

AI-04655 Mandani Parking Options

Extract the parking dimensions for simple comparison and better options.

1. Compare the regular vs tandem vs premium to a typical car garage in Round Rock Home.
2. I have a Ford Ranger Raptor and Mercedes GLE300d in Cebu, give me the best option

Yes. The key issue is that your **Ford Ranger Raptor is unusually wide**, while both vehicles are close to or nearly 5 m long. So the 3 m × 5 m premium slot is much better than the 2.5 m × 5 m regular slot—but the **5 m length is still very tight**.

1. Mandani Bay parking dimensions

Regular Parking type	2.5 × 5 m Dimensions	12.5 m² / 135 ft² Area	~56% of a 12×20 ft single Compared with typical Round Rock garage
Premium	3 × 5 m	15 m² / 161 ft²	~67%
Regular Tandem	2.5 × 10 m	25 m² / 269 ft²	~112%
Premium Tandem	3 × 10 m	30 m² / 323 ft²	~134%

*The image labels the parallel space as 13 sqm even though 2.5 × 5 m mathematically equals 12.5 m².

A typical U.S. single-car garage is roughly **12 × 20 ft (3.66 × 6.10 m)**, or 240 ft². More comfortable garages for larger vehicles are often around 14 × 22 or 14 × 24 ft. ([Danley's](#))

So, visually:

Round Rock typical single garage

3.66 m wide × 6.10 m deep



Mandani Premium

3.00 m wide × 5.00 m deep



Mandani Regular

2.50 m wide × 5.00 m deep

The Mandani spaces are fundamentally **parking stalls, not garages**.

2. Your two vehicles change the answer

Your Ranger Raptor is approximately:

5.381 m L × 2.028 m W × 1.922 m H. ([Ford Philippines](#))

Your GLE 300d is approximately:

4.924 m L × 2.157 m W including mirrors × 1.797 m H according to Mercedes-Benz Philippines. ([Mercedes-Benz Philippines](#))

That's important because the **Raptor is 45.7 cm longer than the GLE**, while the GLE can actually be wider when its mirrors are included.

How they fit

Raptor width	Tight Regular 2.5 × 5	Better Premium 3 × 5	Better Regular Tandem 2.5 × 10	Excellent Premium Tandem 3 × 10
GLE width	Tight	Good	Acceptable	Excellent
GLE length	Very tight	Very tight	Excellent	Excellent
Door-opening room	Poor	Moderate	Moderate	Best
Two-vehicle capacity	1	1	2	2
Convenience			Cars block each other	Cars block each other
My rating	5/10	7/10	8/10	9/10

Why the 5-meter length worries me

Your Raptor is **5.381 m long**.

The parking space is only **5.0 m**.

So the Raptor is approximately:

38 cm longer than the entire parking stall.

That's not a comfortable fit. Even the GLE, at approximately 4.924 m, leaves only about **7.6 cm** of nominal longitudinal clearance in a 5 m stall.

That's why I would **not buy a regular or premium 3 × 5 m space specifically for your two vehicles without physically measuring the actual stall and checking whether front/rear overhang is permitted.**

3. The interesting option: Premium Tandem

The **Premium Tandem = 3 m × 10 m = 30 m²**.

That's approximately:

9.84 ft × 32.8 ft

This is actually a very substantial parking footprint.

You could theoretically arrange:

[Mercedes GLE] [Ford Raptor]

nose-to-tail.

The 3 m width is also dramatically better than the 2.5 m regular tandem.

For your vehicles, the premium tandem gives you:

- **97 cm more width than the Raptor's body**
- **~84 cm more width than the GLE's mirror-to-mirror width**
- 10 m total longitudinal space
- enough depth for both vehicles
- considerably more maneuvering/parking tolerance

However, there's one major disadvantage:

 **Tandem means one vehicle can block the other.**

If you park:

GARAGE WALL

GLE

RAPTOR

DRIVE AISLE

and you need the GLE, you may have to move the Raptor.

For two cars belonging to the same household, that's manageable.

For **two cars that you use independently every day**, it becomes annoying.

4. My recommendation for you

Given that you have a **Ford Ranger Raptor + Mercedes GLE 300d**, I'd rank the choices:

 **Premium Tandem — 3 × 10 m — ₱3.0M**

Best physical fit for your vehicles.

This is what I'd choose **if the parking arrangement allows tandem parking and you're comfortable with one vehicle occasionally blocking the other.**

The 3 m width is particularly valuable with your Raptor.

 **Two Premium spaces — 3 × 5 m each — ₱3.84M total**

This would be my **lifestyle/convenience choice**, provided Mandani confirms the 5 m length and overhang situation works for your vehicles.

You'd have:

Raptor → Premium

GLE → Premium

No blocking.

But you're spending:

₱1.92M × 2 = ₱3.84M

versus:

₱3.00M for the premium tandem

So you're paying an additional **₱840,000** for independent access.

And even then, I'd want to physically test the 5 m length before buying.

👉 **Regular Tandem — 2.5 × 10 m — ₱2.5M**

This is surprisingly viable dimensionally, but I'd still prefer the premium tandem.

The Raptor is **2.028 m wide before accounting for the mirrors**, leaving only about **47 cm total** if 2.5 m is the actual clear width.

That's only ~23.5 cm per side.

For a vehicle this large, I'd rather have the **3 m width**.

❌ **Regular 2.5 × 5 m — ₱1.6M**

I would not buy this for your Raptor.

It's essentially a compact parking stall compared with the dimensions of your truck.

⚠️ **Premium 3 × 5 m — ₱1.92M**

Much better width, but **5 m depth is the problem**.

For the Raptor, you're already **38 cm longer than the nominal stall**.

For the GLE, the fit is technically close to the full 5 m length, leaving essentially no useful front/rear buffer.

Bottom line

For **your specific two vehicles**, I'd use this decision rule:

If you want maximum usable space → 👉 **Premium Tandem 3 × 10 m**

If you want maximum convenience → 👉 **Two Premium 3 × 5 m spaces**

If you're trying to minimize cost → 👉 **Regular Tandem 2.5 × 10 m**

Avoid → **Regular 2.5 × 5 m**

One additional point: **the premium tandem is actually larger in floor area than a typical Round Rock single-car garage**—about 323 ft² versus ~240 ft². (Danley's)

For someone bringing a **Raptor + GLE into Mandani Bay**, I'd personally spend the extra **₱500,000 over the regular tandem** and get the **3 × 10 m Premium Tandem**. The extra 0.5 m of width is disproportionately valuable for your vehicles.

If you want, I can also calculate **the exact clearance in inches/cm around each vehicle for every Mandani parking option**, including **door-opening clearance and mirror clearance**.

Compare to Marco Polo Residences Tower 3 parking space

Yes. I checked specifically for **Marco Polo Residences Tower 3**. The strongest evidence I found indicates that a standard Marco Polo parking slot is about **12.5 m²**, i.e. roughly **2.5 m × 5.0 m**. A current listing for a Tower 3 unit explicitly describes its parking as a **12.5 m² basement parking slot**. ([FazWaz](#))

Marco Polo Tower 3 vs. Mandani Bay

This makes the comparison much clearer:

Marco Polo Tower 3	2.5 × 5 m	12.5 m ²	🔴 Too tight	🟡 Very tight
Mandani Regular Parking	2.5 × 5 m Approx. dimensions	12.5 m ² Area	🔴 Too tight Your Raptor	🟡 Very tight Your GLE
Mandani Premium	3 × 5 m	15 m ²	🟡 Width better / length problem	🟢 Better
Mandani Regular Tandem	2.5 × 10 m	25 m ²	🟢	🟢
Mandani Premium Tandem	3 × 10 m	30 m ²	🟢 Excellent	🟢 Excellent

The important discovery

Your **Marco Polo Tower 3 parking is essentially the same footprint as Mandani's Regular parking**.

2.5 m × 5 m = 12.5 m²

So if you're already parking your vehicles in a Tower 3 standard slot, you have a very useful real-world benchmark.

Your Ranger Raptor

Your Raptor is approximately **5.381 m long × 2.028 m wide**.

Your Marco Polo slot:

5.000 m long × 2.500 m wide

Therefore:

Length:

5.381 – 5.000 = +0.381 m

➡ Your Raptor is approximately **38 cm longer than the nominal parking space**.

Width:

$2.500 - 2.028 = 47.2 \text{ cm}$

➡ Approximately **23.6 cm per side**, before accounting for mirrors/door-opening geometry.

That's why the Raptor probably feels **big in your Marco Polo parking space**.



Your Mercedes GLE 300d

The GLE is approximately **4.924 m long** and about **2.157 m wide including mirrors**.

Against the $5 \times 2.5 \text{ m}$ Marco Polo slot:

Length: only about **7.6 cm remaining**

Width: about **34.3 cm total**, or roughly **17 cm per side** using mirror-to-mirror width.

So although the GLE technically fits much better than the Raptor, it's still not what I'd call a spacious parking stall.



But there's an important Marco Polo advantage

The **Marco Polo Tower 3 parking** is not equivalent to an outdoor $2.5 \times 5 \text{ m}$ Mandani stall in actual usability.

It's an **underground/covered condominium parking environment**, and the surrounding columns, walls, driving aisle and adjacent vehicles determine how easy it is to enter and exit.

That's why your **actual Tower 3 parking experience** is more valuable than the **theoretical dimensions**.

Federal Land confirms that Marco Polo Residences has **180 parking slots across 319 units**, and Tower 3 was completed in 2018. ([Federal Land](#))



For YOUR situation

If you're deciding whether to buy additional parking at **Mandani Bay**, I'd now revise my recommendation slightly:

If you already have a usable Tower 3 parking slot:

Don't buy another $2.5 \times 5 \text{ m}$ parking slot merely to get another parking space.

You would essentially be buying **another version of what you already have at Marco Polo**.

Instead:



Mandani Premium Tandem — $3 \times 10 \text{ m}$

Best upgrade.

You're moving from:

Marco Polo:

$2.5 \times 5 = 12.5 \text{ m}^2$

to:

Mandani Premium Tandem:

$$3 \times 10 = 30 \text{ m}^2$$

That's **2.4× the floor area**.

And the width goes from:

$$2.5 \text{ m} \rightarrow 3.0 \text{ m}$$

while length goes:

$$5 \text{ m} \rightarrow 10 \text{ m}$$

That is a **huge difference for your Raptor + GLE combination**.

My revised ranking for you

Existing Marco Polo Tower 3 2.5 × 5

Good enough for one vehicle, but tight for the Raptor.

Mandani Premium 3 × 5

Much better width, but still only 5 m long.

Mandani Regular Tandem 2.5 × 10

Excellent length; width still similar to your Marco Polo.

**Mandani Premium Tandem 3 × 10**

The only option that gives your Raptor and GLE genuinely generous space.

One caveat

I could verify the **12.5 m² Tower 3 parking footprint from current listings**, but I could **not find an official Federal Land Tower 3 parking plan specifying the exact clear dimensions of your particular slot**. So I would measure your actual slot—including columns and the clear opening—before treating 2.5 × 5 m as exact.

If you give me your **Marco Polo Tower 3 parking slot number or a photo of the parking layout**, I can compare its **actual geometry** against the Mandani options and tell you whether the ₱3M Premium Tandem is really worth buying.

Federal Land — Marco Polo Residences