



Mandani Bay

**Transforming Cebu into a World-class
Lifestyle Destination**



THE MASTER PLAN



Mandani Bay has been carefully mapped out to ensure that each phase of development complements the others. At the center, the Green Promenade provides a lushly landscaped focal point in the property. Residential, office, retail, and recreational spaces have all been sensitively laid out around this strip.

This master-planned community by partners Hongkong Land and Taft Properties changes the way we look at mixed-use developments today.



Mandani Bay

QUAY

TOWER 1

The active lifestyle is played up at Mandani Bay Quay (pronounced /kee/, like "key"), the second phase of the Mandani Bay development.

With a focus on vibrant living, this cluster has three residential buildings and an office tower.

Nurturing the dynamic life, the Amenity Area has spaces dedicated to fitness activities from the fun and easy to the challenging and high-powered. The features include an indoor multipurpose court for basketball and badminton.

A balcony is included in most of the units at Mandani Bay Quay. This provides a view of either The Green Promenade or the amenity deck directly below. The units located on the upper floors enjoy views of the sea and the outlying mountainous landscape.

In every way, Mandani Bay Quay will stand out with its passion for the energetic life well lived.

AMENITIES

At the heart of the Mandani Bay Quay enclave is the Amenity Area, collectively called the Active Zone. It is made up of mostly al fresco spaces dedicated to providing residents of all ages with the means to live a zestfully healthy lifestyle.



Artist's Impression

● 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

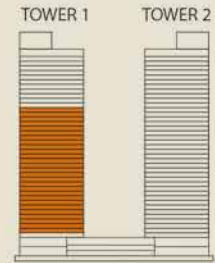
*Shared Areas are common features accessible by all Mandani Bay residents.
Exclusive Areas are spaces and amenities exclusive to Mandani Bay Quay residents.

STANDARD FLOOR PLAN

BLOCK PLAN



KEY ELEVATION



TYPICAL UNIT TYPE

- Studio
- Studio Plus
- 1-Bedroom
- 2-Bedroom Suite
- Common Areas

Mandani Bay QUAY TOWER 1 6th-36th Floor

CITY/AMENITY AREA VIEW



SEA/GREEN PROMENADE VIEW



All images are artist's impressions.

UNIT PLANS



STUDIO PLUS

Unit Area	31.09 m ²
Balcony Area	2.19 m ²
Total Area	33.28 m²



1-BEDROOM

Unit Area	45.49 m ²
Balcony Area	4.25 m ²
Total Area	49.74 m²



2-BEDROOM SUITE

Unit Area	77.28 m ²
Balcony Area	4.50 m ²
Total Area	81.78 m²

COMMON AREAS & FEATURES OF THE RESIDENTIAL TOWERS

Ensuring a safe, efficient, and focused way of life at 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
- Central Garbage Collection Area
- Naturally Ventilated Corridors
- Provision for Garbage Collection on Every Floor
- Separate Entry for Service Elevators

CCTV

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

PARKING

- Card System Entry
- Separate Access for Residential and Commercial Parking

LIFTS

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

FITTINGS & FINISHES FOR THE RESIDENTIAL UNITS

FEATURES

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

FINISHES

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

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

Images are artist's impressions.



WATERFRONT AND BOARDWALK

Fronting Mandani Bay and facing the Mactan Channel, a grand harbor defines the property and provides a stunning view of the coast and encompassing cityscape.

Artist's Impression



GREEN PROMENADE

This extensive tree-lined avenue cuts through the property, lending a grounded and refreshed spirit to the environment and encouraging an active lifestyle among residents.

Artist's Impression

A Strategic Location

Cebu is one of the Philippines' principal provinces and the seat of some of the country's most beautiful tourist destinations. Its capital is the storied Queen City of the South of the same name, the nation's oldest city and its main domestic shipping port.

On the northeastern border of Cebu City sits the City of Mandaue, a significant center of trade and commerce in the Visayas and known as the Furniture Capital of the Philippines. It is home to Mandani Bay, and its earliest recorded name 'Mandani' is the provenance of the iconic property's name.

Panoramic views and easy access points frame Mandani Bay's expansive community. On the east of the property, a stretch of wharfs rolls out onto a broad view of the Osmeña Bridge and the urban scenery beyond. The development will have easy access to the Mactan-Cebu International Airport and Cebu City.



Developed by HTLand Inc., a joint venture of:



Project Location: F.E. Zuellig Avenue, Mandaue City, Cebu, Philippines
Project Completion: December 2021
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