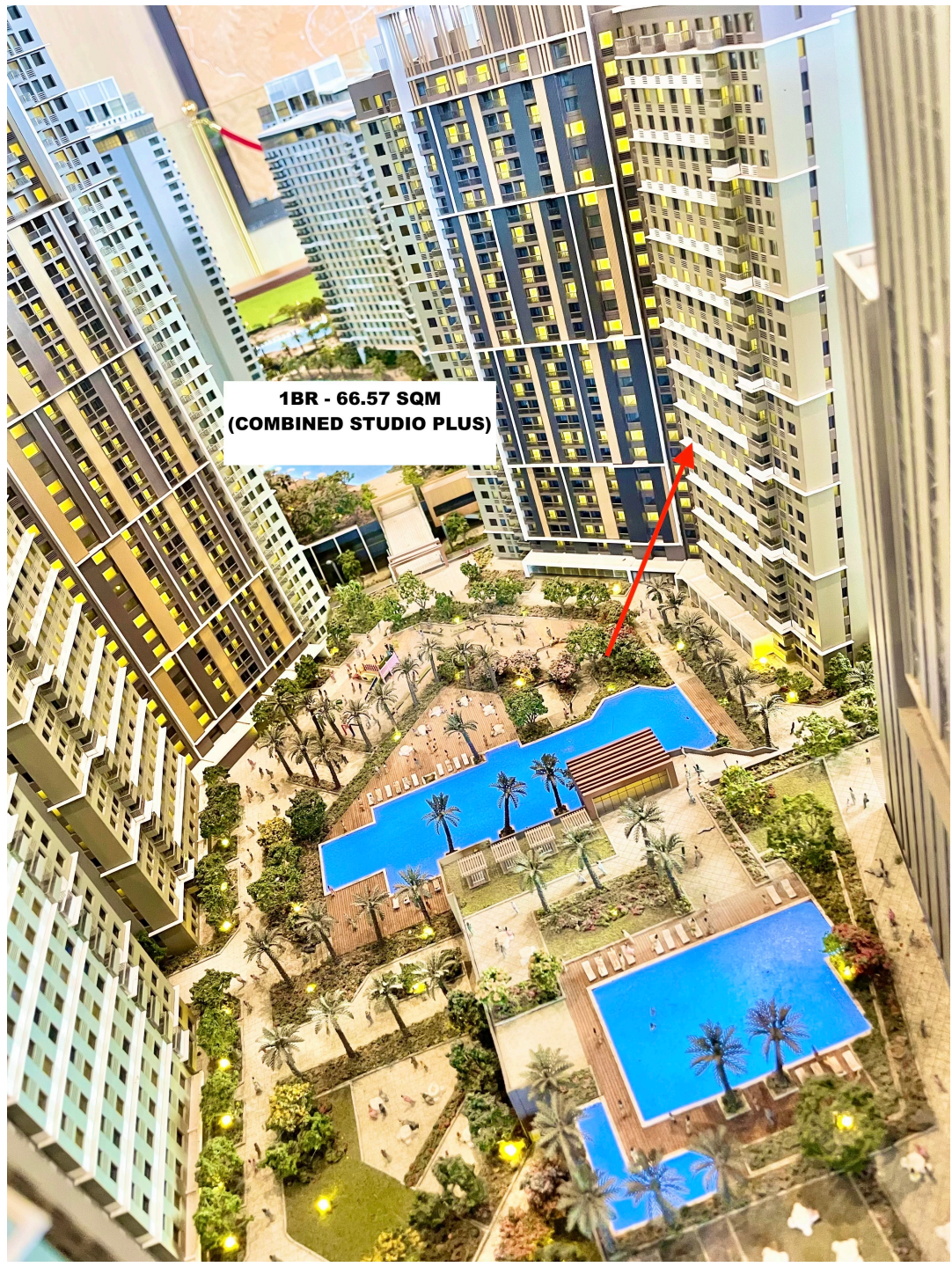




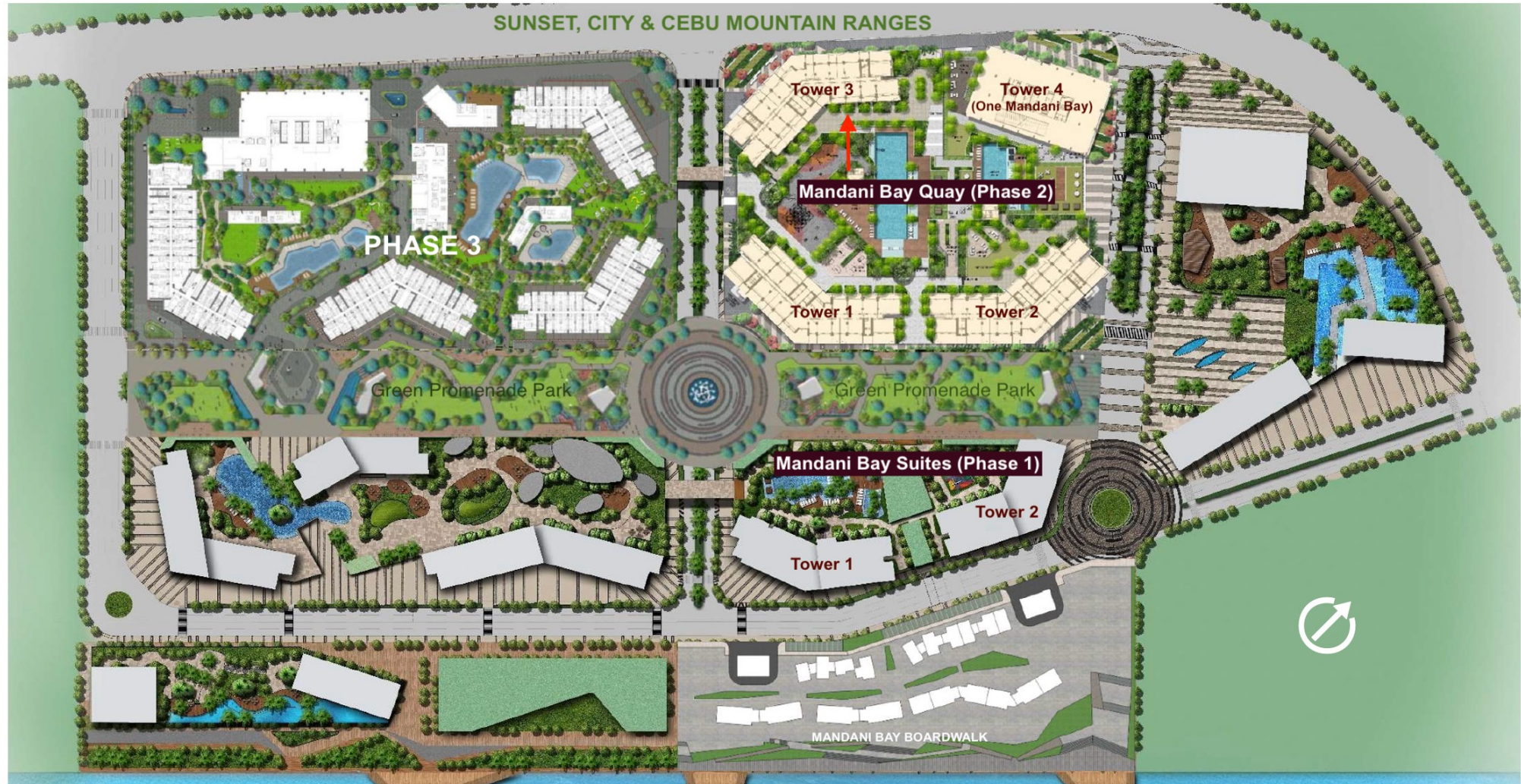
## 1BR (MERGED 2 STUDIO PLUS UNITS)

- DELIVERED SEMI-FURNISHED
- UNIT HAS 2 SEPARATE TITLES FOR A STUDIO UNIT EACH
- CONNECTED WITH AN ADJOINING DOOR
- WITH 2 BALCONIES, IN THE LIVING AREA AND IN THE BEDROOM
- TURN-OVER: 2025



**1BR - 66.57 SQM  
(COMBINED STUDIO PLUS)**

# MANDANI BAY MASTERPLAN



MACTAN CHANNEL

# Mandani Bay

QUAY



## 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

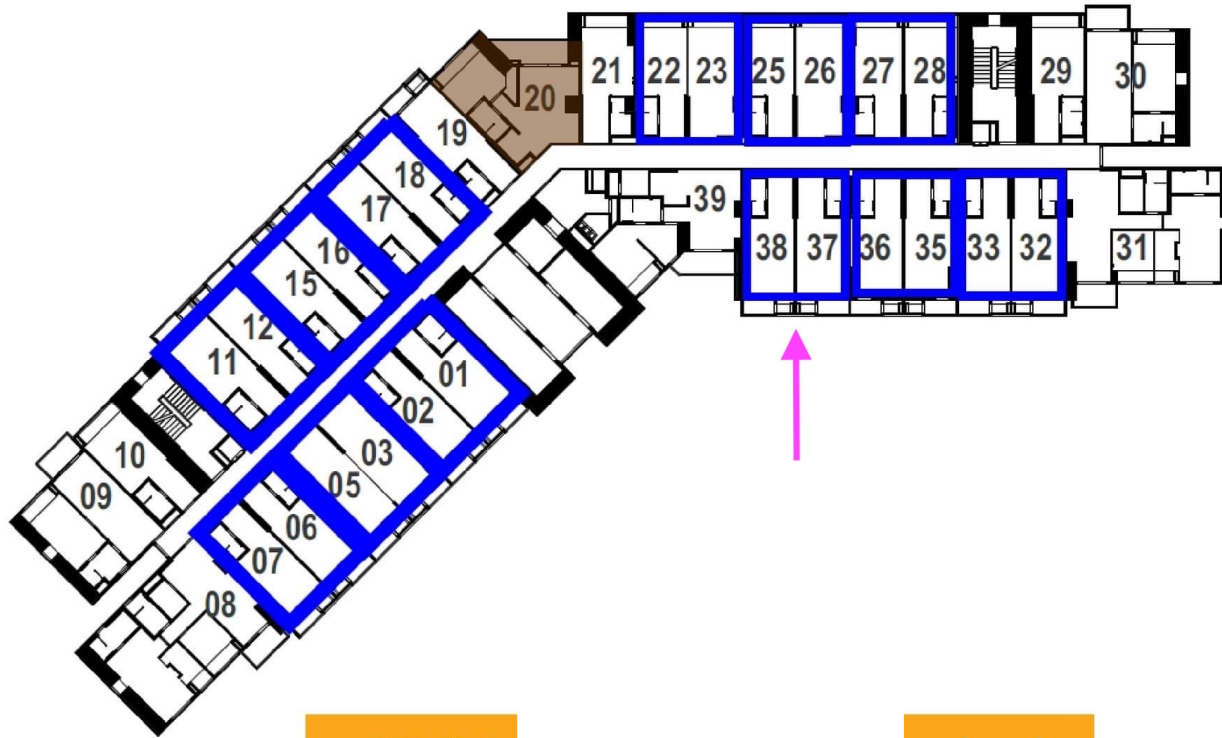
\*Exclusive Areas are the spaces and amenities exclusive to Mandani Bay Quay residents.

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



# MBQ Tower 3

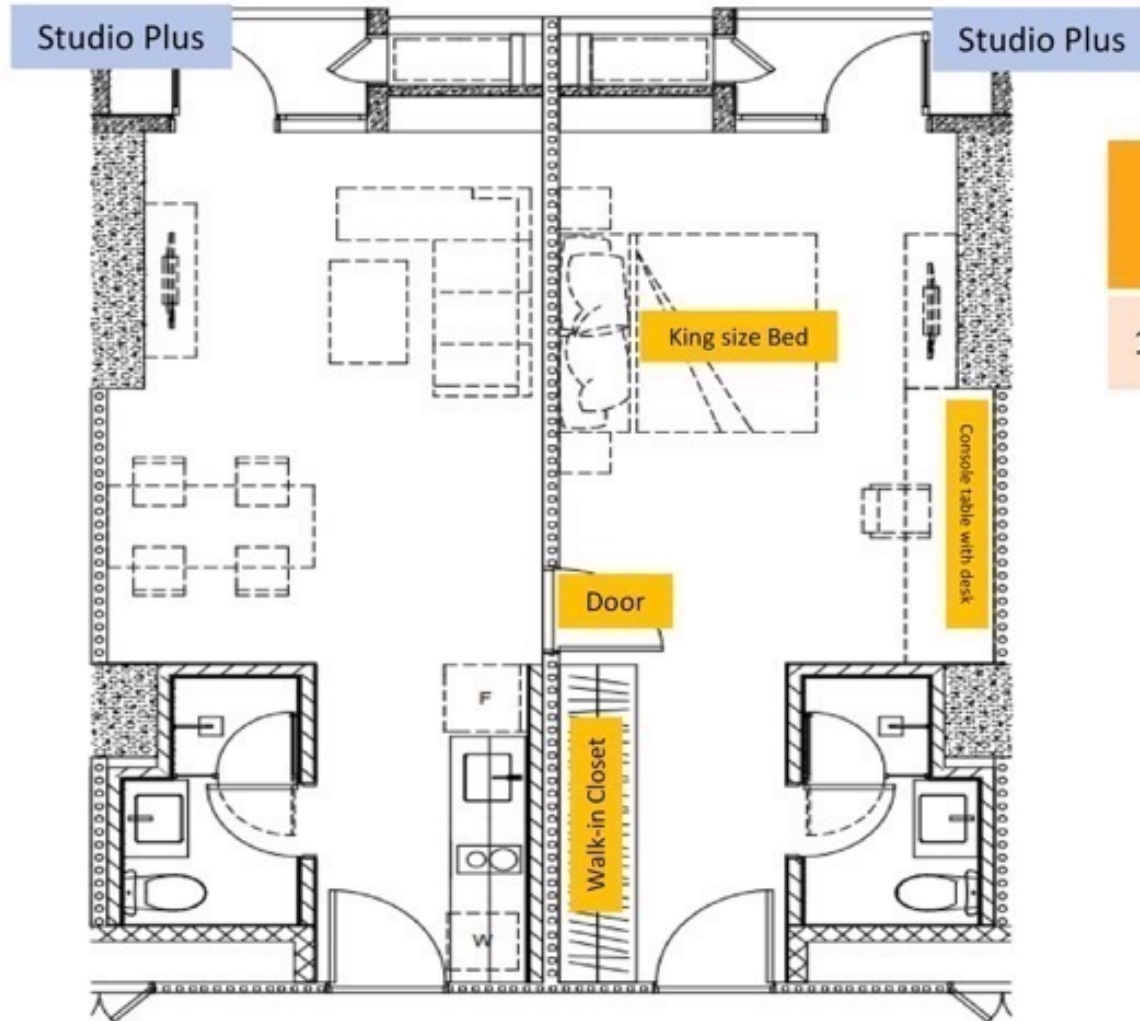
## Studio/Studio Plus Units to 1-Bedroom



OLD Unit		Area (sqm)
Studio	1-Bedroom	59.50
Studio		
Studio Plus	1-Bedroom	66.57
Studio Plus		

Unit	Unit Type	Convert to
01	Studio Plus	1-Bedroom
02	Studio Plus	
03	Studio Plus	1-Bedroom
05	Studio Plus	
06	Studio Plus	1-Bedroom
07	Studio Plus	
11	Studio Plus	1-Bedroom
12	Studio Plus	
15	Studio Plus	1-Bedroom
16	Studio Plus	
17	Studio Plus	1-Bedroom
18	Studio Plus	
22	Studio	1-Bedroom
23	Studio	
25	Studio	1-Bedroom
26	Studio	
27	Studio	1-Bedroom
28	Studio	
32	Studio Plus	1-Bedroom
33	Studio Plus	
35	Studio Plus	1-Bedroom
36	Studio Plus	
37	Studio Plus	1-Bedroom
38	Studio Plus	

## Studio Plus/Studio Plus Units to 1-Bedroom



Unit	NSA (sqm)
1-Bedroom	66.57



# MBQ Tower 3

## Studio/Studio Plus Units to 1-Bedroom

	Existing	Deliverable	
	Studio/Studio Plus	Studio/Studio Plus 1	Studio/Studio Plus 2
	Furnished	Semi-Furnished	Semi-Furnished
<b>Living/Dining/Bedroom</b>			
Aircondition	✓	✓	✓
Ledge with cabinet	✓		
Sofa bed - leather 2 seater	✓		
Blinds (blackout)	✓	✓	✓
Bluetooth Lockset	✓	✓	✓
42 inch Smart TV	✓		
Lights under the kitchen cabinets	✓	✓	
Bed with shelves & mattress (8 inch thick)- full size	✓		
2 side tables for bed	✓		
Refrigerator	✓		
Dining Table with chairs (Studio - 0.8mx0.8m 2 Seater)	✓		
Washing Machine	✓		
<b>T&amp;B</b>			
Water Heater (multi-point)	✓	✓	✓
Shower Partition	✓	✓	✓
<b>Kitchen</b>			
Rangehood	✓	✓	
Backsplash	✓	✓	
Induction Stove - 2 burner	✓	✓	
Microwave	✓		
Laminate & shelf for niche above aircon	✓	✓	✓
Kitchen countertop	✓	✓	
Sink	✓	✓	
<b>Additional</b>			
Walk-in Closet			✓
Console table with desk			✓

MANDANI BAY QUAY, TOWER 3  
 1BR (Merged 2 Studio) - 15th Floor; Unit 25 & 26  
 DELIVERED SEMI-FURNISH  
 CITY & MOUNTAIN VIEW  
 RESERVATION FEE: 75,000.00  
 FLOOR AREA (SQM): 59.50  
 PRICE WITH VAT 15,604,000.00

Price valid until January 31, 2024

B. DEFERRED CASH - 100% OVER 38 MONTHS		C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 38th MONTHS/80% BANK	
Selling Price without VAT	13,932,142.86	Selling Price without VAT	13,932,142.86
Less: Promo Discount 3%	<u>417,964.29</u>	Less: Promo Discount 3%	<u>417,964.29</u>
NET	13,514,178.57	NET	13,514,178.57
Less: 6% Payment Term Discount	<u>810,850.71</u>	Less: 2% Payment Term Discount	<u>270,283.57</u>
<b>NET LIST PRICE</b>	<b>12,703,327.86</b>	<b>NET LIST PRICE</b>	<b>13,243,895.00</b>
Add: VAT	<u>1,524,399.34</u>	Add: VAT	<u>1,589,267.40</u>
Total Selling Price	14,227,727.20	Total Selling Price	14,833,162.40
Add: 7% Other Charges	<u>889,232.95</u>	Add: 7% Other Charges	<u>927,072.65</u>
<b>Total Purchase Price</b>	<b>15,116,960.15</b>	<b>Total Purchase Price</b>	<b>15,760,235.05</b>
<b>Total Purchase Price</b>	<b>15,116,960.15</b>	<b>5% Downpayment</b>	<b>788,011.75</b>
Less: Reservation Fee	<u>75,000.00</u>	Less: Reservation Fee	<u>75,000.00</u>
<b>Net Purchase Price</b>	<b>15,041,960.15</b>	<b>Payable in 30days</b>	<b>713,011.75</b>
<b>Net Purchase Price over 38 months</b>	<b>395,841.06</b>	<b>15% in 2nd to 38th months</b>	<b>63,892.84</b>
		<b>80% Bank Financing</b>	<b>12,608,188.04</b>

D.1. 20% SPREAD IN 38 MONTHS/80% BANK FINANCING		D.2. 15% SPREAD IN 37 MONTHS/5% SPOT ON THE 38th MONTH /80% BANK FINANCING	
Selling Price without VAT	13,932,142.86	Selling Price without VAT	13,932,142.86
Less: Promo Discount 3%	<u>417,964.29</u>	Less: Promo Discount 2%	<u>278,642.86</u>
NET	13,514,178.57	NET	13,653,500.00
Less: 0% Payment Term Discount	-	Less: 0% Payment Term Discount	-
<b>NET LIST PRICE</b>	<b>13,514,178.57</b>	<b>NET LIST PRICE</b>	<b>13,653,500.00</b>
Add: VAT	<u>1,621,701.43</u>	Add: VAT	<u>1,638,420.00</u>
Total Selling Price	15,135,880.00	Total Selling Price	15,291,920.00
Add: 7% Other Charges	<u>945,992.50</u>	Add: 7% Other Charges	<u>955,745.00</u>
<b>Total Purchase Price</b>	<b>16,081,872.50</b>	<b>Total Purchase Price</b>	<b>16,247,665.00</b>
<b>20% Downpayment</b>	<b>3,216,374.50</b>	<b>20% Downpayment</b>	<b>3,249,533.00</b>
Less: Reservation Fee	<u>75,000.00</u>	Less: Reservation Fee	<u>75,000.00</u>
<b>Net Downpayment</b>	<b>3,141,374.50</b>	Less: 5% Spot DP	<u>812,383.25</u>
		<b>15% Net Downpayment less reservation fee</b>	<b>2,362,149.75</b>
<b>Net Downpayment in 38 months</b>	<b>82,667.75</b>	<b>Monthly DP in 37 months</b>	<b>63,841.89</b>
<b>80% Bank Financing</b>	<b>12,865,498.00</b>	<b>SPOT DP on the 38th month</b>	<b>812,383.25</b>
		<b>80% Bank Financing</b>	<b>12,998,132.00</b>

This serves as sample computation purposes only . Price may change without prior notice. Other payment term options upon request.



MANDANI BAY QUAY, TOWER 3  
 1BR (Merged 2 Studio) - 16th Floor; Unit 25 & 26  
 DELIVERED SEMI-FURNISH  
 CITY & MOUNTAIN VIEW  
 RESERVATION FEE: 75,000.00  
 FLOOR AREA (SQM): 59.50  
 PRICE WITH VAT 16,863,000.00

Price valid starting February 1, 2024

B. DEFERRED CASH - 100% OVER 38 MONTHS		C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 38th MONTHS/80% BANK	
Selling Price without VAT	15,056,250.00	Selling Price without VAT	15,056,250.00
Less: Promo Discount 3%	451,687.50	Less: Promo Discount 3%	451,687.50
NET	14,604,562.50	NET	14,604,562.50
Less: 6% Payment Term Discount	876,273.75	Less: 2% Payment Term Discount	292,091.25
<b>NET LIST PRICE</b>	<b>13,728,288.75</b>	<b>NET LIST PRICE</b>	<b>14,312,471.25</b>
Add: VAT	1,647,394.65	Add: VAT	1,717,496.55
Total Selling Price	15,375,683.40	Total Selling Price	16,029,967.80
Add: 7% Other Charges	960,980.21	Add: 7% Other Charges	1,001,872.99
<b>Total Purchase Price</b>	<b>16,336,663.61</b>	<b>Total Purchase Price</b>	<b>17,031,840.79</b>
<b>Total Purchase Price</b>	<b>16,336,663.61</b>	<b>5% Downpayment</b>	<b>851,592.04</b>
Less: Reservation Fee	75,000.00	Less: Reservation Fee	75,000.00
<b>Net Purchase Price</b>	<b>16,261,663.61</b>	<b>Payable in 30days</b>	<b>776,592.04</b>
<b>Net Purchase Price over 38 months</b>	<b>427,938.52</b>	<b>15% in 2nd to 38th months</b>	<b>69,048.00</b>
		<b>80% Bank Financing</b>	<b>13,625,472.63</b>

D.1. 20% SPREAD IN 38 MONTHS/80% BANK FINANCING		D.2. 15% SPREAD IN 37 MONTHS/5% SPOT ON THE 38th MONTH /80% BANK FINANCING	
Selling Price without VAT	15,056,250.00	Selling Price without VAT	15,056,250.00
Less: Promo Discount 3%	451,687.50	Less: Promo Discount 2%	301,125.00
NET	14,604,562.50	NET	14,755,125.00
Less: 0% Payment Term Discount	-	Less: 0% Payment Term Discount	-
<b>NET LIST PRICE</b>	<b>14,604,562.50</b>	<b>NET LIST PRICE</b>	<b>14,755,125.00</b>
Add: VAT	1,752,547.50	Add: VAT	1,770,615.00
Total Selling Price	16,357,110.00	Total Selling Price	16,525,740.00
Add: 7% Other Charges	1,022,319.38	Add: 7% Other Charges	1,032,858.75
<b>Total Purchase Price</b>	<b>17,379,429.38</b>	<b>Total Purchase Price</b>	<b>17,558,598.75</b>
<b>20% Downpayment</b>	<b>3,475,885.88</b>	<b>20% Downpayment</b>	<b>3,511,719.75</b>
Less: Reservation Fee	75,000.00	Less: Reservation Fee	75,000.00
<b>Net Downpayment</b>	<b>3,400,885.88</b>	Less: 5% Spot DP	877,929.94
		<b>15% Net Downpayment less reservation fee</b>	<b>2,558,789.81</b>
<b>Net Downpayment in 38 months</b>	<b>89,497.00</b>	<b>Monthly DP in 37 months</b>	<b>69,156.48</b>
<b>80% Bank Financing</b>	<b>13,903,543.50</b>	<b>SPOT DP on the 38th month</b>	<b>877,929.94</b>
		<b>80% Bank Financing</b>	<b>14,046,879.00</b>

This serves as sample computation purposes only . Price may change without prior notice . Other payment term options upon request .