





Mandani Bay

The Mandani Bay Difference

Strategic Location



Artist's Impression







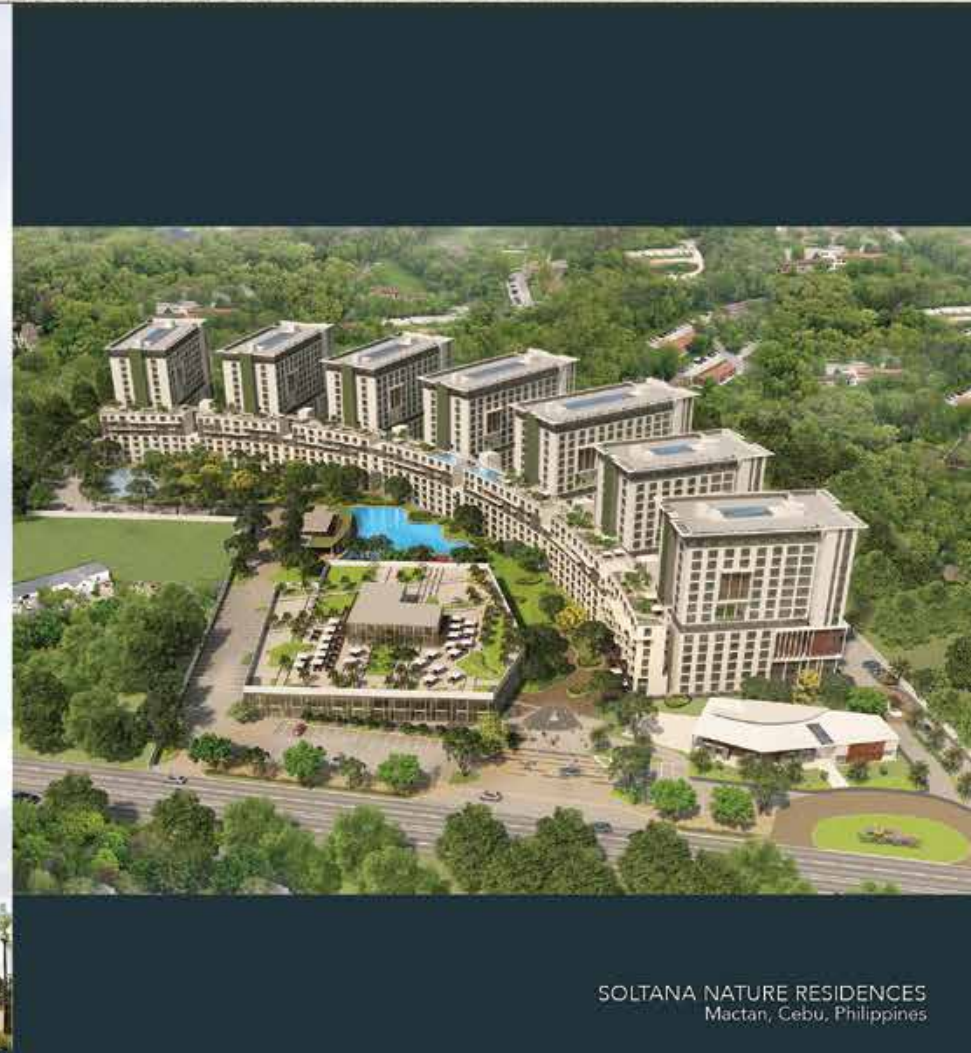




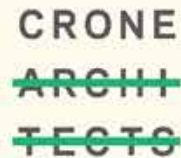








Master Planner



Retail Master Planner



Project Architect



Landscape Architect



Interior Designer

PTang Studio Ltd

Interior Designer



Structural Consultant



Environmental Sustainability



Traffic Management

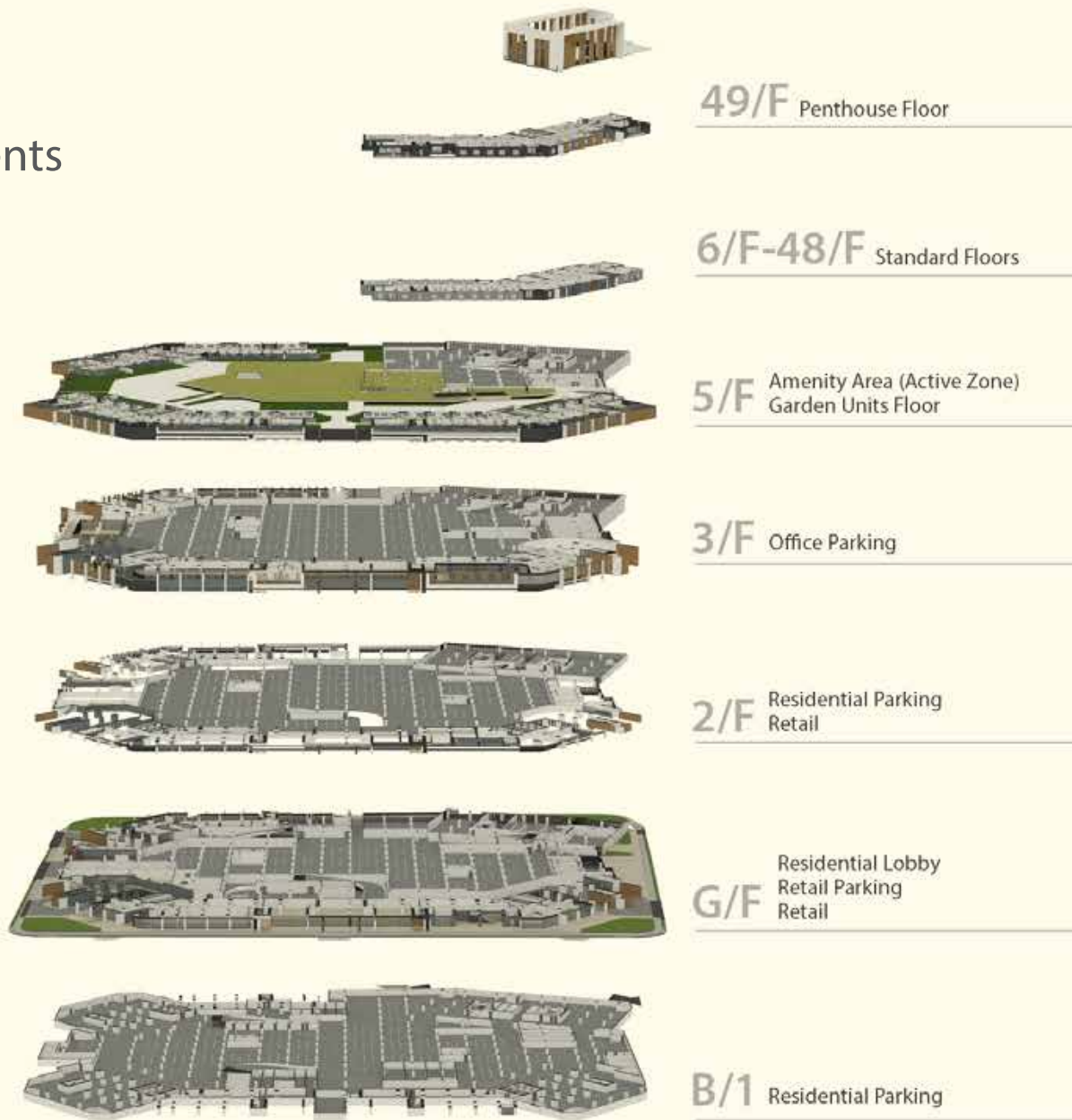


Mandani Bay QUAY

Tower 2



Building Components



49/F Penthouse Floor

6/F-48/F Standard Floors

5/F Amenity Area (Active Zone)
Garden Units Floor

3/F Office Parking

2/F Residential Parking
Retail

G/F Residential Lobby
Retail Parking
Retail

B/1 Residential Parking

Mandani Bay
QUAY

 Mandani Bay



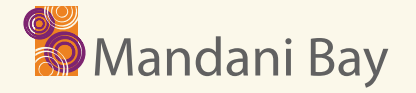
Features of the Amenity Area



Exclusive Areas are spaces and amenities exclusive to Mandani Bay Quay residents. Shared Areas are common features accessible by all Mandani Bay residents.



Mandani Bay
QUAY
TOWER 2



Penthouse Floor
49/F



Artist's Impression

Mandani Bay
QUAY
TOWER 2

PENTHOUSE FLOOR
49/F

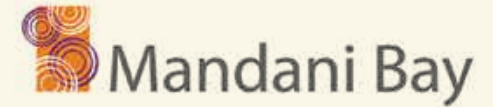
CITY / AMENITIES VIEW



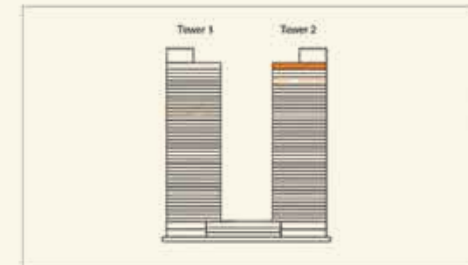
SEA / GREEN PROMENADE VIEW



For Identification Purposes Only



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- 1-BEDROOM
- 2-BEDROOM DELUXE
- 2-BEDROOM SUPERIOR
- 2-BEDROOM SUITE
- 3-BEDROOM
- COMMON AREAS

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Mandani Bay

QUAY
TOWER 2

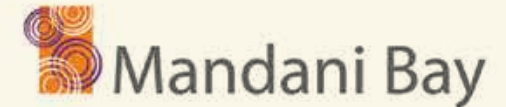
49/F
1-BEDROOM PENTHOUSE A



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



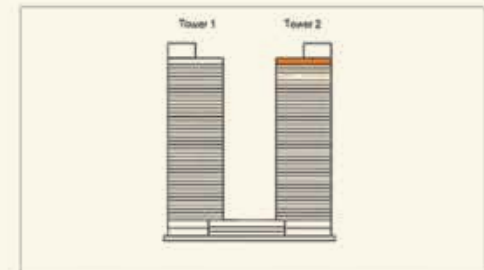
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BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

49/F
1-BEDROOM PENTHOUSE B



Approx. Area (sqm)	*1BR 8.0940
Unit Area	56.99
Balcony Area	6.68
TOTAL AREA	63.67



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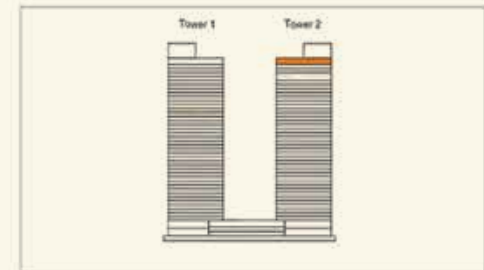
Mandani Bay



BLOCK PLAN



KEY PLAN



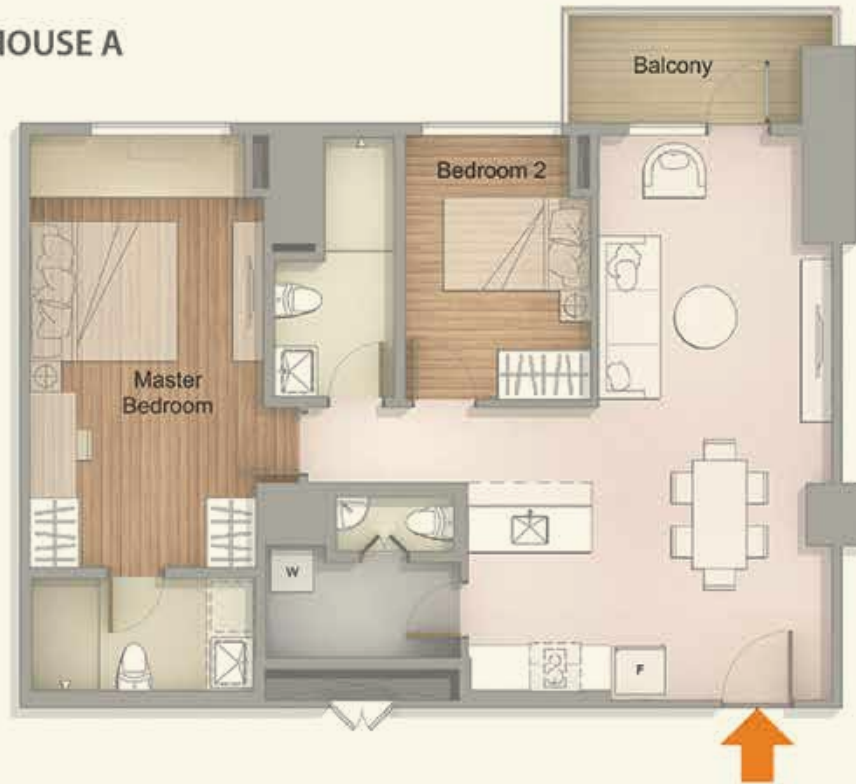
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Mandani Bay

QUAY
TOWER 2


49/F
2-BEDROOM PENTHOUSE A



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



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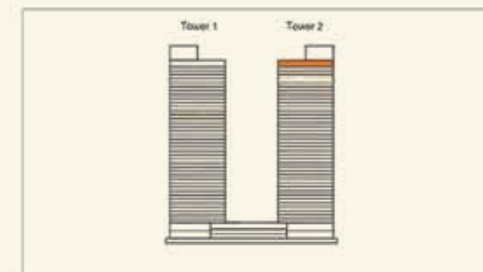
Mandani Bay



BLOCK PLAN



KEY PLAN



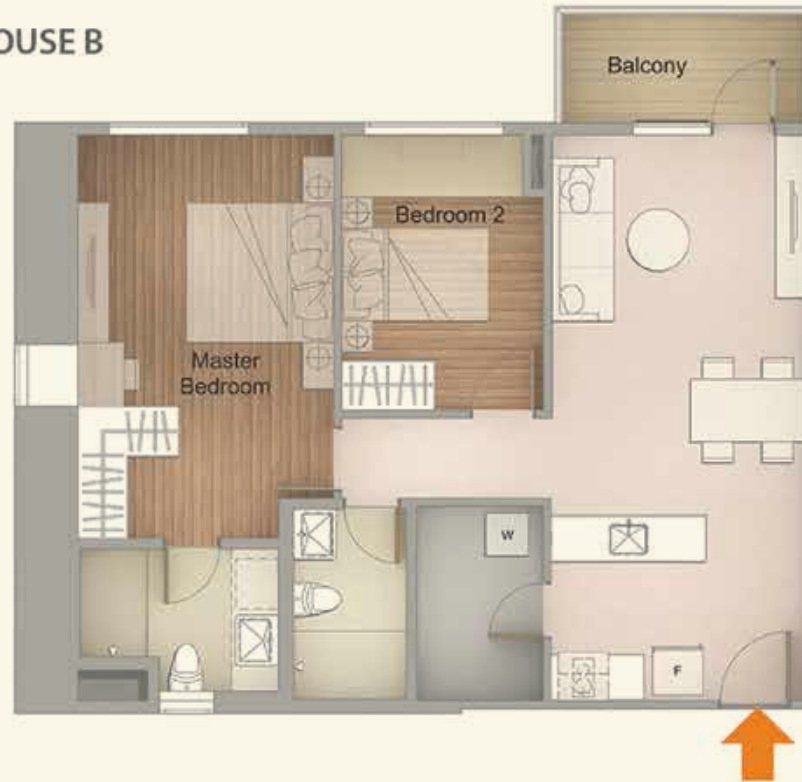
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Mandani Bay

QUAY
TOWER 2


49/F
2-BEDROOM PENTHOUSE B



Approx. Area (sqm)	*2018 (P10)
Unit Area	71.74
Balcony Area	5.02
TOTAL AREA	76.76



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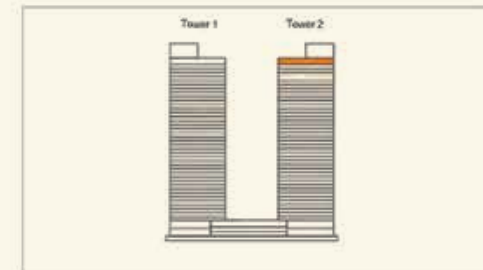
Mandani Bay



BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

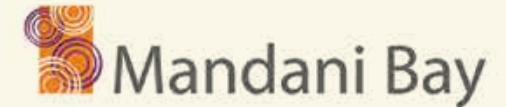
49/F
2-BEDROOM PENTHOUSE C



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



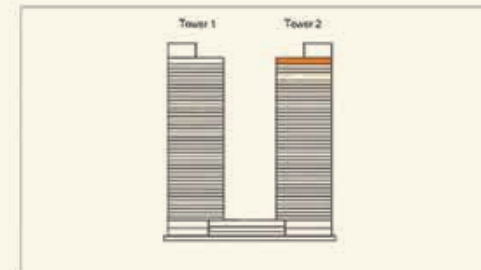
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BLOCK PLAN



KEY PLAN



KEY ELEVATION

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Mandani Bay

QUAY
TOWER 2

49/F
3-BEDROOM PENTHOUSE A



Approx. Area (sqm)	*3BR A (P/A)
Unit Area	108.13
Balcony Area	7.18
TOTAL AREA	115.31



For Identification Purposes Only

Mandani Bay



BLOCK PLAN



KEY PLAN



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Garden Floor
5/F



Mandani Bay
QUAY
TOWER 2

GARDEN FLOOR
5/F

CITY / AMENITIES VIEW



SEA / GREEN PROMENADE VIEW



For Identification Purposes Only



Mandani Bay



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- STUDIO
- 1-BEDROOM
- 2-BEDROOM SUITE
- COMMON AREAS

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Mandani Bay
QUAY
TOWER 2

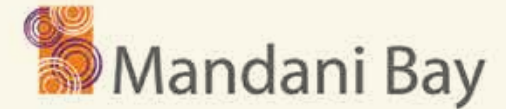
5/F
GARDEN STUDIO



Approx. Area (sqm)	*Garden Studio
Unit Area	29.75
Garden Area	12.60
TOTAL AREA	42.35



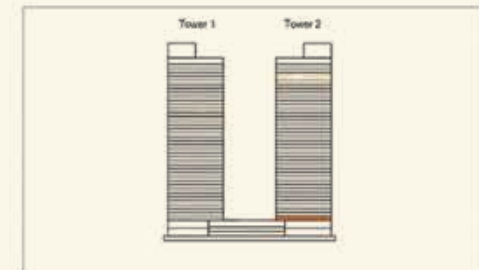
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BLOCK PLAN



KEY PLAN



KEY ELEVATION

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Mandani Bay

QUAY
TOWER 2

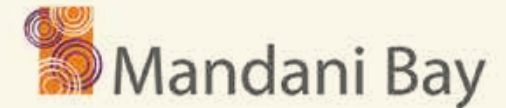
5/F
1-BEDROOM GARDEN DELUXE



Approx. Area (sqm)	*1BR Garden Deluxe
Unit Area	45.49
Garden Area	20.21
TOTAL AREA	65.70



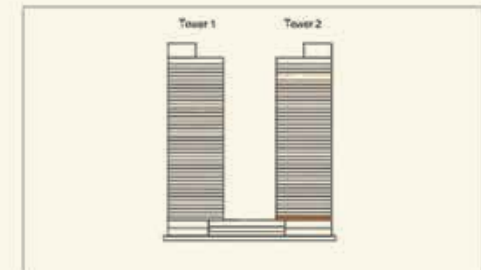
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BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

5/F 1-BEDROOM GARDEN DELUXE



Approx. Area (sqm) *1BR Garden Deluxe

Unit Area	45.49
Garden Area	31.52
TOTAL AREA	77.01



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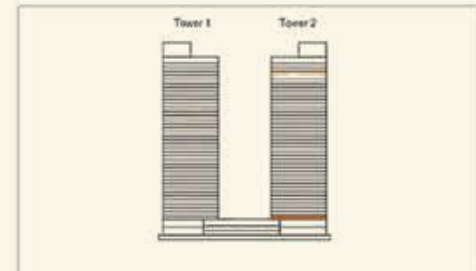
Mandani Bay



BLOCK PLAN



KEY PLAN



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Mandani Bay
QUAY
TOWER 2

5/F
1-BEDROOM GARDEN DELUXE



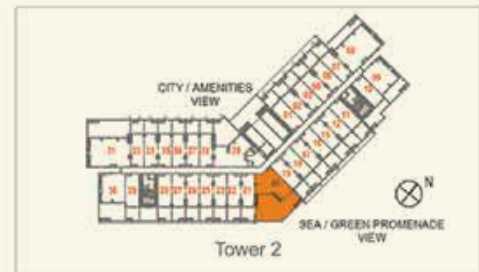
Approx. Area (sqm)		*1BR Garden Deluxe
Unit Area	50.20	
Garden Area	62.79	
TOTAL AREA	112.99	



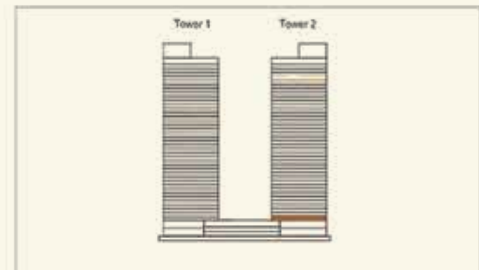
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BLOCK PLAN



KEY PLAN



KEY ELEVATION

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Mandani Bay

QUAY
TOWER 2

5/F
1-BEDROOM GARDEN DELUXE

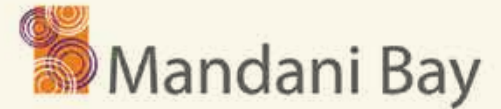


Approx. Area (sqm)	
Unit Area	57.43
Garden Area	35.65
TOTAL AREA	93.08

*1BR Garden Deluxe



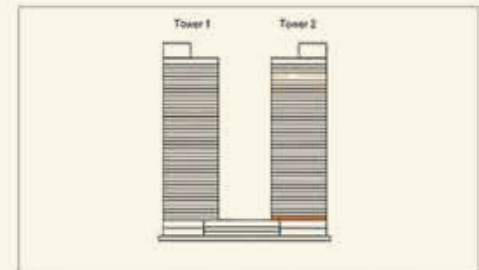
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BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

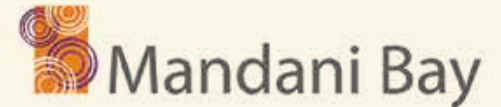
5/F
2-BEDROOM GARDEN SUITE



Approx. Area (sqm)	*2BR Garden Suite
Unit Area	77.28
Garden Area	27.37
TOTAL AREA	104.65



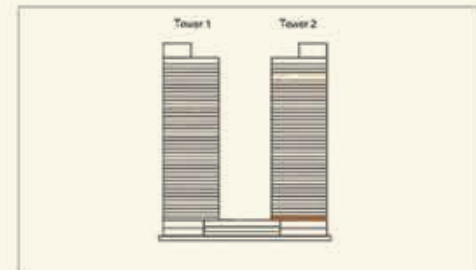
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BLOCK PLAN



KEY PLAN



KEY ELEVATION

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Mandani Bay

QUAY
TOWER 2

5/F 2-BEDROOM GARDEN SUITE



Approx. Area (sqm)	*2BR Garden Suite
Unit Area	77.28
Garden Area	49.27
TOTAL AREA	126.55



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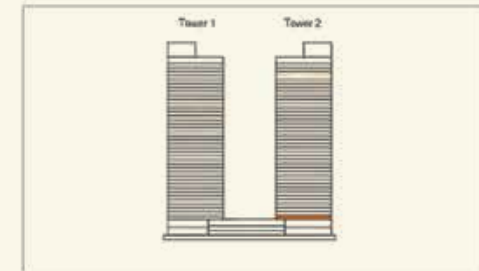
Mandani Bay



BLOCK PLAN



KEY PLAN



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Standard Floors
6/F-48/F



Artist's Impression

Mandani Bay

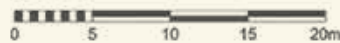
QUAY
TOWER 2

STANDARD FLOOR
6/F-48/F

CITY / AMENITIES VIEW



SEA / GREEN PROMENADE VIEW



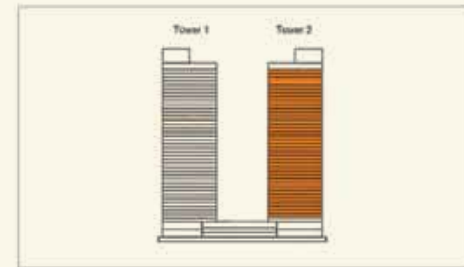
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Mandani Bay



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- STUDIO
- STUDIO WITH BALCONY
- 1-BEDROOM
- 2-BEDROOM SUITE
- COMMON AREAS

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Mandani Bay

QUAY
TOWER 2

6/F-48/F
STUDIO



Approx. Area (sqm)

*Studio

Unit Area	29.75
TOTAL AREA	29.75



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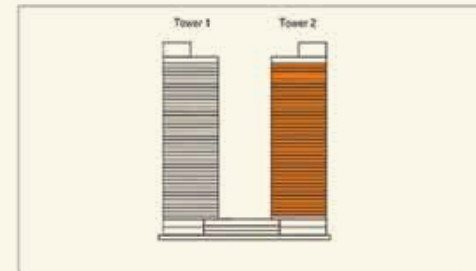
Mandani Bay



BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

6/F-48/F
STUDIO PLUS



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

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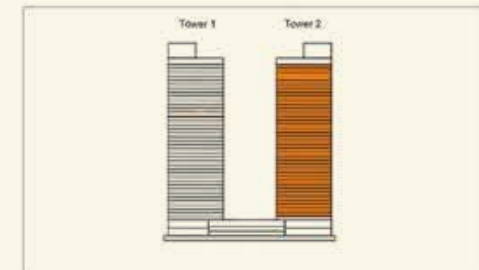
Mandani Bay



BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

6/F-48/F
1-BEDROOM



Approx. Area (sqm)	*188+
Unit Area	45.49
Balcony Area	4.33
TOTAL AREA	49.82



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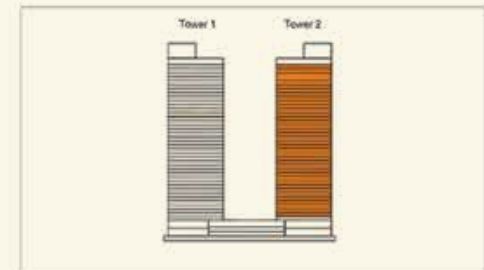
Mandani Bay



BLOCK PLAN



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Mandani Bay

QUAY
TOWER 2


6/F-48/F
1-BEDROOM



Approx. Area (sqm)	*JBR
Unit Area	57.43
Balcony Area	6.68
TOTAL AREA	64.11



For Identification Purposes Only



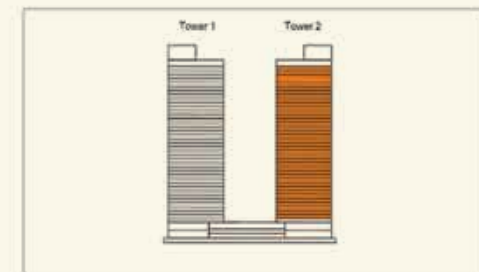
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BLOCK PLAN



KEY PLAN



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Mandani Bay

QUAY
TOWER 2

6/F-48/F
1-BEDROOM



Approx. Area (sqm)	*IBR + Special
Unit Area	50.20
Balcony Area	8.57
TOTAL AREA	58.77



For Identification Purposes Only

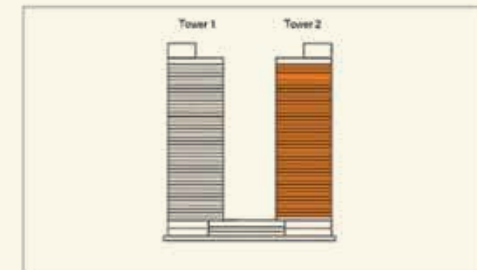
Mandani Bay



BLOCK PLAN



KEY PLAN



KEY ELEVATION

While the particulars, details and visuals shown in this publication are based on present plans, potential buyers must verify, check and confirm, and are expected to have verified, checked and confirmed, the actual, complete and final particulars, details and specifications before any acquisition. The contents of this publication do not amount or constitute any offer or contract, or part of any offer or contract, and are not intended to create any relationship, whether in contract or otherwise, with any potential buyer. The information contained in this publication is for general reference purpose only and is subject to change without prior notice. The dimensions shown herein are also subject to change depending on actual condition and circumstances at site during construction.

Mandani Bay
QUAY
TOWER 2


6/F-48/F
2-BEDROOM SUITE



Approx. Area (sqm)		*2BR 5+
Unit Area	77.28	
Balcony Area	4.50	
TOTAL AREA	81.78	



For Identification Purposes Only



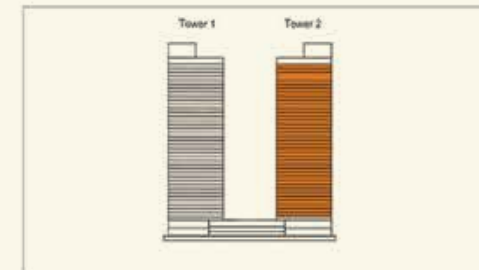
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FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

FEATURES

Heat Detector	Kitchen
Smoke Detector	Living/Dining, Bedroom(s)
Fire Sprinkler	All rooms
Audio Guest Annunciator*	1 provision
Telephone Line*	1 provision
CATV Outlet	Living/Dining, Master Bedroom
Washer/Dryer*	1 provision in the designated area

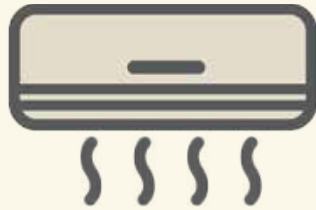
**The Developer will not provide an Audio Guest Annunciator, Telephone, or Washer/Dryer.*

FINISHES

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

FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

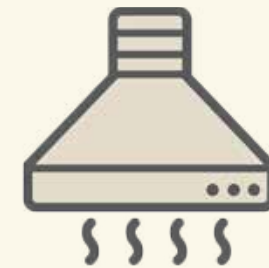
FIXTURES



Split-type AC
Living/Dining & Bedroom(s)



Shower Glass Partition
Toilet & Bath



Range Hood
Kitchen



Roll-up Blinds
Living/Dining & Bedroom(s)



Water Heater*
Toilet & Bath



Induction Stove Cook Top**
Kitchen

**The Developer will provide a Single-point Water Heater for each Studio unit and each 1-Bedroom unit, and a Storage-type Water Heater for each 2-Bedroom unit and up.*

***The Developer will provide a 2-burner Stove Cook Top for each Studio unit & each 1-Bedroom unit, and a 4-burner Stove Cook Top for each 2-Bedroom unit and up.*

Mandani Bay Quay Tower 2 Residential Units Summary

Existing Unit Name (From Technical Management Group)	Marketing Unit Name	Floor Location	Floor Size (in sq. m.)
Penthouse Premium Floors (49/F)		49/F	
1BR +	1-Bedroom Penthouse A	49/F	57.53
1 BR + Special	1-Bedroom Penthouse B (Hinge Unit)	49/F	63.67
2BR +	2-Bedroom Penthouse A	49/F	84.11 – 84.26
2BR C+	2-Bedroom Penthouse B	49/F	76.76
2BR S+	2-Bedroom Penthouse C	49/F	81.76
3BR +	3-Bedroom Penthouse A	49/F	115.31
Garden Floor (5/F)		5/F	
Studio + Garden	Studio Garden	5/F	41.95 – 53.66
1BR + Garden	1-Bedroom Garden Deluxe	5/F	65.70 – 77.01
1 BR + Special + Garden	1-Bedroom Garden Deluxe (facing Green Promenade)	5/F	112.99
1 BR + Special + Garden	1-Bedroom Garden Deluxe (facing Active Zone)	5/F	93.08
2BR S+ Garden	2-Bedroom Garden Suite	5/F	104.65 – 126.55
Standard Floors (6/F-48/F)		6-48/F	
Studio	Studio	6-48/F	29.75
Studio with Balcony	Studio Plus	6-48/F	33.28
1BR	1-Bedroom	6-48/F	49.82
1BR Special	1-Bedroom (Hinge Unit facing Green Promenade)	6-48/F	58.77
1BR + Special	1-Bedroom (Hinge Unit facing Active Zone)	6-48/F	64.10
2BR S+	2-Bedroom Suite	6-48/F	81.78



Actual Photo