





Transforming Cebu into a World-Class Lifestyle Destination

- A master-planned, mixed-use waterfront community by partners Hongkong Land and Taft Properties
- Strategic Location – Along the Mactan Channel in Mandaue City
- Official Address – F.E. Zuellig Avenue, Mandaue City, Cebu
- Prime Waterfront Setting – An urban landmark that will propel the area to be alike Hong Kong's Victoria Harbour, Australia's Sydney Harbour, or Singapore's Marina Bay
- Components:
 - **Residential Condominiums** – Various home configurations for different lifestyle needs
 - **Office Towers** – Intelligently designed workplaces that inspire smart business solutions
 - **Retail Areas** – Host to an abundance of options for shopping, dining, and similar activities
 - **Hotel and Condotel** – Fine hospitality spaces for individuals and businesses
 - **Lifestyle Spaces** – Communal areas with leisure and recreational features
 1. Main Boulevard: 30-meter walkway that permits an encircling view of the sea and the cityscape beyond
 2. Green Promenade: Extensive tree-lined avenue that cuts through the property; 40 meters wide and 350 meters long
 3. Footbridges: Walkways that interconnect tower podiums, enabling convenient movement from one point to another
 4. Waterfront and Boardwalk: 500-meter water frontage, the highlight of the development
 5. Retail: Spaces for shopping, art, entertainment, and dining



 Mandani Bay



The Mandani Bay Difference

Ten reasons that make this development world-class

The Mandani Bay Difference



1. Strategic Location

Southeast Asia

- Culturally rich region, home to 9% of global population
- One of the world's best performing regions in terms of economic growth

Philippines

- Archipelagic country with more than 7000 islands, making it a sought after tropical getaway
- Unique and heritage-rich communities in every district
- Among Asia's rapidly advancing economies

Cebu

- Home to some of the most beautiful tourist destinations
- Has one of the most dynamic and fastest-growing BPO industries in Southeast Asia
- Cebu City, its capital, is the nation's oldest city and its main domestic shipping port

Mandaue City

- Located right next to Cebu City and a significant center of commerce in the Visayas
- "Mandani" is the city's earliest recorded name
- Reclamation Area – poised to be the prime business district of Mandaue

Estimated travel time to key places by car

Hotel

- Radisson Blu Hotel – 8 minutes*
- Bai Hotel – 1 minute*
- Bayfront Hotel – 8 minutes*

School

- Cebu Doctors' University – 1 minute*
- Singapore School Cebu – 1 minute*

Shopping

- Parkmall (mall) – 2 minutes*
- S&R (membership shopping) – 3 minutes*
- SM City Cebu (mall) – 8 minutes*

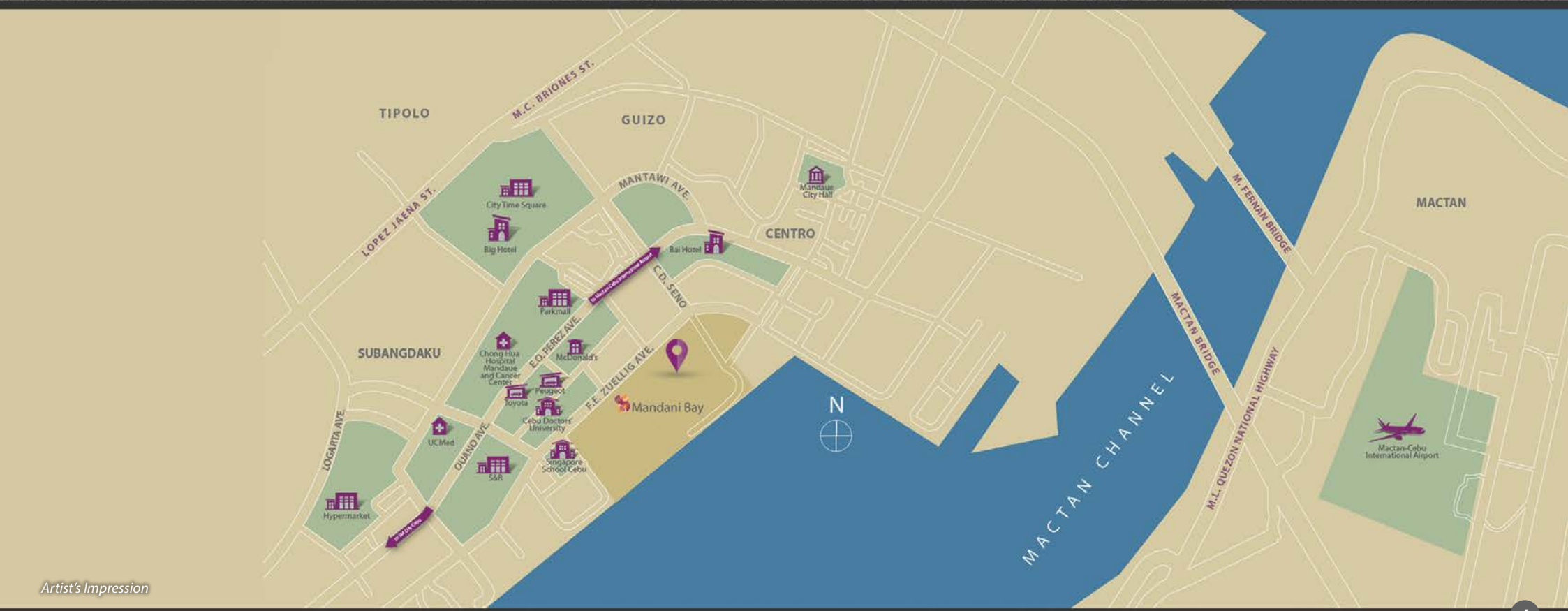
Hospital

- UCMed – 5 minutes*
- Chong Hua Hospital Mandaue and Cancer Center – 5 minutes*

Other Key Locations

- Central Business District – 15 minutes*
- Port of Cebu*
 - Domestic Seaports – 8 minutes*
 - International Seaport – 6 minutes*
- Mactan Cebu International Airport – 15 minutes*
- Beaches & Resorts – approximately 30 minutes*

Strategic Location



Artist's Impression



2. Impressive Scale

- Entire development = 20 hectares with 21 towers
- Full completion in 10-15 years
- Components:
 - Residential (majority)
 - Hotel
 - Commercial
 - Offices
 - Recreational
- Features:
 - Lifestyle Spaces – communal and open to the public
 - Podium Amenities – exclusive to residents

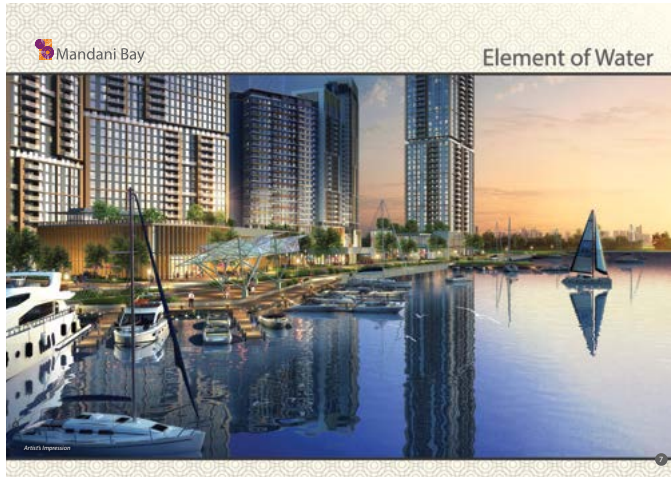




3. Master-planned Layout

- **Environmental sustainability** – primary consideration from inception to implementation of the entire project
- **Proper airflow and sun shading** incorporated into building design
- **Well-thought-out expanses between structures** promote strong sense of openness throughout the community
- **Generous and functional spaces** in the residential areas make for better human connections and experiences





4. Element of Water

Harbourside setting makes the development a high-value property

- **500-meter water frontage** with stunning view of the coast
- **Waterfront** – refreshing and serene environment
- **Boardwalk** – perfect place for a run or a stroll; features retail spaces and restaurants, paving the way for an exceptional lifestyle experience right within the community
- **Outdoor spaces for cultural activities** – underline world-class caliber
- **Water features** throughout property further highlight Mandani Bay's water-inspired motif



Artist's Impression



5. Embracing Nature

Green Promenade

- 300 meter-long green park that sits in the middle of the development, bringing Mandani Bay's lush environment into focus
- Encourages wellness through active living
- Modern infrastructure that seamlessly combines nature and city living
- Like Central Park in the middle of Manhattan, New York City
- Makes Mandani Bay a truly inspiring place to live in



Artist's Impression



6. Interconnectedness

Footbridges

- Connect podiums to each other
- Enable residents to jog around the entire property
- Provide residents with easy access to shared amenities across podiums

Pedestrians have dedicated walkways, separated from roads for automobiles

Interconnected basement – provides easy access to parking; makes for smart and convenient transportation throughout the property (ease of traffic)





7. Expansive Scenery

Various units provide different views:

- **Bay View** – Vista includes the Mactan Channel, the sea, and the outlying landscape
- **Mountain View** – Commanding panorama of the city side, including a distant view of Cebu's mountains





8. Distinguished Lifestyle

- Central point of convergence for personal, business, and social functions
- Designed with a deep understanding of how individual passions evolve, making it the ideal place of residence for those who embrace the future

Culture: *history and heritage*

In being one with the community, Mandani Bay celebrates culturally relevant events such as Sinulog and Chinese New Year

Adventure: *avenues for new experiences*

Each podium will offer a unique set of amenities

Creativity: *innovation and imagination*

Expect art exhibits, conventions, and outdoor events to be part of Mandani Bay's creative scene

Water: *unique seaside community*

Planned features and activities include Water Park and Dragon Boat Festival



All images are artist's impressions.



9. Powerhouse Developer

Hongkong Land

- Brings international experience to Cebu
- A leading real estate developer in Asia
- 128 years of experience in the real estate industry
- Listed securities in the London Stock Exchange
- Member of the Jardine Matheson Group
- Notable Developments:
 1. One Central, Macau
 2. Nava Park, Jakarta
 3. Serenade, Hong Kong
 4. Central Portfolio, Hong Kong
 5. Hallmark Residences, Singapore
 6. WF Central (luxury retail center), Beijing
 7. Parkville, Shanghai
 8. World Trade Centre, Jakarta
 9. Marina Bay Financial Centre, Singapore
 10. 63 Ly Thai To, Hanoi
 11. Landmark Riverside, Chongqing
 12. Anandamaya Residences, Jakarta
 13. Roxas Triangle Towers, Makati



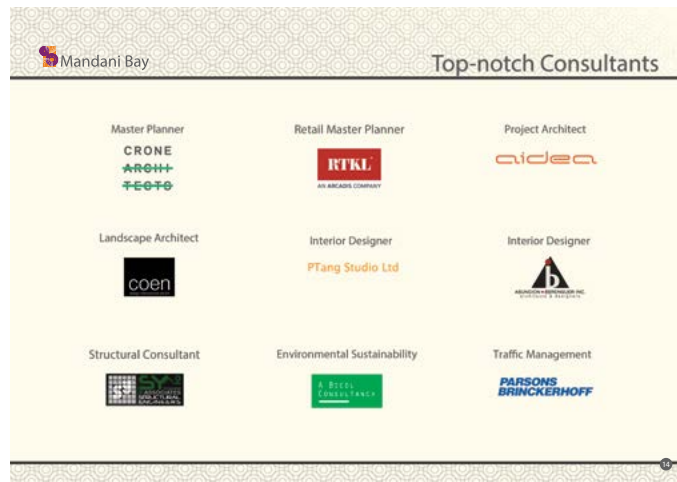


9. Powerhouse Developer

Taft Properties

- Local expertise
- Backed by Vicsal Development Corporation
 - Metro Gaisano chain of stores
 - Banking and finance
 - Travel and tours
 - Stock brokerage and investment advisory
- Projects:
 - Luzon
 1. Symfoni Kamias, Quezon City, Metro Manila
 2. Citation Residences, Biñan City, Laguna
 - Cebu
 3. Horizons 101
 4. Taft East Gate
 5. Soltana Nature Residences
 6. Symfoni Nichols





10. Top-notch Consultants

Some of the world's most well-known consultants, planners, and architects have come together to create Mandani Bay

- Master Planner: **Crone Architects**
Australian architectural firm whose practices are guided by the union of technology and design with human emotion
- Retail Master Planner: **CallisonRTKL, An Arcadis Company**
Architecture, planning, and design firm leveraging the design expertise of its renowned parent company, Arcadis
- Project Architect: **Aidea**
One of the Philippines' most recognized and highly ranked architectural firms
- Interior Designers: **PTang Studio, Ltd**
Professional consultant and designer of a wide range of projects in Hong Kong, China, Japan, and the UK
- Landscape Architect: **Asuncion-Berenguer Inc.**
Established in 1997, integrates physical context, unique function, and aesthetic goals into a unique design program
- Structural Consultant: **COEN**
Based in Singapore, an established design firm using the best practices in landscape architecture and horticulture
- Structural Consultant: **Sy² + Associates, Inc.**
Established structural engineering expert in the Philippines, founded in 1983
- Environmental Sustainability: **A. Bicol Consultancy**
Sustainable Master Planning expert championing ecologically balanced solutions across its projects
- Traffic Management: **Parsons Brinckerhoff**
New York-based multinational firm specializing in creative, comprehensive, and sustainable engineering solutions

Master Planner



Retail Master Planner



Project Architect



Landscape Architect



Interior Designer



Interior Designer



Structural Consultant



Environmental Sustainability



Traffic Management





Mandani Bay Suites

- **1st residential enclave**
- Sold-out
- **2 towers** on top of a large podium
- Podium level: Recreational amenities and car parks
- **Units: Studio, 1-bedroom, 2-bedroom, 3-bedroom**
- **Special Units: House & Garden Series**
 - *Townhouses*
 - *Lofts*
 - *Penthouse*
 - *Garden units*
- Modern yet timeless exterior



SOLD-OUT

Mandani Bay SUITES



Mandani Bay Quay

- 2nd Phase of Mandani Bay development
- **4 towers:** 3 residential, 1 office
- Podium level: 4 floors for parking, 2 floors of retail spaces

Mandani Bay Quay Tower 1

- 40 residential floors
- 6 elevators using card entry system: 5 for passengers, 1 for both passengers and service
- **Active Zone** – the Amenity Area, avenue for pursuing the dynamic life well lived



Mandani Bay

QUAY

Mandani Bay Quay Building: The Residential Units

Existing Unit Name (From Technical Management Group)	Marketing Unit Name	Oversized (Floor area is bigger than standard)	Balcony	Utility Room	Utility Room with Toilet	Study Space	Space Provision for Garden
STANDARDS FLOORS (6F-36F)							
Studio	Studio						
Studio w/ Balcony	Studio Plus		*				
1BR	1-Bedroom		*				
1BR Special	1-Bedroom (Hinge Unit - Amenity Area View)	*	*				
1BR + Special	1-Bedroom (Hinge Unit - Green Promenade View)	*	*				
2BRS +	2-Bedroom Suite		*	*		*	
PREMIUM FLOORS (37F-48F)							
1BR +	1-Bedroom Deluxe		*		*		
1BR + Special	1-Bedroom Deluxe (Hinge Unit - City View)	*	*		*		
2BR +	2-Bedroom Deluxe		*		*		
2BRS +	2-Bedroom Suite		*	*		*	
2BR C +	2-Bedroom Superior		*	*			
3BR +	3-Bedroom Deluxe		*		*		
GARDEN SIMPLEX (5F)							
1BR +	1-Bedroom Garden Deluxe		*		*		*
1BR + Special	1-Bedroom Garden Deluxe (Hinge Unit - Sea View)	*	*		*		*
2BR +	2-Bedroom Garden Deluxe		*		*		*
2BRS +	2-Bedroom Garden Suite		*	*		*	*
2BR C +	2-Bedroom Garden Superior		*	*			*
3BR +	3-Bedroom Garden Deluxe		*		*		*
PENTHOUSE (49F)							
	Penthouse (Named per "Type" only; not per "Unit")						
2BR A	2-Bedroom Penthouse A		*		*		
2BR B	2-Bedroom Penthouse B		*		*		
3BR A (Mirror Units)	3-Bedroom Penthouse A		*		*		
3BR B (Mirror Units)	3-Bedroom Penthouse B		*		*		
3BR C (Mirror Units)	3-Bedroom Penthouse C		*		*		

LEGEND

- Plus** Studio Unit with Balcony
- Superior** With Balcony and Utility Room
- Deluxe** With Balcony and Utility Room with Toilet
- Suite** With Balcony, Utility Room, and Study Space

- Standard Floors have a view of either the Green Promenade or the Amenity Area directly below
- Premium Floors enjoy a view of either the sea or the outlying mountainous landscape





Mandani Bay Quay Tower 1: Program Stack

Breakdown of Stacking for Tower 1:

- B/1 – Residential Parking
- G/F – Residential Lobby, Retail, Retail Parking
- 2/F – Residential Parking
- 3/F – Office Parking
- 5/F – Amenity Area (Active Zone), Garden Units Floor
- 6/F - 36/F – Standard Floors
- 37/F - 48/F – Premium Floors
- 49/F – Penthouse Floor
- Machine Room

Tower 1: Program Stack

Machine Room



49/F Penthouse Floor



37/F - 48/F Premium Floors



6/F - 36/F Standard Floors



5/F Amenity Area (Active Zone)
Garden Floor



3/F Office Parking



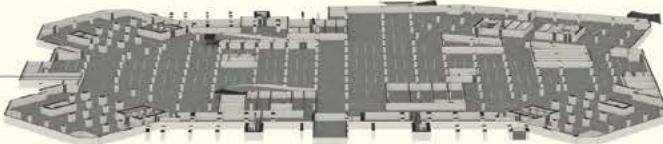
2/F Residential Parking



G/F Residential Lobby
Retail
Retail Parking



B/1 Residential Parking





Amenity Area: The Active Zone

- Collectively called the **Active Zone**, these are areas **dedicated to fitness activities** from the fun and easy to the challenging and high-powered
- In sum, Mandani Bay Quay has the same amenities found in Mandani Bay Suites, the property's first residential enclave, **plus courts for basketball and badminton**



Features of the Amenity Area



● Shared Areas

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

● Exclusive Areas

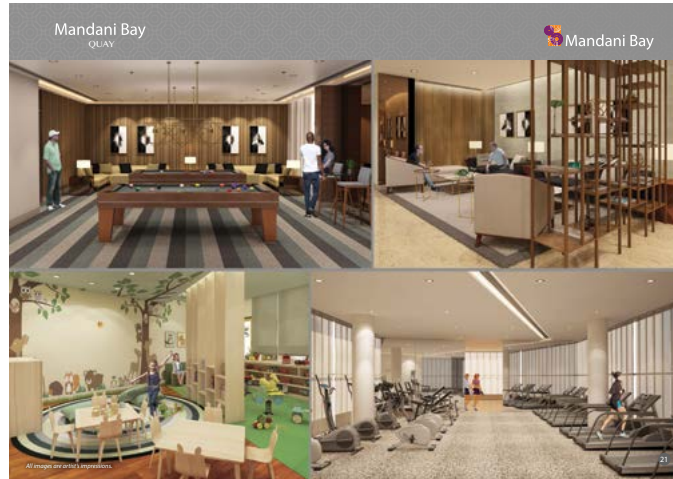
1. 50-meter Lap Pool
2. Kids' Pool
3. Leisure Pool
4. Pool Deck
5. Pool Lounge
6. Aqua Deck
7. Water Play Area
8. Seating Pavilion
9. Reflexology
10. Outdoor Lounge
11. Office Amenity Deck
12. Office Outdoor Seating
13. Kids' Playground
14. Split-out Multipurpose Lawn
15. Multipurpose Lawn
16. Outdoor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

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

Features of the Amenity Area



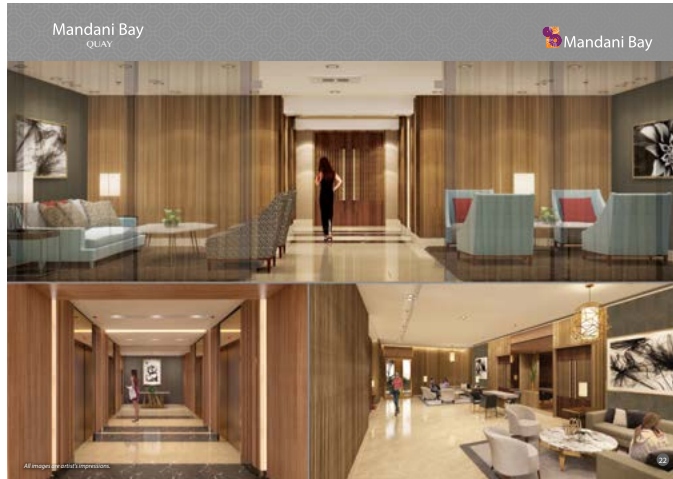
**Shared Areas are common features accessible by all Mandani Bay residents. Exclusive Areas are spaces and amenities exclusive to Mandani Bay Quay residents.*



Clubhouse

- Sports Hall
- Function Rooms
- Game Room
- Kids' Playroom
- Gym
- Reading Area
- Karaoke Rooms





Common Areas and Features of the Residential Towers

100% Power Backup in residential units, common areas, and facilities

RESIDENTIAL AREAS

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

LIFTS

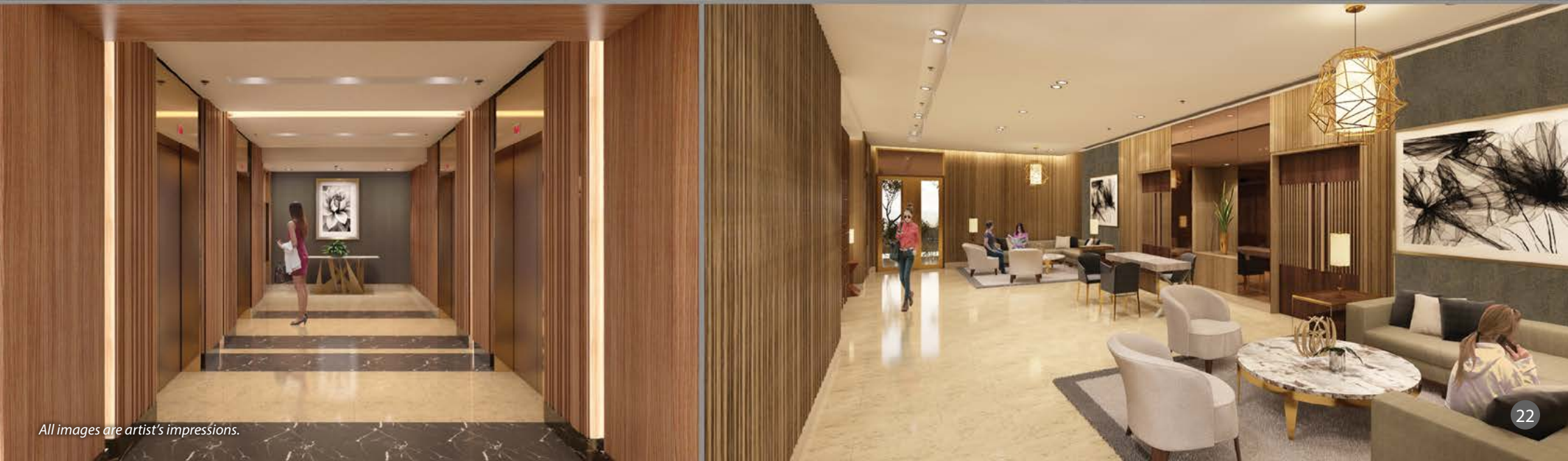
6 Cars per Tower
5 for Passengers
1 for both Passengers and Service

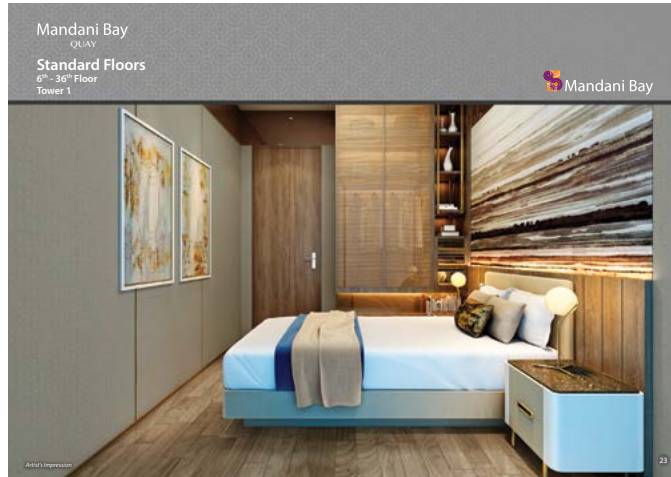
CCTV

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

PARKING

Card System Entry
Separate Access for Residential and Retail Parking





The Units at Mandani Bay Quay

Units are classified according to type and organized according to floor:

- Standard Floors
- Premium Floors
- Penthouse Floor
- Garden Floor

Let us start with the Standard Floors.

Mandani Bay
QUAY

Standard Floors
6th - 36th Floor
Tower 1



Mandani Bay QUAY

Tower 1 6th - 36th Floor STANDARD FLOOR



Sea / Green Promenade View

City / Amenities View



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Mandani Bay



MACTAN CHANNEL
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 1 6th - 36th Floor STUDIO



Approx. Area (sqm)	^{*Studio}
TOTAL AREA	29.75

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Mandani Bay



BLOCK PLAN



T1
KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1 6th - 36th Floor STUDIO PLUS



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

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BLOCK PLAN



T1
KEY PLAN



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Mandani Bay QUAY

Tower 1
6th - 36th Floor
1-BEDROOM



Approx. Area (sqm)	*1BR w/ Balcony
Unit Area	45.49
Balcony Area	4.25
TOTAL AREA	49.74

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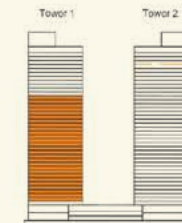
Mandani Bay



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BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



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Mandani Bay QUAY

Tower 1 6th - 36th Floor 1-BEDROOM



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

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BLOCK PLAN



SEA / GREEN PROMENADE VIEW
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Mandani Bay QUAY

Tower 1
6th - 36th Floor
1-BEDROOM



Approx. Area (sqm)	*1BR + Special
Unit Area	57.43
Balcony Area	6.68
TOTAL AREA	64.11

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Mandani Bay QUAY

Tower 1 6th - 36th Floor 2-BEDROOM SUITE



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

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MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



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Premium Floors

37th - 48th Floor
Tower 1



Mandani Bay QUAY

Tower 1 37th - 48th Floor PREMIUM FLOOR

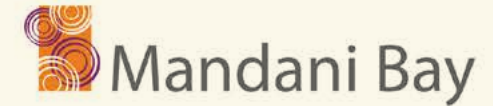


Sea / Green Promenade View

City / Amenities View



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BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

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

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Mandani Bay QUAY

Tower 1
37th - 48th Floor
1-BEDROOM DELUXE



Approx. Area (sqm)	*TBR +
Unit Area	52.50
Balcony Area	5.03
TOTAL AREA	57.53

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Mandani Bay



MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1 KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1
37th - 48th Floor
1-BEDROOM DELUXE



Approx. Area (sqm)	*1BR + Special
Unit Area	57.43
Balcony Area	6.68
TOTAL AREA	64.11

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MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
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Mandani Bay QUAY

Tower 1
37th - 48th Floor
2-BEDROOM DELUXE



Approx. Area (sqm)	*2BR +
Unit Area	78.75
Balcony Area	5.66
TOTAL AREA	84.41

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MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1
37th - 48th Floor
2-BEDROOM SUITE



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

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Mandani Bay



MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1
37th - 48th Floor
2-BEDROOM SUPERIOR



Approx. Area (sqm)		*2BR + C
Unit Area	71.74	
Balcony Area	5.03	
TOTAL AREA	76.77	

For Identification Purposes Only

Mandani Bay



MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1 37th - 48th Floor 3-BEDROOM DELUXE



Approx. Area (sqm)		*3BR +
Unit Area	108.13	
Balcony Area	7.19	
TOTAL AREA	115.32	



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Mandani Bay



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Mandani Bay
QUAY

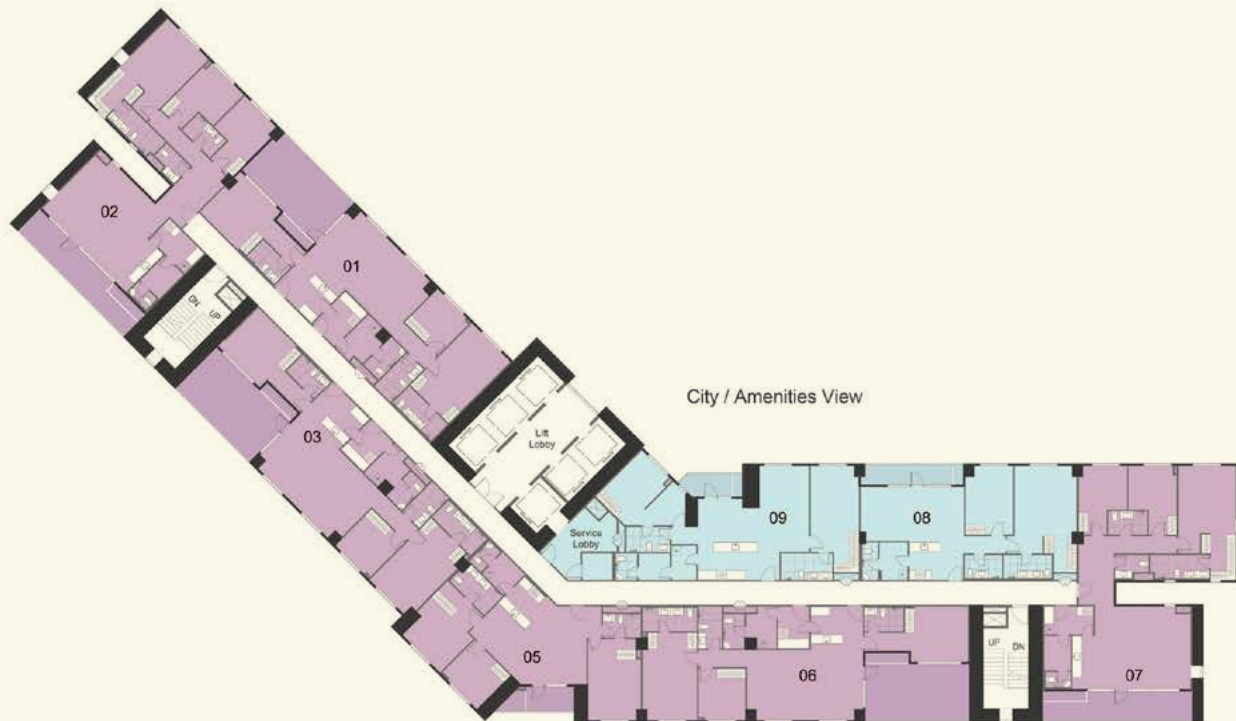
Penthouse Floor

49th Floor
Tower 1



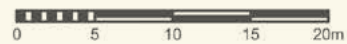
Mandani Bay QUAY

Tower 1 49th Floor PENTHOUSE FLOOR



Sea / Green Promenade View

City / Amenities View



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BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- 2-BEDROOM
- 3-BEDROOM

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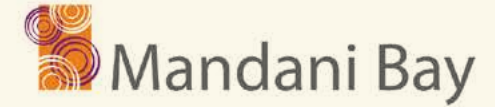
Mandani Bay QUAY

Tower 1 49th Floor 2-BEDROOM PENTHOUSE A



Approx. Area (sqm)	*2BR PHA
Unit Area	96.02
Balcony Area	8.98
TOTAL AREA	105.00

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MACTAN CHANNEL
BLOCK PLAN



SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



KEY ELEVATION

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Mandani Bay QUAY

Tower 1 49th Floor 2-BEDROOM PENTHOUSE B



Approx. Area (sqm)	*2BR PH B
Unit Area	111.09
Balcony Area	5.82
TOTAL AREA	116.91



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Mandani Bay



BLOCK PLAN



SEA / GREEN PROMENADE VIEW

T1
KEY PLAN



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Mandani Bay QUAY

Tower 1 49th Floor 3-BEDROOM PENTHOUSE A



Approx. Area (sqm)	*3BR PHA
Unit Area	131.28
Balcony Area	26.22
TOTAL AREA	157.50



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Mandani Bay



BLOCK PLAN



SEA / GREEN PROMENADE VIEW

T1
KEY PLAN



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Mandani Bay

QUAY

Tower 1 49th Floor 3-BEDROOM PENTHOUSE B



Approx. Area (sqm)		*3BR PH B
Unit Area	133.94	
Balcony Area	19.00	
TOTAL AREA	152.94	



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Mandani Bay



BLOCK PLAN



SEA / GREEN PROMENADE VIEW

T1
KEY PLAN



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Mandani Bay

QUAY

Tower 1 49th Floor 3-BEDROOM PENTHOUSE C



Approx. Area (sqm)	*3BRPHC
Unit Area	108.13
Balcony Area	7.19
TOTAL AREA	115.32



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Mandani Bay



BLOCK PLAN



T1
KEY PLAN



KEY ELEVATION

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Mandani Bay

QUAY

Garden Floor

5th Floor
Tower 1



Mandani Bay QUAY

Tower 1 5th Floor GARDEN FLOOR



Sea / Green Promenade View



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BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

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

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Mandani Bay QUAY

Tower 1 5th Floor 1-BEDROOM GARDEN DELUXE



Approx. Area (sqm)	*1BR + (Garden)
Unit Area	52.50
Garden Area	17.50
TOTAL AREA	70.00

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Mandani Bay



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Mandani Bay QUAY

Tower 1 5th Floor 1-BEDROOM GARDEN DELUXE



Approx. Area (sqm) *1BR + Special (Garden)	
Unit Area	57.43
Garden Area	28.14
TOTAL AREA	85.57

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Mandani Bay



BLOCK PLAN



T1
KEY PLAN



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Mandani Bay QUAY

Tower 1 5th Floor 2-BEDROOM GARDEN DELUXE



Approx. Area (sqm)		*2BR + (Garden)
Unit Area	78.75	
Garden Area	48.83	
TOTAL AREA	127.58	



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Mandani Bay



MACTAN CHANNEL
BLOCK PLAN



CITY / AMENITIES VIEW
SEA / GREEN PROMENADE VIEW
T1
KEY PLAN



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Mandani Bay QUAY

Tower 1 5th Floor 2-BEDROOM GARDEN SUITE



Approx. Area (sqm)	*ZBR S+ (Garden)
Unit Area	77.28
Garden Area	27.38
TOTAL AREA	104.66



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Mandani Bay



BLOCK PLAN



T1
KEY PLAN



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Mandani Bay QUAY

Tower 1 5th Floor 2-BEDROOM GARDEN SUPERIOR



Approx. Area (sqm)	*2BR C+ (Garden)
Unit Area	71.74
Garden Area	48.11
TOTAL AREA	119.85

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Mandani Bay



BLOCK PLAN



T1
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Mandani Bay QUAY

Tower 1 5th Floor 3-BEDROOM GARDEN DELUXE

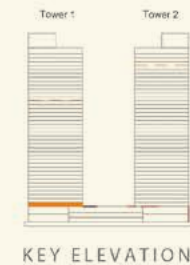


Approx. Area (sqm)	*3BR + (Garden)
Unit Area	108.13
Garden Area	93.68
TOTAL AREA	201.81



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Fittings and Finishes for the Residential Units

FEATURES

Heat Detector	<i>Kitchen</i>
Smoke Detector	<i>Living/Dining, Bedroom(s)</i>
Fire Sprinkler	<i>Living/Dining, Bedroom(s)</i>
Provision for Audio Guest Annunciator	<i>Yes</i>
Telephone Lines	<i>1 Provision</i>
CATV Outlet	<i>Living/Dining, Master Bedroom</i>
Provision for Water Heater*	<i>Master Bathroom & Common T&B</i>
Provision for Split Type AC*	<i>Living/Dining & Bedroom(s)</i>
Provision for Washer/Dryer*	<i>Designated Area</i>

**The Developer will not provide any water heater, split type air-conditioning unit, or washer/dryer.*

FINISHES

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

FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

FEATURES

Heat Detector	<i>Kitchen</i>
Smoke Detector	<i>Living/Dining, Bedroom(s)</i>
Fire Sprinkler	<i>Living/Dining, Bedroom(s)</i>
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FINISHES

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

*The Developer will not provide any water heater, split type air-conditioning unit, or washer/dryer.



Summary

To recap, here are the **top ten reasons** that make Mandani Bay not only the ideal residence, but above all an exceptional development that will transform Cebu into a world-class lifestyle destination:

1. Strategic Location
2. Impressive Scale
3. Master-planned Layout
4. Element of Water
5. Embracing Nature
6. Interconnectedness
7. Expansive Scenery
8. Distinguished Lifestyle
9. Powerhouse Developer
10. Top-notch Consultants



All images are artist's impressions.



Show Gallery

- Finest show gallery in the country
- Gives prospective homeowners an idea of the future Mandani Bay residences

Awards

INTERNATIONAL PROPERTY AWARDS 2017, ASIA PACIFIC

- Mixed-use Interior, Asia Pacific: NOMINEE
- Best Mixed-use Interior, Philippines: 5 STAR AWARD
- Best Office Interior, Philippines: 5 STAR AWARD
- Office Interior, Philippines: WINNER
- Mixed-use Interior, Philippines: WINNER

A' DESIGN AWARD & COMPETITION, ITALY

- Golden A' Design Award Winner for Interior Space & Exhibition Design Category: SILVER AWARD

BCI Asia Interior Design Awards 2017

- Retail Category

You may book a visit to the Show Gallery. Please call +63 32 2626 888.

Mandani Bay Quay Tower 1 TLTS # 0083 • Completion Date: December 2021



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