باب القصر

BAB AL QASR

Hotel & Residences

BAB AL QASR

RESORT

RESIDENCE

Burtville

DEVELOPMENTS

Welcome to

The First Branded Residence

in Masdar City



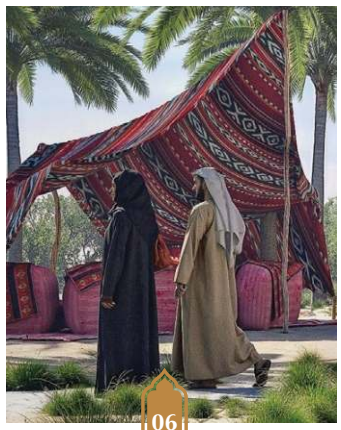
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Welcome to
Bab Al Qasr Resort
Residence 18 & 19



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Why
Branded
Bab Al Qasr?



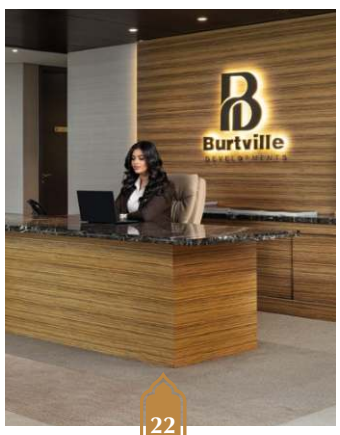
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Abu Dhabi?



Welcome to

Bab Al Qasr Resort Residence 18 & 19

Where everyday living feels like a holiday.

Located in the heart of Masdar City, this remarkable residential community brings together the timeless charm of Emirati design with the ease of elegant comfort. More than just a home, it's a lifestyle inspired by resort living, offering everything you need to relax, unwind, and enjoy life to the fullest.

Step into a place where you'll find:

- Sparkling sandy beach pools for a refreshing dip
- Fully equipped health clubs to keep you active
- Stylish lounges and social areas to meet friends and make memories
- Family-friendly spaces for leisure and play
- Dining spots and convenience services within easy reach



Why

Branded Bab Al Qasr?



Famous Luxury: Known for its rich and authentic style, adding value to the residences

Local Culture: Showcases the area's traditions and beautiful designs

Top Facilities: Access to the best spas, fine restaurants, and fascinating pool

Good for Investment: Being linked to a well-known brand helps increase the property's worth and attract investors


In-Residence Dining


Valet Parking

Pay-As-You-Go

Personal Services

- Valet Parking
- Housekeeping & Laundry
- Childcare Services
- In-Residence Dining

Travel & Transportation

- Airport & Ground Transportation
- Car Rental
- Flight Reservation

Convenience Services

- Shopping Assistance
- Move-in Coordination


Housekeeping


Move-in Coordination



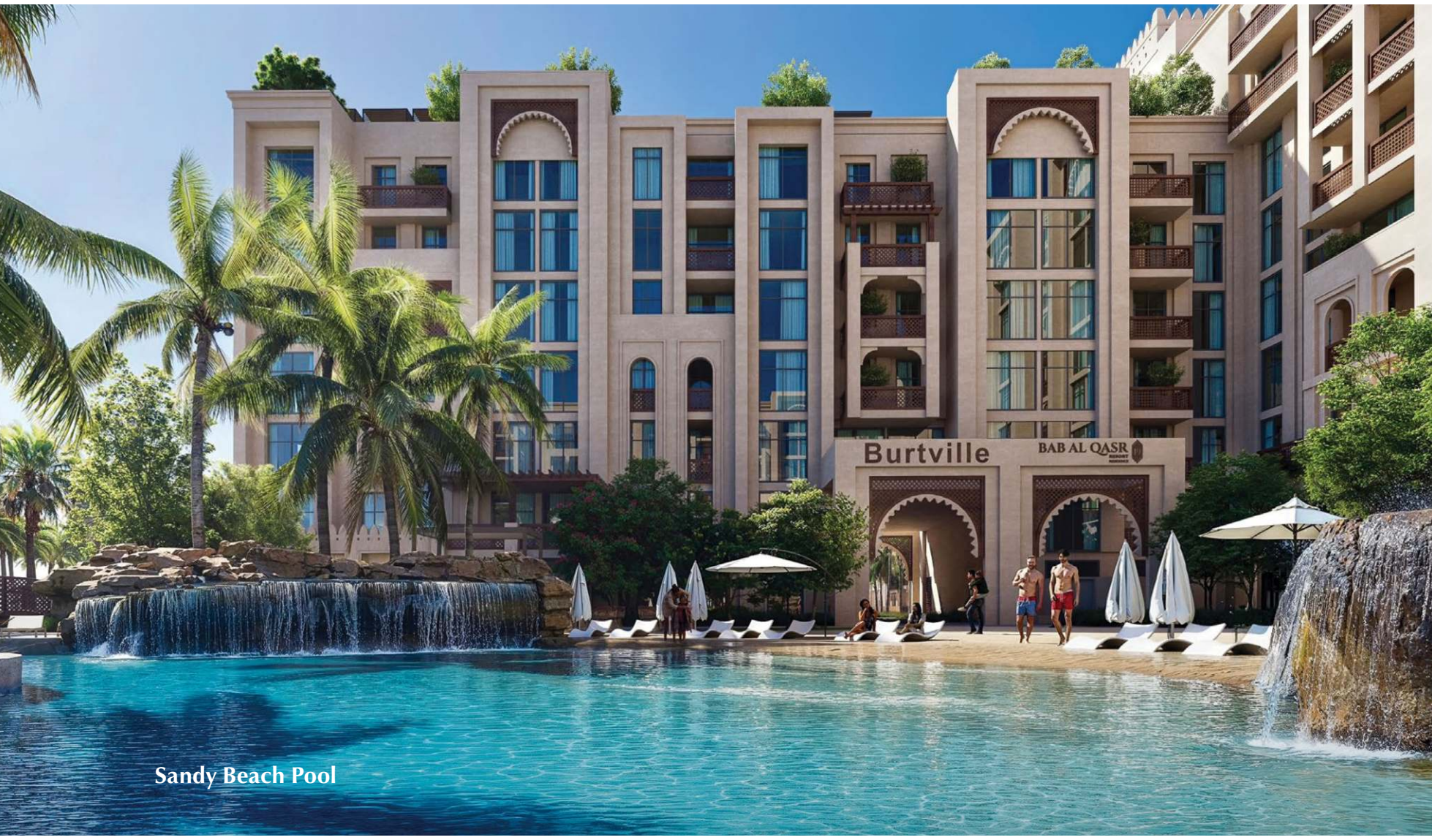
Sandy Beach Pool

Why Resort?



- **Emirati-Style Fully Furnished Residence**
- **Plot Area:** 240,000 sq.ft., offering generous space for luxurious living
- **Spacious Landscape Area**: 142,000 sq. ft., forming 60% as landscape area
- **Sandy Beach Pools:**

  * Bab Al Qasr Resort Residence 19: area 35m x 25m
  * Bab Al Qasr Resort Residence 18: area 30m x 15m
- **Indoor Pool:** area 20m x 7m
- **Exclusive Beach Club Access:** 7 years access to YAS Beach Club
- **Bicycle Tracks:** 600m
- **Arabic Traditional Tents**



Sandy Beach Pool

- **Community Garden:** A shared space where all residents can plant and grow their own vegetables and fruits, promoting a connection to nature and wellness.
- **Health Clubs at Ground Floor and First Floor:**
  * Bab Al Qasr Resort Residence 19: area 8,000 sq.ft.
  * Bab Al Qasr Resort Residence 18: area 3,000 sq.ft.



- **Luxurious Lobbies:**
  * Bab Al Qasr Resort Residence 19: Two lobbies, each area is 2,000 sq.ft. with 7m high ceiling
  * Bab Al Qasr Resort Residence 18: Main lobby area is 2,500 sq.ft. with 7m high ceiling
- **Elegant Lounges:**
  * Bab Al Qasr Resort Residence 19: area 1,600 sq.ft. on the ground floor
  * Bab Al Qasr Resort Residence 18: area 1,400 sq.ft. on the ground floor
  * Sky lounge featuring an area of 2,000 sq.ft. indoor and 10,000 sq.ft. outdoor
- **Sports Facilities:** Outdoor gym, tennis, football and basketball courts for active lifestyles





1. Sandy Beach Pool
2. (Basketball & Tennis)
3. Football Field
4. Kids' Play Area with Sand Pit
5. Community Garden
6. Yoga & Meditation Zone
7. Arabic Traditional Tents
8. Bicycle Track
9. Amphitheatre with Stage
10. Multi-Purpose Liwan
11. Pedestrian Bridge
12. BBQ Area
13. Juice Bar
14. Outdoor Cinema
15. 7th Floor Pool
16. Children's Pool
17. Cabanas
18. Hammock Courtyard
19. Cabana Islands
20. Scenic Seating Area
21. Stepping Stone Pathway
22. Table Tennis



Cabana Islands



Indoor Sky Lounge at 7th Floor



Main Lobby





7-Years Free Access to Yas Beach Club

Bab Al Qasr Resort Residence 18 & 19 offers:

- 7 years of Yas Beach Club access for 6 family members and a nanny, starting from your purchase date
- Private beach access
- Family ambiance
- Luxurious living, minutes from home





Why
Residences 18 & 19?

- Step into a world of comfort and elegance in Masdar City's premier branded residence
- Located at the entrance of Masdar City, just 5 minutes from Abu Dhabi International Airport and adjacent to Etihad Plaza and Masdar Park
- Emirati authentic façade
- High-end Emirati-style interiors with branded appliances
- Amazing landscape views
- Prime location with easy city access
- Secure, family-friendly environment





Project Facts

Project Type:
Bab Al Qasr Branded Residential Resort

Building Structure:

Floors: 1 Basement + Ground Floor +6&8 Floors + Roof
Ceiling Height: 3.6m (slab to slab)

Building Coverage:
40% of the total plot

Residential Units:

Bab Al Qasr Resort Residence 19
295 Units

Bab Al Qasr Resort Residence 18
188 Units

Handover:
Q3/2028

Location:
Masdar City, Plot B18 & B19

Total Plot Area:
240,000 Sq. Ft

Furnishing:
Fully Furnished

Elevators:

Bab Al Qasr Resort Residence 19
6 passenger elevators + 1 service lift

Bab Al Qasr Resort Residence 18
3 passenger elevators + 1 service lift

Service Charge:
16-18 Dh/Sq.Ft, (including Bab Al Qasr charges)


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BAB AL QASR
RESORT
RESIDENCE
1. Masdar City Central Park
2. Central Plaza Park
3. Masdar Park
4. Abu Dhabi Airport
5. My City Centre Masdar
6. UAE Space Agency
7. Masdar Net Zero Energy Mosque
8. Masdar Football Dome
9. ADNOC Charging Station
10. Eco Plaza Park
11. Grandiose supermarket
12. Siemens Energy Building
13. Etihad Eco Residence
14. Mohamed Bin Zayed University of Artificial Intelligence
Masdar Park
ADNOC Charging Station
Abu Dhabi Airport
Masdar Football Dome
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Masdar City Central Park
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My City Centre Masdar



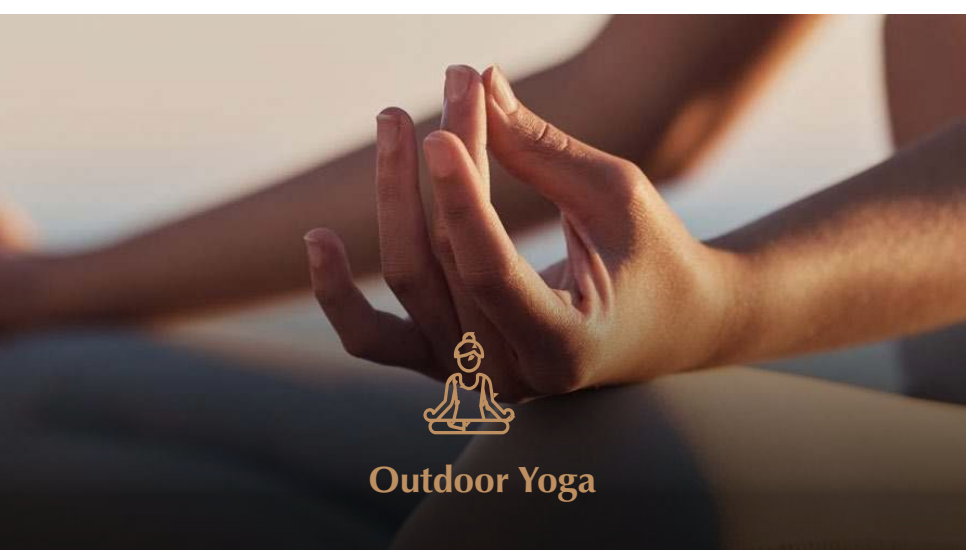
Arabic Traditional Tents



Outdoor Cinema



Outdoor Seating



Outdoor Yoga



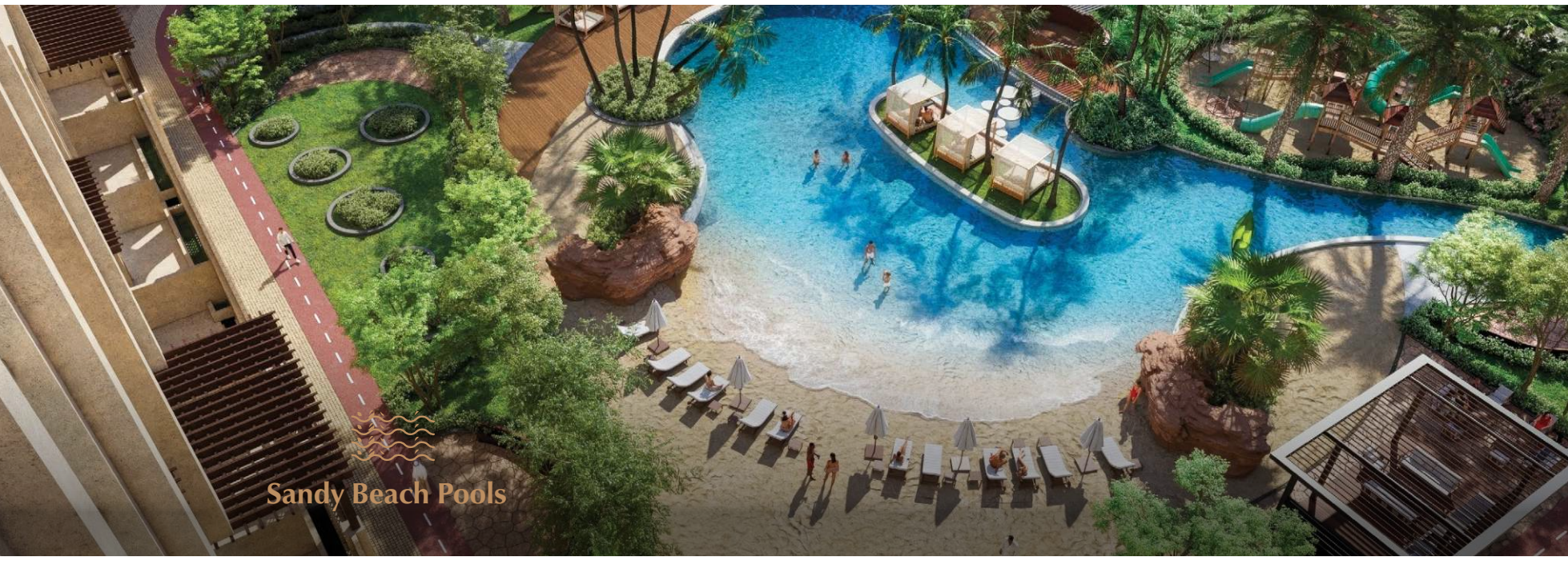
Recreational Tracks



BBQ Area

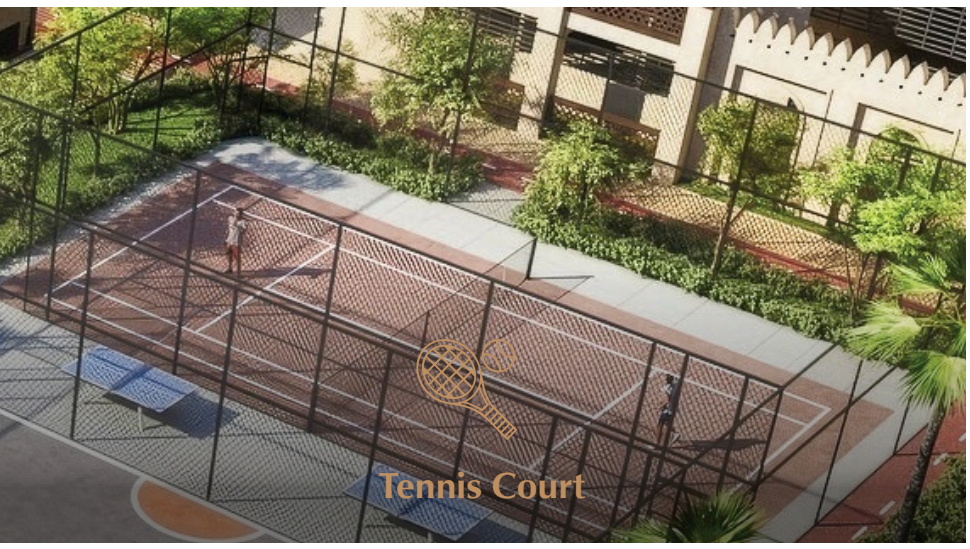


Landscape Area

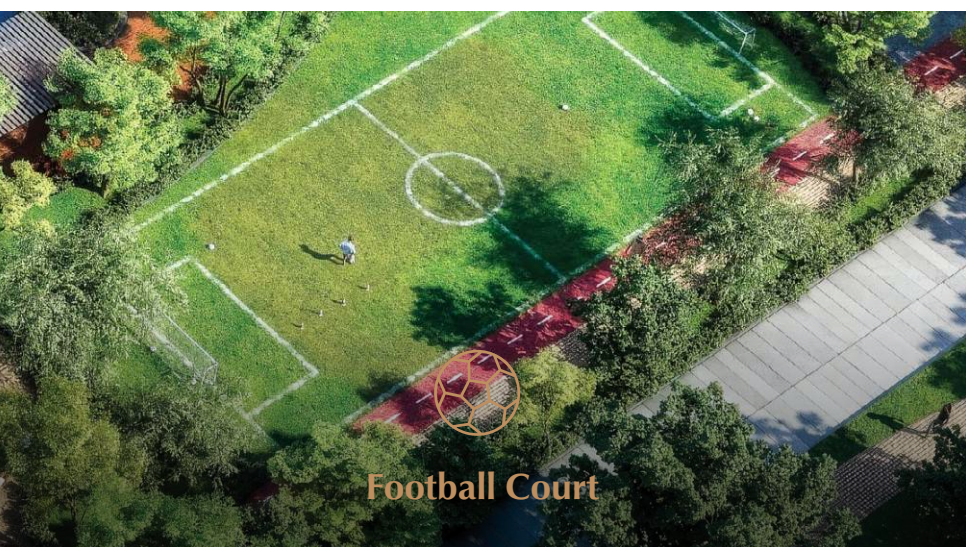

Sandy Beach Pools


Health Clubs


Sky Lounge


Tennis Court


Burtville
Indoor/Outdoor Swimming Pool


Football Court


Basketball Court

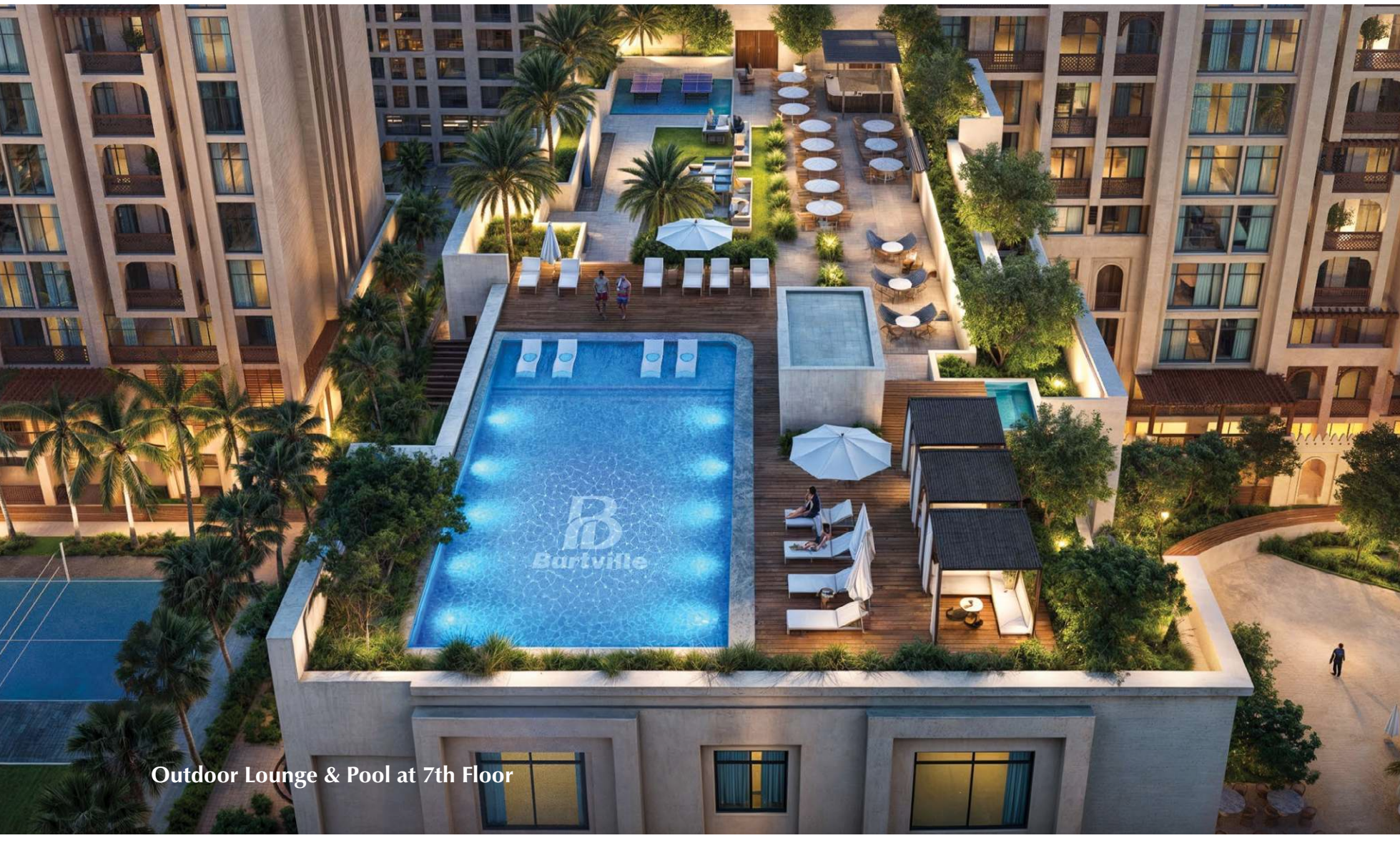
Sports Facilities



SPA at Ground Floor



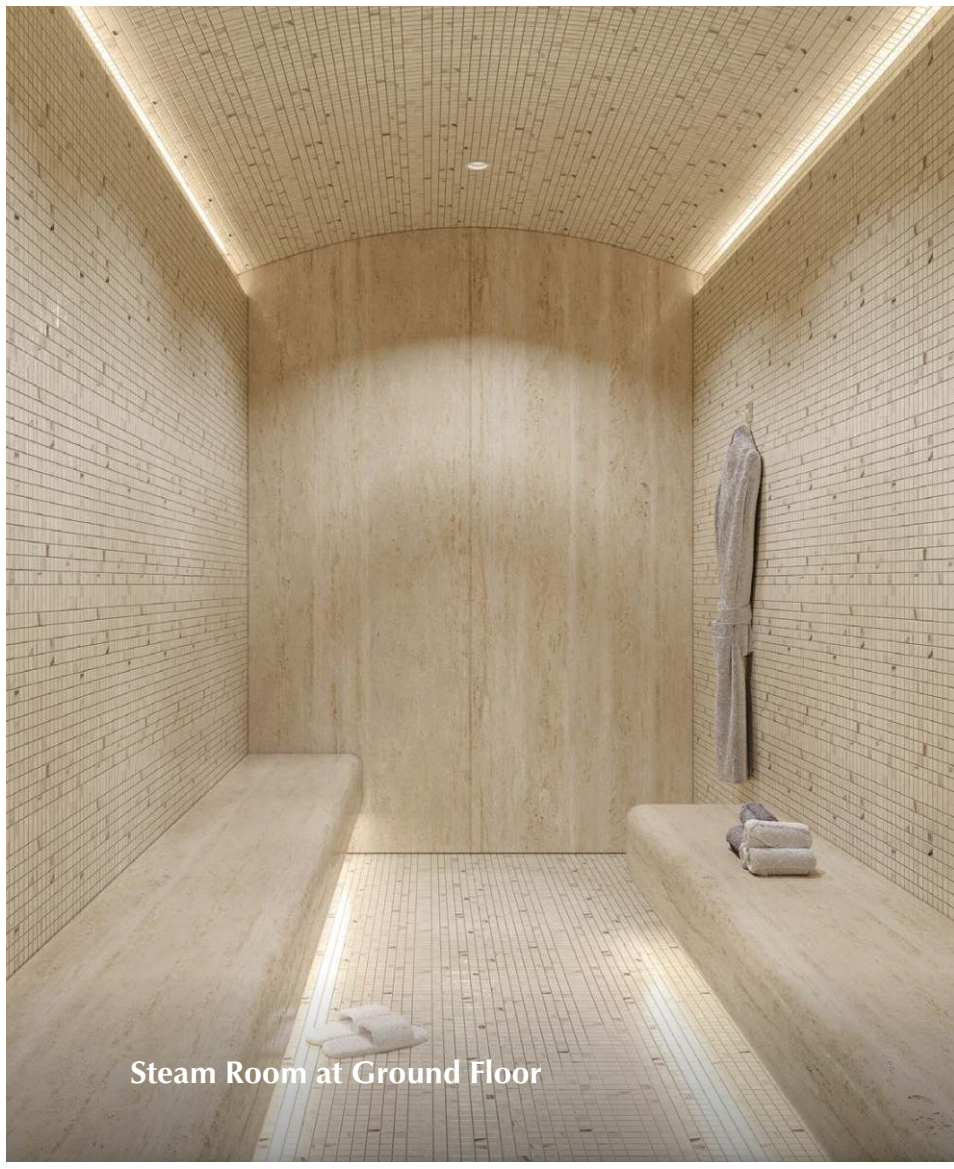
Health Club at First Floor



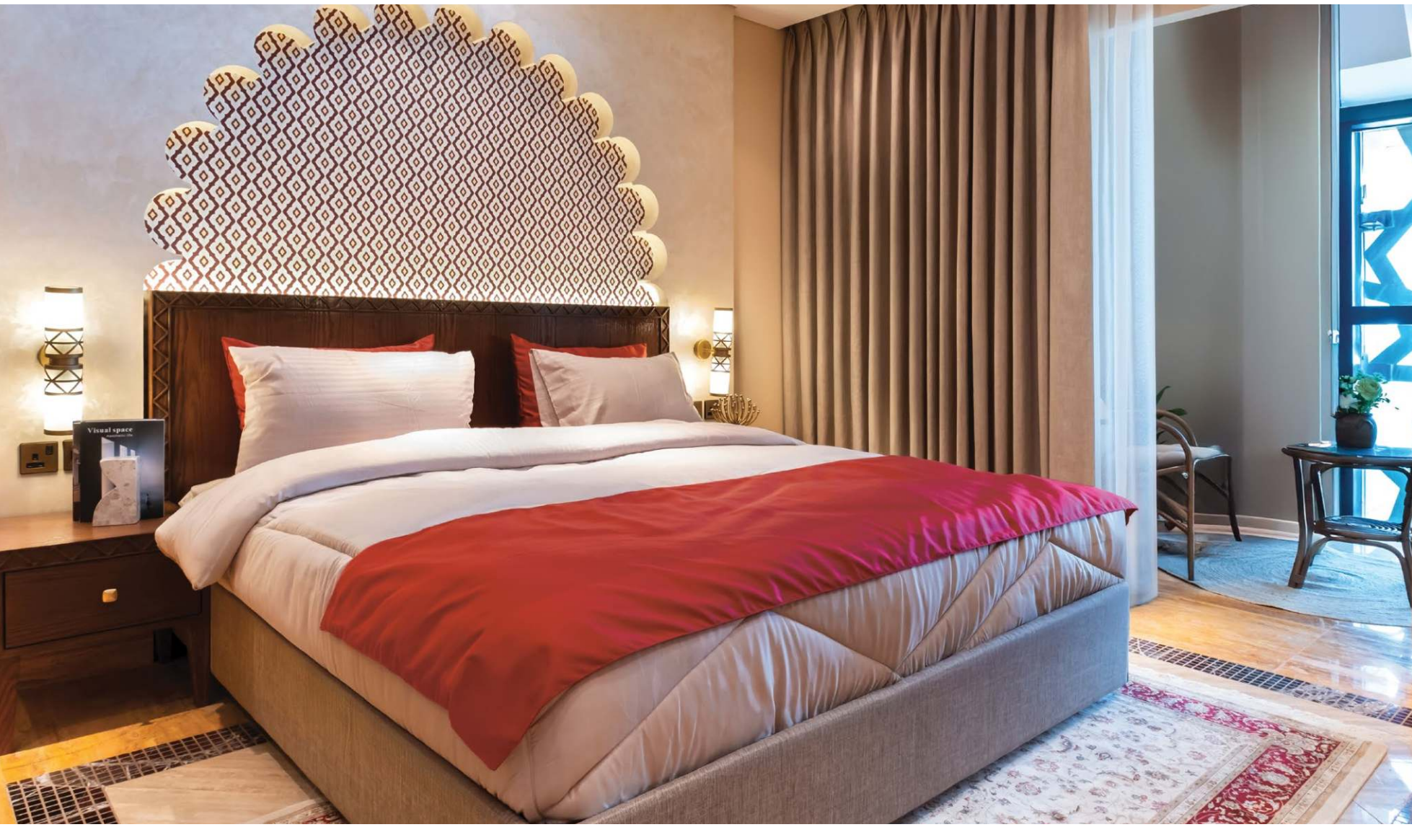
Outdoor Lounge & Pool at 7th Floor



Sauna at Ground Floor



Steam Room at Ground Floor



Elegant Interiors Designed for Luxury Living

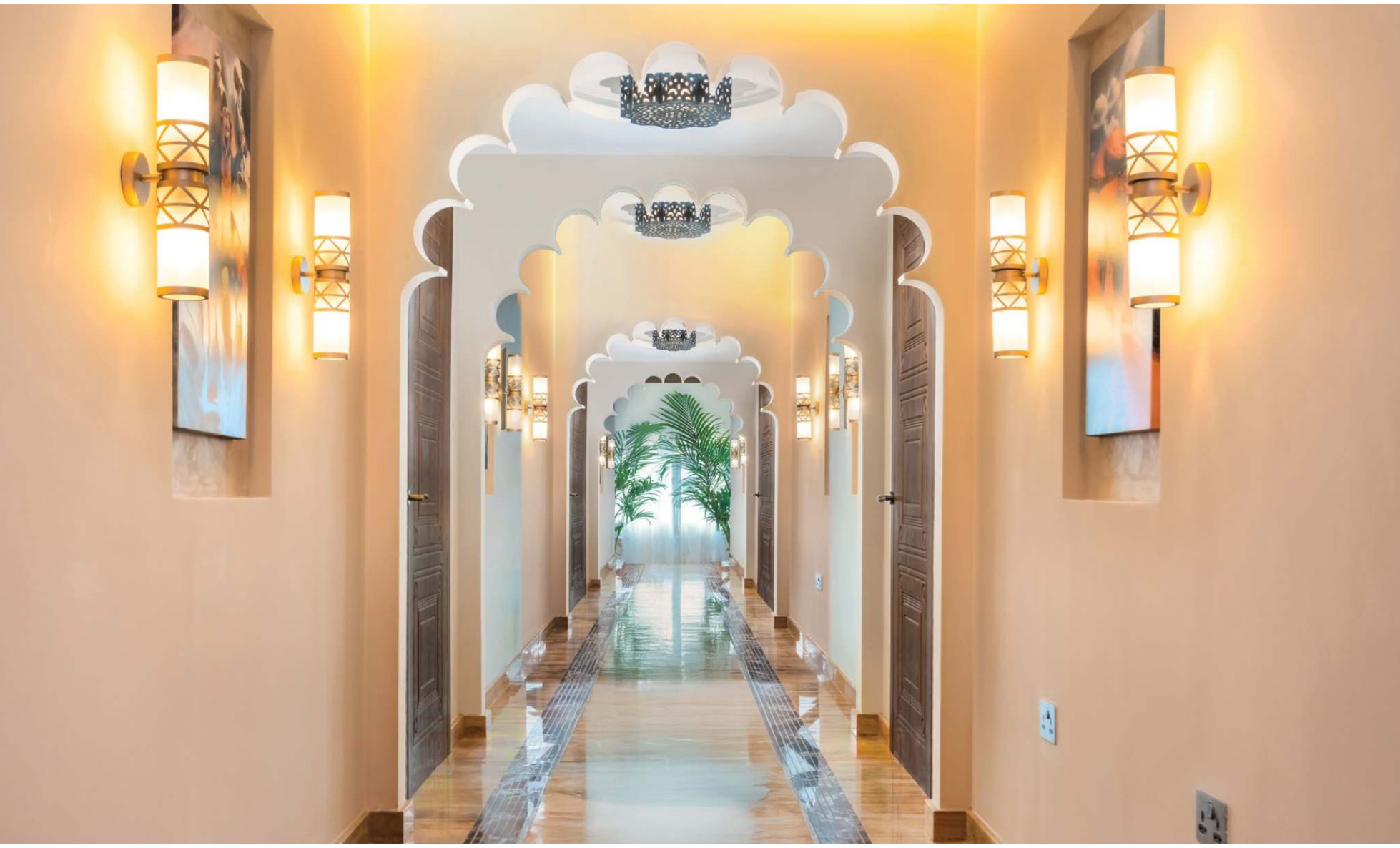


Luxury Living, Perfected

Bab Al Qasr Resort Residence 18 & 19:

- Beautifully designed interiors
- Large units filled with natural light
- Premium amenities for your convenience
- Ultimate comfort and authentic style









Signature Luxury with Elite Brand Partnerships

Luxury Defined

Experience Bab Al Qasr Resort Residence 18 & 19's finest living

- Roca sanitary fittings
- Siemens appliances
- Carrier air conditioning
- OTIS elevators
- Samsung TVs
- The One furnishing

Why
Burtville Developments?

Designing lifestyles, not just buildings

- On-time and speedy construction
- Luxury and innovation
- Excellence in every detail
- Spacious units designed for comfort and elegance



Our philosophy

- Transforming spaces into lifestyles
- Architectural creativity in every detail
- Exceptional in every way
- The highest level of quality
- Homes that represent luxury

Construction Updates Across Our Projects as of February 2025






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RESIDENCE
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VILLE 12


BAB AL QASR
RESIDENCE
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Partners in Excellence

Building the Future Together

At Burtville Developments, we take pride in collaborating with industry-leading partners to deliver exceptional projects. Each partner plays a vital role in ensuring the highest standards of quality, innovation, and sustainability across all our developments.

Masdar City
The vibrant, sustainable city where all five of our projects are located.

BurtPlace
Our trusted contractor, delivering precision and efficiency in construction.

Tulipa
Experts in creating lush and inspiring landscapes.

4 Spaces Interior & Blue Camel
Leading interior design specialists, bringing elegance and functionality to every space.

Al Burj Engineering Consultants
Providing expert engineering consultation for seamless execution.

GOWS
The Creative Minds Behind Facade, Bringing Our Vision to Life.

ECO Build
Sustainability specialists ensuring eco-friendly and future-ready developments.

Together with our partners, Burtville Developments is redefining luxury living with projects that embody innovation, sustainability, and community.



Why

Masdar City?



Choosing Masdar City means deciding to live ahead of time. Known for its sustainable design and smart infrastructure, Masdar City is a global center of excellence in urban development. The city is not just a residential area but also a thriving business hub, offering numerous office spaces and dedicated buildings for entrepreneurs within a free zone area. This setup provides significant advantages for businesses looking to innovate and grow. Residents enjoy a blend of elegant facilities and green living, surrounded by cutting-edge technology and rich tradition.

Masdar City's vibrant community and business-friendly environment make it the perfect place for those who seek innovation in every aspect of life.



Partnership with Masdar City

Burtville Developments is honored to contribute to the vibrant community of Masdar City, Abu Dhabi. Our engagement includes launching significant projects such as Ville 11, Ville 12, and Bab Al Qasr Resorts 18 & 19, with more developments planned for the future. We are also proud to be a sponsor of Masdar City's annual festival, which celebrates the spirit of the community. This partnership underscores our commitment to providing high-quality living spaces and supporting meaningful community initiatives.



Masdar City Highlights

- Strategic location and innovation hub with 1,300+ organizations
- Thriving business ecosystem with Siemens Energy, UAE Space Agency, and IRENA
- Future developments: The Link and MC Square innovation hub
- Leisure amenities: parks, sports courts, My City Center Mall, and The Hub F&B
- Educational institutions: GEMS Founders School, Al Rayan School, Mohamed Bin Zayed University of Artificial Intelligence, and upcoming expansions
- Eco-friendly facilities: entertaining spaces, bike, skateboard and scooters' tracks, and wellness centers
- 5.7 million m^2 area with 599,196 m^2 under development



Why Abu Dhabi?



Abu Dhabi, the capital of the UAE, has steadily grown into a stable and profitable real estate market, renowned for its high returns on investment. The market began seeing significant growth in 2019, following key government reforms, including the introduction of freehold property ownership for foreign investors in designated areas. Over the past three years, this growth has accelerated, supported by rising demand for residential and commercial properties and large-scale infrastructure projects. In 2024, property transactions exceeded AED 34 billion in the first half alone, reflecting the market's strength and investor confidence.

With its perfect blend of tradition and modernity, Abu Dhabi offers a high quality of life through its rich cultural heritage, landmarks like the Louvre Abu Dhabi, and thriving developments such as Yas Island and Masdar City.

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