

فندق باب القصر  
BAB AL QASR HOTEL

**BAB AL QASR**  
**RESIDENCE 25**

-YAS BAY-

WELCOME HOME TO YOUR EVERYDAY RESORT

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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
- -24hour 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

## BAB AL QASR RESIDENCE 25

**Project Type:**  
Bab Al Qasr Branded Residential

**Location:**  
Yas Bay, Plot C25

**Number of Floors:**  
2 Basements + Ground Floor +15 Floors  
+ Roof

**Ceiling Height:**  
3.6m (slab to slab)

**Total Units:**  
216 units

**Building Height:**  
65 meters

**Service Charge:**  
Estimated at 17-19 AED/sq.ft  
(includes Bab Al 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

## BAB AL QASR RESIDENCE 25

- **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**



Yas Beach Club



Indoor Lounge



Outdoor Lounge



Outdoor Pool



Sea View



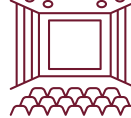
Infinity Pool



Park View



Roof Top Cafe



Outdoor Cinema



Shuttle Service



3-Level Health Club



Kids Splash Park



Kids Play Area



Basket Ball





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.



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.









THE DEVELOPER



# BUILDING DREAMS, BRIDGING FUTURES

Aiyal 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.



# 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.





## 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.





# 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.







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