



باب القصر
BAB AL QASR
Hotel & Residences

BAB AL QASR
RESORT
RESIDENCE



BY **Burtville**
Developments





BURTVILLE

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BAB AL QASR
RESORT

- First Residential Project in Abu Dhabi Reviving Emirati Heritage
- Bab Al Qasr Resort Residence (18 & 19) located in Masdar City
- A project that blends tradition and modernity seamlessly



Project Details:

Basement 1 + Ground + 8 Floors + Roof Top



483 apartments
(188 units in B18 + 295 in B19)



1 to 5 FULLY Furnished bedroom units
(with a few duplexes available located
between round & 1st Floor)

Views

1 & 2 bedroom units:
views of the main street between Masdar City
and Abu Dhabi International Airport, Etihad
Buildings, a mosque, and Masdar Park

3, 4, and 5 bedroom units:
Lagoon and project amenities

Scheduled Handover: Q3 2028



Project Details:

Amenities:



Two massive Sandy Beach pools
(35 X 25) & (30X15) square meters



Basketball court
& Tennis court



3 Lounge Area in ground floor & Sky Lounge
Family gathering area



2 kilometer cycling track



2 Health Club
Fully equipped gym with sauna and jacuzzi

*Total of 10 elevators (8 passengers + 2 Service) between
the 2 Buildings.*



Project Details:

Brands Used in the Project:

Furniture: "TheOne" Furniture House
(customized for the project)

Appliances: Siemens

Television: Samsung

Flooring: Marble

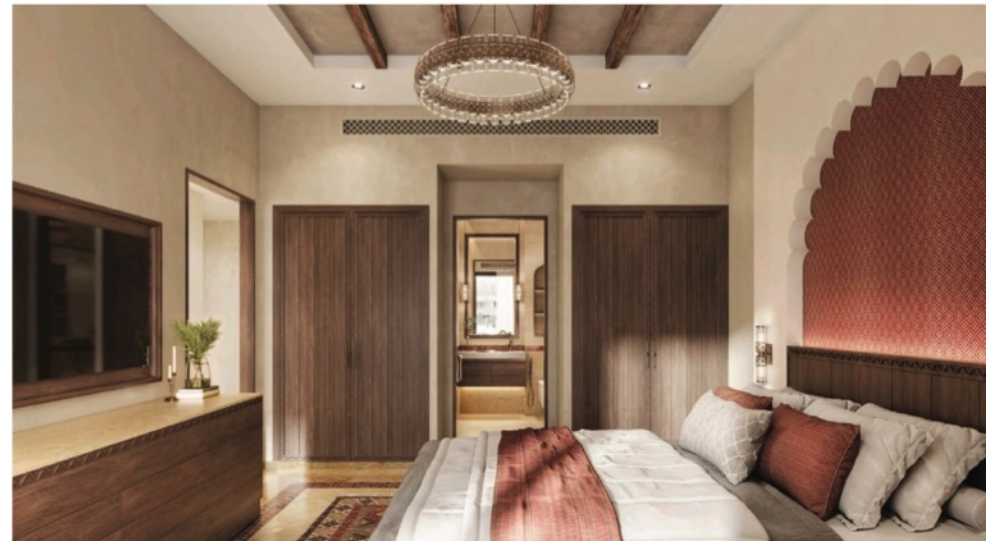
Bathrooms: Roca

Cupboards: Oakwoods Peal

Double-glazed windows: Emirates Glass

Elevators: Otis

Air conditioning: Carrier



Project Features:

- ★ Simplex - Duplex & Sky villa
- ★ 5 min to Airport
- ★ 10 min to Yas Mall & Yas water world & Warner Bros
- ★ 7 years Yas beach Club from this year
- ★ Arabic Traditional Tents
- ★ 3 Lounge Area in ground floor & Sky Lounge
- ★ Cycling track
- ★ Service charge 16 AED to 18 AED



Master Plan:



Payment Plan:

Special offers:

Cash discount **25% to 40%**

(ADM Waver for a limited period)

Pre launch - 26 /01/2025 (2% ADM waves)

Official launch - 9/02/2025 (2% ADM paid)

5% down payment = 5% discount + 1% monthly payments, with balance due on handover (Q3-2028)

10% down payment = 10% discount + 1% monthly payments, with balance due on handover (Q3-2028)

15% down payment = 15% discount + 1% monthly payments, with balance due on handover (Q3-2028)
3br -4br & 5br (applicable with exception)

20% down payment = 20% discount + 1% monthly payments, with balance due on handover (Q3-2028)

| Unit Type | No. of Units | Size | Avg. Price (AED) | 15% Discount (AED) | Original Price (AED) | Cash Offer (AED) |
|-----------|--------------|-------------|------------------|--------------------|----------------------|---------------------|
| 1 BHK | 42 | 700 | 1.28 million | 1.08 million | 1.17 - 1.42 million | 860K - 1.05 million |
| 2 BHK | 217 | 950-1,100 | 1.79 million | 1.52 million | 1.67 - 1.97 million | 1.08 - 1.34 million |
| 3 BHK | 210 | 1,300-1,500 | 2.22 million | 1.88 million | 2.13 - 2.48 million | 1.22 - 1.57 million |
| 4 BHK | 16 | 1,550-2,000 | 2.69 million | 2.28 million | 2.48 - 2.88 million | 1.42 - 1.82 million |
| 5 BHK | 7 | 2,000-2,500 | 2.90 million | 2.46 million | 2.84 - 3.24 million | 1.62 - 2.10 million |