



BAB AL QASR RESIDENCE 25

-YAS BAY-

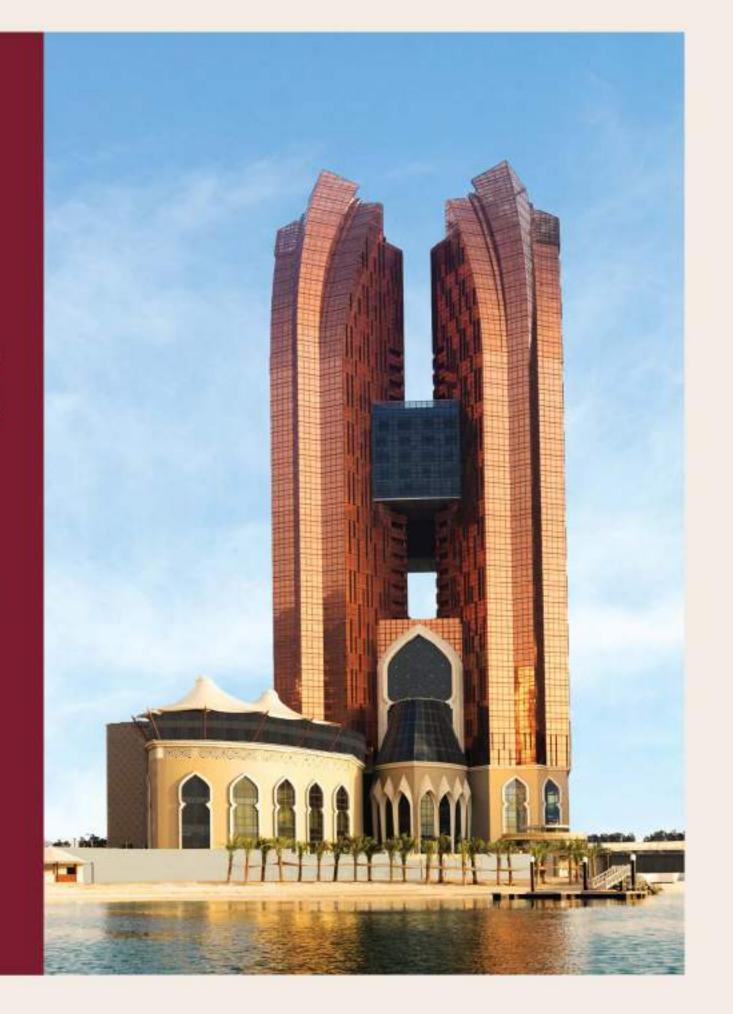
WELCOME HOME TO YOUR EVERYDAY RESORT

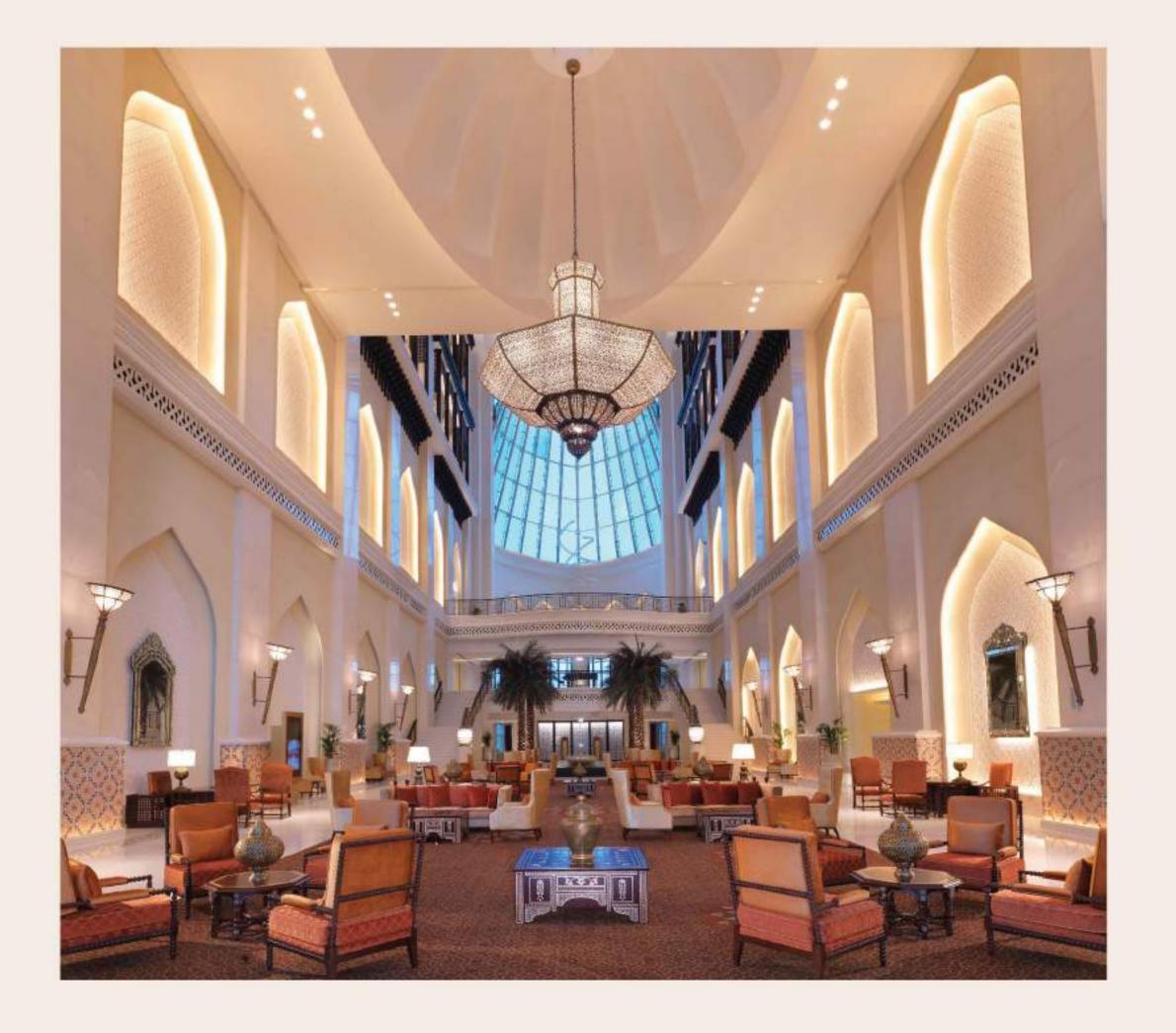


فندق باب القصر BAB AL QASR HOTEL

An Icon of Elegance

Experience unparalleled luxury at
Bab Al Qasr Hotel, a symbol of Arabian
hospitality and sophistication. Nestled
on Abu Dhabi's west corniche, this
iconic establishment boasts stunning
Arabesque architecture and offers
exquisitely furnished serviced
residences. Renowned for its
impeccable service, Bab Al Qasr is a
leading name in luxury hospitality.





BAB AL QASR HOTEL

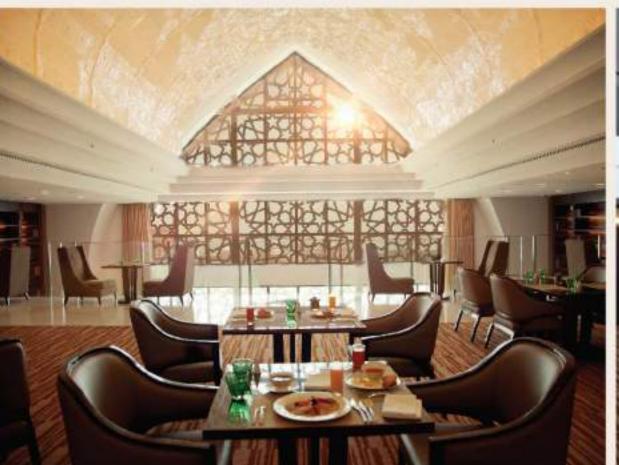
Where Authentic Arabian Hospitality Meets Luxury

Embracing Bab Al Qasr means immersing yourself in the essence of Arabia.

The five-star Bab Al Qasr Hotel and Residences deliver a true Middle Eastern experience with genuine Arabian hospitality. Nestled on a private beach along Abu Dhabi's exclusive Corniche, the hotel's grand Arabian architecture and opulent interiors cater to discerning business & leisure travellers seeking modern Arabian elegance.













BAB AL QASR HOTEL

Luxurious Services & Facilities

Whether you choose to unwind on the hotel's private beach or lounge by the outdoor infinity pool, you are guaranteed complete tranquillity and genuine Arabian hospitality.

Hotel Services & Amenities:

Prime location on the Corniche near the Presidential Palace

Five exquisite restaurants and bars

Luxury spa and health club

Magnificent ballroom and 16 meeting rooms

Infinity pool

Private beach

Iconic Middle Eastern design

Personalized service

High-speed Wi-Fi

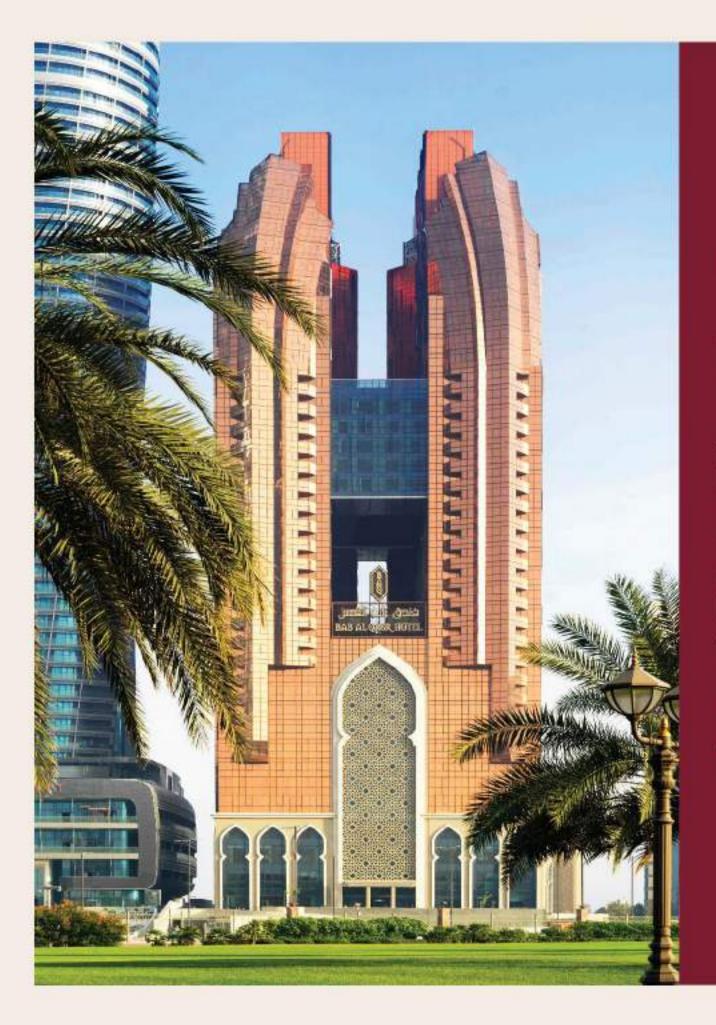
24-hour room service

Chauffeur service

Valet parking







BAB AL QASR HOTEL

An Oasis of Elegance and Comfort

At Bab Al Qasr, every detail is carefully crafted to provide an unparalleled experience of luxury and comfort. The hotel's stunning Arabian architecture and opulent interiors create a sanctuary of elegance. From its exquisite dining options to its world-class spa and health club, Bab Al Qasr offers a serene escape that caters to your every need. Enjoy breathtaking views of the Arabian Gulf, relax in the infinity pool, or unwind on the private beach, all while experiencing the warm embrace of authentic Arabian hospitality.

WELCOME TO BAB AL QASR RESIDENCE 25

Discover the ideal fusion of comfort and luxury in our branded residential building, providing a hotel-like experience. Located in a prime area, our building offers breathtaking sea and park views with just 216 exclusive units, ensuring tranquility and privacy.

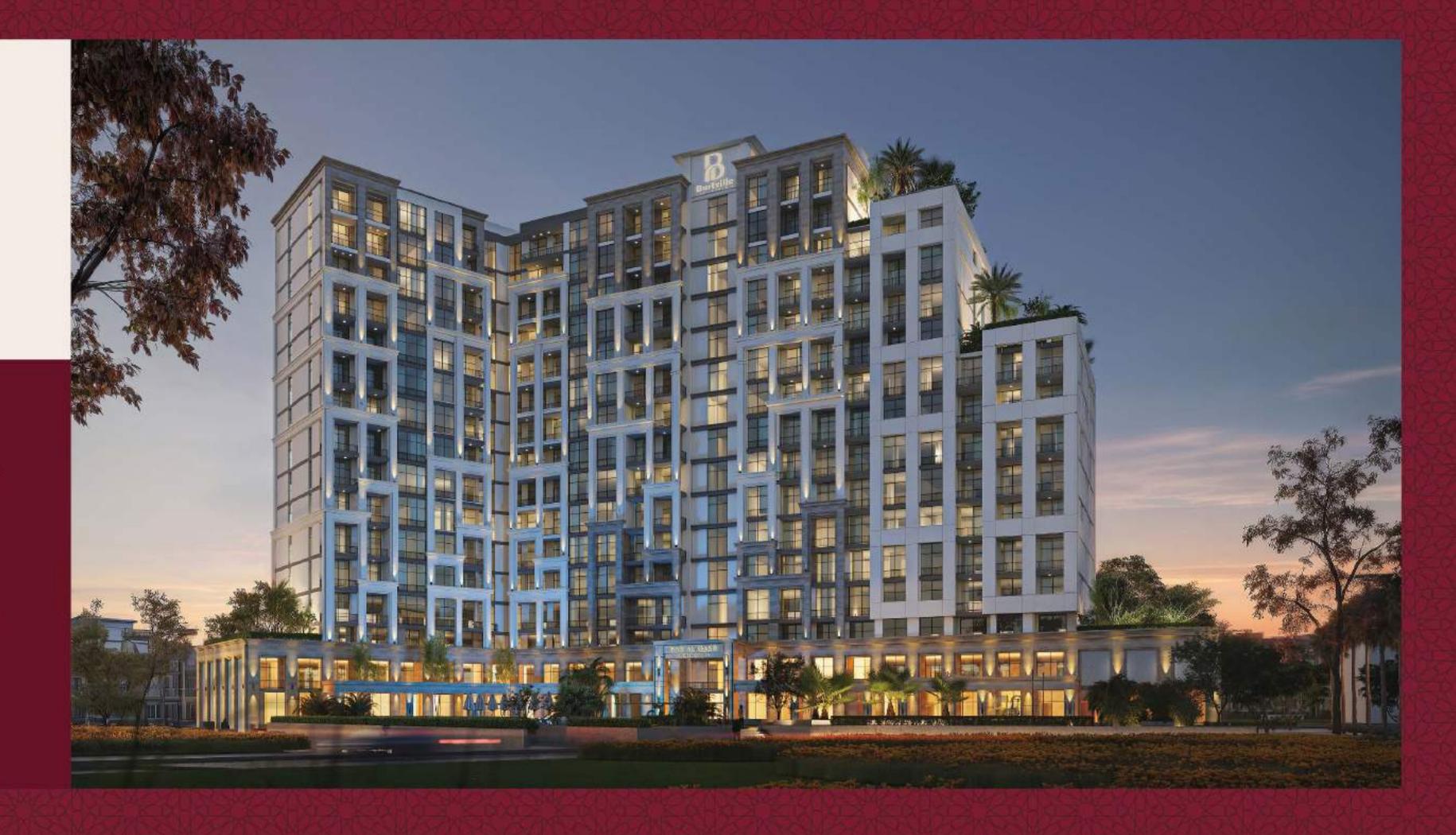
Enjoy meticulously designed spaces, lush gardens, and exceptional facilities, all tailored to meet your needs. Welcome to a place where every day feels like a vacation, allowing you to relax and unwind fully.



BAB AL QASR RESIDENCE 25

The Jewel of Yas Island

Nestled within the vibrant Yas Island, Bab Al Qasr Residence 25 enjoys the island's renowned beauty and excitement. The location offers residents stunning sea views and easy access to pristine beaches, providing serene escapes amidst the island's dynamic atmosphere. With luxury hotels and a vibrant nightlife nearby, Residence 25 perfectly blends tranquility with an exhilarating lifestyle. Its prime position on Yas Island ensures that every day is enriched by the unique charm and captivating allure of the sea.



Centrally Located Luxury Branded Residence in

YAS BAY

Bab Al Qasr Residence 25 is perfectly situated in a prime location within Yas Bay. Just a short walk from Yas Bay and close to top tourist attractions, you'll find yourself moments away from the thrilling Yas Marina Circuit, the vibrant Yas Mall, and the renowned Etihad Arena.

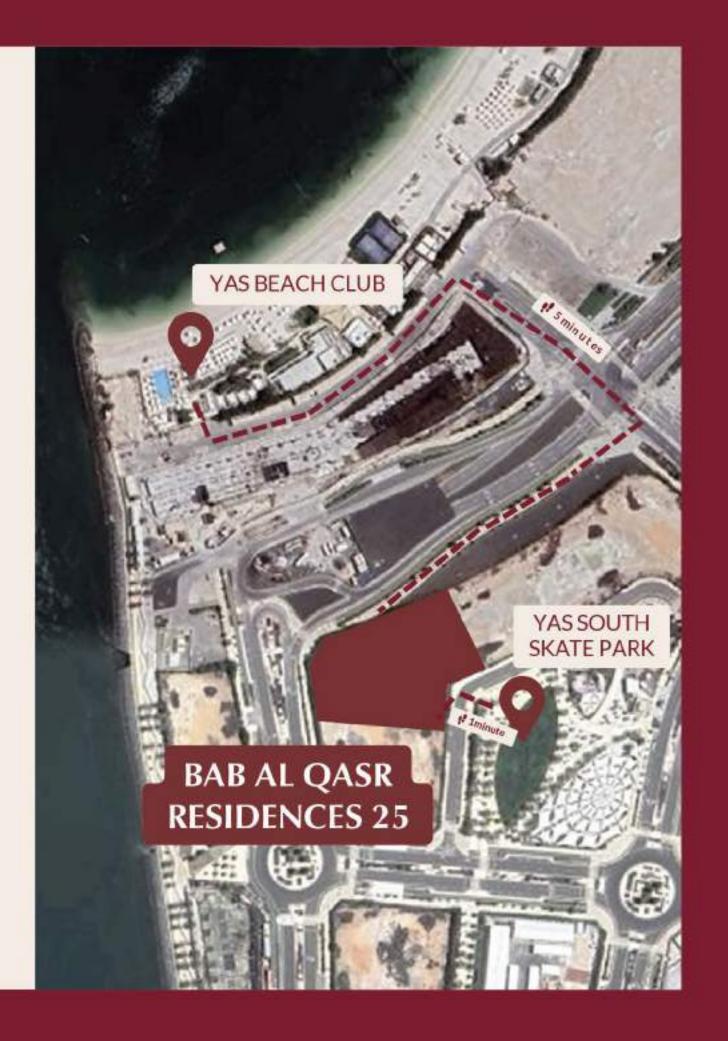




Moments from

Yas Beach Club

Enjoy a short, leisurely walk to the nearby beach club. For added convenience, we offer a complimentary golf cart shuttle service between Yas Beach Club and Bab Al Qasr Residence 25, available every 30 minutes during operating hours.













Discover the Private Beach at

Yas Beach Club

Escape to the exclusive Yas Beach
Club on weekends, where you and
your family can indulge in
complimentary private beach access
and luxurious amenities. Bask in the
sun, sand, and sea while surrounded
by a serene and stunning
atmosphere.

Enjoy a complimentary 7-year membership for every family, accommodating up to 4 children.



Project Facts of

BAB AL QASR RESIDENCE 25

Project Type:

Bab Al Qasr Branded Residential

Project Name:

Bab Al Qasr Residence 25

Location:

Yas Bay, Plot C25

Number of Floor:

2 Basements + Ground Floor + 15 Floors + Roof

Ceiling Height:

3.6m from Slab to Slab

Total Number of Units: 216

Building Height:

65 M

Service Charge:

Estimated at 17-19 AED/SQF, including Bab AI Qasr Charges

Completion Date: Q4 2028



Features of

BAB AL QASR RESIDENCE 25

- · Bab Al Qasr superior quality of finishing
- · Fully furnished apartments
- Semi closed kitchen with branded built in appliances
- · Private elevator for each Duplexunit
- Laundry / Store / Maid room
- Private garden for each unit in ground floor and sky villas















Pay-as-you-go Services:

Valet parking
Housekeeping and laundry
In-residence dining
Childcare services
Airport / Ground transportation
Automobile rental reservations
Shopping information
Move-in coordination
Airline / Private flight reservations
Package delivery

Amenities



CLUB



OUTDOOR POOL



PARK VIEW



SHUTTLE SERVICE





INDOOR LOUNGE



SEA VIEW



黑

OUTDOOR

LOUNGE

INFINITY POOL

OUTDOOR

CINEMA

KIDS SPLASH

PARK

ROOF TOP CAFE



3-LEVEL HEALTH CLUB



- · Grand Entrance: Double-height spacious lobby
- Elevators: 5 passenger elevators and 1 service elevator
- Prayer Room
- . Health Club: Three levels (Ground, First, Second) featuring
 - Equipped gym
 - Sauna
 - Adult Jacuzzi
 - · Sunken seating with a fire pit
 - · Yoga/Meditation deck
- · Landscaped Area: 28,000 SQF with a large adult pool (30m x 15m), cabana seating, and a juice bar.
- · Event Spaces: Multipurpose lawn for parties/events, stage with a feature wall, and basketball court.
- · Kids Zone: Shaded area with a pool and play area, plus a kids' garden on the 10th floor, featuring a kids jacuzzi and play area.
- · 14th Floor Lounge: Indoor and outdoor lounges with stunning sea views
- · Rooftop garden with infinity pool

















Exceptional Quality & Craftsmanship

Experience luxury living at Bab Al Qasr Residence 25, where high-quality finishes and top-tier brands define every home. Each residence exemplifies excellence with premium materials and meticulous craftsmanship, featuring imported marble countertops, custom cabinetry, and elegant flooring. Our homes are equipped with state-of-the-art appliances and fixtures from renowned high-end brands, blending style and functionality seamlessly.









SIEMENS Appliances





Elevator



Electronics















Crafted for Elegance

Bab Al Qasr Residence 25 presents meticulously designed floor plans tailored to accommodate every lifestyle, offering both simplex and duplex units. Each residence harmoniously combines modern sophistication with timeless elegance, showcasing exquisite finishes and spacious layouts that enhance comfort and luxury. Revel in superior living, where every detail radiates elegance and promises unparalleled comfort.











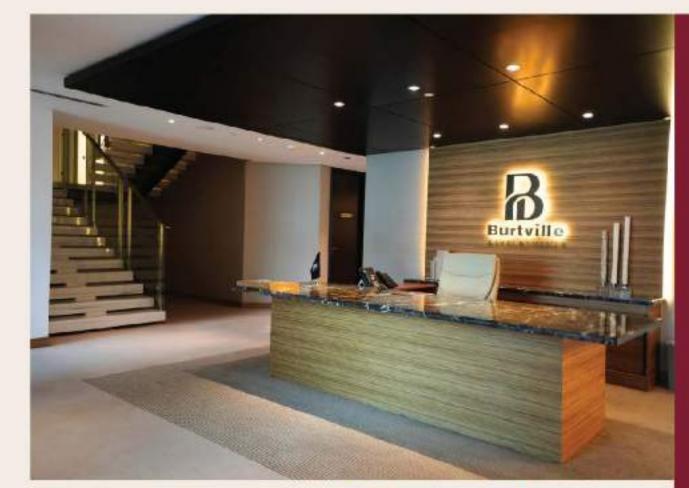
Construction Milestone Achieved

At Bab Al Qasr Residence 25, we are transforming visions into reality as construction has officially begun, marking a significant milestone in our journey. Our unwavering commitment to quality and excellence ensures that future residents can trust their homes are being crafted with precision and care. We prioritize transparency and reliability, consistently meeting deadlines. Here, we are not merely building residences; we are cultivating a community where dreams come to life.











The Developer:



Building Dreams, Bridging Futures

Ajyal Burtville Developments embodies excellence, transforming dreams into tangible realities with unmatched finesse. Each project is a harmonious blend of innovation and tradition, thoughtfully designed to resonate with the spirit of the community it serves. Welcome to the world of Burtville, where every detail is crafted to perfection.

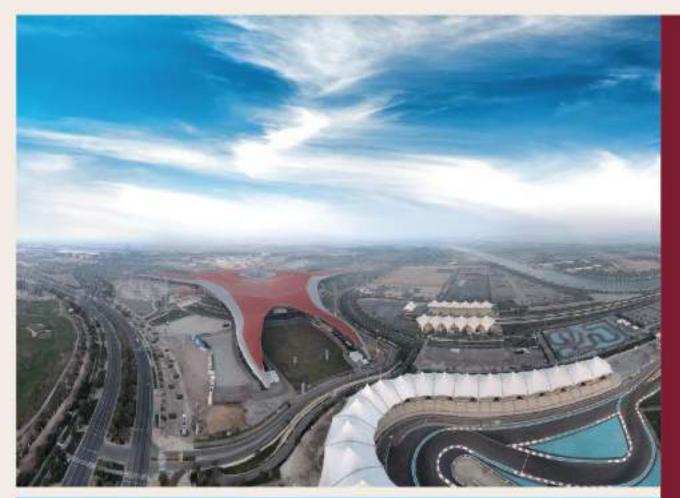
Our offices are located at Bab Al Qasr Hotel on the 6th, 7th, and 8th floors.

Abu Dhabi: A City of Heritage and Innovation

Abu Dhabi, the capital of the UAE, is a vibrant city that beautifully intertwines heritage and innovation. Renowned for its majestic skyline and rich cultural tapestry, it masterfully blends traditional Arabian heritage with contemporary luxury. As a dynamic federation of seven emirates, the United Arab Emirates serves as a global hub for business, tourism, and culture.









Yas Island: The Ultimate Destination for Vibrant Living

Yas Island, Abu Dhabi's premier hub for leisure and entertainment, provides an unmatched mix of excitement and relaxation. It is home to iconic attractions like Ferrari World, Yas Waterworld, and Yas Marina Circuit, offering unforgettable experiences for all ages. With its pristine beaches, luxurious hotels, and lively nightlife, Yas Island is a coveted destination for both residents and visitors. Indulge in world-class shopping at Yas Mall, enjoy spectacular concerts at Etihad Arena, and partake in endless recreational activities, all just minutes away. Welcome to Yas Island, where every day is an adventure.

AJYAL Burtville DEVELOPMENTS

800 2225 www.burtville.com

