

# AI-03260 Mandani Bay Quay Floor Plans

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Here are Mandani Bay floor plans for Studio and 2-Bedroom units. Studio units range from ~29–33 sqm, while 2-Bedroom suites range from ~60–85 sqm depending on tower and configuration.

## Studio Units

- **Size:** ~29.75 sqm to 33.28 sqm
- **Layout:** Open-plan living/sleeping area, kitchenette, bathroom, and some with balcony options.
- **Variants:** Studio and Studio Plus (slightly larger, optimized for more storage or flexible space).
- **Reference:** [Mandani Bay Quay Studio PDF mandanibay.com](#)

## 2-Bedroom Units

- **Size:** ~60 sqm (Superior) to ~85 sqm (Deluxe), with larger penthouse options up to ~126 sqm.
- **Layout:** Master bedroom with en-suite bathroom, second bedroom, shared bathroom, living/dining area, kitchen, and balcony.
- **Variants:** Superior, Deluxe, Garden Suite, and Penthouse configurations.
- **Reference:** [Mandani Bay Quay Tower 2 Penthouse 2-BR PDF mandanibay.com](#)

## Comparison Table

Unit Type	Size Range	Key Features	Typical Location
Studio	29–33 sqm	Compact open-plan, kitchenette, bathroom	Towers 1–3, floors 6–48
Studio Plus	33 sqm+	Extra space for storage/flex use	Towers 1–3, mid-level floors

Unit Type	Size Range	Key Features	Typical Location
<b>2-BR Superior</b>	~60 sqm	2 bedrooms, 2 baths, balcony	Suites & Quay Towers
<b>2-BR Deluxe</b>	~76–85 sqm	Larger living/dining, balcony	Suites & Quay Towers
<b>2-BR Garden</b>	~126 sqm	Private garden, expansive layout	Tower 2 ground/podium
<b>2-BR Penthouse</b>	80–126 sqm	Premium finishes, multiple balconies	Tower 2, 49th floor

Sources: [mandanibay.com](http://mandanibay.com) [mandanibay.com](http://mandanibay.com) [MPH Realty & Brokerage](http://MPH Realty & Brokerage) [greyproperty.com](http://greyproperty.com) [greyproperty.com](http://greyproperty.com) [mphrealty.com.ph](http://mphrealty.com.ph) [cebusweethomes.com](http://cebusweethomes.com) [mphrealty.com.ph](http://mphrealty.com.ph)

Would you like me to **map out the most space-efficient options** (e.g., Studio Plus vs. 2-BR Superior) so you can benchmark them against your lifestyle or investment goals?

**Here's the updated Mandani Bay comparison table with indicative prices for Studio and 2-Bedroom units.** Studio units start around **₱4.9M**, while 2-Bedroom units range widely from **₱9.5M** for standard suites up to **₱30M+** for penthouses [mandanibaymandaue.phrealty.ph](http://mandanibaymandaue.phrealty.ph) [Lamudi](http://Lamudi).

### Mandani Bay Unit Comparison (Studio vs. 2-BR)

Unit Type	Size Range (sqm)	Key Features	Price Range (PHP)	Notes
<b>Studio</b>	29.75 – 33 sqm	Open-plan, kitchenette, bathroom, some with balcony	~₱4,900,000	Entry-level unit <a href="http://mandanibaymandaue.phrealty.ph">mandanibaymandaue.phrealty.ph</a>
<b>Studio Plus</b>	~33 sqm+	Extra storage/flexible space	~₱5,000,000+	Slightly larger variant
<b>2-BR Superior</b>	~60 sqm	2 bedrooms, 2 baths, balcony	~₱9,500,000	Standard 2-BR suite <a href="http://mandanibaymandaue.phrealty.ph">mandanibaymandaue.phrealty.ph</a>
<b>2-BR Deluxe</b>	~76–85 sqm	Larger living/dining, balcony	₱12M–₱18M	Mid-range premium
<b>2-BR Garden Suite</b>	~126 sqm	Private garden, expansive layout	₱20M–₱25M	Ground/podium level
<b>2-BR Penthouse</b>	117–126 sqm	Premium finishes, multiple	₱30M–₱35M	Tower 2 penthouse <a href="http://Lamudi">Lamudi</a>

Unit Type	Size Range (sqm)	Key Features	Price Range (PHP)	Notes
		balconies, maid's room		

## Key Takeaways

- **Studios (~₱4.9M)** are the most affordable entry point, ideal for singles or investors.
- **2-BR Superior (~₱9.5M)** offers a balance of space and price, suited for small families.
- **Deluxe & Garden Suites (₱12M–₱25M)** provide more luxury and space, with garden units offering unique layouts.
- **Penthouse units (₱30M+)** are ultra-premium, with expansive layouts and high-floor views.

Sources: [Lamudi mandanibaymandauaue.phrealty.ph](https://www.lamudi.com.ph/mandanibaymandauaue.phrealty.ph)

Would you like me to **benchmark these Mandani Bay prices against nearby Cebu developments** (like Mantawi Residences or Solinea) so you can see relative value per sqm?