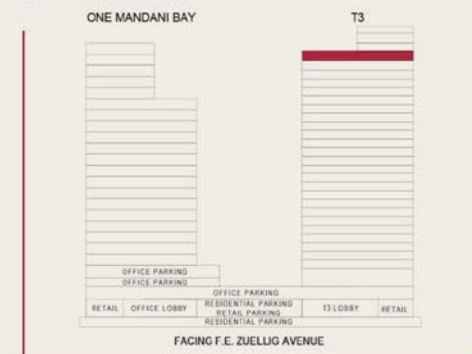
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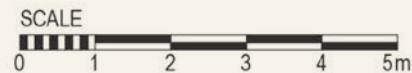
Mandani Bay

QUAY
TOWER 3

2-Bedroom
Penthouse A
35F



Approx. Area (sqm)		*2BR
Unit Area	78.75	
Balcony Area	5.51	
TOTAL AREA	84.26	



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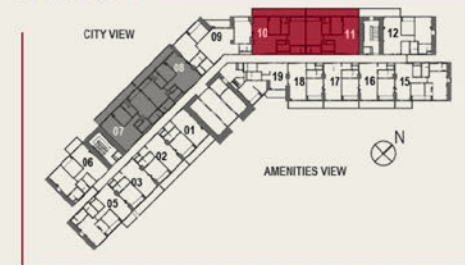
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KEY ELEVATION



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Mandani Bay

QUAY
TOWER 3

2-Bedroom
Penthouse B
35F



Approx. Area (sqm)	*2BR C+
Unit Area	71.74
Balcony Area	5.03
TOTAL AREA	76.76



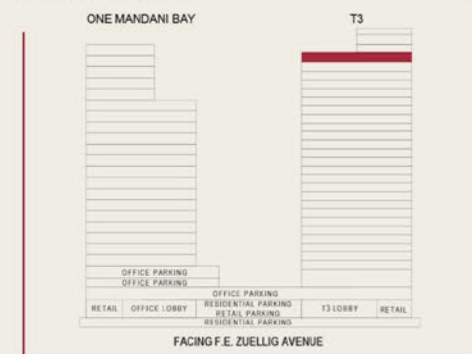
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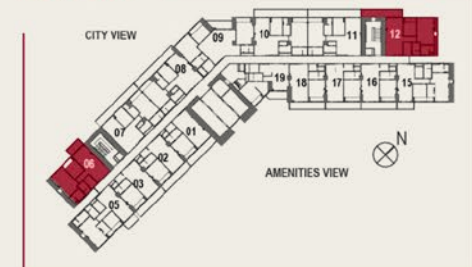
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Mandani Bay

QUAY
TOWER 3

2-Bedroom
Penthouse C
35F



Approx. Area (sqm)		*2BR S+
Unit Area	77.28	
Balcony Area	4.50	
TOTAL AREA	81.78	



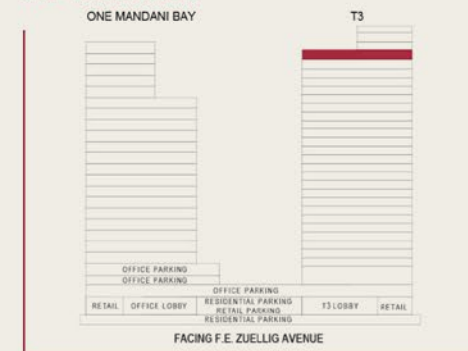
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Mandani Bay

QUAY
TOWER 3

3-Bedroom Penthouse

35F



Approx. Area (sqm)		*3BR
Unit Area	108.13	
Balcony Area	7.19	
TOTAL AREA	115.31	



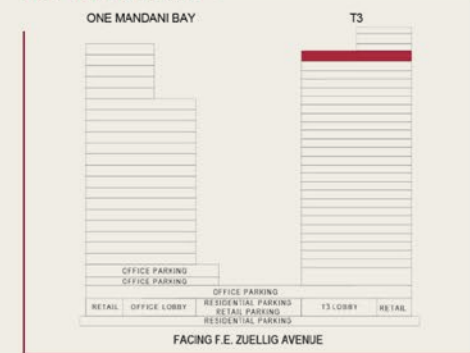
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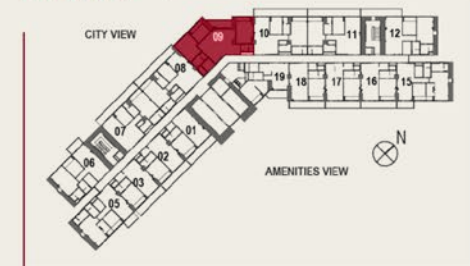
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Mandani Bay
QUAY
TOWER 3



Garden Floor
5F



Artist's Impression

Mandani Bay

QUAY
TOWER 3

GARDEN FLOOR

5F



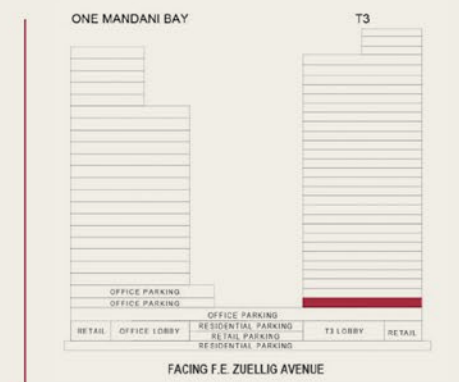
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Mandani Bay

BLOCK PLAN



KEY ELEVATION



LEGEND

- TYPICAL UNIT TYPE**
- GARDEN STUDIO
 - 1-BEDROOM GARDEN DELUXE
 - 2-BEDROOM GARDEN SUITE
 - COMMON AREAS

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Mandani Bay

QUAY
TOWER 3

Garden Studio 5F



Approx. Area (sqm)		*Garden Studio
Unit Area	33.42	
Balcony Area	9.10	
TOTAL AREA	42.52	



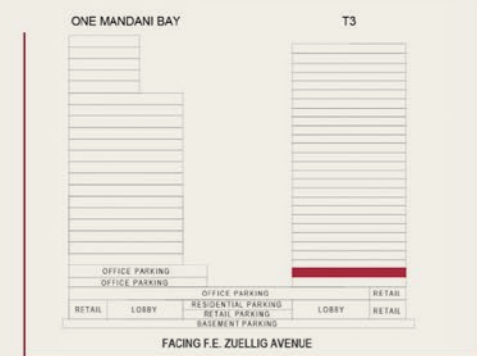
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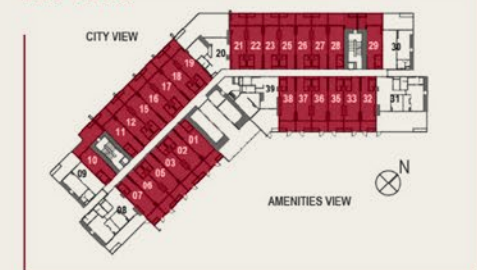
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KEY ELEVATION



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Mandani Bay

QUAY
TOWER 3

1-Bedroom
Garden Deluxe
5F



Approx. Area (sqm) ^{*Garden 1BR}

Unit Area	45.49
Balcony Area	20.21
TOTAL AREA	65.70



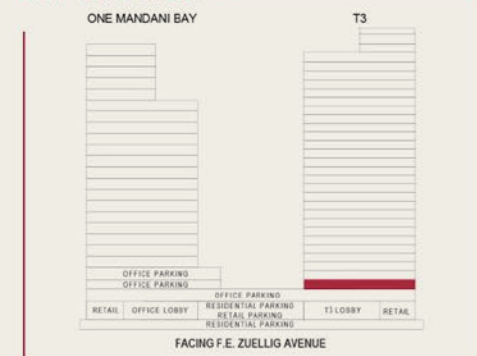
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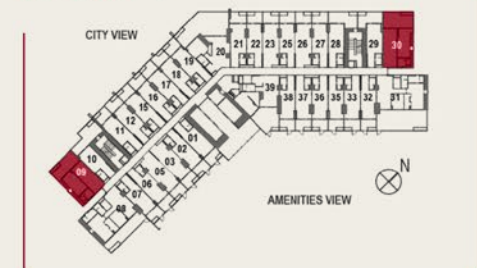
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Mandani Bay

QUAY
TOWER 3

1-Bedroom
Garden Deluxe
5F



Approx. Area (sqm) *Garden 1BR Special 1

Unit Area	58.77
Balcony Area	55.68
TOTAL AREA	114.45



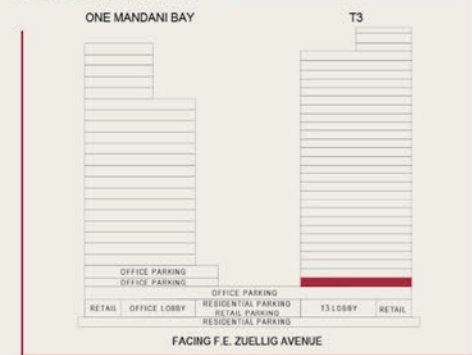
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Mandani Bay

QUAY
TOWER 3

1-Bedroom
Garden Deluxe
5F



Approx. Area (sqm) *Garden 1BR Special 2

Unit Area	66.42
Balcony Area	25.76
TOTAL AREA	92.18



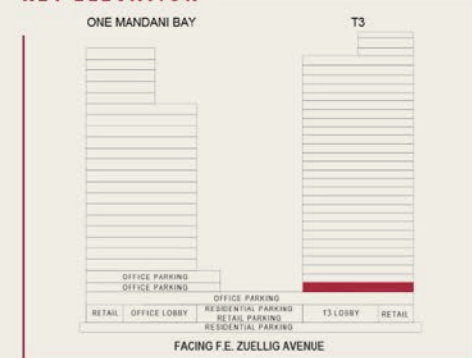
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BLOCK PLAN



KEY ELEVATION



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Mandani Bay

QUAY
TOWER 3

2-Bedroom
Garden Suite
5F



Approx. Area (sqm)	*Garden 2BR S+
Unit Area	77.28
Balcony Area	27.34
TOTAL AREA	104.62



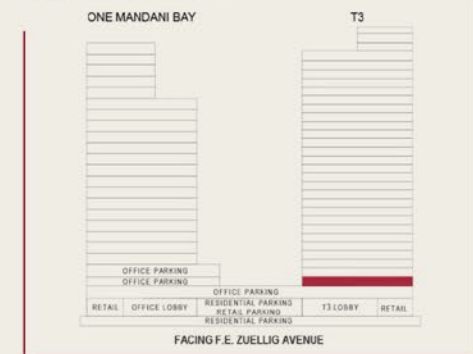
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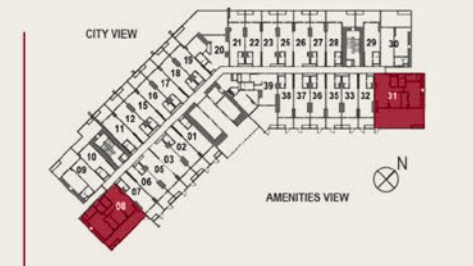
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Standard Floors
6F-33F

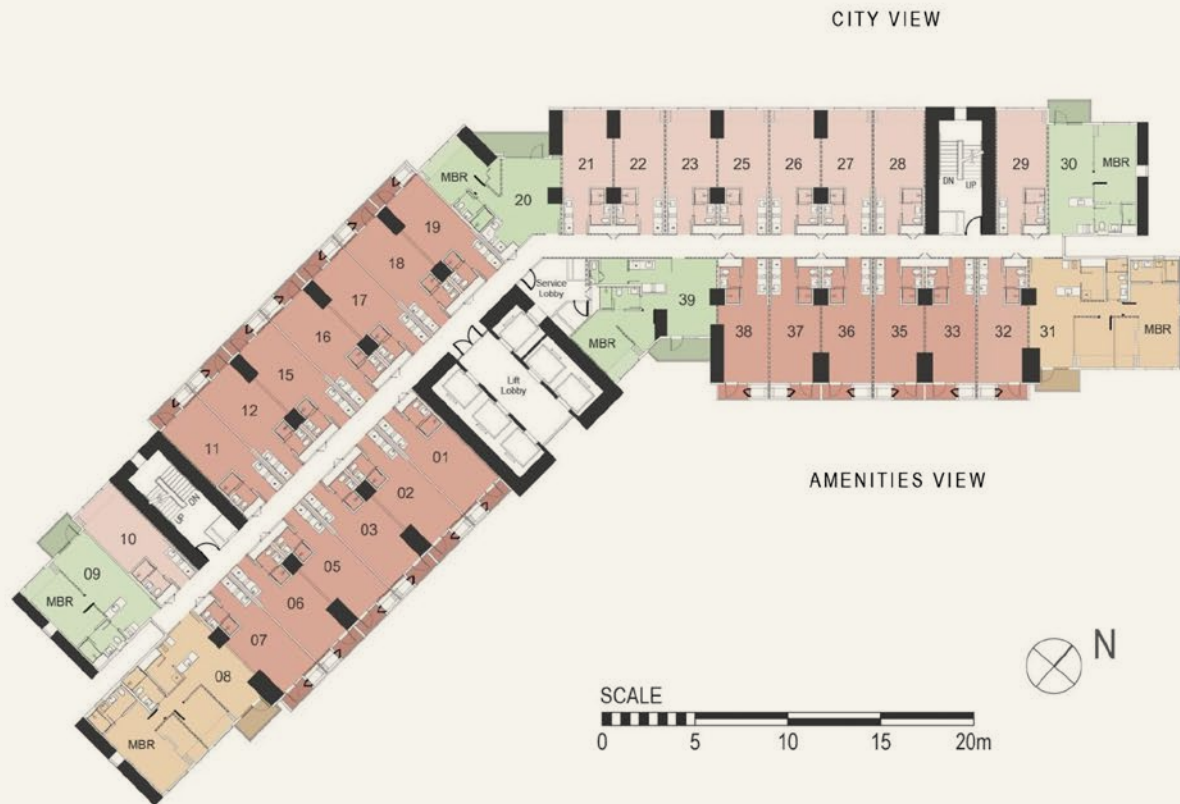


Mandani Bay

QUAY
TOWER 3

STANDARD FLOOR

6F-33F



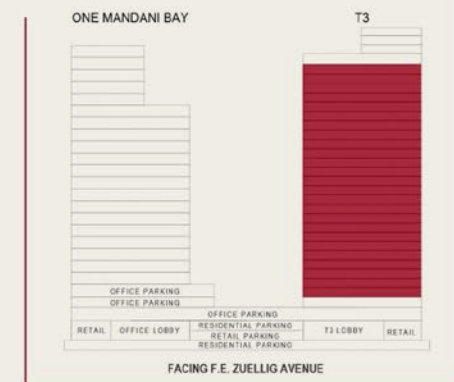
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BLOCK PLAN



KEY ELEVATION



LEGEND

- TYPICAL UNIT TYPE
- STUDIO
 - STUDIO PLUS
 - 1-BEDROOM
 - 2-BEDROOM SUITE
 - COMMON AREAS

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Mandani Bay

QUAY
TOWER 3

Studio
6F-33F



Approx. Area (sqm)		*Studio
Unit Area	29.75	
Balcony Area	-	
TOTAL AREA	29.75	

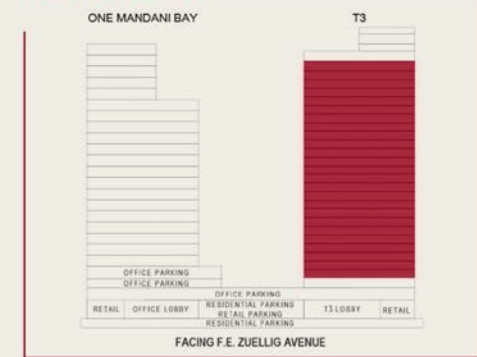
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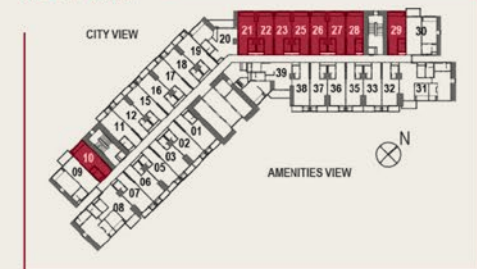
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Mandani Bay

QUAY
TOWER 3

Studio Plus
6F-33F



Approx. Area (sqm)	*Studio w/ Balcony
Unit Area	31.09
Balcony Area	2.19
TOTAL AREA	33.28



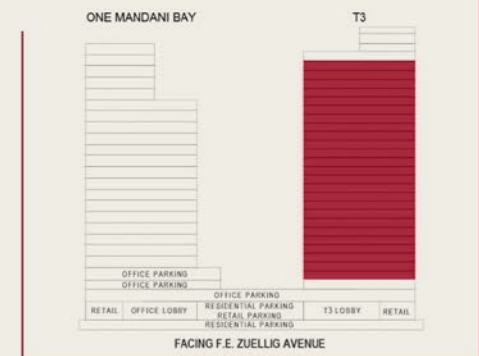
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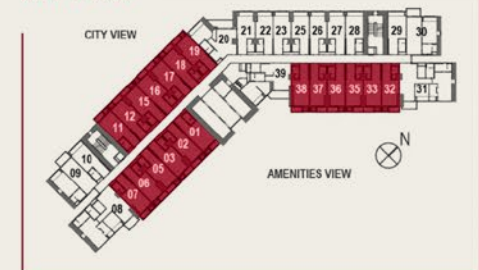
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Mandani Bay

QUAY
TOWER 3

1-Bedroom
6F-33F



Approx. Area (sqm)		*1BR
Unit Area	45.49	
Balcony Area	4.34	
TOTAL AREA	49.82	



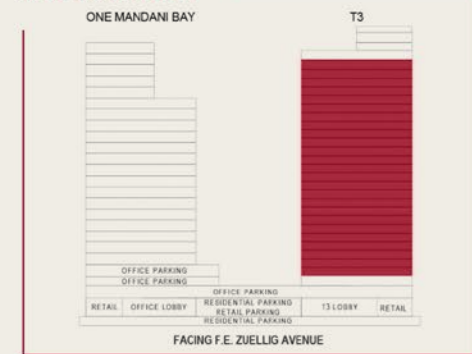
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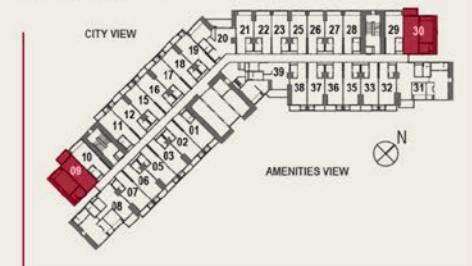
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Mandani Bay

QUAY
TOWER 3

1-Bedroom
6F-33F



Approx. Area (sqm) *1BR Special 1

Unit Area	50.20
Balcony Area	8.57
TOTAL AREA	58.77



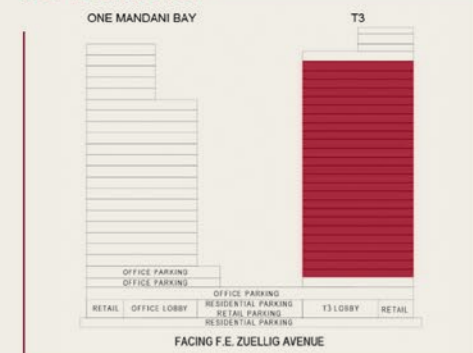
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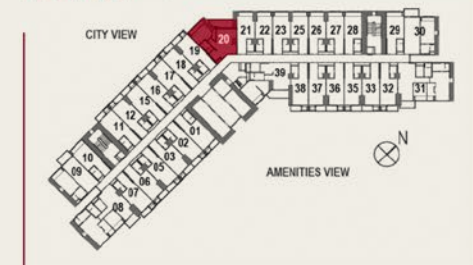
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Mandani Bay

QUAY
TOWER 3

1-Bedroom
6F-33F



Approx. Area (sqm) ^{*1BR Special 2}

Unit Area	57.43
Balcony Area	6.68
TOTAL AREA	64.11



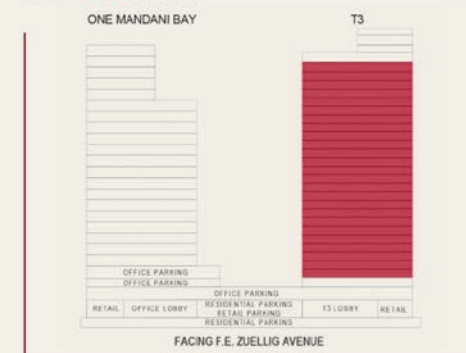
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BLOCK PLAN



KEY ELEVATION



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Mandani Bay QUAY TOWER 3

2-Bedroom Suite
6F-33F



Approx. Area (sqm)		*2BR S+
Unit Area	77.28	
Balcony Area	4.50	
TOTAL AREA	81.78	



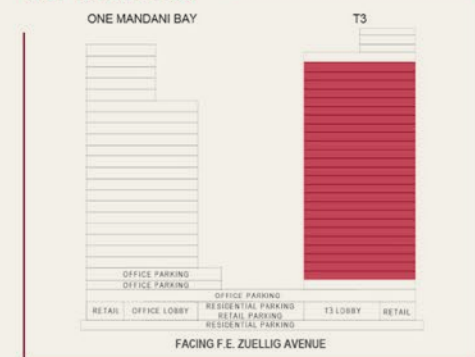
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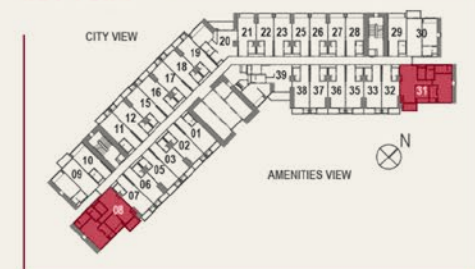
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Artist's Impression

Fully Furnished Units

STUDIO & STUDIO PLUS UNITS

Living/Dining/Bedroom Area

1. Air Conditioning Unit (ACU)
2. Smart TV with Rack
3. 2-seater Sofa Bed
4. 2-seater Dining Table
5. Mirror
6. Bed with Mattress
7. Bedside Tables
8. Wardrobe Cabinet

Kitchen

1. 2-burner Induction Stove with Rangehood
2. Refrigerator
3. Microwave
4. Washing Machine

Toilet & Bath

1. Glass Shower Partition
2. Single-point Water Heater

Other Areas

1. Bluetooth Lockset on Main Door
2. Lighting Fixtures
3. Blackout Blinds

1-BEDROOM UNITS

Living Area

1. Air Conditioning Unit (ACU)
2. Smart TV with Rack
3. 2-seater Sofa Bed

Kitchen

1. 2-burner Induction Stove with Rangehood
2. Refrigerator
3. Microwave
4. Washing Machine

Dining Area

1. 4-seater Dining Table
2. Mirror

Bedroom

1. Bed with Mattress
2. Bedside Tables
3. Wardrobe Cabinet

Toilet and Bath

1. Glass Shower Partition
2. Single-point Water Heater

Other Areas

1. Bluetooth Lockset on Main Door
2. Lighting Fixtures
3. Blackout Blinds



Semi-furnished Units

2-BEDROOM & 3-BEDROOM UNITS

Common Area

1. Air Conditioning Unit (ACU)

Kitchen

1. 4-burner Induction Cooker with Rangehood

Toilet and Bath

1. Glass Shower Partition
2. Storage-type Water Heater

Other Areas

1. Bluetooth Lockset on Main Door
2. Lighting Fixtures
3. Blackout Blinds

Common Areas & Features in the Residential Towers

Ensuring a safe, efficient, and focused way of life in Mandani Bay Quay, residential units as well as common areas and facilities are equipped with 100% Power Backup.

RESIDENTIAL AREAS

Reception Area
Lounge Area
Mail Room
Naturally Ventilated Corridors
Provision for Garbage Collection on Every Floor
Separate Entry for Service Elevators

LIFTS

6 Cars per Tower
5 for Passengers
1 for both Passengers and Service

CCTV

Ground Floor Lobby
Lift Cars
Amenities Area
Parking Entrance
Retail Area Perimeter

PARKING

Card System Entry
Separate Access for Residential and Commercial Parking

Fittings & Finishes of the Residential Units

FEATURES

Bluetooth Lockset
Heat Detector
Smoke Detector
Fire Sprinkler
Provision for Audio Guest Annunciator
Telephone Lines
CATV Outlet
Provision for Water Heater
Provision for Split Type AC
Provision for Washer/Dryer

PLACEMENT

Front Door
Kitchen
Living/Dining, Bedroom(s)
Living/Dining, Bedroom(s)
Yes
1 Provision
Living/Dining, Master Bedroom
Master Bathroom, Common T&B
Living/Dining & Bedroom(s)
Designated Area

FINISHES

Living/Dining Area Flooring	Homogeneous Tiles
Kitchen Flooring Cabinet Countertop	Homogeneous Tiles Laminated MDF or equivalent Granite, Solid Surface, or equivalent
Bedroom Flooring Closet	Laminated Flooring or equivalent Laminated MDF or equivalent
Toilet & Bath Flooring Wall	Homogeneous Tiles Ceramic Tiles
Utility Area Walls & Ceiling	Ceramic Tiles Painted





Actual Photo



Mandani Bay

Developed by



a joint venture of



www.mandanibay.com

Project Location: F.E. Zuellig Avenue, Mandaue City, Cebu, Philippines

HLURB LTS No.: 034539

Date of Completion: April 30, 2023

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