

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

Hallmarks of excellence

1. Strategic Location

Sits on a central business district between the cities of Cebu and Mandaue

2. Impressive Scale

Twenty hectares of prime land host to residential enclaves, corporate towers, commercial centers, hospitality businesses, hubs of art and culture, and leisure parks

3. Master-planned Layout

Underpinned by comprehensiveness and sustainability; and marked by seamless natural and structural spaces, an emphasis on open areas, and a prioritisation for walkability and human connections

4. Element of Water

Runs along the 500-meter Waterfront and Boardwalk, and includes various water features

5. Embracing Nature

Puts sustainability at the heart of each structure; has a 300-meter green park right at the center, landscaped gardens between buildings, and pocket parks in every space available

6. Interconnectedness

Buildings linked at the podium level by footbridges; pedestrians have dedicated walkways separated from roads; and an interconnected basement makes parking easily accessible from any point

7. Expansive Scenery

The Bay View includes the Mactan Channel, the sea, and the outlying landscape. The Mountain View includes a commanding panorama of the cityside and Cebu's mountains in the distance.

8. Distinguished Lifestyle

Designed with a deep understanding of Cebu's passion for adventure, culture, creativity, and water, the project aims to become the central point of convergence for personal, social, and business functions in the locality.

9. Powerhouse Developer

The flagship project of the joint venture company of international premium property developer Hongkong Land and real estate development notable in the Philippines, Vical Development Corporation-owned Taft Properties

10. Top-notch Consultants

The project is guided by some of the world's most notable land development consultants, planners, and architects.



Artist's Impression of the Green Promenade

An address that means business

Mandani Bay's location – 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 – allows for high accessibility from any point in the Cebu province. The property is framed by panoramic views and enjoys maximum street frontage along F.E. Zuellig Avenue.

This area is poised to become the next key business district of Cebu, with Mandani Bay setting the benchmark for prime modern office spaces.

A project of renowned property developers in Asia, Mandani Bay will undoubtedly be one of the Philippines' most prestigious business addresses in the future.



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 – 25 minutes
 Beaches & Resorts – 30 minutes

Hotel

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

School

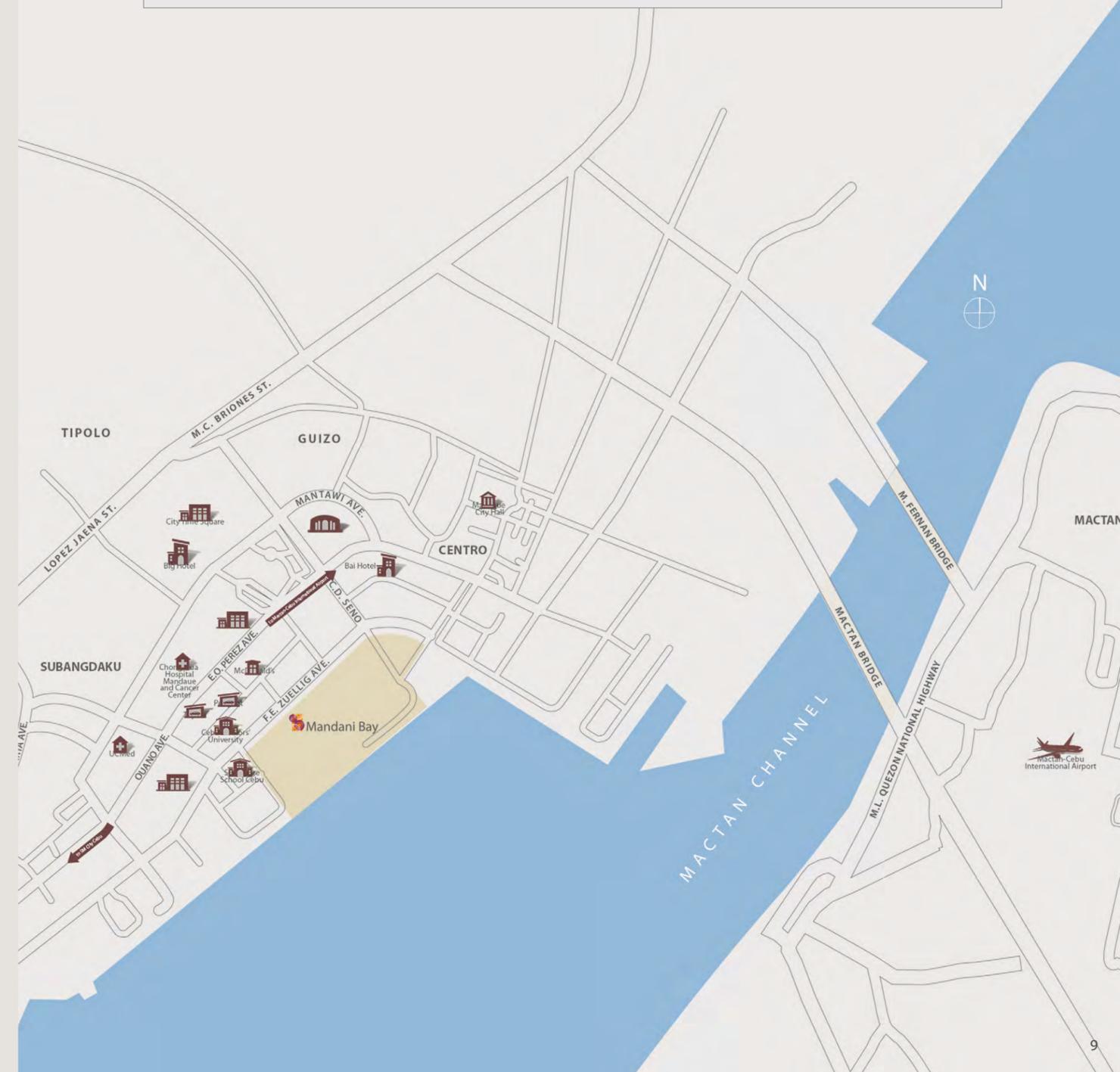
Cebu Doctor's University – 1 minute
 Singapore School Cebu – 1 minute

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



From luxury living spaces to world-class workplaces

Mandani Bay's vision of a modern township began with premium residences. As the development moves toward the completion of its master plan, it enters a remarkable new chapter and introduces its first non-residential component.



Artist's Impression of a Mandani Bay Residential Unit



Artist's Impression of a One Mandani Bay Office Unit

One Mandani Bay

Mandani Bay is pleased to introduce its first office tower – One Mandani Bay, a building compliant with international standards in responsive infrastructure, professionally managed, and equipped to be a globally competitive business hub.

Using the best aspects of glass and concrete, One Mandani Bay appears emblematic of modern architecture. The ample use of lines on the surface of the building articulate both lightness and strength.

Like other buildings in the property, this tower is registered with the Building for Ecologically Responsive Design Excellence (BERDE) program and the Philippine Economic Zone Authority (PEZA).

Located within the fully master-planned development of Mandani Bay, One Mandani Bay benefits from the best nature-embracing aspects of the completely integrated property – environmental sustainability, well-thought-out expanses between structures reminding tenants to breathe and downshift from time to time, and thoughtful spaces that make for better human connections.

Sustainably built. Ecologically responsive. State-of-the-art. This architectural gem is not only part and parcel of the development's master plan; it is also the beginning of Mandani Bay's advancement as Cebu's next business district.

The future of work in Cebu begins at One Mandani Bay.

Classification	Grade A Office Building
Number of Floors	30
Number of Elevators	9 for Passengers 1 for Service
Typical Floor Plate Area	2,382 sq. m.
Total Number of Units	Approximately 196
Unit Sizes	Approximately 80 - 345 sq. m.



Be inspired as you arrive

Tenants and guests are welcomed into the building through a wide porte cochère – a canopied receiving area and drop-off center located right along F.E. Zuellig Avenue. Raised two meters above street level, this feature is not only unique to One Mandani Bay as an office tower; it also maintains privacy while allowing for maximum access to and from Mandani Bay.

A landscaped garden right at the frontage creates a vibrant welcome that preludes to the fine spaces that await within the structure.





Be moved from the moment you enter

The Grand Lobby, One Mandani Bay's defining space, includes a café lounge and an unenclosed exhibit center.

This entrance hall alone embraces a 500-square-meter floor area with a double-height ceiling, expansive glass panels, walls covered in subtle natural finishes, and nine elevators.

With this much space, the Grand Lobby allows for prized art pieces or automobiles to be displayed or select public events to be hosted without disrupting the to and fro of tenants and guests of the building.





Building Components

Levels of clear competitive edge

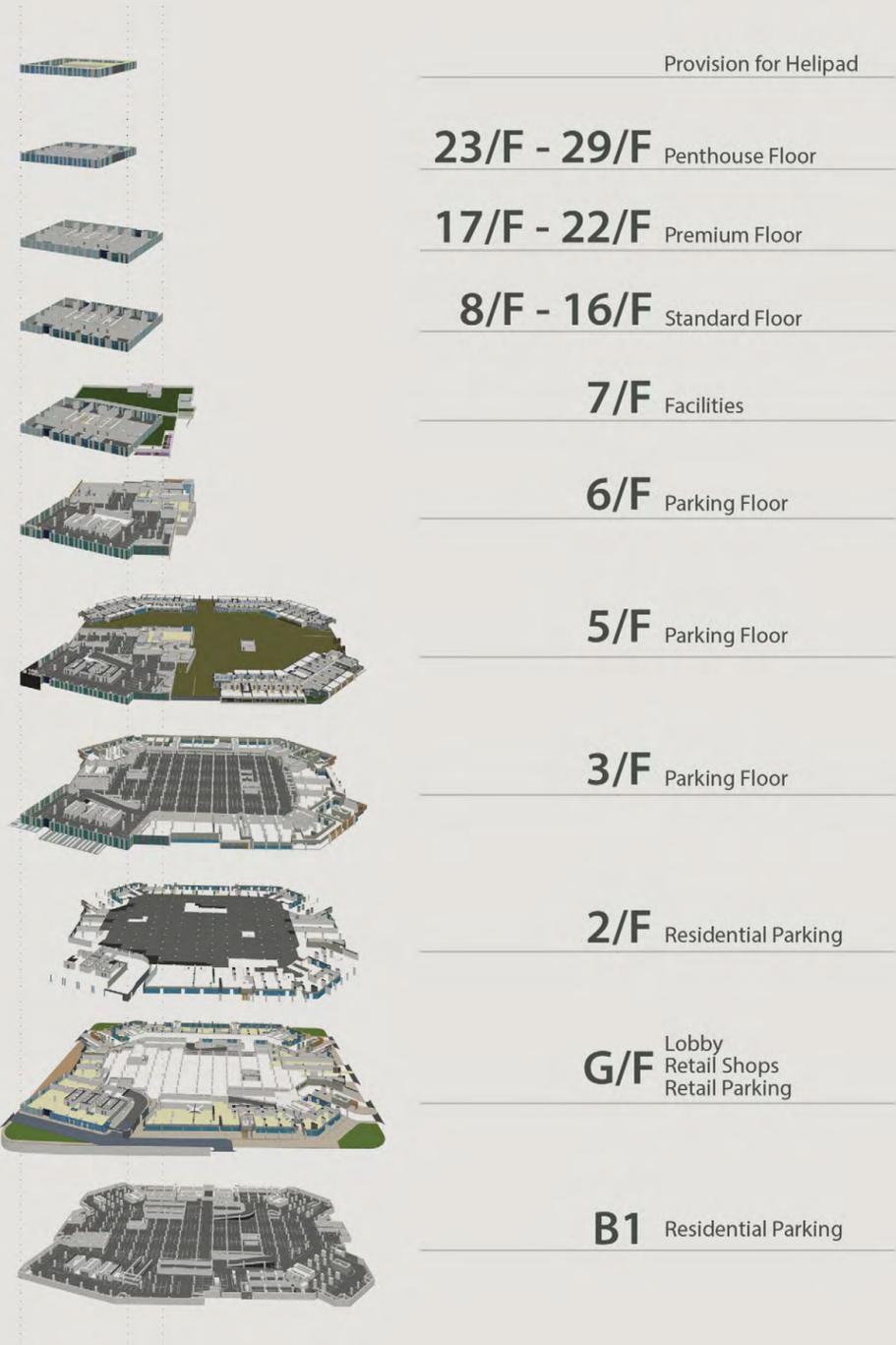
One Mandani Bay offers prospective tenants a clear edge in business through intuitive office spaces classified into three tiers – Penthouse, Premium, and Standard – and the entire 7th floor dedicated to executive meeting rooms and function rooms. All office floors will have common areas.

Distinctively well-equipped

Poised to become the definition of luxury office spaces in Cebu, One Mandani Bay will have top-of-the-line fixtures; Heating, Ventilation, and Air Conditioning (HVAC) systems; and features fit for a remarkable first in a world-class development.

Building Features & Amenities

Grand Lobby	Canopied Pick-up/Drop-off Area & Driveway Café Lounge Exhibit Area
Elevator Lobby	3 meters wide 9 Elevators for Passengers 1 Elevator for Service
Office Hallway	1.5 meters wide
Power	100% Backup
Security System	Visitor Management System CCTV System inside Elevators & Grand Lobby
Fire Detection & Alarm System (FDAS)	Provision for FDAS Sprinkler System
Air Conditioning	Fully Air-Conditioned Grand Lobby & Hallways
Common Toilets	
Roof Deck	
Provision for Helipad	



Provision for Helipad

23/F - 29/F Penthouse Floor

17/F - 22/F Premium Floor

8/F - 16/F Standard Floor

7/F Facilities

6/F Parking Floor

5/F Parking Floor

3/F Parking Floor

2/F Residential Parking

G/F Lobby
Retail Shops
Retail Parking

B1 Residential Parking

Modular floor plans, increased mobility

One Mandani Bay's office units elevate the way modern work is done. Ever-modifiable floor plans are based on modules that enable putting together simple or complex, big or small office spaces.

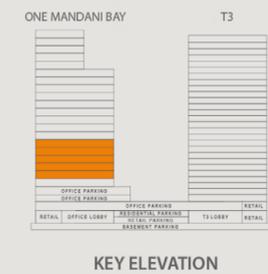
Each floor will incorporate eco-friendly, state-of-the-art features, modern technological access systems, and premium finishes.

Unit Features & Provision

Flooring	Bare Shell
Ceiling	Concrete Slab
Partitions	Tool-jointed; Bare Concrete Hollow Block (CHB) Wall
Toilet & Pantry Area	Provision only
Hallway Office Walls	None
Air Conditioning System	Provision for Variable Refrigerant Volume/Flow (VRV/VRF) System (AC unit to be provided by tenant)
Fire Detection & Alarm System (FDAS)	Provision for FDAS and Sprinkler Systems in every unit
Telecoms and Broadband	Fiber to the Home (FTTH) - any brand
Power	100% Backup

Typical Floor Plan

8th-12th Floor





Mandani Bay

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Powerhouse Developer



Mandani Bay is a development of HTLand, Inc., the international joint venture of Hongkong Land & Taft Properties. The partnership brings together over a century of leadership in international property development and expertise in the local realty market.



Hongkong Land is a listed leading property investment, management, and development group. The Group owns and manages more than 850,000 sq. m. of prime office and luxury retail property in key Asian cities, principally in Hong Kong, Singapore, and Beijing.

The Group also has a number of high quality residential, commercial, and mixed-use projects under development in cities across Greater China and Southeast Asia. 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.



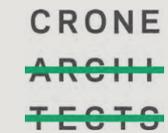
Taft Properties is changing the way Filipinos live by developing some of the Philippines' most masterfully planned communities. With almost two decades of practice and expertise in the local market, Taft is the partner of prestigious international property developer Hongkong Land in developing the landmark project, Mandani Bay.

Taft Properties was established in 1997 and is 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.

Top-notch Consultants

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

Master Planner



Retail Master Planner



Project Architect



Landscape Architect



Interior Designers

PTang Studio Ltd



Structural Consultant



Traffic Management



Environmental Sustainability





Mandani Bay

Developed by



a joint venture of



www.mandanibay.com

Project location: F.E. Zuellig Avenue, Mandaue City, Cebu, Philippines

HLURB LTS No.: 034480
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HLURB CVR AA-2019/06-589