

Fully-furnished STUDIO Mandani Bay Quay Tower 3

- City and mountain view with sunset view.
- Fully-furnished
- 29.75sqm



RICHEL TOLEDO
Realty & Associates

City & Mountain View



Sunset View







Mandani Bay Quay
Tower 3

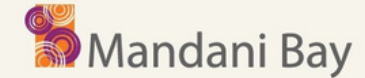


MANDANI BAY MASTERPLAN



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.

Mandani Bay

QUAY
TOWER 3

STANDARD FLOOR
6F-33F



CITY VIEW



AMENITIES VIEW



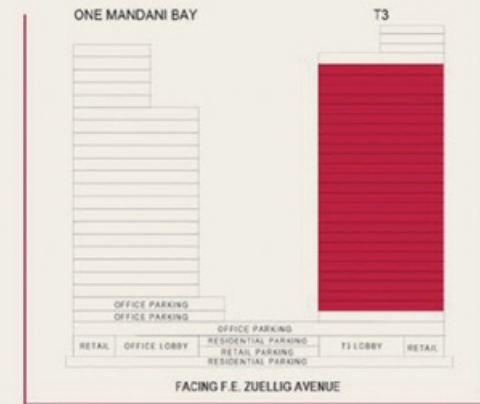
For Identification Purposes Only

Mandani Bay

BLOCK PLAN



KEY ELEVATION



LEGEND

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

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 conditions and circumstances at the site during construction.

Mandani Bay

QUAY
TOWER 3

Studio
6F-33F



Approx. Area (sqm) *Studio

Unit Area	29.75
Balcony Area	-
TOTAL AREA	29.75



For Identification Purposes Only

Mandani Bay

BLOCK PLAN



KEY ELEVATION



KEY PLAN



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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

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

MANDANI BAY QUAY TOWER 3
 STUDIO (without balcony) - 27th Floor; Unit 21-27
 FULLY-FURNISHED
 CITY & MOUNTAIN VIEW
 RESERVATION FEE: 50,000.00
 FLOOR AREA (SQM): 29.75
 PRICE WITH VAT 8,485,000.00



B. DEFERRED CASH - 100% OVER 43 MONTHS		C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 43rd MONTHS/80% BANK	
Selling Price without VAT	7,575,892.86	Selling Price without VAT	7,575,892.86
Less: Promo Discount 3%	227,276.79	Less: Promo Discount 3%	227,276.79
NET	7,348,616.07	NET	7,348,616.07
Less: 6% Payment Term Discount	440,916.96	Less: 2% Payment Term Discount	146,972.32
NET LIST PRICE	6,907,699.11	NET LIST PRICE	7,201,643.75
Add: VAT	828,923.89	Add: VAT	864,197.25
Total Selling Price	7,736,623.00	Total Selling Price	8,065,841.00
Add: 7% Other Charges	483,538.94	Add: 7% Other Charges	504,115.06
Total Purchase Price	8,220,161.94	Total Purchase Price	8,569,956.06
Total Purchase Price	8,220,161.94	5% Downpayment	428,497.80
Less: Reservation Fee	50,000.00	Less: Reservation Fee	50,000.00
Net Purchase Price	8,170,161.94	Payable in 30days	378,497.80
Net Purchase Price over 43 months	190,003.77	15% in 2nd to 43rd months	30,606.99
		80% Bank Financing	6,855,964.85

D.1. 20% SPREAD IN 43 MONTHS/80% BANK FINANCING		D.2. 15% SPREAD IN 42 MONTHS/5% SPOT ON THE 43rd MONTH /80% BANK FINANCING	
Selling Price without VAT	7,575,892.86	Selling Price without VAT	7,575,892.86
Less: Promo Discount 3%	227,276.79	Less: Promo Discount 2%	151,517.86
NET	7,348,616.07	NET	7,424,375.00
Less: 0% Payment Term Discount	-	Less: 0% Payment Term Discount	-
NET LIST PRICE	7,348,616.07	NET LIST PRICE	7,424,375.00
Add: VAT	881,833.93	Add: VAT	890,925.00
Total Selling Price	8,230,450.00	Total Selling Price	8,315,300.00
Add: 7% Other Charges	514,403.13	Add: 7% Other Charges	519,706.25
Total Purchase Price	8,744,853.13	Total Purchase Price	8,835,006.25
20% Downpayment	1,748,970.63	20% Downpayment	1,767,001.25
Less: Reservation Fee	50,000.00	Less: Reservation Fee	50,000.00
Net Downpayment	1,698,970.63	Less: 5% Spot DP	441,750.31
		15% Net Downpayment less reservation fee	1,275,250.94
Net Downpayment in 43 months	39,510.94	Monthly DP in 42 months	30,363.12
80% Bank Financing	6,995,882.50	SPOT DP on the 43rd month	441,750.31
		80% Bank Financing	7,068,005.00

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



Gabriel

REALTY & BROKERAGE

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