باب القصر

BAB AL QAS

BAB AL QASR 66

GARDEN RESIDENCE

By

Burtville

DEVELOPMENTS

WHERE NATURE MEETS LUXURY LIVING

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Welcome to

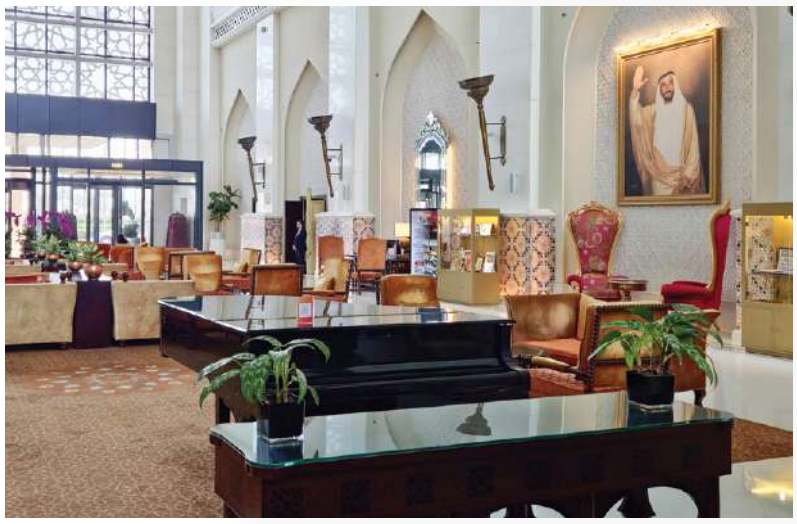
Bab al Qasr Garden Residence 66

A European Countryside Lifestyle in the Heart of Masdar City

- Located right across Masdar City Central Park in Masdar City, Bab Al Qasr Garden Residence 66 offers a calm and refreshing lifestyle inspired by the European countryside.
- Each unit comes with its own 100 sq.ft. community garden and is surrounded by wide green areas and open-air spaces that bring nature into everyday living.
- Designed with 67% landscape, elegant interiors and family-friendly amenities, the community brings together comfort, greenery, and convenience in one of the most well-connected areas of Abu Dhabi.

Why

Branded Bab Al Qasr?



Bab Al Qasr Garden Residence 66, a branded project of the iconic Bab Al Qasr Hotel, embodies elegance, prestige, and timeless value. Each unit reflects the signature lifestyle of Bab Al Qasr Hotel, seamlessly merging refined interiors with everyday comfort.

Residents enjoy hotel-level à la carte services and receive five years of complimentary family access to the exclusive beach and pools at Yas Beach Club.

Added to this a complimentary access to the beach and pool of Bab Al Qasr Hotel in addition to exclusive privileges across the hotel, from discounted rates on rooms and apartments to fine dining experiences, beauty salon, spa treatments, and leisure services.

Owning a Bab Al Qasr branded residence not only enriches daily living but also ensures long-term value, with stronger investment appeal, trusted management, and the prestige of one of the iconic hospitality names in Abu Dhabi.

YOUR LIFESTYLE, ELEVATED

With Amenities & 5-Star Services

At Bab Al Qasr Garden Residence 66, residents receive a thoughtfully designed lifestyle that blends complimentary community features with optional luxury hotel services.

Complimentary Amenities Include:

- Access to a sandy beach pool, rooftop indoor pool, and health club with sauna and spa
- Kids' pool, indoor and outdoor kids' play areas
- BBQ pergolas, juice bar seating, cabana lounges, and a rooftop outdoor lounge with pool
- Community garden and outdoor fitness lawn
- Jogging and reflexology tracks for an active lifestyle
- Private cinema, indoor lounge, paddle court, and mini golf court for entertainment
- 67% of the development covered by landscaped greenery
- Two welcoming double-height lobbies and five retail shops within the building for daily convenience

À LA CARTE SERVICES

PAY-AS -YOU-GO

Bring hotel comfort to your home

Experience the flexibility to shape your living experience around your needs, making luxury a choice, not a commitment.

Personal Services

- Valet Parking
- Housekeeping & Laundry
- Childcare Services
- In-Residence Dining
- Move-in Coordination

Travel & Transportation

- Flight Bookings
- Airport & Ground Transfers
- Car Rentals

EXCLUSIVE 25% DISCOUNT

At Bab Al Qasr Hotel

As a valued resident of Bab Al Qasr Garden Residence 66, you get free access to the private beach and pool in addition to 25% discount across all the services of the hotel, including:

- Best Available Rates for Hotel Rooms & Apartments
- Dining at All Hotel Restaurants
- Events and Meeting Rooms Bookings
- Allure Beauty Salon
- Ayana Spa Treatments
- Sea Hero Watersports
- Health Club Memberships

5 YEARS OF FREE ACCESS

To Yas Beach Club

Residents of Bab Al Qasr Garden Residence 66 enjoy 5 years of complimentary access for up to six family members to the private beach and pool at Yas Beach Club. Just 15 minutes from Masdar City, Yas Beach Club brings the sea closer than ever, with golden sands, serene waters, and a vibrant beachfront lifestyle, only minutes from home.

Why Garden?

The name Bab Al Qasr Garden Residence 66 is inspired by its unique relationship with nature.

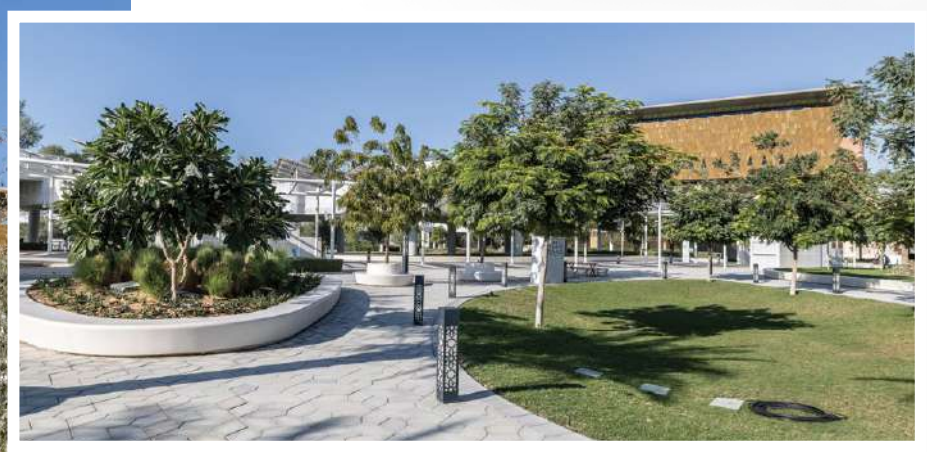
- Located directly across from Masdar City Central Park, the project is designed to offer a lifestyle immersed in greenery.
- With 67% of the land dedicated to landscaped gardens and a personal community garden with 100 sq.ft. of planting space for every unit, the word "Garden" is more than just a name, it is a living experience.
- Every resident can become a gardener; whether it's tomatoes, roses, or a mini Zen garden, each unit comes with its own private community garden, creating a personal connection to nature.
- This reflects Burtville's commitment to well-being and the luxury of nature at your doorstep.

A Home Where Every Resident Can Be a Gardener

EXPERIENCE THE JOY OF GARDENING IN YOUR OWN 100 SQ. FT. SPACE

Masdar City Central Park

THE GREEN HEART OF MASDAR CITY



Masdar City Central Park is a vibrant green space designed for relaxation, leisure and community gatherings.

Surrounded by residential and commercial neighborhoods, it features walking paths, shaded seating areas, children's play zones and open lawns that bring families and neighbors together.

Why RESIDENCE 66?

At Bab Al Qasr Garden Residence 66, every detail is designed with your lifestyle in mind:

Timeless Facade: The building embraces a European Countryside inspired architectural style, featuring refined proportions, elegant detailing, and a distinguished presence that blends classic charm with contemporary comfort.

Sustainable Living: Proudly carrying the Estidama Pearl 3 certification, the project reflects a deep commitment to environmental responsibility. Advanced energy-saving strategies, a 45% reduction in energy use, and low carbon materials, set new benchmarks for green living in Masdar City.

Future Ready Convenience: Basement parking includes electric vehicle charging stations and smart infrastructure designed to ensure long term efficiency, savings, and value for every homeowner.

Homes for Every Lifestyle: Offering a selection of spacious 1 to 5 bedroom units, the project features elegant Garden Villas on the ground floor and exclusive duplexes on the 9th floor, each with private rooftop gardens, delivering a truly distinctive living experience.

Breathe the Difference:

- Green surroundings naturally refresh the air for a cleaner, healthier living experience.
- Lush gardens and tree-lined paths support better breathing and peace of mind.
- Designed to deliver everyday comfort through fresh air and cooler outdoor spaces.

Community at Your Doorstep: 5 retail shops in the same building which add to the convenience and sense of belonging.

PROJECT FACTS

Project Name
Bab Al Qasr Garden Residence 66

Property Type
Bab Al Qasr Branded Residential Project

Plot	Location	Ownership
F6 (SE-45-2-C14)	Masdar City, Abu Dhabi	Freehold
Plot Area	**Green Coverage**	**Building Coverage**
132,492 sq.ft.	(88,900 sq.ft.) 67%	(43,600 sq.ft.) 33%

Floors
2 Basement + Ground Floor + 9 Floors + Roof

Ceiling Height
3.6 m (slab to slab)

Total Units
Ranging from 1 to 5 bedrooms, featuring Garden Villas on the ground floor and exclusive duplexes on the 9th floor with private rooftop garden access.

Exclusive Privileges
- 5-Year Free access to Yas Beach Club's private beach & pool for 6 family members
- Free access to Bab Al Qasr Hotel private beach & pool
- 25% discount on Bab Al Qasr Hotel rooms, dining, beauty salon, spa, water sports and health club

Retail Shops
Supermarket, pharmacy, casual dining café, Ice cream shop and bank

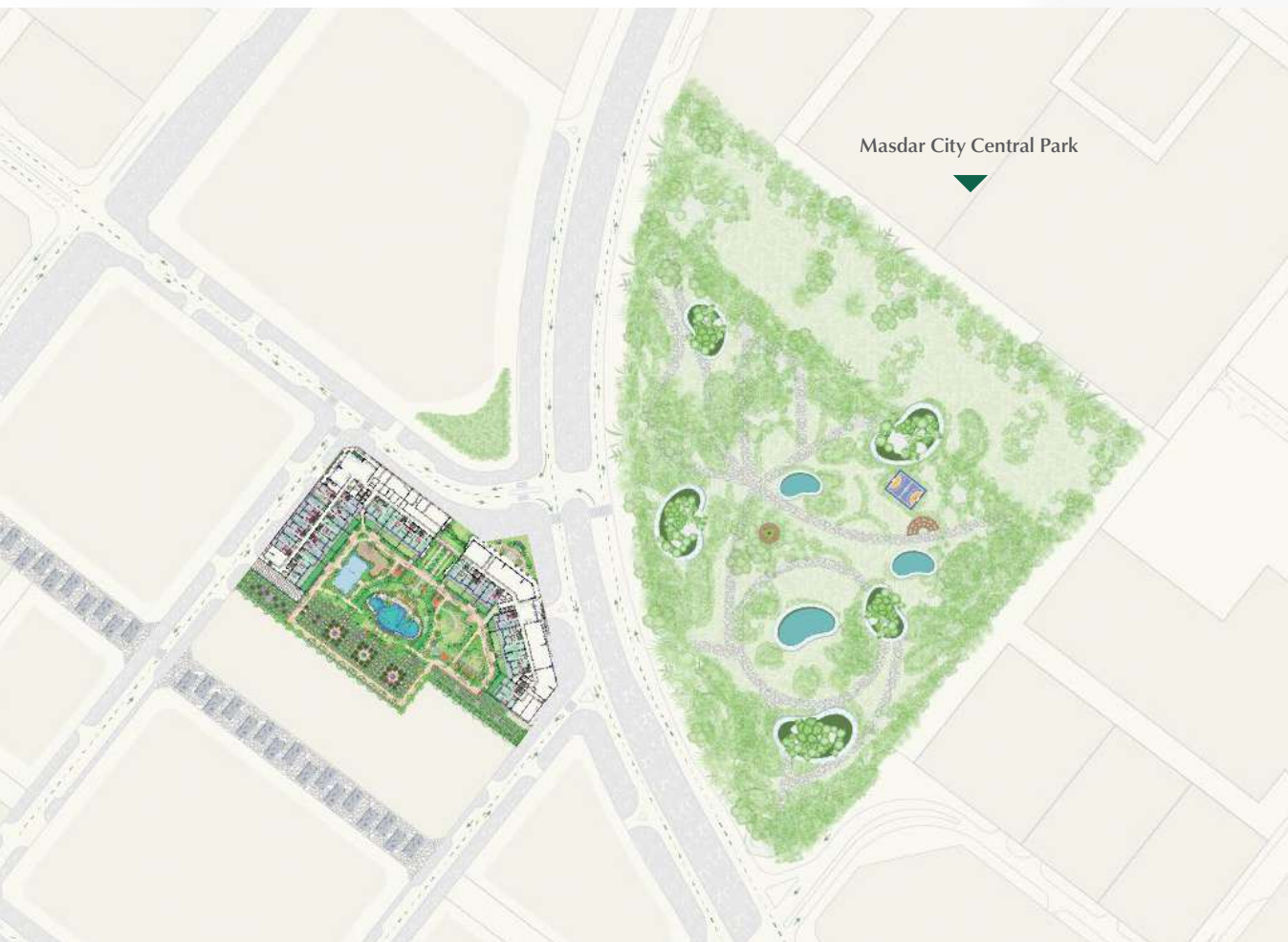
Elevators
6 elevators + 2 service lifts

Parking
Plenty spaces, including 25 dedicated for electric vehicles, with allocations for residents, visitors, retail, and valet parking.
- 1 parking for 1 & 2 bedroom
- 2 parking for 3,4 & 5 bedroom

Furnishing
Fully furnished with high-end brands (THE One, Roca, Siemens, OTIS, & Samsung)

Service Charges
AED 16–18 per sq.ft.

Handover
Q2/2029



CLOSE TO WHAT MATTERS

Shopping Malls
- My City Center- Masdar City
- Yas Mall- Yas Island
- Al Raha Mall- Al Raha Beach

Hotels Nearby
- Hilton Hotel – Yas Island
- W Hotel – Yas Island
- Radisson Blu Hotel – Yas Island
- Crowne Plaza Hotel – Yas Island
- Al Raha Beach Hotel- Al Raha

Education
- Al Rayan International School – Masdar City
- GEMS Founders School – Masdar City
- Mohamed bin Zayed University of Artificial Intelligence – Masdar City
- Khalifa University – Abu Dhabi city

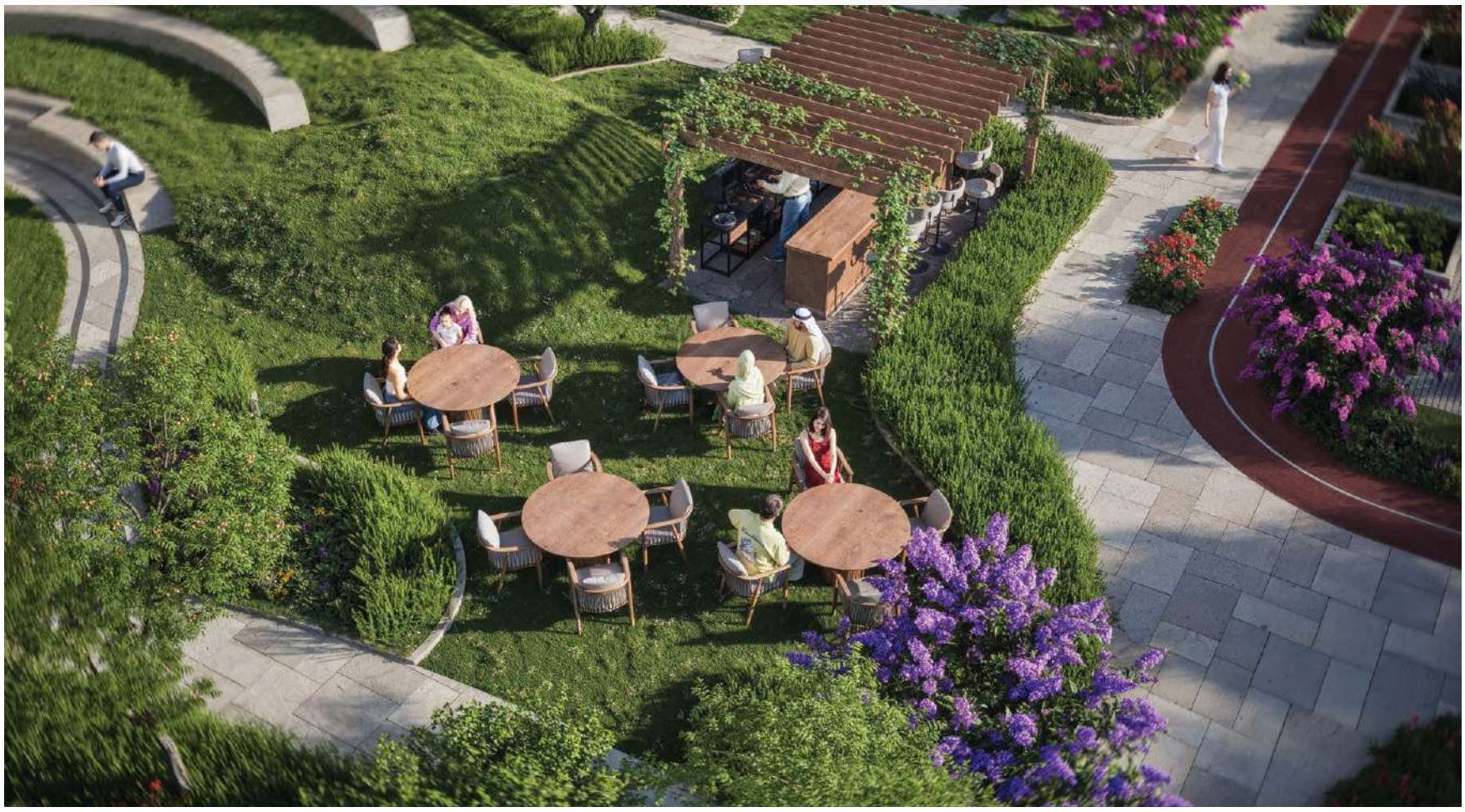
Healthcare
- NMC Royal- Khalifa City

1 MIN
Walking to Masdar City Central Park

3 MIN
Walking to My City Centre

10 MIN
Zayed International Airport

15 MIN
Yas Island entertainment & leisure



Amenities

67% GREEN COVERAGE

Prime Location, Opposite Masdar City Central Park

Children & Family
- Indoor Kids' Play Area (300 sq.ft.)
- Outdoor Shaded Kids' Play Area

Active Lifestyle
300m Jogging & Reflexology Track

Cabana Seating
in Landscaped Zones

Community Garden
100 sq.ft. per unit

Entrances & Community Spaces
- 2 Elegant Double-Height Lobbies
- 5 Ground Floor Retail Shops
- Private Terraces (for exclusive duplexes)

Other Facilities
- Electric Vehicle Charging Stations
- Elevators & Service Lifts
- Basement Parking Area

BBQ & Juice Bar Pergolas

Rooftop Outdoor Lounge
7,850 sq.ft.

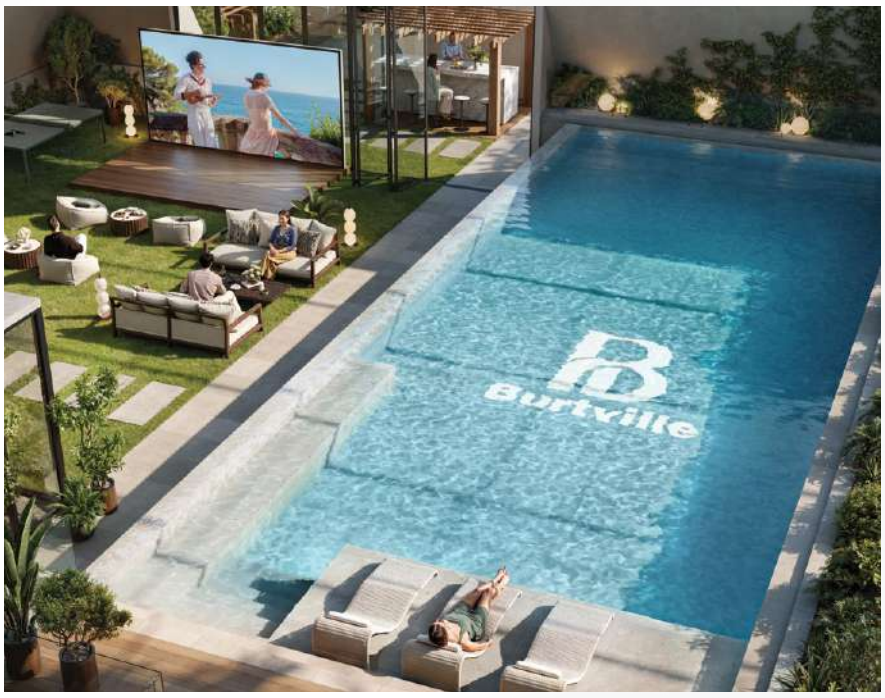
Leisure & Entertainment
- Mini Golf Court
- Private Indoor Cinema (1,600 sq.ft.)
- Indoor Lounge (9th Floor – 3,600 sq.ft.)
- Paddle Court

Pools & Wellness
- Sandy Beach Pool (22m x 15m)
- Rooftop Indoor Pool (16m x 5m)
- Aqua Gym
- Kids' Pools (6m x 6m)
- Health Club on 7th & 8th Floors *(with sauna & spa)*

Outdoor Fitness Lawn

Amphitheater Lawn
for Events

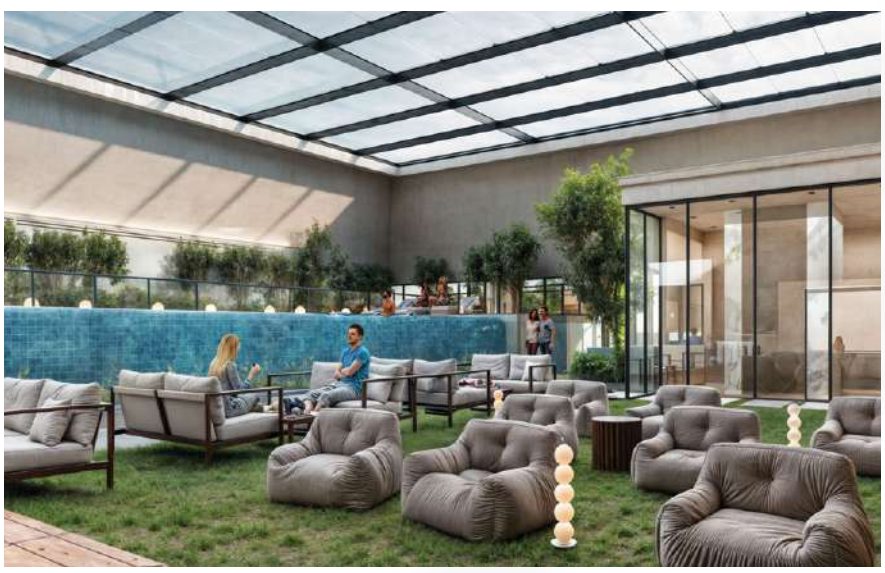
WELLNESS, COMMUNITY & CONNECTION
IN EVERY CORNER



Amenities That Make Life Easier

Bab Al Qasr Garden Residence 66 brings everyday life closer to nature with spaces that inspire relaxation and community.

From rooftop lounges and cabana seating to BBQ pergolas, an amphitheater lawn, and outdoor fitness areas, every detail is designed to make life easier, healthier, and more fun.



RETAIL & DAILY CONVENIENCE

Find everyday comfort with 5 retail shops right within the residence, bringing essentials and lifestyle needs closer to home:

- Restaurant
- Ice cream shop
- Pharmacy
- Bank
- Supermarket

EUROPEAN COUNTRYSIDE COMFORT

Step into a home that radiates comfort, light, and timeless elegance. Spacious living areas open up through windows over looking to lush gardens that fill the interiors with natural light, while marble floors bring refinement to every gathering. Semi-closed kitchens come fully equipped with branded appliances, combining practicality with style.

Bedrooms are finished with parquet flooring and built-in wardrobes, while bathrooms feature premium sanitary ware for a touch of luxury.

Beyond the apartments, public spaces, including lobbies and indoor and outdoor lounges, are thoughtfully designed with the same attention to detail, blending functionality with the welcoming charm of the countryside.

FULLY FURNISHED FOR EVERYDAY COMFORT

01 Living Room

Sofa Set
Armchair
Center Table
Side Tables
TV Unit
Rug
Artwork
Table Lamps
Chandelier
Cushions

02 Dining Room

Dining Table
Dining Chairs
Rug
Chandelier

03 Master Bedroom

King-Size Bed
Bedside Tables
Table Lamps
Dressing Table
Pouf
Mirror
Rug
Ceiling Lights
Premium Mattress
Cushions
Artwork
Chandelier

04 Twin Bedrooms

Twin Beds
Bedside Tables
Table Lamps
Rugs
Premium Mattresses

05 Artwork & Accents

Artwork in Communal Corridors
Decorative Pieces in Bathrooms
Custom Artwork Concealing DB Panels

06 Stairwell Accents

For Duplex Units

Framed Artwork
Decorative Vase
Ceiling Lamp

07 Appliances & Electronics

TV - Samsung
Washing Machine - Siemens
Electric Cooker with Hood & Oven - Siemens
Refrigerator - Siemens
Dishwasher - Siemens

LIVING MADE BETTER
WTH BRANDS THAT MATTER

THE ONE
Furniture & Home Décor

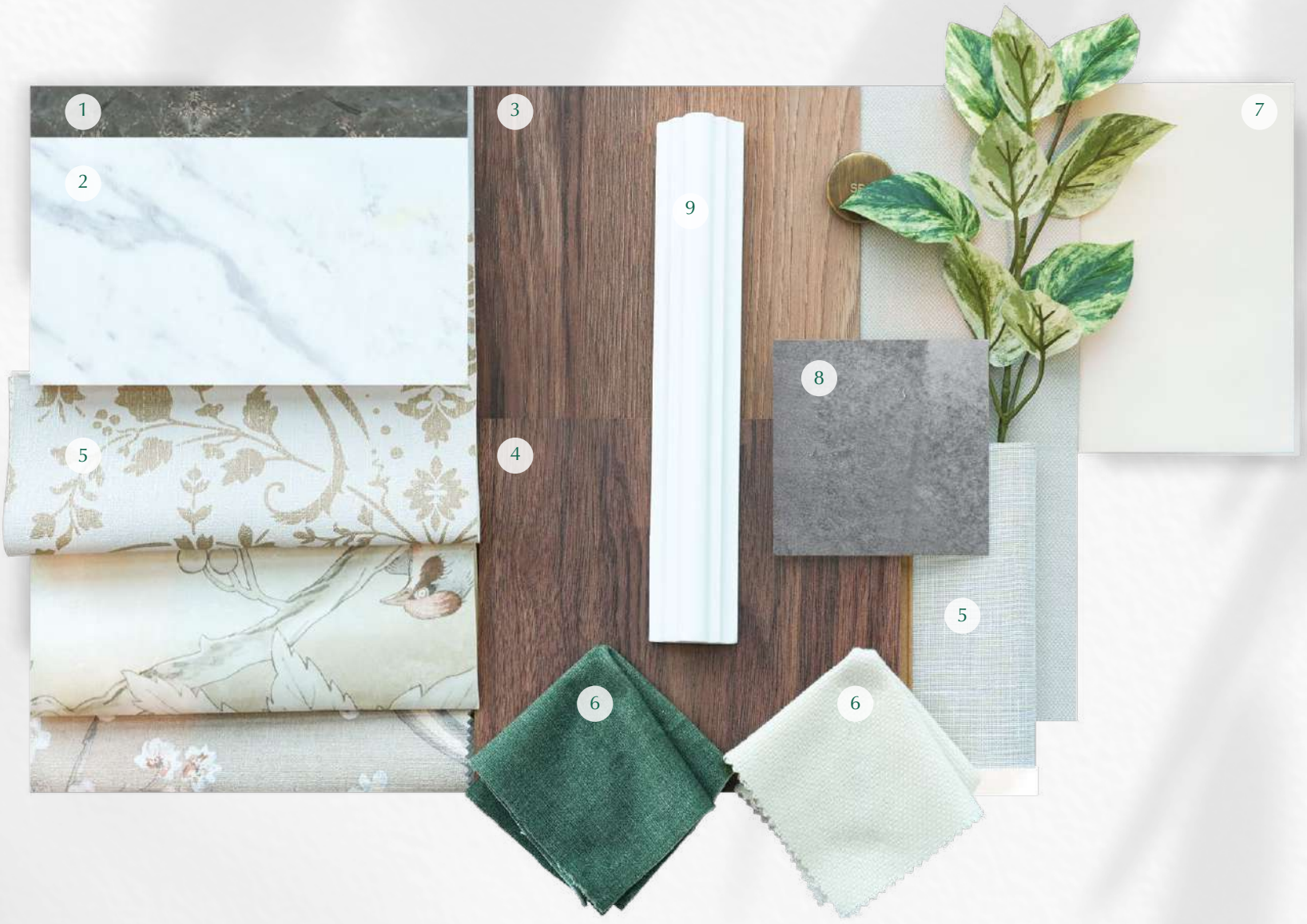
Roca
Sanitary Ware

OTIS
Elevators & Lift Systems

SAMSUNG
Television

SIEMENS
Kitchen Appliances

A Symphony of Stone, Wood, & Elegance



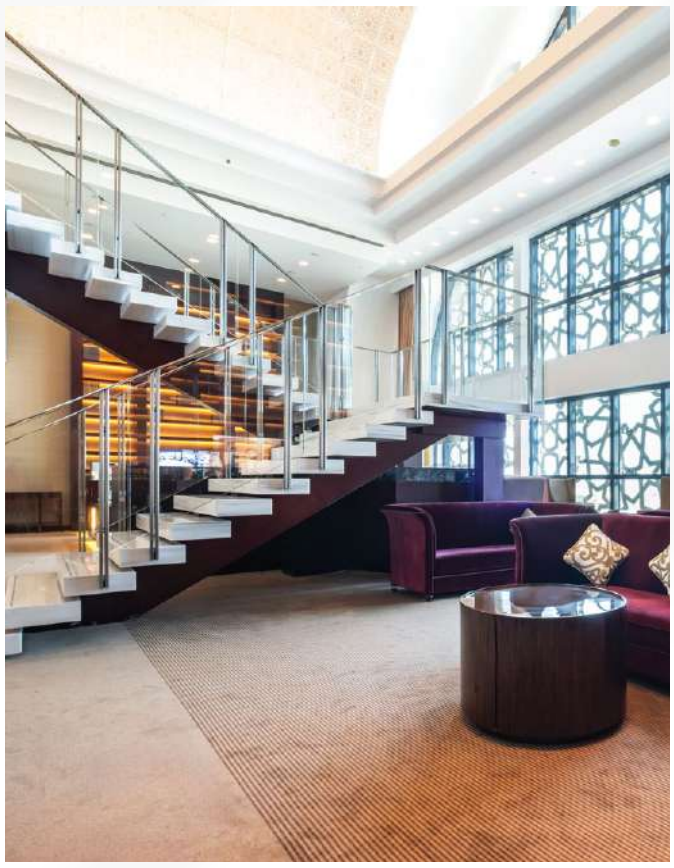
1. Dark Marble
2. White Marble
3. Wooden Finish
4. Wooden Flooring
5. Wallpaper
6. Fabric
7. Wall & Ceiling Paint
8. Antique Mirror
9. Wall Frame

Why

Burtville Developments?

Burtville Developments is known for creating residential projects that combine elegance, practicality, and lasting value. Every project reflects refined design, premium material, high-quality finishes, and a commitment to a fast handover.

With 7 residential projects already under construction in prime locations such as Yas Bay, Al Raha Beach and Masdar City, Burtville Developments continues to build for families and investors who value comfort, privacy, and excellence.



Construction Updates Across Our Projects As of September 2025

Why

MASDAR CITY?

Masdar City is one of the most advanced urban communities in Abu Dhabi, designed to combine convenience with modern living. It is home to a Free Zone business hub, international schools, the Mohamed bin Zayed University of Artificial Intelligence, banks, pharmacies, restaurants, and shopping malls, offering everything within reach.

With tree-lined walkways, landscaped parks, and eco-friendly infrastructure, Masdar City is more than a location; it is a community that has it all.

Just minutes away from Zayed International Airport and Yas Island, Masdar City connects you effortlessly to Abu Dhabi and Dubai, while providing a calm and welcoming home base.

Why

Abu Dhabi?

Abu Dhabi is one of the most attractive real estate destinations in the region, offering stability, opportunity, and long term value.

The city continues to thrive with world class infrastructure, vibrant communities, and strong investor confidence. All nationalities can own property, making it a secure choice for both residents and investors.

With its mix of cultural landmarks, entertainment hubs, schools, hospitals, and natural beauty, Abu Dhabi combines a high quality of life with excellent investment potential, a city that delivers both lifestyle and returns.

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