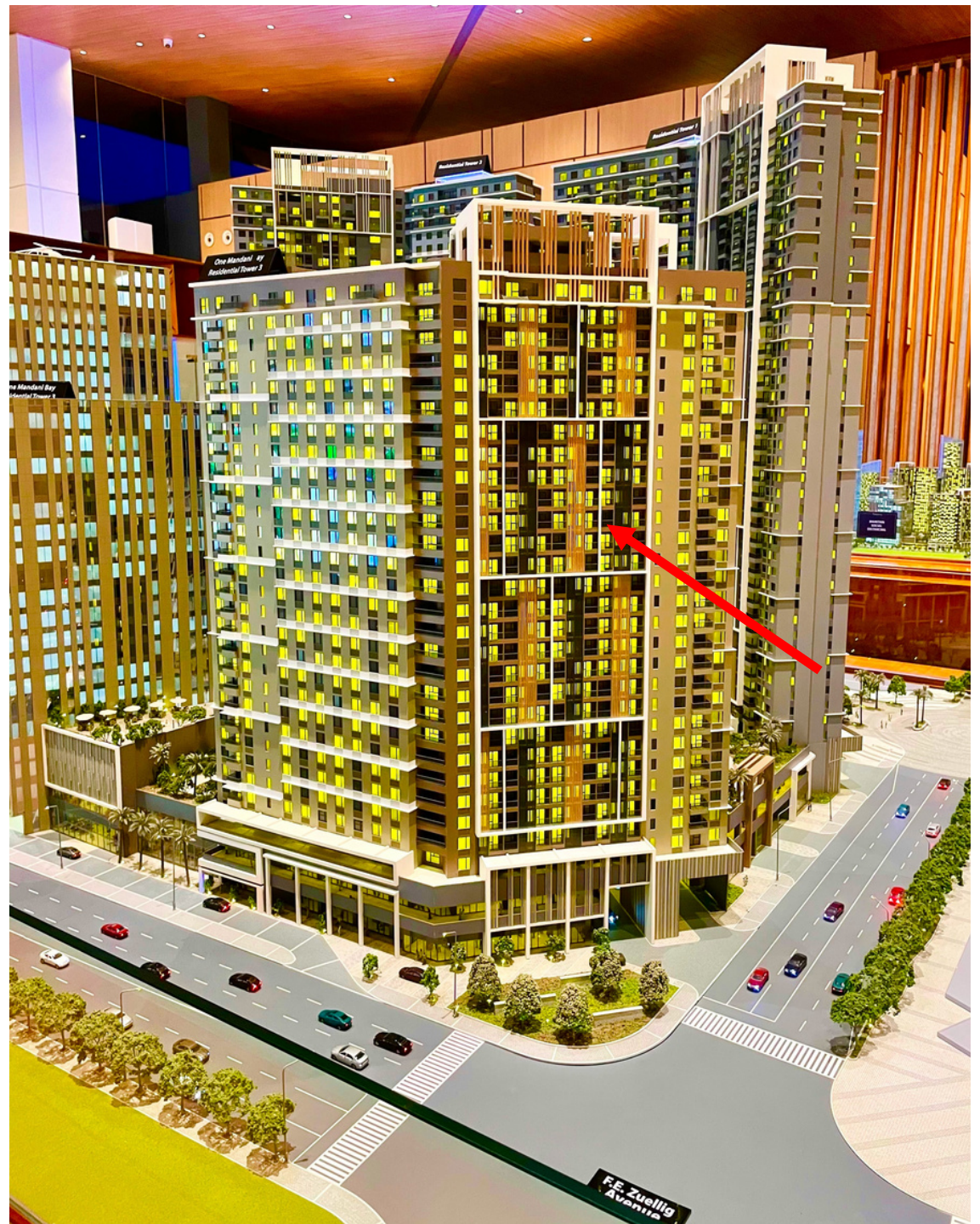




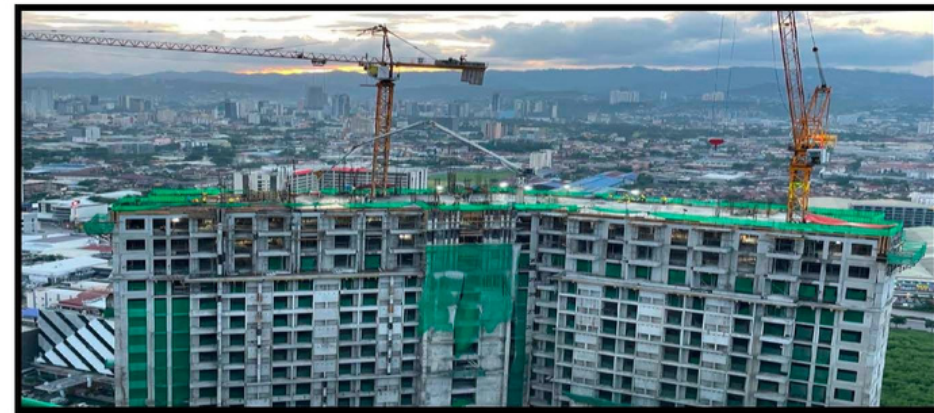
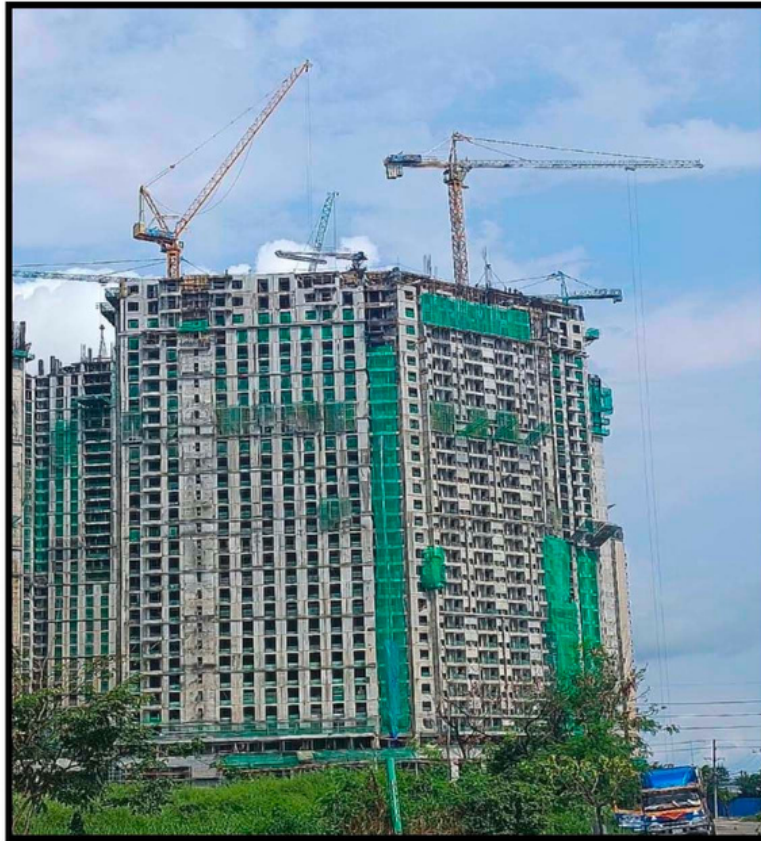
Studio Plus MandaniBay Quay Tower 3

- View of city & the mountain with sunset view.
- Size of 33.28 sqm with livable space of 31.09sqm and balcony space of 2.19sqm.
- Hassle-free and move-in ready unit with fully-furnished fittings.
- Smart lockset to use Bluetooth and QR code.
- Est. turn-over by mid of 2025.



CONSTRUCTION LEVEL AT THE ROOF DECK

 Mandani Bay **MBQ Updates**



Tower 3 (RD Level)

City & Mountain View



with sunset view

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.

Mandani Bay

QUAY
TOWER 3

STANDARD FLOOR
6F-33F



CITY VIEW



AMENITIES VIEW



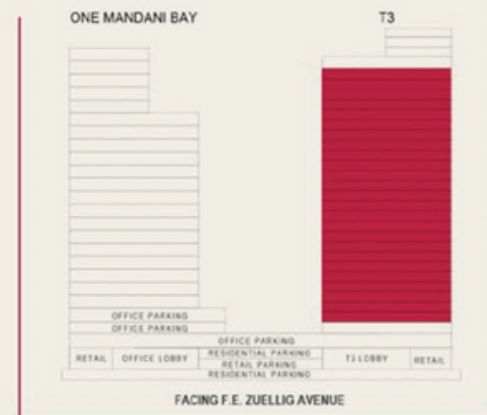
For Identification Purposes Only

Mandani Bay

BLOCK PLAN



KEY ELEVATION



LEGEND

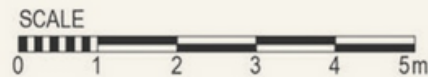
- TYPICAL UNIT TYPE
- STUDIO
 - STUDIO PLUS
 - 1-BEDROOM
 - 2-BEDROOM SUITE
 - COMMON AREAS

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 Plus
6F-33F



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

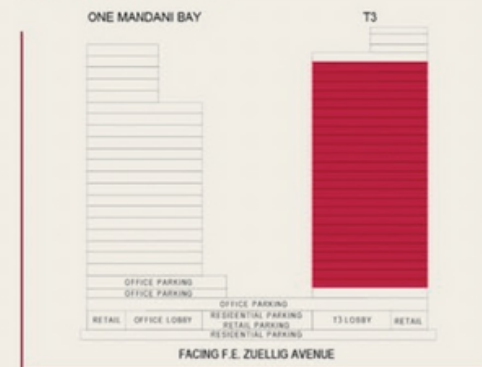
For Identification Purposes Only

Mandani Bay

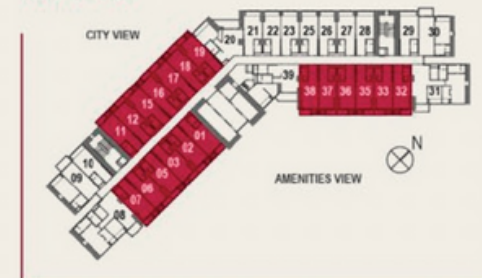
BLOCK PLAN



KEY ELEVATION



KEY PLAN



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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



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

Price valid until Jan. 31, 2024

MANDANI BAY QUAY TOWER 3

STUDIO PLUS - 19th Floor; Unit 12 to 15

FULLY-FURNISHED

CITY & MOUNTAIN VIEW

RESERVATION FEE: 50,000.00

FLOOR AREA (SQM): 33.28

PRICE WITH VAT 9,032,000.00

B. DEFERRED CASH - 100% OVER 40 MONTHS	
Selling Price without VAT	8,064,285.71
Less: Promo Discount 3%	241,928.57
NET	7,822,357.14
Less: 6% Payment Term Discount	469,341.43
NET LIST PRICE	7,353,015.71
Add: VAT	882,361.89
Total Selling Price	8,235,377.60
Add: 7% Other Charges	514,711.10
Total Purchase Price	8,750,088.70
Total Purchase Price	8,750,088.70
Less: Reservation Fee	50,000.00
Net Purchase Price	8,700,088.70
Net Purchase Price over 40 months	217,502.22

C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 40th MONTHS/80% BANK	
Selling Price without VAT	8,064,285.71
Less: Promo Discount 3%	241,928.57
NET	7,822,357.14
Less: 2% Payment Term Discount	156,447.14
NET LIST PRICE	7,665,910.00
Add: VAT	919,909.20
Total Selling Price	8,585,819.20
Add: 7% Other Charges	536,613.70
Total Purchase Price	9,122,432.90
5% Downpayment	456,121.65
Less: Reservation Fee	50,000.00
Payable in 30days	406,121.65
15% in 2nd to 40th months	35,086.28
80% Bank Financing	7,297,946.32

D.1. 20% SPREAD IN 40 MONTHS/80% BANK FINANCING	
Selling Price without VAT	8,064,285.71
Less: Promo Discount 3%	241,928.57
NET	7,822,357.14
Less: 0% Payment Term Discount	-
NET LIST PRICE	7,822,357.14
Add: VAT	938,682.86
Total Selling Price	8,761,040.00
Add: 7% Other Charges	547,565.00
Total Purchase Price	9,308,605.00
20% Downpayment	1,861,721.00
Less: Reservation Fee	50,000.00
Net Downpayment	1,811,721.00
Net Downpayment in 40 months	45,293.03
80% Bank Financing	7,446,884.00

D.2. 15% SPREAD IN 39 MONTHS/5% SPOT ON THE 40th MONTH /80% BANK FINANCING	
Selling Price without VAT	8,064,285.71
Less: Promo Discount 2%	241,928.57
NET	7,822,357.14
Less: 0% Payment Term Discount	-
NET LIST PRICE	7,822,357.14
Add: VAT	938,682.86
Total Selling Price	8,761,040.00
Add: 7% Other Charges	547,565.00
Total Purchase Price	9,308,605.00
20% Downpayment	1,861,721.00
Less: Reservation Fee	50,000.00
Less: 5% Spot DP	465,430.25
15% Net Downpayment less reservation fee	1,346,290.75
Monthly DP in 39 months	34,520.28
SPOT DP on the 40th month	465,430.25
80% Bank Financing	7,446,884.00

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 PLUS - 19th Floor; Unit 12 to 15
 FULLY-FURNISHED
 CITY & MOUNTAIN VIEW
 RESERVATION FEE: 50,000.00
 FLOOR AREA (SQM): 33.28
 PRICE WITH VAT 9,777,000.00

B. DEFERRED CASH - 100% OVER 36 MONTHS		C. 5% SPOT DOWNPAYMENT on the 1ST MONTH /15% IN 2nd to 36th MONTHS/80% BANK	
Selling Price without VAT	8,729,464.29	Selling Price without VAT	8,729,464.29
Less: Promo Discount 3%	<u>261,883.93</u>	Less: Promo Discount 3%	<u>261,883.93</u>
NET	8,467,580.36	NET	8,467,580.36
Less: 6% Payment Term Discount	<u>508,054.82</u>	Less: 2% Payment Term Discount	<u>169,351.61</u>
NET LIST PRICE	7,959,525.54	NET LIST PRICE	8,298,228.75
Add: VAT	<u>955,143.06</u>	Add: VAT	<u>995,787.45</u>
Total Selling Price	8,914,668.60	Total Selling Price	9,294,016.20
Add: 7% Other Charges	<u>557,166.79</u>	Add: 7% Other Charges	<u>580,876.01</u>
Total Purchase Price	9,471,835.39	Total Purchase Price	9,874,892.21
Total Purchase Price	9,471,835.39	5% Downpayment	493,744.61
Less: Reservation Fee	<u>50,000.00</u>	Less: Reservation Fee	<u>50,000.00</u>
Net Purchase Price	9,421,835.39	Payable in 30days	443,744.61
Net Purchase Price over 36 months	261,717.65	15% in 2nd to 36th months	42,320.97
		80% Bank Financing	7,899,913.77

D.1. 20% SPREAD IN 36 MONTHS/80% BANK FINANCING		D.2. 15% SPREAD IN 35 MONTHS/5% SPOT ON THE 36th MONTH /80% BANK FINANCING	
Selling Price without VAT	8,729,464.29	Selling Price without VAT	8,729,464.29
Less: Promo Discount 3%	<u>261,883.93</u>	Less: Promo Discount 2%	<u>261,883.93</u>
NET	8,467,580.36	NET	8,467,580.36
Less: 0% Payment Term Discount	-	Less: 0% Payment Term Discount	-
NET LIST PRICE	8,467,580.36	NET LIST PRICE	8,467,580.36
Add: VAT	<u>1,016,109.64</u>	Add: VAT	<u>1,016,109.64</u>
Total Selling Price	9,483,690.00	Total Selling Price	9,483,690.00
Add: 7% Other Charges	<u>592,730.63</u>	Add: 7% Other Charges	<u>592,730.63</u>
Total Purchase Price	10,076,420.63	Total Purchase Price	10,076,420.63
20% Downpayment	2,015,284.13	20% Downpayment	2,015,284.13
Less: Reservation Fee	<u>50,000.00</u>	Less: Reservation Fee	<u>50,000.00</u>
Net Downpayment	1,965,284.13	Less: 5% Spot DP	<u>503,821.03</u>
		15% Net Downpayment less reservation fee	<u>1,461,463.09</u>
Net Downpayment in 36 months	54,591.23	Monthly DP in 35 months	41,756.09
80% Bank Financing	8,061,136.50	SPOT DP on the 36th month	503,821.03
		80% Bank Financing	8,061,136.50

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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