



TRANSFORMING CEBU INTO A WORLD-CLASS LIFESTYLE DESTINATION

Strategically located along the Mactan Channel in Mandaue City, Cebu, Mandani Bay is a world-class 20-hectare waterfront development with a stunning view of the coast and encompassing cityscape.

Residential towers rise from podium blocks interconnected by footbridges, exclusive parking links buildings at the base, and wide boulevards, a 500-meter water frontage, and a tree-lined central avenue together create a lifestyle of connectivity in the community.

Mandani Bay has set the bar for a new era of development in the Philippines.



Mandani Bay



A STRATEGIC LOCATION

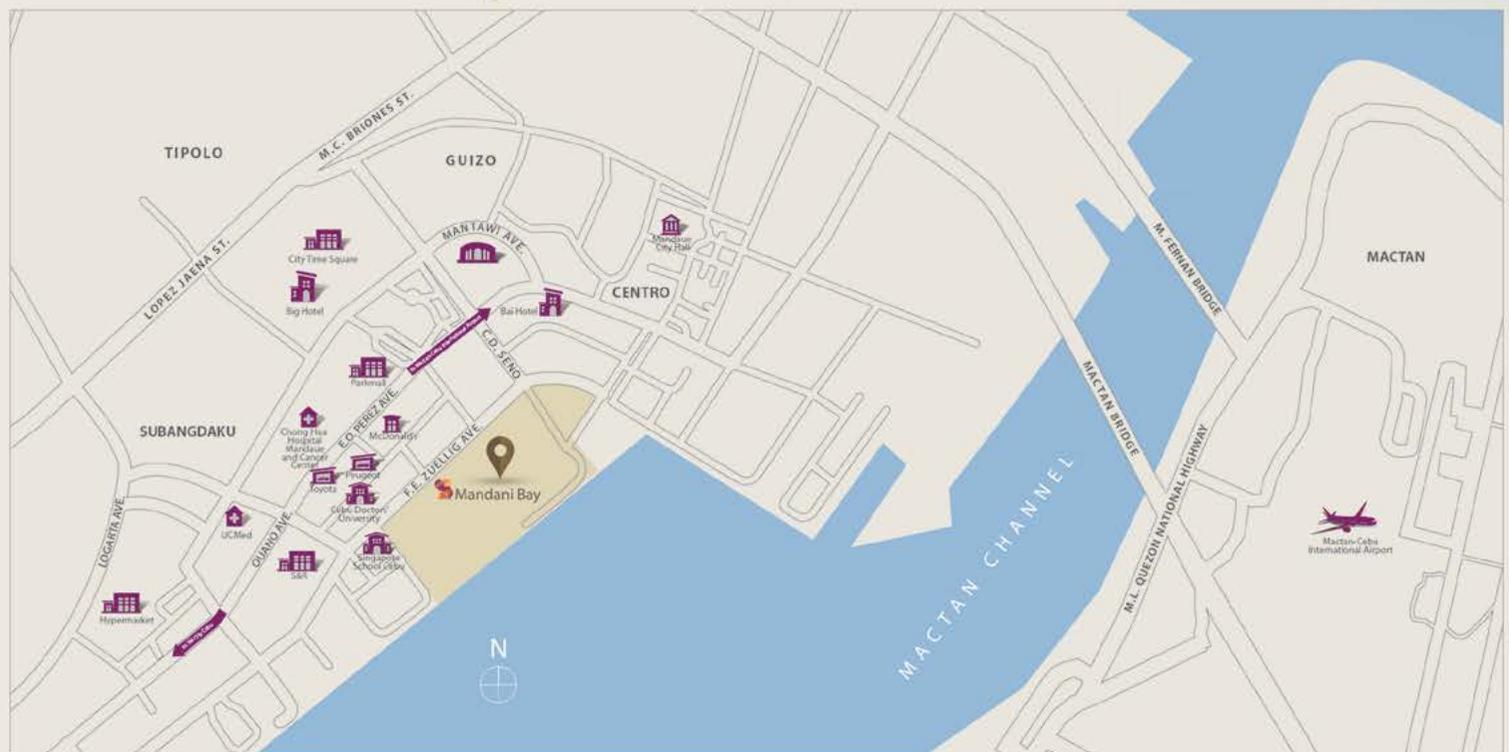
Cebu is one of the Philippines' principal provinces and the seat of some of the country's most beautiful tourist destinations. Its capital is the storied Queen City of the South of the same name, the nation's oldest city and its main domestic shipping port.

On the northeastern border of Cebu City sits the City of Mandaue, a significant center of trade and commerce in the Visayas and known as the Furniture Capital of the Philippines. It is home to Mandani Bay, and its earliest recorded name 'Mandani' is the provenance of the iconic property's name.

Panoramic views and easy access points frame Mandani Bay's expansive community. On the east of the property, a stretch of wharfs rolls out onto a broad view of the Osmeña Bridge and the urban scenery beyond. The development will have easy access to the Mactan Cebu International Airport and Cebu City.



Artist's Impression





THE MASTER PLAN

Mandani Bay has been carefully mapped out to ensure that each phase of development complements the others. At the center, the Green Promenade provides a lushly landscaped focal point in the property. Residential, office, retail, and recreational facilities have all been sensitively laid out around this strip.

This master-planned community by partners Hongkong Land and Taft Properties changes the way we look at mixed-use developments today.

LIFESTYLE SPACES

Mandani Bay is especially set apart from other township developments by its large-scale communal areas centered on leisure and recreation. These include the Green Promenade, the Main Boulevard, the Waterfront and Boardwalk, and the Footbridges and Retail spaces found throughout the development.







THE GREEN PROMENADE

Bordered by trees on either side, this extensive 300-meter avenue cuts through the middle of the development, putting nature at the very heart of the property.

Along the wide boulevards that extend from the main avenue, storefront retail thrives. These spaces are filled with a plethora of options for shopping and dining, punctuated with strips centered on art and entertainment.

The Green Promenade's fresh and inspiring retail and leisure areas markedly underpin Mandani Bay's master plan to provide for complete convenience and allow time for loftier pursuits.





WATERFRONT AND BOARDWALK

Living one's passions takes courage and inspiration. Mandani Bay's grand harbor is an energizing locale that not only underlines the surrounding scenic view and the cultural spaces, retail outlets, and restaurants that line the area – above all, it has been designed to stir the imagination and motivate the mind and body to live the life that one truly believes in.





THE DISTINGUISHED LIFESTYLE

Within the community, the collective passion for culture and creativity finds expression in spaces that serve not only as points of convergence for social functions, but also as avenues for the pursuit of the arts.





Mandani Bay

QUAY

The active lifestyle is played up at Mandani Bay Quay (pronounced /kee/, like “key”), the second phase of the Mandani Bay development.

With a focus on vibrant living, this cluster has three residential buildings and an office tower.

Nurturing the dynamic life, the Amenity Area has spaces dedicated to fitness activities from the fun and easy to the challenging and high-powered. The features include an indoor multipurpose court for basketball and badminton.

A balcony is included in most of the units at Mandani Bay Quay. This provides a view of either The Green Promenade or the amenity deck directly below. The units located on the upper floors enjoy views of the sea and the outlying mountainous landscape.

In every way, Mandani Bay Quay will stand out with its passion for the energetic life well lived.



BE ENLIVENED BY URBAN ENERGY

The enclave's setting enables it to take in the verve of the encircling cityscape. This empowering view can be seen from the balconies of the units facing F.E. Zuellig Avenue.

A REWARDING ADDRESS

On this side of the development, feel
the electrifying spirit of the cities of Cebu
and Mandaue, right at your doorstep.





THE ACTIVE ZONE

At the heart of the Mandani Bay Quay enclave is the Amenity Area, collectively called the Active Zone. It is made up of mostly al fresco spaces dedicated to providing residents of all ages with the means to live a zestfully healthy lifestyle.

● Shared Areas

1. Adventure Playground
2. Kids' Playground
3. Outdoor Fitness
4. Sports Hall

● Exclusive Areas

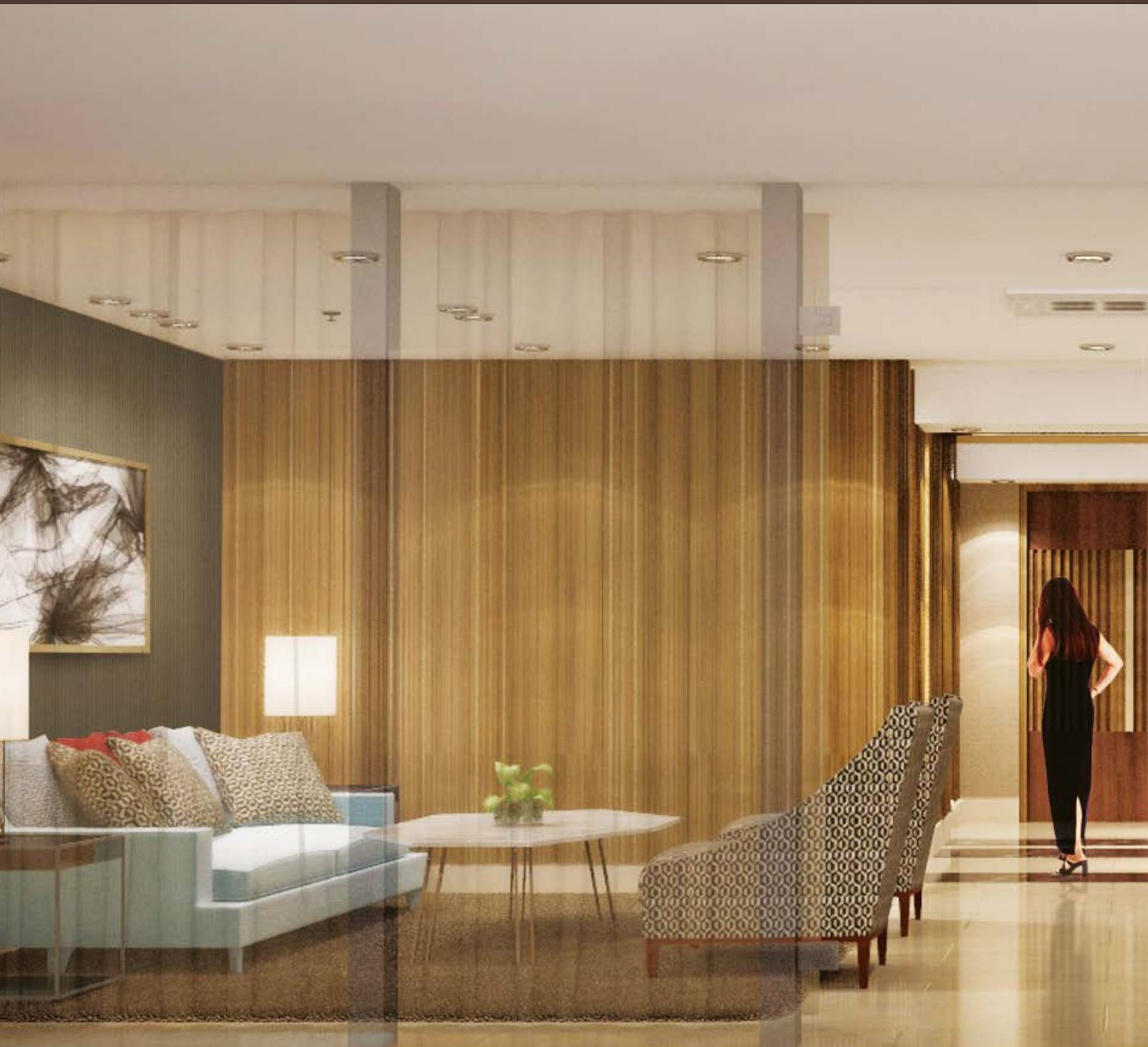
- | | |
|---|---|
| <ol style="list-style-type: none"> 1. 50-meter Lap Pool 2. Kids' Pool 3. Leisure Pool 4. Pool Deck 5. Pool Lounge 6. Aqua Deck 7. Water Play Area 8. Seating Pavilion 9. Reflexology 10. Outdoor Lounge | <ol style="list-style-type: none"> 11. Office Amenity Deck 12. Office Outdoor Seating 13. Kids' Playground 14. Split-out Multipurpose Lawn 15. Multipurpose Lawn 16. Outdoor Seating Area 17. Cabana 18. Floating Cabana 19. Clubhouse |
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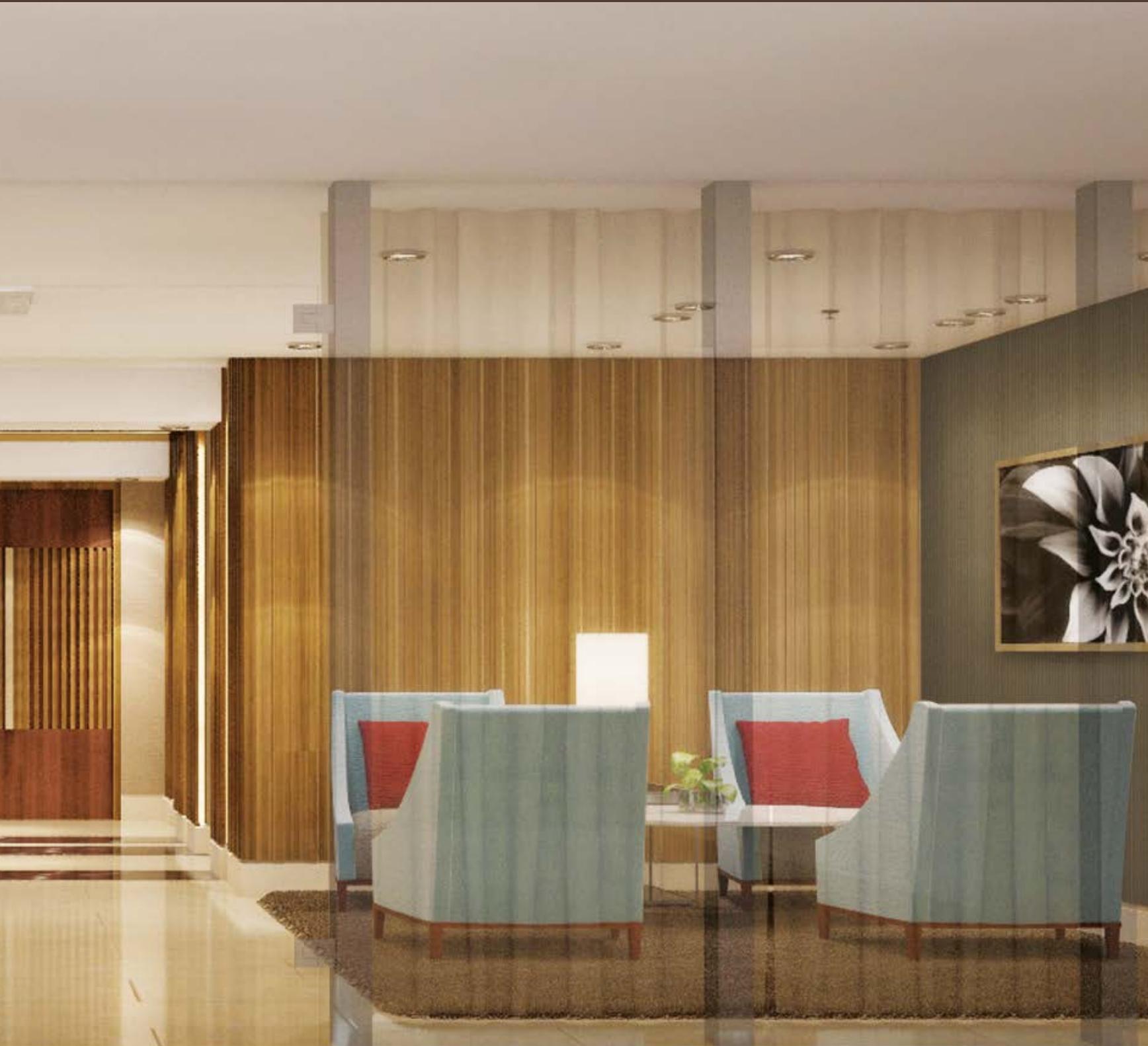
*Shared Areas are common features accessible by all Mandani Bay residents.
 Exclusive Areas are spaces and amenities exclusive to Mandani Bay Quay residents.



SUBLIME SPACES

The interplay of lines and lighting is carefully studied to achieve the desired atmosphere in every residential unit or common hall. This results in evocative spaces that reflect the excellence of a signature Mandani Bay interior.





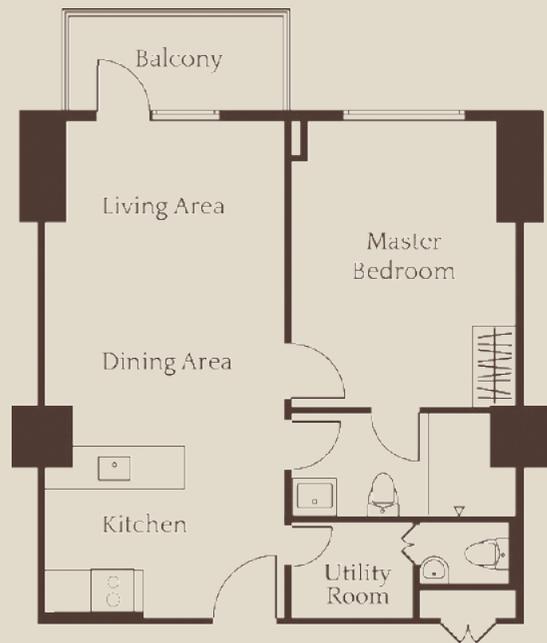
Mandani Bay

QUAY

1-BEDROOM DELUXE

37th – 48th Floor

This space has been designed especially for the starting family to have the most out of their residence. Planning has made allowances for the addition of a Utility Room.



Unit Area	52.50 m ²
Balcony Area	5.03 m ²
TOTAL AREA	57.53 m²



For identification purposes only



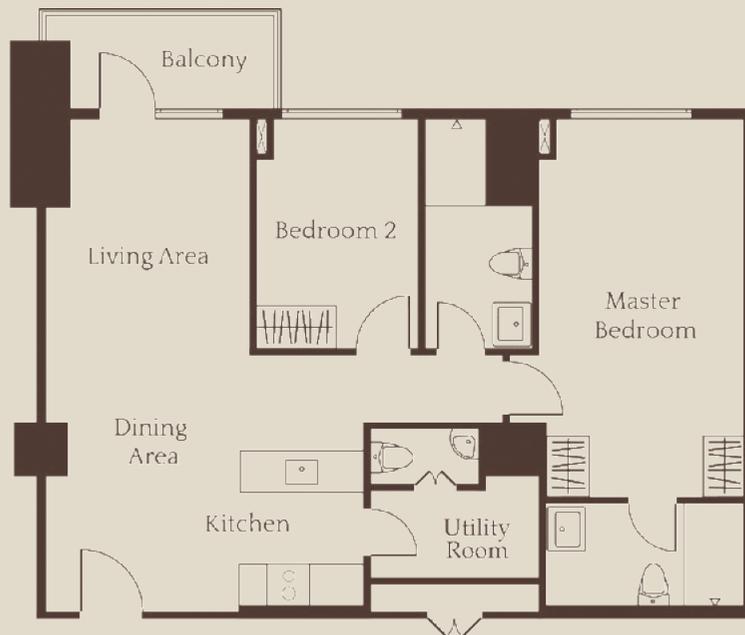
Mandani Bay

QUAY

2-BEDROOM DELUXE

37th – 48th Floor

A fine example of Mandani Bay Quay’s capacious unit formatting, this home has enough room for the bigger family or retirees who wish to have space for visiting grandchildren. An additional room with its own lavatory is standard in this layout and can accommodate another guest or serve as a Utility Room.



Unit Area	78.75 m ²
Balcony Area	5.66 m ²
TOTAL AREA	84.41 m²



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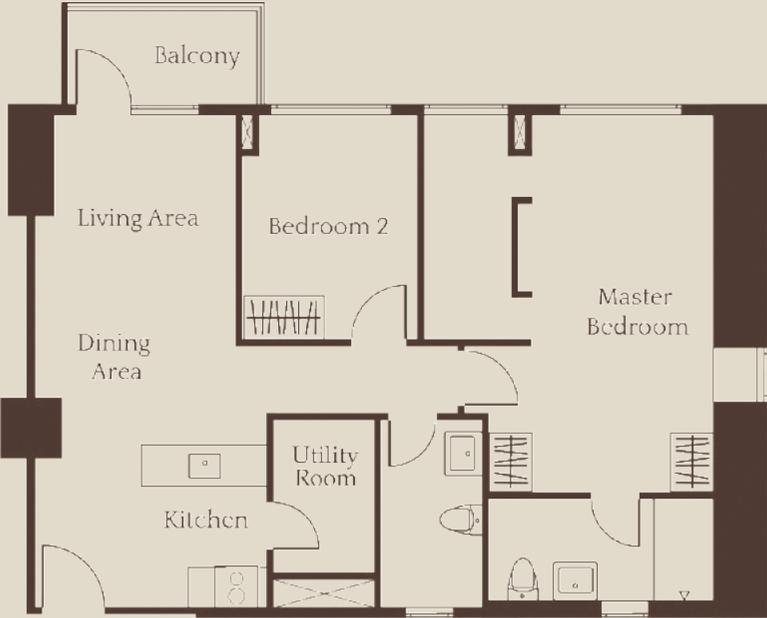
Mandani Bay

QUAY

2-BEDROOM SUITE

37th – 48th Floor

This beautiful residence has plenty of space for the growing family. The Master Bedroom is especially roomy, with an area that is transformable into a private study or a kid's play area.



Unit Area	77.28 m ²
Balcony Area	4.50 m ²
TOTAL AREA	81.78 m²



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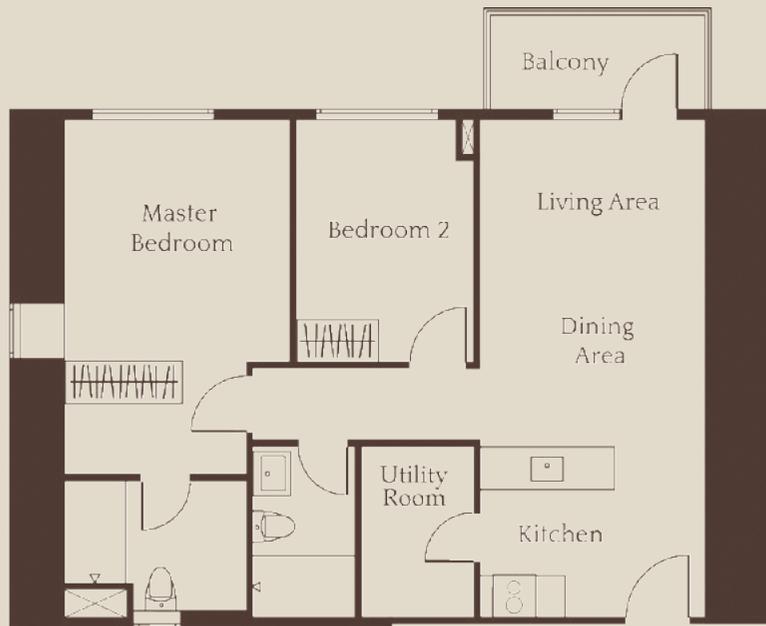
Mandani Bay

QUAY

2-BEDROOM SUPERIOR

37th – 48th Floor

Ideal for mid-sized families, this elegantly laid out home typifies the intelligent planning of a signature Mandani Bay residence. This unit also comes with enough room for the house help to have their own quarters.



Unit Area	71.74 m ²
Balcony Area	5.03 m ²
TOTAL AREA	76.77 m²



For identification purposes only



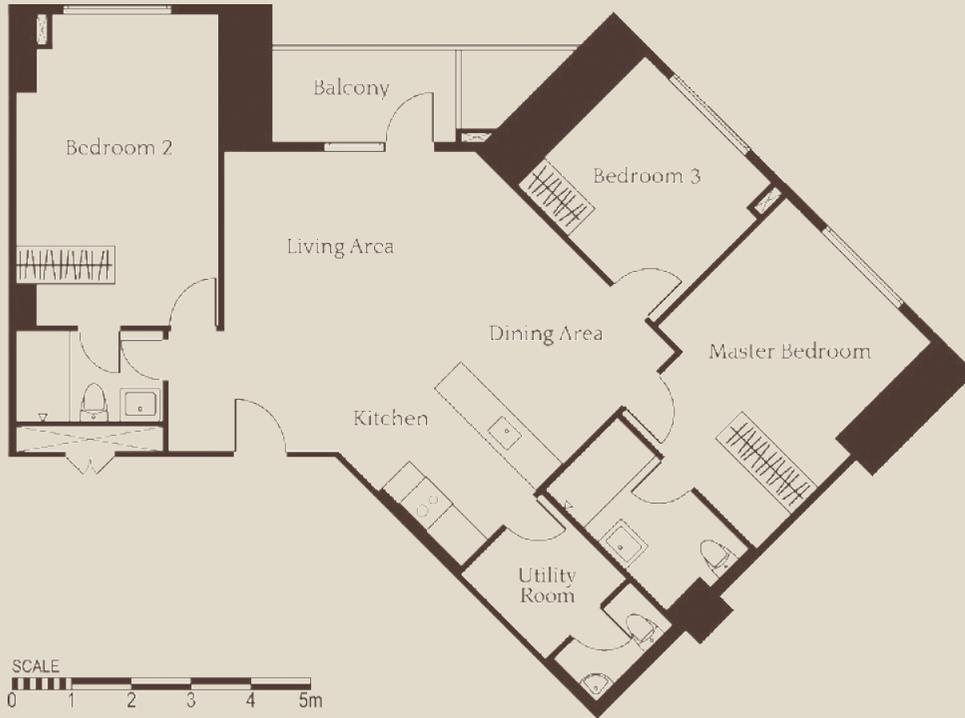
Mandani Bay

QUAY

3-BEDROOM DELUXE

37th – 48th Floor

A full view of the bay along the Mactan Channel surrounds this impressively spacious residence, a model of the elevated living experience in Mandani Bay.



Unit Area	108.13 m ²
Balcony Area	7.19 m ²
TOTAL AREA	115.32 m²



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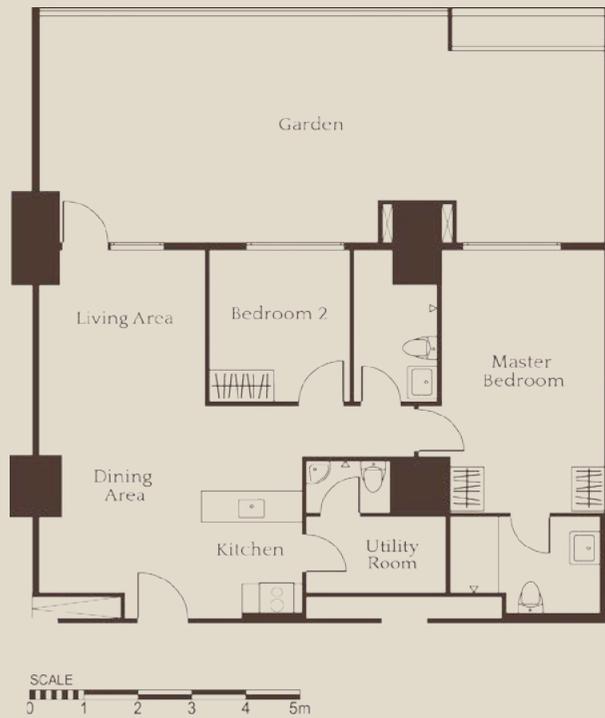
Mandani Bay

QUAY

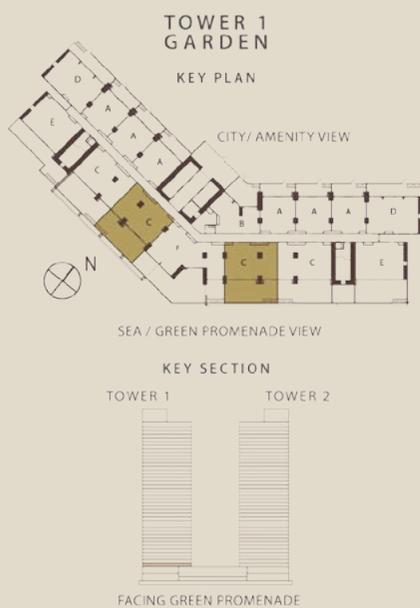
2-BEDROOM GARDEN DELUXE

5th Floor

A private garden becomes a refreshing extension of the living space in a Garden unit, which provides direct access to the Amenity Area. The outdoor extension is ideal for al fresco dining with guests.



Unit Area	78.75 m ²
Garden Area	48.83 m ²
TOTAL AREA	127.58 m²



For identification purposes only



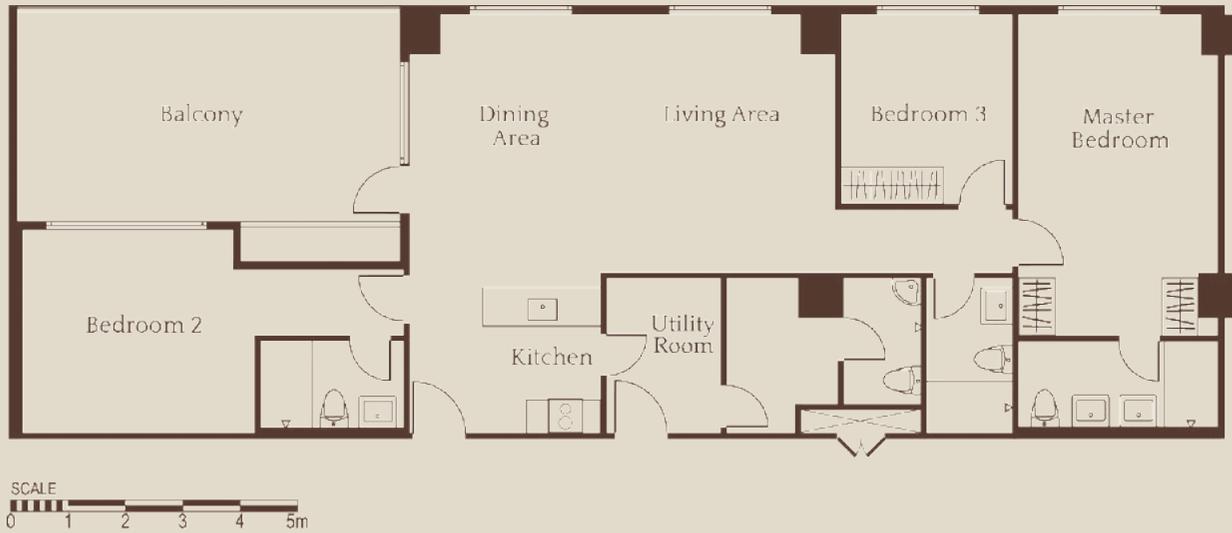
Mandani Bay

QUAY

3-BEDROOM PENTHOUSE A

49th Floor

Perched atop the residential towers are the Penthouses, the largest home spaces within the enclave. A Penthouse has the widest surrounding view of the sea and the mountainous landscape. These units have been earmarked for residents who prefer only the best in class.



Unit Area	131.28 m ²
Balcony Area	26.22 m ²
TOTAL AREA	157.50 m²



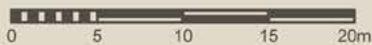
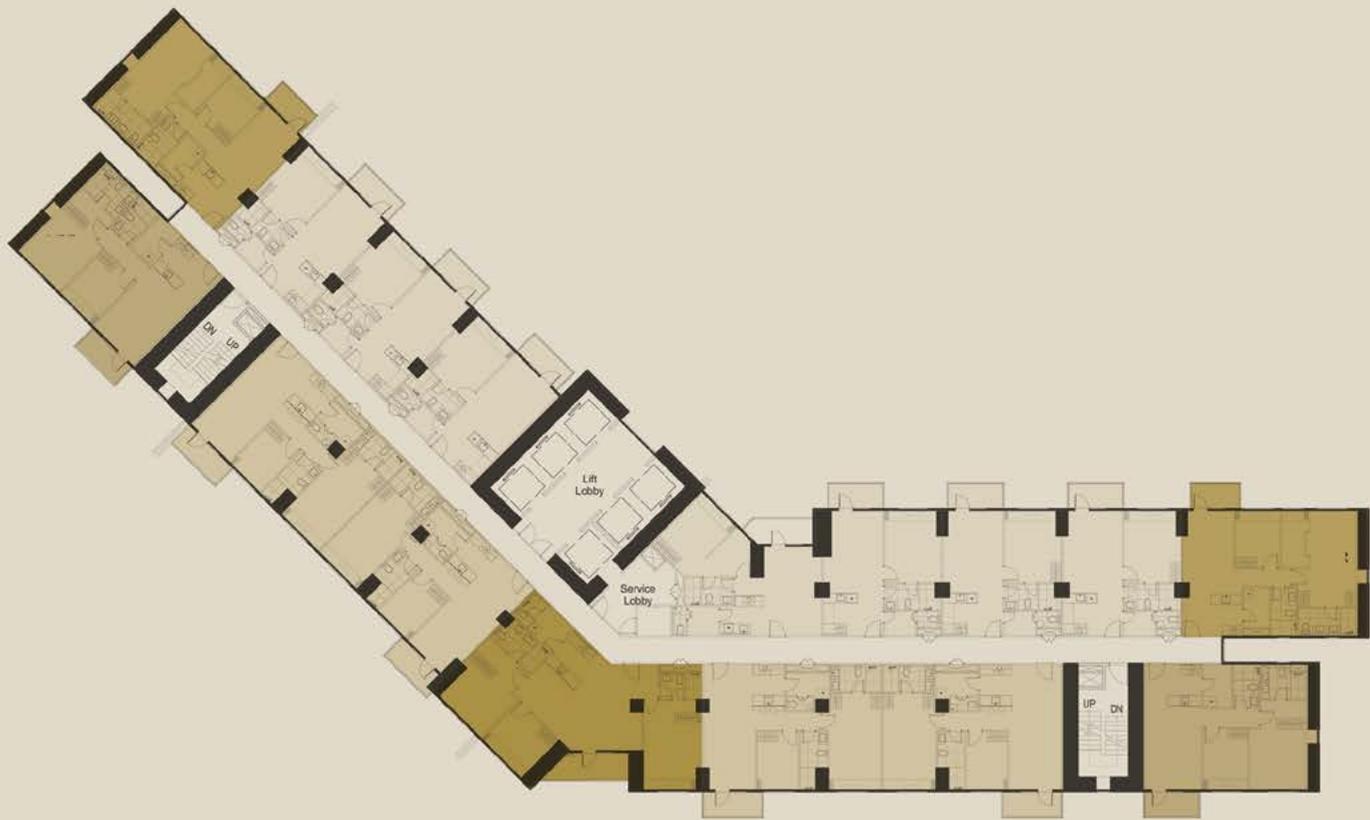
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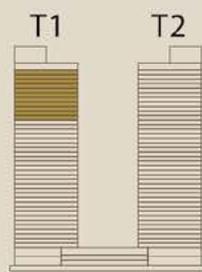
Mandani Bay

QUAY

PREMIUM FLOOR PLAN
 37th - 48th Floor
 Tower 1



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

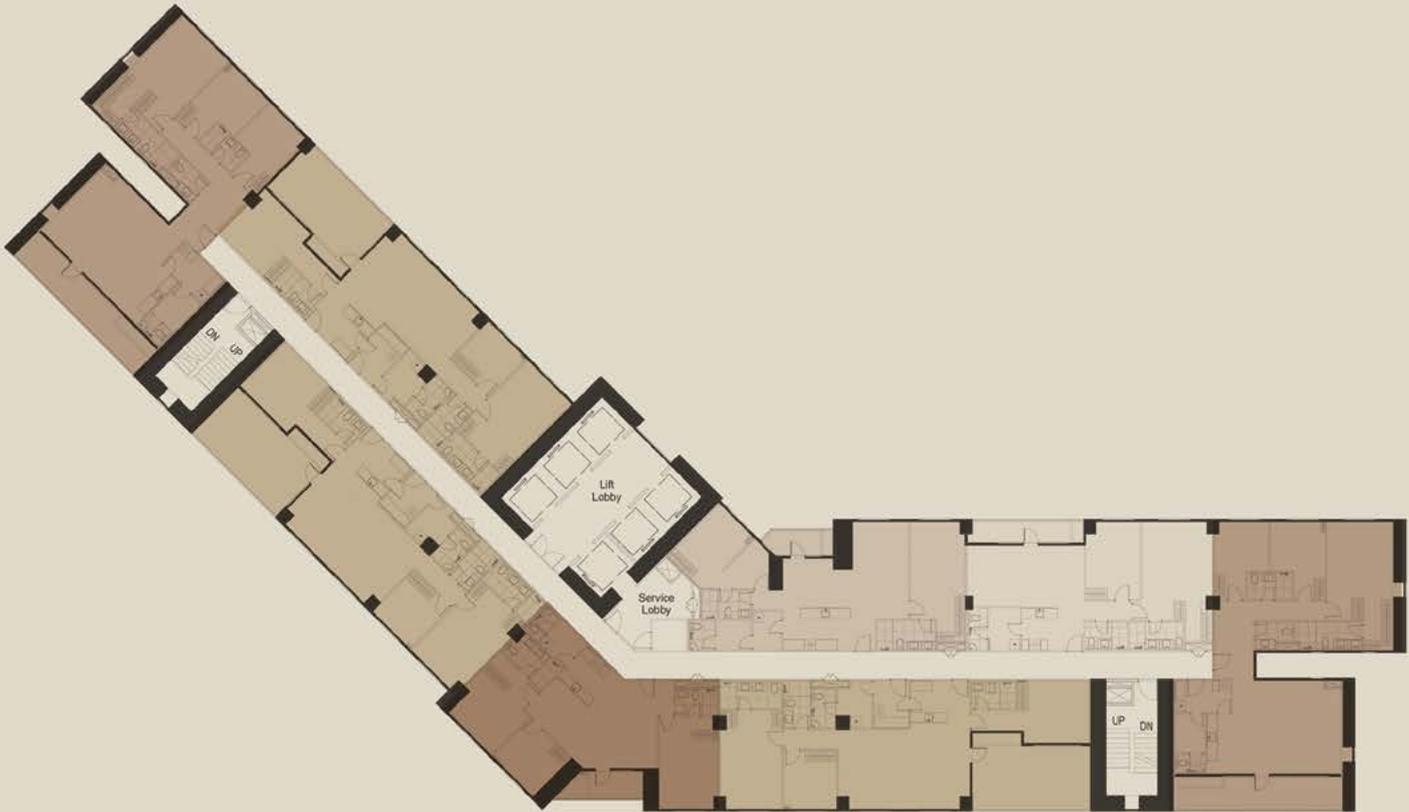
- 1-BEDROOM DELUXE
- 2-BEDROOM DELUXE
- 2-BEDROOM SUPERIOR
- 2-BEDROOM SUITE
- 3-BEDROOM DELUXE

For identification purposes only

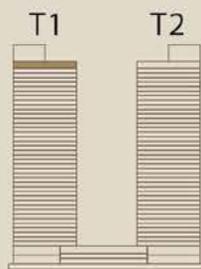
Mandani Bay

QUAY

PENTHOUSE FLOOR PLAN
 49th Floor
 Tower 1



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

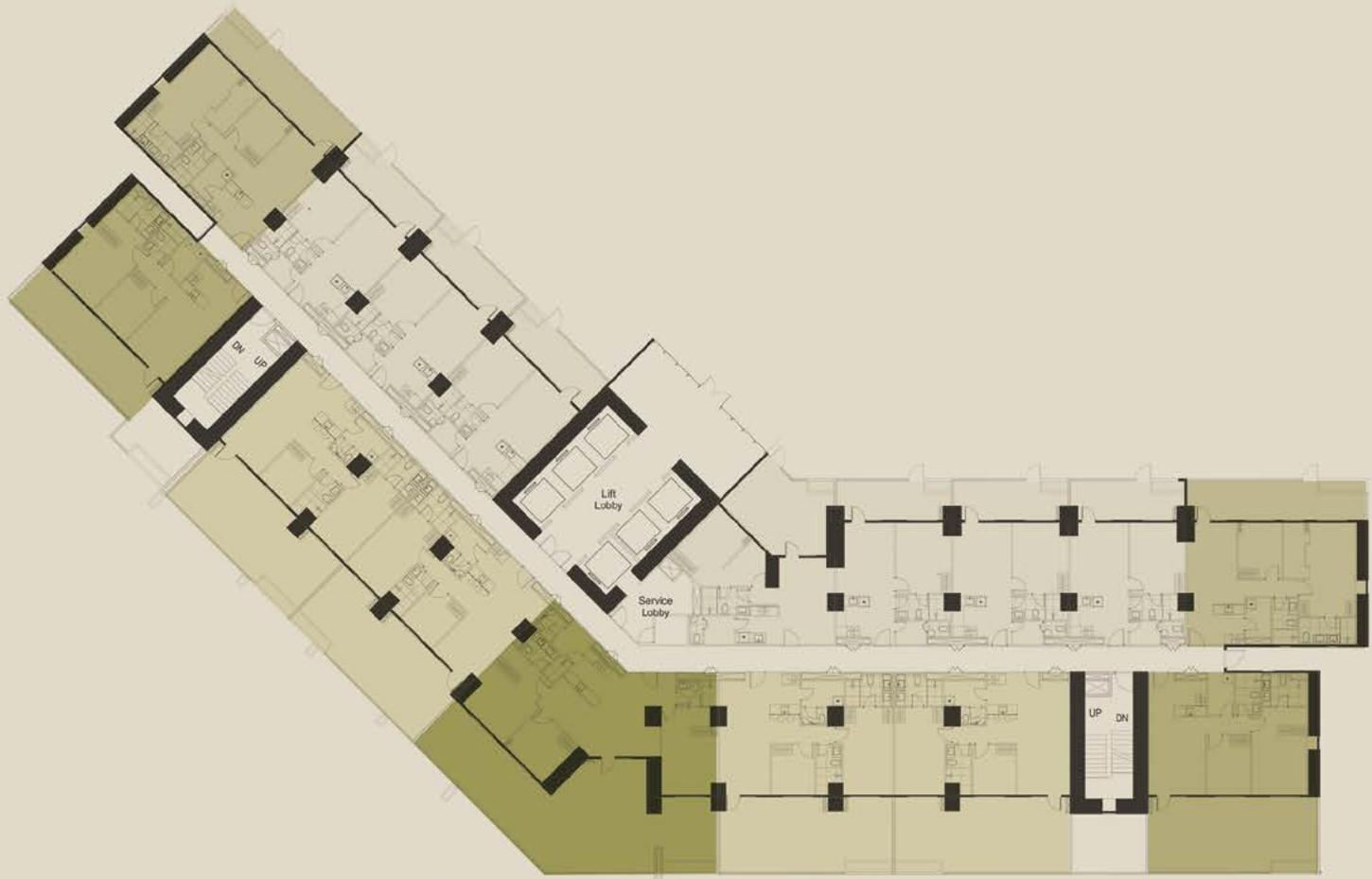
- 2-BEDROOM PENTHOUSE A
- 2-BEDROOM PENTHOUSE B
- 3-BEDROOM PENTHOUSE A
- 3-BEDROOM PENTHOUSE B
- 3-BEDROOM PENTHOUSE A

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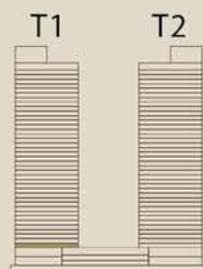
Mandani Bay

QUAY

GARDEN FLOOR PLAN
5th Floor
Tower 1



BLOCK PLAN



KEY ELEVATION

LEGEND

TYPICAL UNIT TYPE

- 1-BEDROOM GARDEN DELUXE
- 2-BEDROOM GARDEN DELUXE
- 2-BEDROOM GARDEN SUITE
- 2-BEDROOM GARDEN SUPERIOR
- 3-BEDROOM GARDEN DELUXE

For identification purposes only

Mandani Bay

QUAY

TOWER 1

Program Stack

Machine Room



49/F PENTHOUSE FLOOR



37/F - 48/F PREMIUM FLOOR



6/F - 36/F Standard Floor



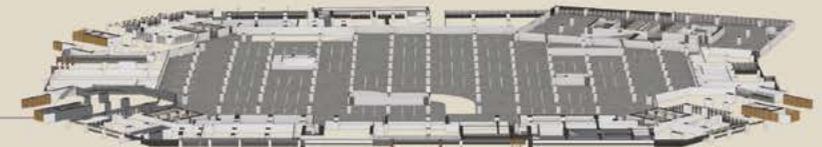
5/F Amenity Deck
GARDEN UNITS FLOOR



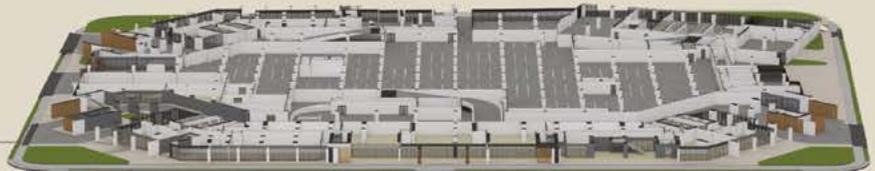
3/F Office Parking



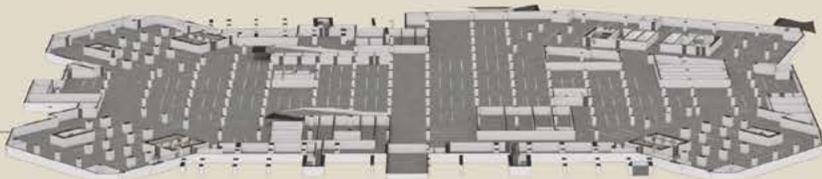
2/F Residential Parking



G/F Residential Lobby
Retail
Retail Parking



B/1 Residential Parking



For identification purposes only

COMMON AREAS AND FEATURES OF THE RESIDENTIAL TOWERS

Ensuring a safe, efficient, and focused way of life at 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
Central Garbage Collection Area
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 Retail Parking

FITTINGS AND FINISHES FOR THE RESIDENTIAL UNITS

FEATURES

Heat Detector	Kitchen
Smoke Detector	Living/Dining, Bedroom(s)
Fire Sprinkler	Living/Dining, Bedroom(s)
Provision for Audio Guest Annunciator	Yes
Telephone Lines	1 Provision
CATV Outlet	Living/Dining, Master's Bedroom
Provision for Water Heater*	Master Bathroom and Common T&B
Provision for Split Type A/C*	Living/Dining & Bedroom(s)
Provision for Washer/Dryer*	Designated Area

FINISHES

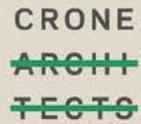
Living/Dining Area Flooring	Homogeneous Tiles
Kitchen Flooring Cabinet Countertop	Homogeneous Tiles Laminated MDF or equivalent Granite, Solid Surface, or equivalent
Bedroom Flooring Closet	Laminated Flooring or equivalent Laminated MDF or equivalent
Toilet & Bath Flooring Wall	Homogeneous Tiles Ceramic Tiles
Utility Area	Ceramic Tiles
Walls & Ceiling	Painted

*The Developer will not provide any water heater, split type air-conditioning unit, or washer/dryer.

CONSULTANTS

Some of the world's most awarded architects, planners, and consultants have come together to create Mandani Bay.

Master Planner



Retail Master Planner



Project Architect



Landscape Architect



Interior Designer

PTang Studio Ltd

Interior Designer



Structural Consultant



Environmental Sustainability



Traffic Management



PARTNERSHIP

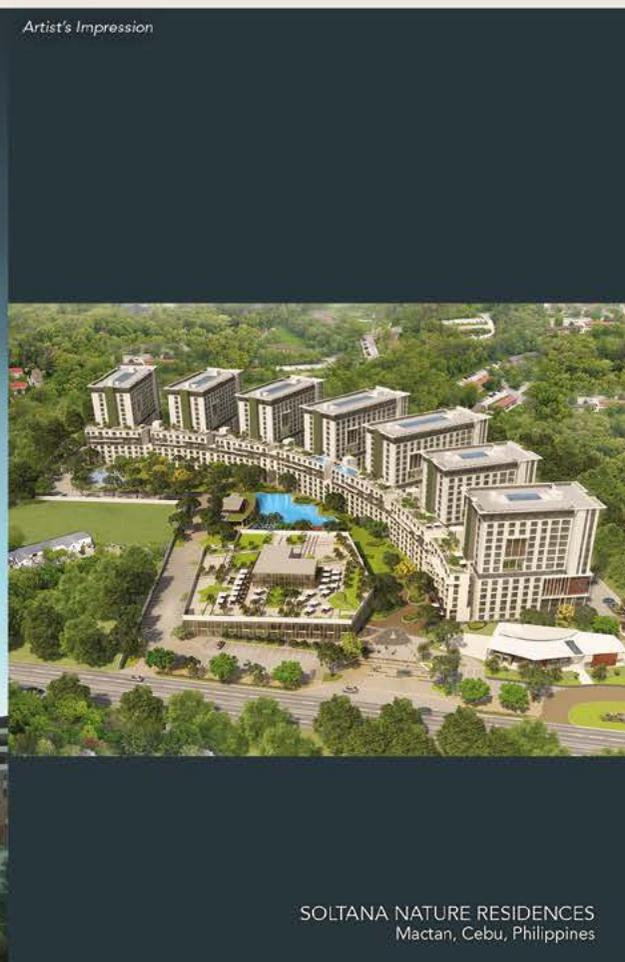


Hongkong Land is a listed leading property investment, management, and development group. Founded in 1889, Hongkong Land's business is built on excellence, integrity, and partnership.

The Group owns and manages almost 800,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong and Singapore. Hongkong Land's properties attract the world's foremost companies and luxury brands.

Its Hong Kong Central portfolio represents some 450,000 sq. m. of prime property. It has a further 165,000 sq. m. of prestigious office space in Singapore mainly held through joint ventures, and a 50% interest in a leading office complex in Central Jakarta. The Group also has a number of high-quality residential and mixed-use projects under development in cities across Greater China and Southeast Asia, including a luxury retail centre at Wangfujing in Beijing. In Singapore, its subsidiary, MCL Land, is a well-established residential developer.

Hongkong Land Holdings Limited is incorporated in Bermuda and has a standard listing on the London Stock Exchange, with secondary listings in Bermuda and Singapore. The Group's assets and investments are managed from Hong Kong by Hongkong Land Limited. Hongkong Land is a member of the Jardine Matheson Group.



Steadily rising to become one of the leading real estate developers in the Philippines, Taft Properties is changing the way we live by developing masterfully planned communities for young professionals, entrepreneurs, families, and retirees from here and abroad. With almost two decades of practice and expertise in the local market, Taft is the partner of prestigious international property developer Hongkong Land in developing the multibillion- peso landmark project, Mandani Bay, a 20-hectare waterfront township in Mandaue City, Cebu.

Taft Properties is a solid and dynamic developer backed by Vicsal Development Corporation, the company behind the Metro Gaisano chain of stores. Founded by Victor and Sally Gaisano in 1981, Vicsal Development Corporation is primarily engaged in the retail industry with ventures in banking and finance, travel and tours, stock brokerage, investment advisory, and real estate.

Since its establishment in 1997, Taft Properties has continued to redefine customer experience by building some of the most iconic and best-selling residential and mixed-use developments in Cebu and throughout the country.

THE PHILIPPINES' FINEST SHOW GALLERY



Actual Photo



Actual Photo

The Mandani Bay Show Gallery, a 1,500-square meter exhibit area, represents the bold vision of Mandani Bay. A collaborative project of international architects, engineers, and designers, it is the first gallery in the country to truly meet global standards. A nine-square meter scale model and a timber 3D vicinity site map interpreted as a mural, both imported from Hong Kong, are the focal points of the Show Gallery.

Visitors are welcomed into the space through the entrance hall, an expansive foyer that makes extensive use of glass and timber, letting in natural light to fully illuminate the indoor space. At the heart of the gallery, an open-air atrium features a landscaped garden amidst a pond, which continues in a stream around the structure. Meanwhile, the fully furnished model units provide for a tangible experience of the lifestyle that residents can look forward to at Mandani Bay.

The Mandani Bay Show Gallery is internationally renowned.



BCI ASIA INTERIOR DESIGN AWARDS 2017
Retail Category



INTERNATIONAL PROPERTY AWARDS 2017 ASIA PACIFIC
Mixed-use Interior, Asia Pacific: NOMINEE
Best Mixed-use Interior, Philippines: 5 STAR AWARD
Best Office Interior, Philippines: 5 STAR AWARD
Office Interior, Philippines: WINNER
Mixed-use Interior, Philippines: WINNER



A' DESIGN AWARD & COMPETITION ITALY
Golden A' Design Award Winner
Interior Space & Exhibition Design Category
SILVER AWARD



Mandani Bay

Developed by HTLand Inc., a joint venture of:



www.mandanibay.com

Mandani Bay Quay Tower 1 TLTS No.: 0083

Completion Date: December 2021

