



SEMI-furnished STUDIO Mandanibay QuaY, Tower 3

- View of city and the mountain ranges of Cebu.
- With sunset view.
- semi-furnished fittings.
- 29.75sqm

City & Mountain View



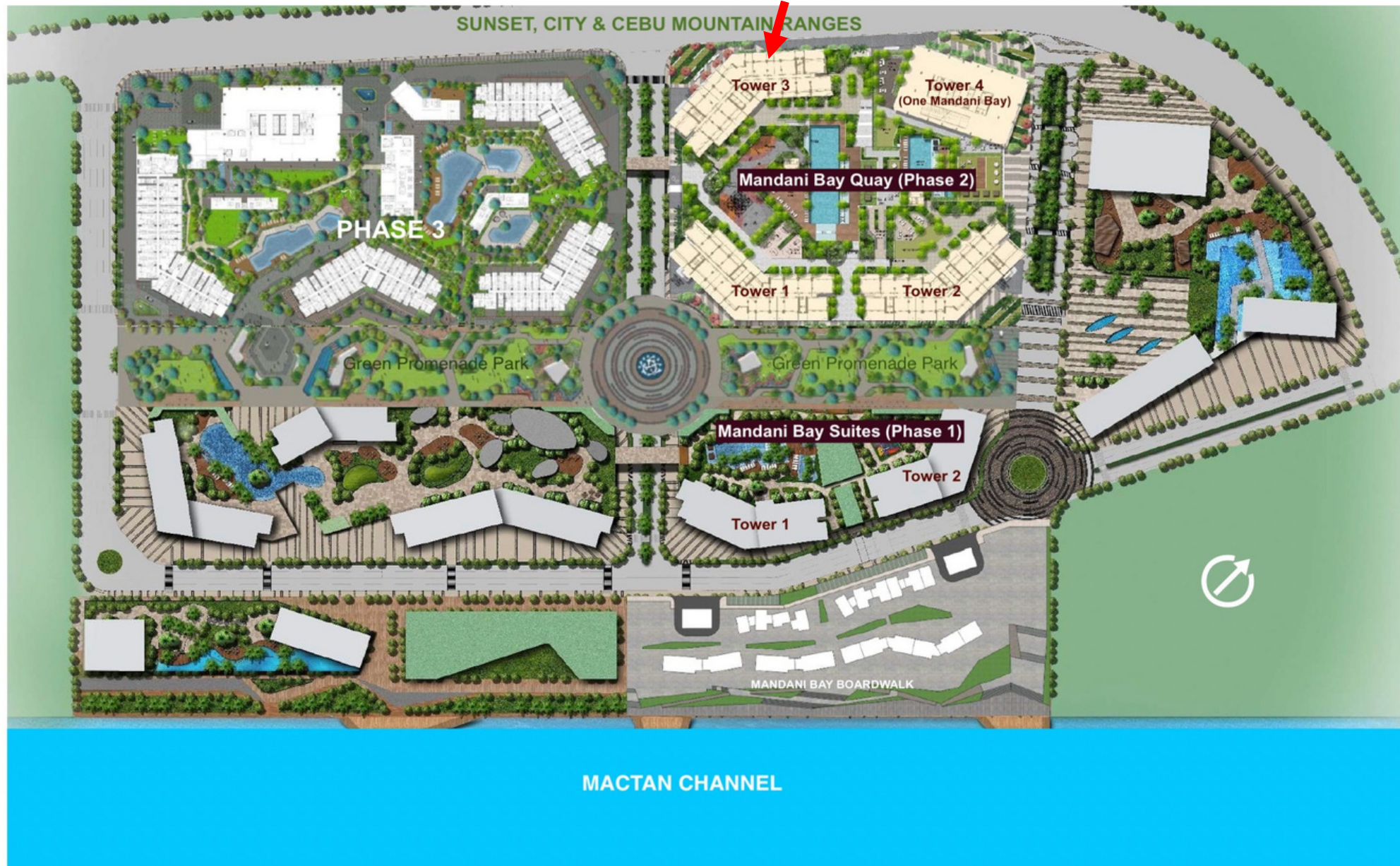
Sunset View





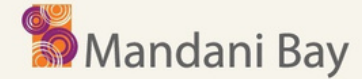


MANDANI BAY MASTERPLAN



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

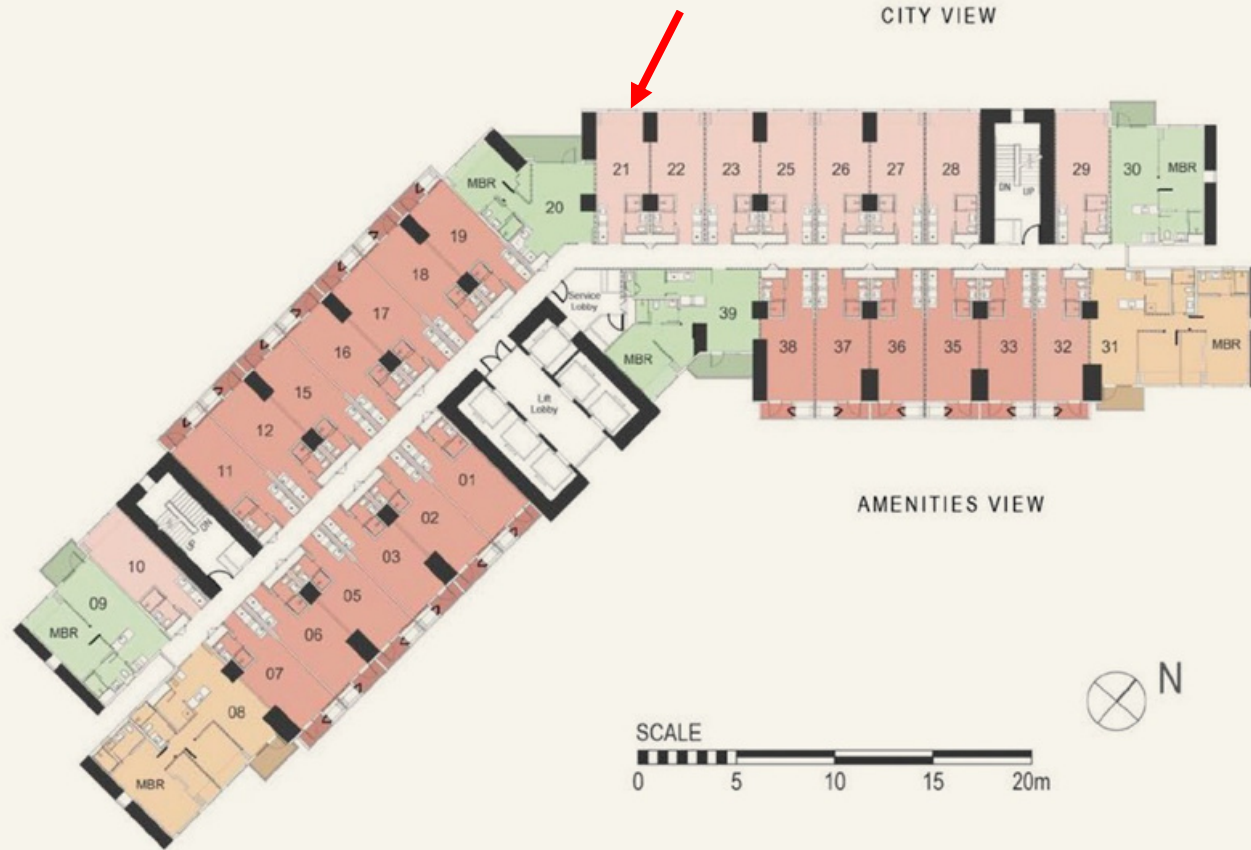
*Exclusive Areas are the spaces and amenities exclusive to Mandani Bay Quay residents.

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

Mandani Bay

QUAY
TOWER 3

STANDARD FLOOR
6F-33F



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



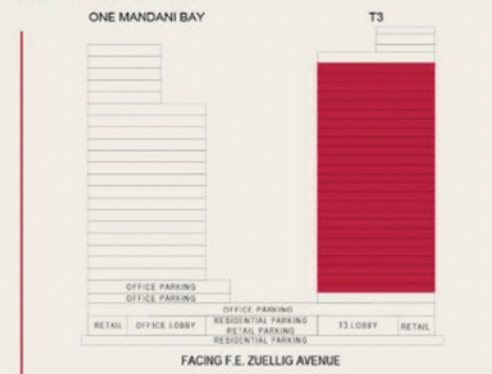
For Identification Purposes Only

Mandani Bay

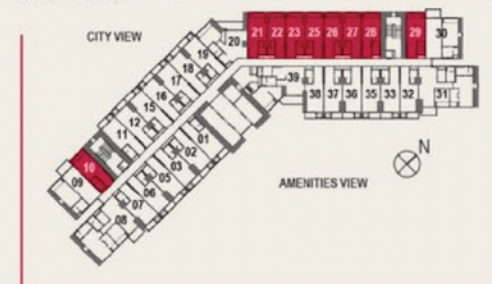
BLOCK PLAN



KEY ELEVATION



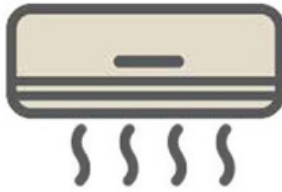
KEY PLAN



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FITTINGS AND FINISHES FOR THE RESIDENTIAL UNIT

FIXTURES



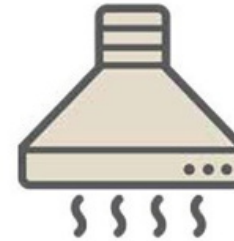
Split-type AC
Living/Dining & Bedroom(s)



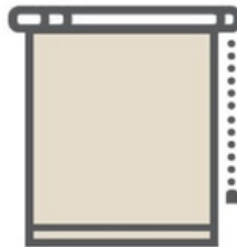
Shower Glass Partition
Toilet & Bath



Bluetooth Lockset
Living Area



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.*

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 - 19th Floor; Unit 21 to 27
 SEMI-FURNISHED
 CITY & MOUNTAIN VIEW
 RESERVATION FEE: 50,000.00
 FLOOR AREA (SQM): 29.75
 PRICE WITH VAT 7,860,000.00

Price valid until Jan. 31, 2024

B. DEFERRED CASH - 100% OVER 40 MONTHS	
Selling Price without VAT	7,017,857.14
Less: Promo Discount 3%	<u>210,535.71</u>
NET	6,807,321.43
Less: 6% Payment Term Discount	<u>408,439.29</u>
NET LIST PRICE	6,398,882.14
Add: VAT	<u>767,865.86</u>
Total Selling Price	7,166,748.00
Add: 7% Other Charges	<u>447,921.75</u>
Total Purchase Price	7,614,669.75
Total Purchase Price	7,614,669.75
Less: Reservation Fee	<u>50,000.00</u>
Net Purchase Price	7,564,669.75
Net Purchase Price over 40 months	189,116.74

C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 40th MONTHS/80% BANK	
Selling Price without VAT	7,017,857.14
Less: Promo Discount 3%	<u>210,535.71</u>
NET	6,807,321.43
Less: 2% Payment Term Discount	<u>136,146.43</u>
NET LIST PRICE	6,671,175.00
Add: VAT	<u>800,541.00</u>
Total Selling Price	7,471,716.00
Add: 7% Other Charges	<u>466,982.25</u>
Total Purchase Price	7,938,698.25
5% Downpayment	396,934.91
Less: Reservation Fee	<u>50,000.00</u>
Payable in 30days	346,934.91
15% in 2nd to 40th months	30,533.45
80% Bank Financing	6,350,958.60

D.1. 20% SPREAD IN 40 MONTHS/80% BANK FINANCING	
Selling Price without VAT	7,017,857.14
Less: Promo Discount 3%	<u>210,535.71</u>
NET	6,807,321.43
Less: 0% Payment Term Discount	<u>-</u>
NET LIST PRICE	6,807,321.43
Add: VAT	<u>816,878.57</u>
Total Selling Price	7,624,200.00
Add: 7% Other Charges	<u>476,512.50</u>
Total Purchase Price	8,100,712.50
20% Downpayment	1,620,142.50
Less: Reservation Fee	<u>50,000.00</u>
Net Downpayment	1,570,142.50
Net Downpayment in 40 months	39,253.56
80% Bank Financing	6,480,570.00

D.2. 15% SPREAD IN 39 MONTHS/5% SPOT ON THE 40th MONTH /80% BANK FINANCING	
Selling Price without VAT	7,017,857.14
Less: Promo Discount 2%	<u>210,535.71</u>
NET	6,807,321.43
Less: 0% Payment Term Discount	<u>-</u>
NET LIST PRICE	6,807,321.43
Add: VAT	<u>816,878.57</u>
Total Selling Price	7,624,200.00
Add: 7% Other Charges	<u>476,512.50</u>
Total Purchase Price	8,100,712.50
20% Downpayment	1,620,142.50
Less: Reservation Fee	<u>50,000.00</u>
Less: 5% Spot DP	<u>405,035.63</u>
15% Net Downpayment less reservation fee	1,165,106.88
Monthly DP in 39 months	29,874.54
SPOT DP on the 40th month	405,035.63
80% Bank Financing	6,480,570.00

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

Price valid starting Feb. 1, 2024

MANDANI BAY QUAY TOWER 3

Studio - 19th Floor; Unit 21 to Unit 27

SEMI-FURNISHED

CITY & MOUNTAIN VIEW

RESERVATION FEE: 50,000.00
 FLOOR AREA (SQM): 29.75
 PRICE WITH VAT 8,489,000.00

B. DEFERRED CASH - 100% OVER 40 MONTHS	
Selling Price without VAT	7,579,464.29
Less: Promo Discount 3%	227,383.93
NET	7,352,080.36
Less: 6% Payment Term Discount	441,124.82
NET LIST PRICE	6,910,955.54
Add: VAT	829,314.66
Total Selling Price	7,740,270.20
Add: 7% Other Charges	483,766.89
Total Purchase Price	8,224,037.09
Total Purchase Price	8,224,037.09
Less: Reservation Fee	50,000.00
Net Purchase Price	8,174,037.09
Net Purchase Price over 40 months	204,350.93

C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 40th MONTHS/80% BANK	
Selling Price without VAT	7,579,464.29
Less: Promo Discount 3%	227,383.93
NET	7,352,080.36
Less: 2% Payment Term Discount	147,041.61
NET LIST PRICE	7,205,038.75
Add: VAT	864,604.65
Total Selling Price	8,069,643.40
Add: 7% Other Charges	504,352.71
Total Purchase Price	8,573,996.11
5% Downpayment	428,699.81
Less: Reservation Fee	50,000.00
Payable in 30days	378,699.81
15% in 2nd to 40th months	32,976.91
80% Bank Financing	6,859,196.89

D.1. 20% SPREAD IN 40 MONTHS/80% BANK FINANCING	
Selling Price without VAT	7,579,464.29
Less: Promo Discount 3%	227,383.93
NET	7,352,080.36
Less: 0% Payment Term Discount	-
NET LIST PRICE	7,352,080.36
Add: VAT	882,249.64
Total Selling Price	8,234,330.00
Add: 7% Other Charges	514,645.63
Total Purchase Price	8,748,975.63
20% Downpayment	1,749,795.13
Less: Reservation Fee	50,000.00
Net Downpayment	1,699,795.13
Net Downpayment in 40 months	42,494.88
	6,999,180.50

D.2. 15% SPREAD IN 39 MONTHS/5% SPOT ON THE 40th MONTH /80% BANK FINANCING	
Selling Price without VAT	7,579,464.29
Less: Promo Discount 2%	227,383.93
NET	7,352,080.36
Less: 0% Payment Term Discount	-
NET LIST PRICE	7,352,080.36
Add: VAT	882,249.64
Total Selling Price	8,234,330.00
Add: 7% Other Charges	514,645.63
Total Purchase Price	8,748,975.63
20% Downpayment	1,749,795.13
Less: Reservation Fee	50,000.00
Less: 5% Spot DP	437,448.78
15% Net Downpayment less reservation fee	1,262,346.34
Monthly DP in 39 months	32,367.85
SPOT DP on the 40th month	437,448.78
80% Bank Financing	6,999,180.50

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Gabriel

REALTY & BROKERAGE

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