

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.



THE MANDANI BAY DIFFERENCE

Features and elements that set the township apart from other developments

Strategic Location

Mandani Bay is sited between the cities of Cebu, the Philippines' oldest city and main domestic shipping port, and Mandaue, a significant center of trade and commerce in the Visayas and known as the country's Furniture Capital. Panoramic views and easy access points frame the expansive community.



Estimated travel time to key places by car

Key Locations

- Central Business District - 15 minutes
- Port of Cebu
 - Domestic Seaports - 8 minutes
 - International Seaport - 6 minutes
- Mactan Cebu International Airport - 15 minutes
- Beaches & Resorts - approximately 30 minutes

Hotel

- Radisson Blu Hotel - 8 minutes
- Bayfront Hotel - 8 minutes
- Bai Hotel - 1 minute

School

- Cebu Doctor's University - 1 minute
- Singapore School Cebu - 1 minute

Shopping

- Parkmall (mall) - 2 minutes
- S&R (membership shopping) - 3 minutes
- SM City Cebu (mall) - 8 minutes

Hospital

- UCMed - 5 minutes
- Chong Hua Hospital Mandaue and Cancer Center - 5 minutes



Impressive Scale

Mandani Bay spans 20 hectares and will have 21 towers. Residential, commercial, office, and recreational components have been designed to seamlessly blend with expansive features including Lifestyle Spaces and podium amenities.

Master-planned Layout

The hallmark elements of the development's remarkable master plan include environmental sustainability, proper airflow and sun shading incorporated into building design, well-thought-out expanses between structures that promote a strong sense of openness throughout the community, and intuitive spaces in the residential areas that make for better human connections.



Element of Water

One of the most defining characteristics of Mandani Bay is its harbourside setting. The extensive water frontage stretches 500 meters and the Boardwalk that underlines it will feature retail spaces and restaurants. Throughout the property, a great many outdoor spaces for cultural activities and water features that highlight Mandani Bay's water-inspired motif can be found.

Lifestyle Spaces that Embrace Nature

The township is especially set apart from other developments by its large-scale communal areas centered on leisure and recreation. These include the Green Promenade - a 300 meter-long green park that puts nature at the heart of Mandani Bay, the Main Boulevard, the Waterfront and Boardwalk, and the Footbridges and Retail spaces found throughout the property.

From its strategic location and beautiful encompassing landscape, to its future-ready master plan, Mandani Bay truly rises above all else.



Interconnectedness

Footbridges interconnect podiums aboveground, enabling residents to jog around the entire property and have easy access to shared amenities. On ground level, pedestrians have dedicated walkways, separated from roads for automobiles. Underground, an interconnected basement provides quick access to parking.

Expansive Scenery

Different units will have different views. The Bay Vista includes the Mactan Channel, the sea, and the outlying landscape. The Mountain View is a commanding panorama of the city-side that includes a distant view of Cebu's mountains.

Mandani Bay QUAY

The active lifestyle is played up at Mandani Bay Quay (pronounced /ke/, 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.

Tower 2 is located in one of the township's liveliest areas, allowing for a heightened sense of the active lifestyle initially offered in Mandani Bay Quay Tower 1. All of the residences in Tower 2 are semi-furnished with expertly selected features and fittings, bringing homeowners closer to the ideal Mandani Bay residential experience.

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



AMENITIES



At the heart of the Mandani Bay Quay enclave is 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.



● Exclusive Amenities

- 50-meter Lap Pool
- Kids' Pool
- Leisure Pool
- Pool Deck
- Pool Lounge
- Aqua Deck
- Water Play Area
- Seating Pavilion
- Reflexology
- Outdoor Lounge
- Office Amenity Deck
- Office Outdoor Seating
- Kids' Playground
- Split-out Multipurpose Lawn
- Multipurpose Lawn
- Outdoor Seating Area
- Cabana
- Floating Cabana
- Clubhouse

● Shared Amenities

- Outdoor Fitness
- Adventure Playground
- Kids' Playground
- Sports Hall

Exclusive Areas are spaces and amenities exclusive to Mandani Bay Quay residents. Shared Areas are common features accessible by all Mandani Bay residents.

STANDARD RESIDENTIAL UNITS

6/F-46/F

STUDIO PLUS

Approx. Area (sq. m.)	
Unit Area	31.09
Balcony Area	2.19
TOTAL AREA	33.28

SCALE
0 1 2 3 4 5m



1-BEDROOM

Approx. Area (sq. m.)	
Unit Area	45.49
Balcony Area	4.33
TOTAL AREA	49.82

SCALE
0 1 2 3 4 5m



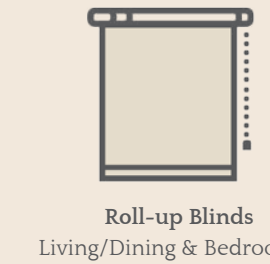
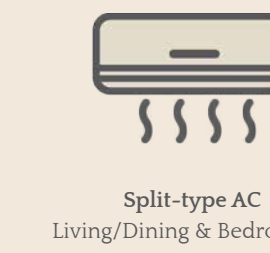
2-BEDROOM SUITE

Approx. Area (sq. m.)	
Unit Area	77.28
Balcony Area	4.50
TOTAL AREA	81.78

SCALE
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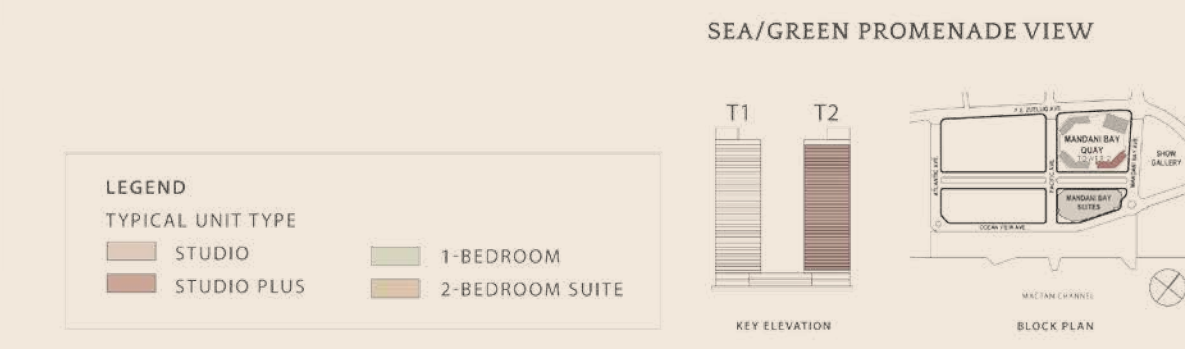
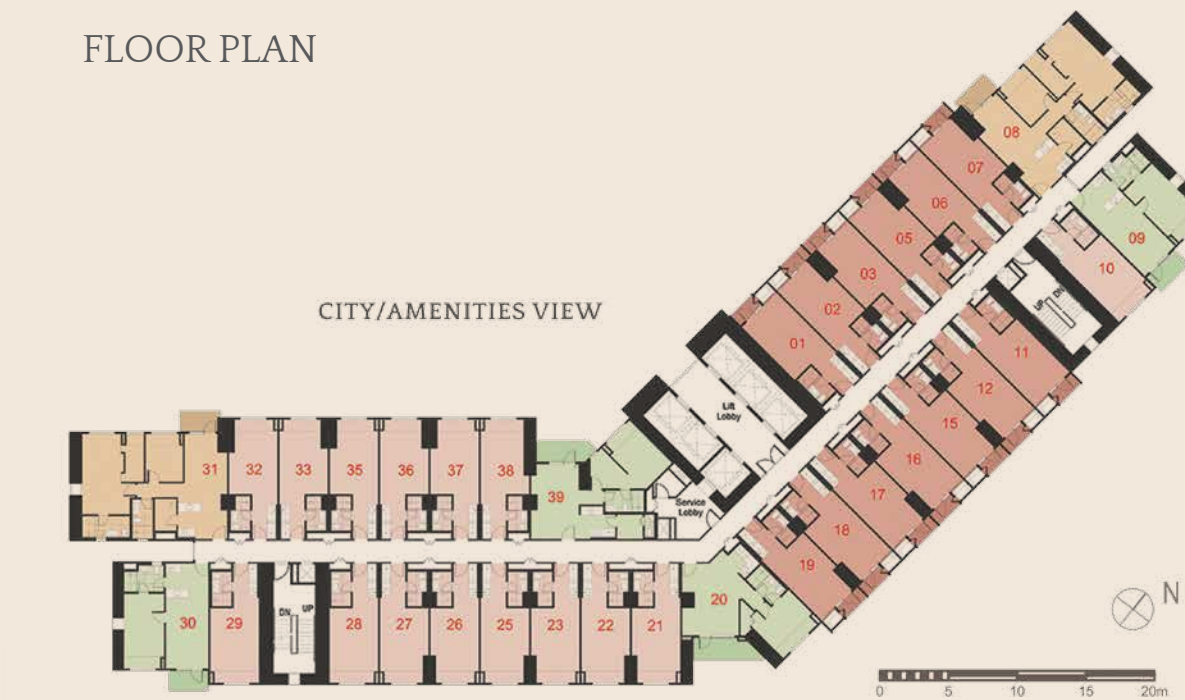


FIXTURES FOR RESIDENTIAL UNITS



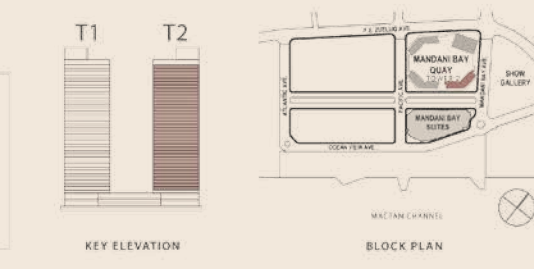
*The Developer will provide a Single-point Water Heater for each Studio unit and each 1-Bedroom unit, and a Storage-type Water Heater for each 2-Bedroom unit and up.
**The Developer will provide a 2-burner Stove Cook Top for each Studio unit & each 1-Bedroom unit, and a 4-burner Stove Cook Top for each 2-Bedroom unit and up.

FLOOR PLAN



LEGEND

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

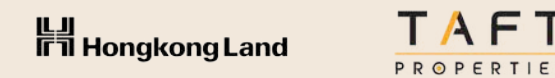


Mandani Bay

Developed by



a joint venture of



The partnership brings together decades of leadership in international property development and expertise in the local realty market.

Mandani Bay Project Location:
F.E. Zuellig Avenue, Mandaue City, Cebu, Philippines

Mandani Bay Quay Tower 2
HLURB LS No.: 033645
HLURB CVR AA-2018/08-492
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