

An aerial night view of a city with fireworks exploding in the sky. In the foreground, a large, modern building complex is illuminated. The city lights and a body of water are visible in the background.

Mandani Bay
Quay, Tower 3

Top Off
Appreciation
Promo

Reasons to buy NOW!

1. More affordable way to own a unit in a world class development.
2. Last chance to own a studio unit in MandaniBay. Studio units will not be offered in the next phase.
3. More chances for value appreciation, Tower 3 turnover will be Q1 of 2026, but the term will be 64 months. Longer term, higher appreciation potential.
4. Limited inventory, only 50 units available.



Tower 3



MANDANI BAY MASTERPLAN



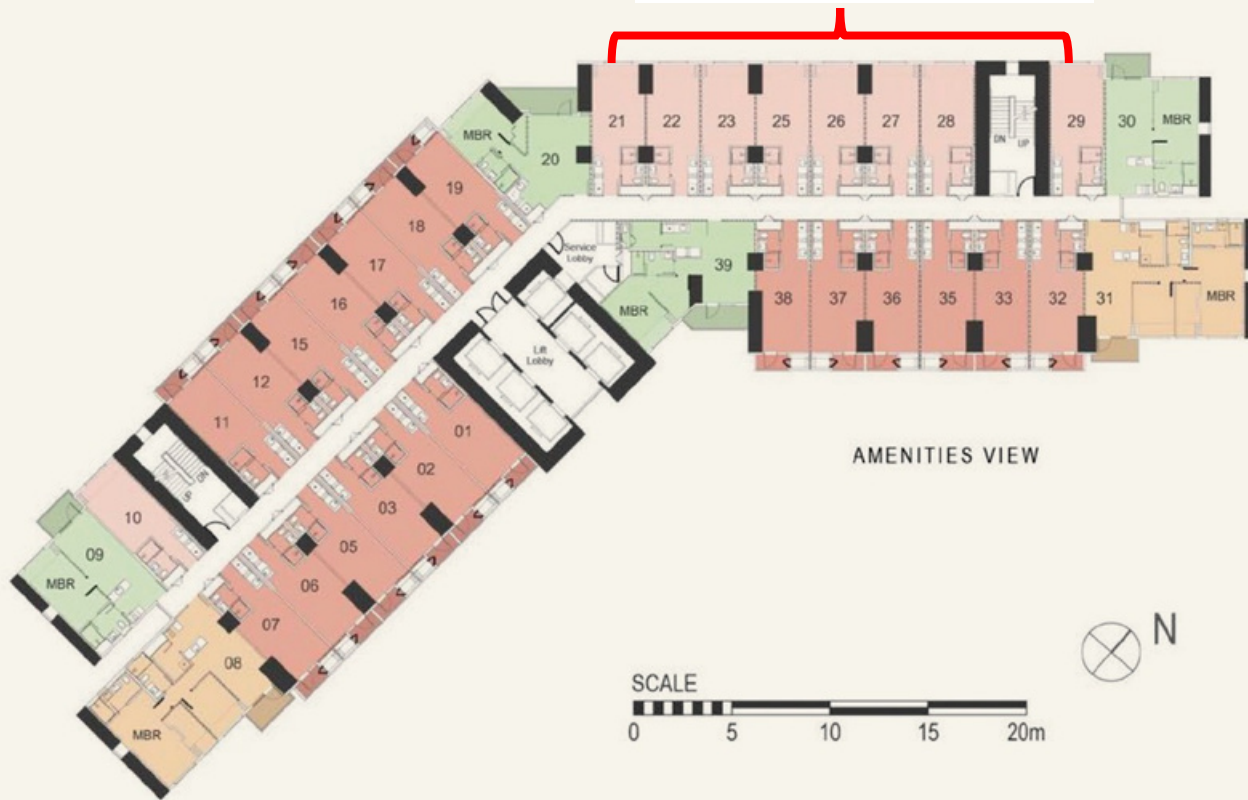
MACTAN CHANNEL

Mandani Bay

QUAY
TOWER 3

STANDARD FLOOR
6F-33F

Top Off Promo Units



AMENITIES VIEW



For Identification Purposes Only

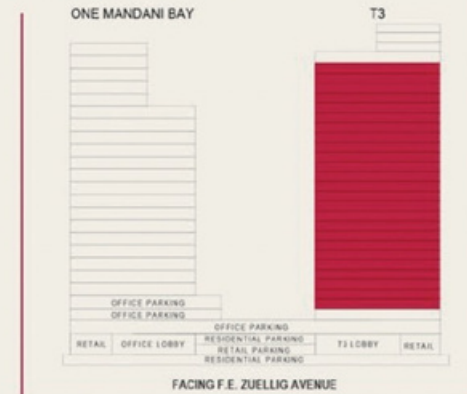


Mandani Bay

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	

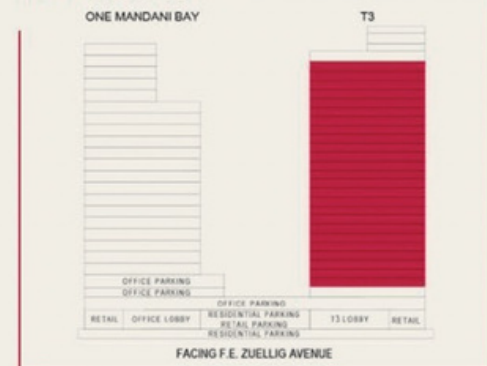
For Identification Purposes Only

Mandani Bay

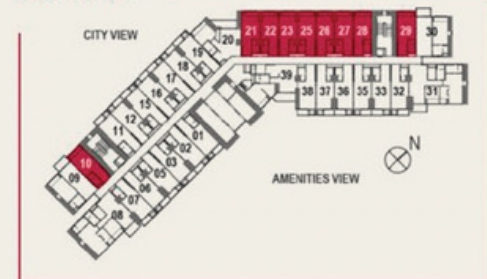
BLOCK PLAN



KEY ELEVATION



KEY PLAN



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.

Highlight

- Main door has Bluetooth Lockset.
- Closest residential tower in MandaniBay with studio units to Cebu Doctor's University for future rental potential.
- Double-glazed windows for unit starting from 5th to 10th Floors.
- Delivered with finished fittings for more customization opportunity.
- View of Sunset, City & Cebu Mountain Ranges.
- 17K monthly is the launch promo of MandaniBay Quay in 2017!
- Turn over of Tower 3 will be Q1 of 2026, while 17K payment term will end by 2029. Longer term, longer appreciation potential.

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	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

SUNSET VIEW



DAYTIME CITY/MOUNTAIN VIEW



VIEW AT NIGHT



MANDANI BAY QUAY, TOWER 3**STUDIO - 9th Floor; Unit 27****FINISHED FITTINGS****View of the City, Sunset and Cebu Mountain Ranges****RESERVATION FEE: 50,000.00****FLOOR AREA (SQM): 29.75****PRICE WITH VAT 7,503,000.00**

D.1. 20% SPREAD IN 64 MONTHS/80% BANK FINANCING		D.2. 15% SPREAD IN 63 MONTHS/5% SPOT ON THE 64th MONTH /80% BANK FINANCING	
Selling Price without VAT	6,699,107.14	Selling Price without VAT	6,699,107.14
Less: Promo Discount 3%	200,973.21	Less: Promo Discount 2%	133,982.14
NET	6,498,133.93	NET	6,565,125.00
Less: 0% Payment Term Discount	-	Less: 0% Payment Term Discount	-
NET LIST PRICE	6,498,133.93	NET LIST PRICE	6,565,125.00
Add: VAT	779,776.07	Add: VAT	787,815.00
Total Selling Price	7,277,910.00	Total Selling Price	7,352,940.00
Add: 7% Other Charges	454,869.38	Add: 7% Other Charges	459,558.75
Total Purchase Price	7,732,779.38	Total Purchase Price	7,812,498.75
20% Downpayment	1,546,555.88	20% Downpayment	1,562,499.75
Less: Reservation Fee	50,000.00	Less: Reservation Fee	50,000.00
Net Downpayment	1,496,555.88	Less: 5% Spot DP	390,624.94
		15% Net Downpayment less reservation fee	1,121,874.81
		Monthly DP in 63 months months	17,807.54
Net Downpayment in 64 months	23,383.69	SPOT 5% DP on the 64th month	390,624.94
80% Bank Financing	6,186,223.50	80% Bank Financing	6,249,999.00

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



Gabriel

REALTY & BROKERAGE

Talk to Us

WWW.GABRIELREALTORS.COM