



باب القصر
BAB AL QASR
Hotel & Residences

BAB AL QASR 22

CANAL VIEW
RESIDENCE

By
Burtville
DEVELOPMENTS



ARABIAN PROPERTY AWARDS

NOMINATED BEST
CONDOMINIUM
APARTMENT PROJECT
ABU DHABI

BURVILLE
DEVELOPMENTS
BAB AL QASR CANAL VIEW
RESIDENCE 22

2025-2026

THERE IS A DESIGN... & DESIGN

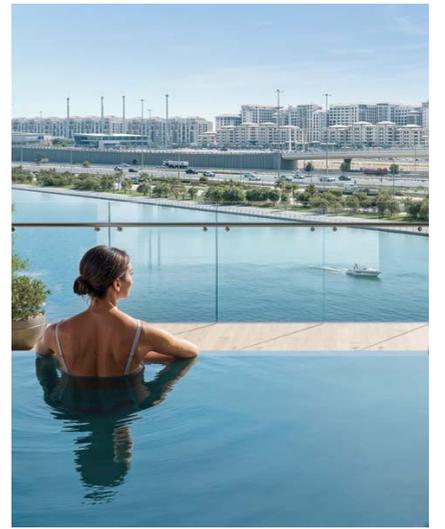


WELCOME TO BAB AL QASR CANAL VIEW RESIDENCE 22

A

MODERN LIFESTYLE

IN AL RAHA BEACH, BRANDED BY THE 5-STAR
BAB AL QASR HOTEL



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Welcome to

BAB AL QASR CANAL VIEW RESIDENCE 22

Bab Al Qasr Canal View Residence 22, at the gateway of Al Raha Beach, combines elegant interiors, stunning canal views, and premium hotel-branded amenities. Whether you're looking for a peaceful home or a smart investment, every detail is designed for effortless luxury.

- Breathtaking canal views from almost every unit and every room.
- High-end finishes include a stylish lobby, parquet flooring, and marble details.
- Spacious, fully furnished units with built-in wardrobes, branded appliances, and top-quality sanitary ware.
- Outdoor and rooftop infinity pools, gym, sauna, kids' play area, barbecue area, health club, and rooftop garden.
- Benefit from premium hotel-style services designed for a luxurious lifestyle, available at an exclusive rate.
- 59% of the plot is dedicated to landscape, play areas, and lifestyle amenities.





Why

BRANDED BAB AL QASR?

Bab Al Qasr Canal View Residence 22 brings the prestige of a 5 stars hotel into your everyday life. As a branded residence by Bab Al Qasr Hotel, each home reflects a legacy of hospitality, elegance, and comfort.

Residents of Bab Al Qasr Canal View Residence 22 benefit from hotel-level services, such as valet parking, housekeeping, and in-residence dining, available on request, on pay-as-you-go basis while living in the privacy of their own apartment. This rare combination of service and independence creates a lifestyle that is both refined and relaxed.

A home branded by Bab Al Qasr Hotel carries long-term value. It strengthens your investment through higher resale appeal, trusted management standards, and name known for quality and distinction in Abu Dhabi.





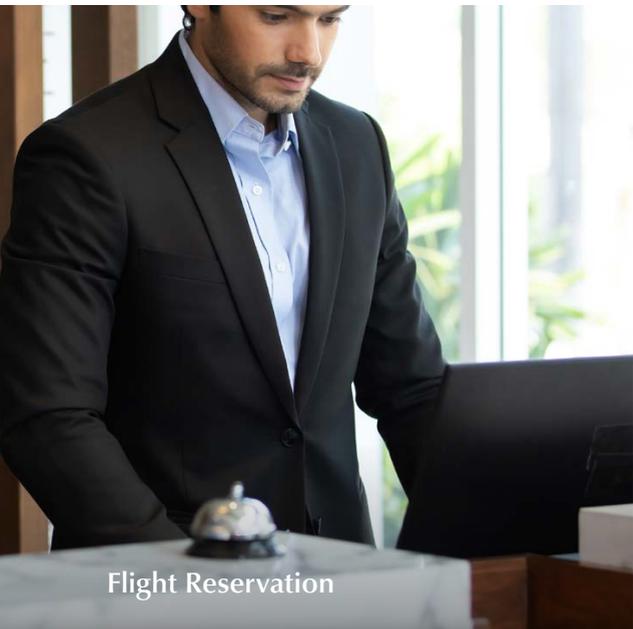
Airport & Ground Transportation



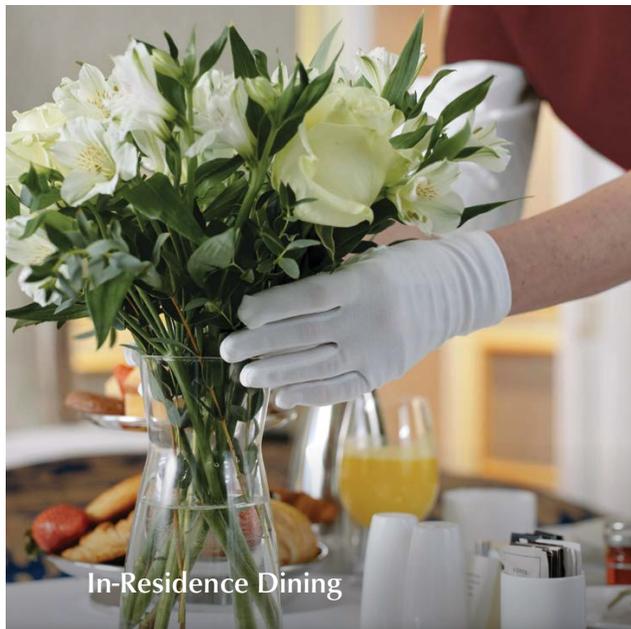
Valet Parking



Housekeeping



Flight Reservation



In-Residence Dining



Childcare Services

LIVE WITH 5-STAR SERVICES, ON YOUR TERMS

As a resident of Bab Al Qasr Canal View Residence 22, you can use a range of 5-star services whenever you like, paid only when needed. Live the comfort and prestige of hotel living, just the way you want it.v

Personal Services

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

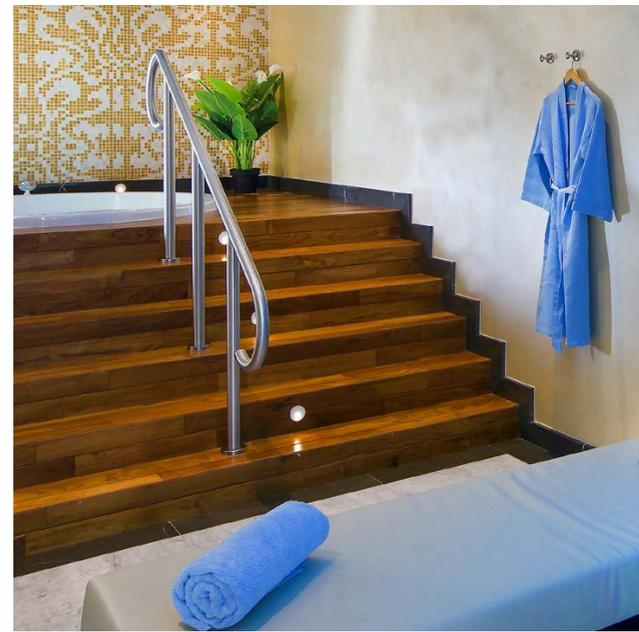
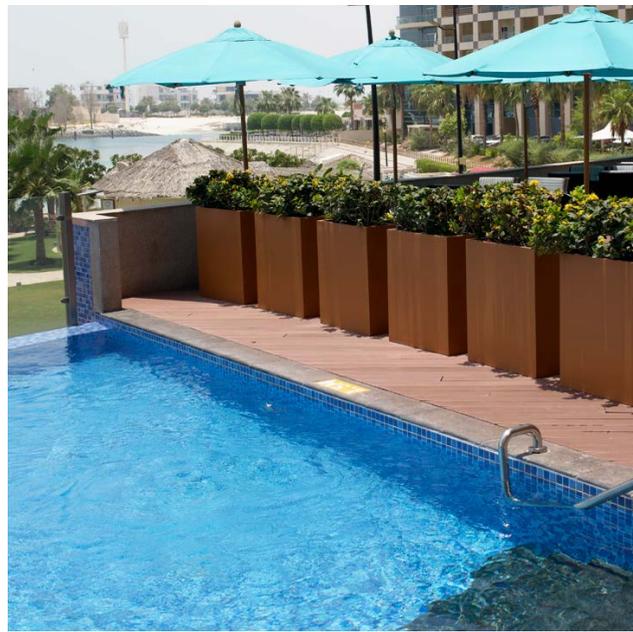
Travel & Transportation

- Airport & Ground Transportation
- Car Rental
- Flight Reservation









EXCLUSIVE 25% DISCOUNT at Bab Al Qasr Hotel for 5 Years

As a valued resident of Bab Al Qasr Canal View Residence 22, you'll get an exclusive 25% discount across the services of Bab Al Qasr Hotel, including:

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

In addition, you receive complimentary access to the hotel's pool and private beach, bringing 5-star indulgence even closer to home.

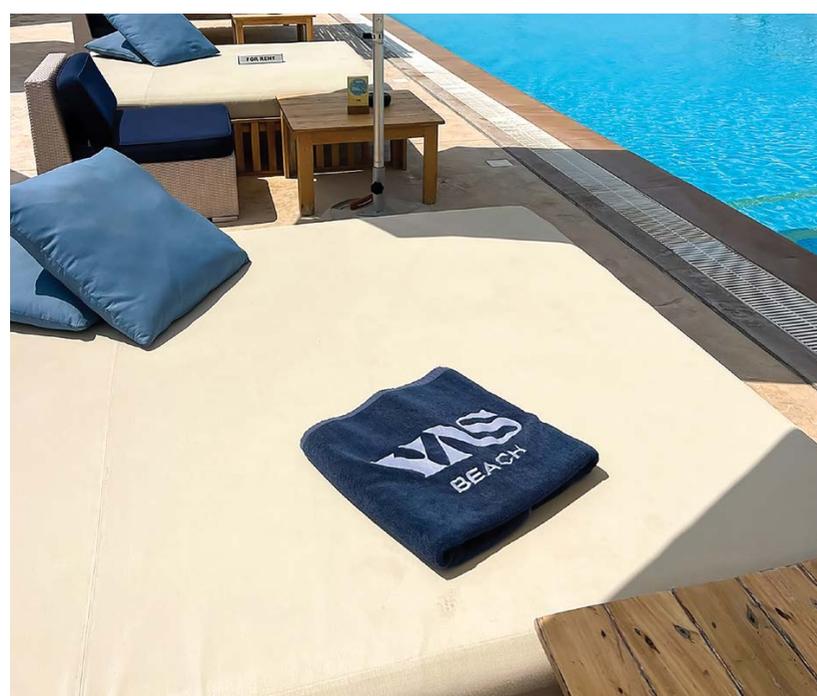




5 YEARS FREE ACCESS

to Yas Beach Club

As a resident of Bab Al Qasr Canal View Residence 22, you'll get 5 years of complimentary access to Yas Beach Club for up to six family members. Relax on private shores, swim in serene pools, and dine by the sea, just minutes from home.

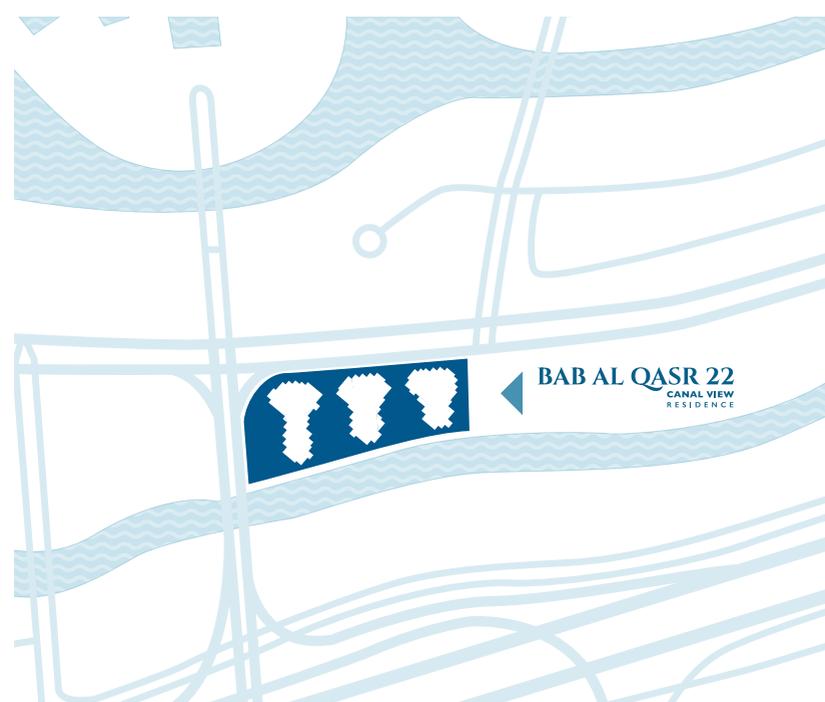




Why CANAL VIEW?

At Bab Al Qasr Canal View Residence 22, the name says it all. Set across three towers, this residential project delivers a rare waterfront lifestyle where water views aren't a feature, they're a standard.

With 848 rooms across 242 units, the design ensures that 94% of rooms and 80% of units offer never-ending canal views from every room, while select units feature tranquil sea view. Fully glazed façades maximize natural light and frame the calming waters that define this exclusive setting. From sunset moments at rooftop gardens to scenic walkways and temperature-controlled pools, every detail is crafted around a lifestyle of water, beauty, and balance.







Why RESIDENCE 22?

Where modern architecture meets endless canal views, Bab Al Qasr Canal View Residence 22 is more than a home it's a refined statement of lifestyle, location, and long-term value.e.

242 luxury units across three elegant towers:

Tower A – 96 units

Tower B – 85 units

Tower C – 61 units

- Spacious 2, 3, 4, and 5-bedroom layouts, all with direct canal views
- Maid's room and laundry room included in every unit
- Two podium parkings with 477 parking spaces, with allocations for residents, visitors, valet, retail, and dedicated spots for electrical vehicle charging
- Customized units thoughtfully designed for residents with special needs
- Premium finishes by high-end brands: The One Furniture, Hansgrohe, Siemens, Samsung and Otis





AMENITIES



Rooftop
Infinity Pools



Outdoor
Swimming Pools



Kids'
Pools



Kids' Play
Area



Rooftop Gardens
with Sea View



Indoor &
Outdoor Lounges



BBQ Areas
with Pergola



Health
Clubs



Sauna



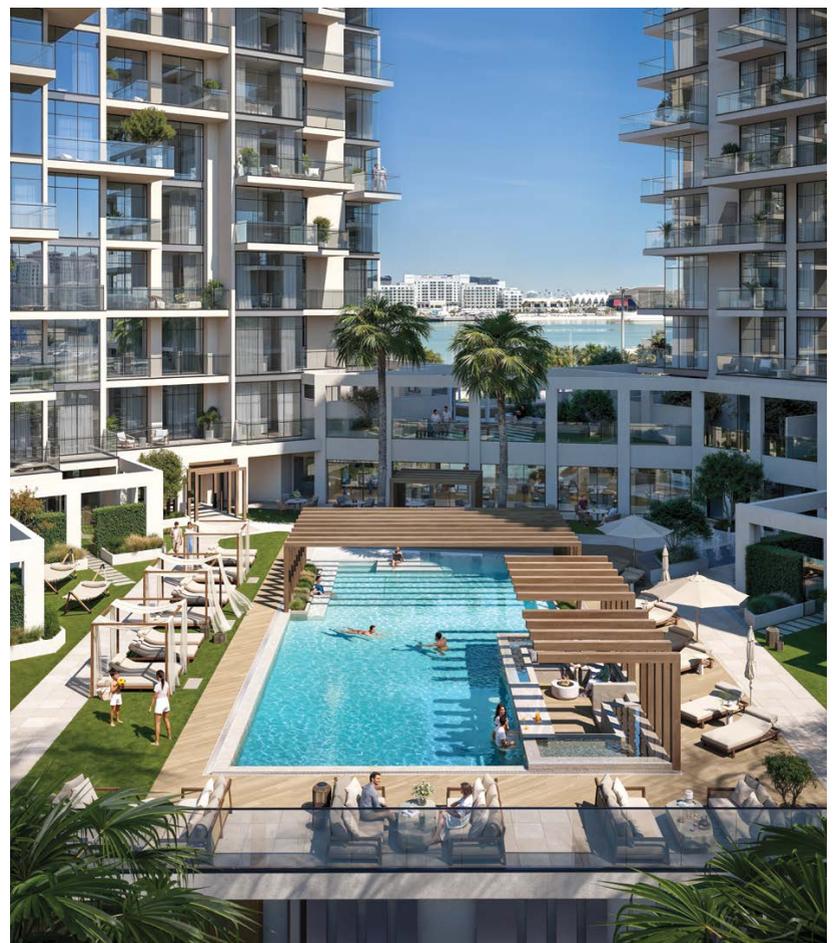
Jogging
Track

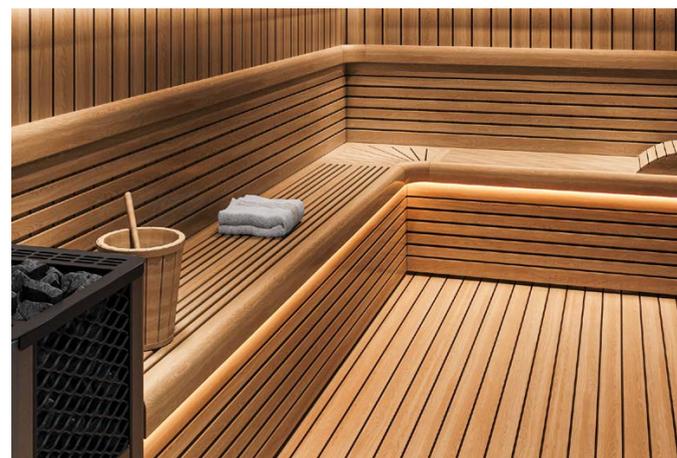


Outdoor
Fitness Area



Electric Vehicle
Charging Station







AMENITIES THAT MAKE LIFE EASIER

Key Amenities

1. Rooftop Infinity Pools

Three rooftop pools with panoramic views over Yas Island.
Tower A Rooftop Garden – 3,775 Sq.Ft.
Tower B Rooftop Garden – 2,444 Sq.Ft.
Tower C Rooftop Garden – 2,400 Sq.Ft.

2. Swimming Pool (Ground Floor)

21m x 10m pool ideal for both leisure and fitness swimming.
16m x 8m outdoor pool designed for family-friendly enjoyment.

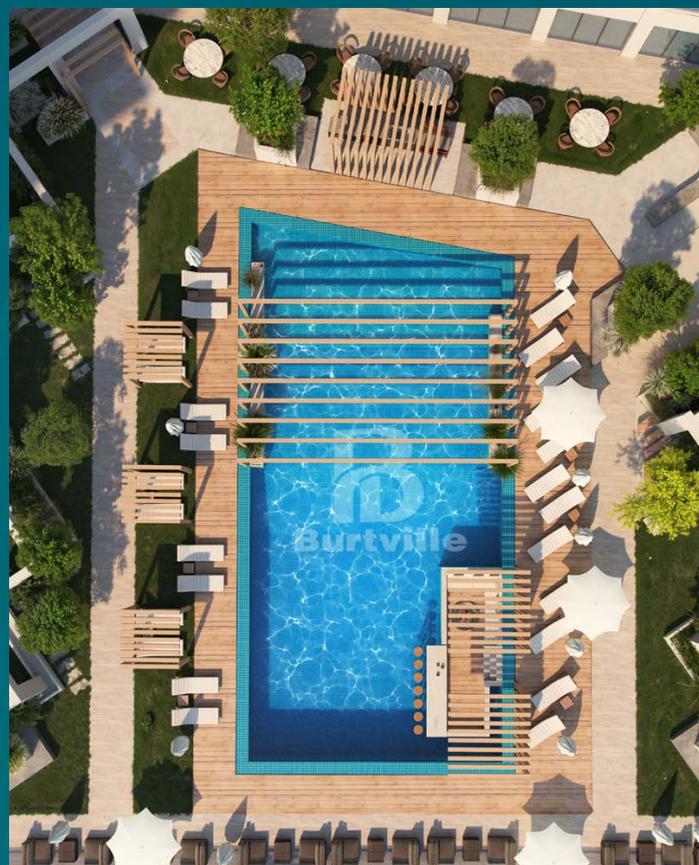
3. Sky Villas with Private Terrace

4. Outdoor Lounge - 3,320 Sq.Ft.

5. Outdoor Kids Area - 2,280 Sq.Ft.

6. Outdoor Gym

7. Promenade





RETAIL SHOPS

EVERYDAY CONVENIENCE AT YOUR DOORSTEP

Bab Al Qasr Canal View Residence 22 features six retail shops located right on the ground floor, bringing daily comfort and convenience under the same roof.

- Supermarket
- Pharmacy
- Gents & Ladies Salon
- Coffee Shop
- Casual Dining Café
- Sweets Shop





PROJECT FACTS

Project Name

Bab Al Qasr Canal View Residence 22

Location

Al Raha Beach - Plot RBW3 C2

Ownership

Freehold

Property Type

5-Star Bab Al Qasr Branded Residential Project

Plot Area

94,000 Sq.Ft.

Landscape Coverage

59%

Building Coverage

41%

Units Type

Fully Furnished

Service Charges

AED 16–18 per Sq.Ft.

Floors

2 Podium+ Ground Floor+ 13 Floors+ Rooftop

Ceiling Height

3.5m (Slab to Slab) Total Units: 242 across 3 Towers

Elevators

6 Passenger + 3 Service lifts

Retail

Supermarket, Pharmacy, Casual Dining Café, Ladies and Gents Salon, Coffeeshop, and Sweets Shop

Parking

477 spaces with spots for electric cars.

2 spots for 3, 4 & 5-bed units | 1 spot for 2-bed units

Dedicated spots for visitors, retail, and valet parking

Handover

Q2/2029

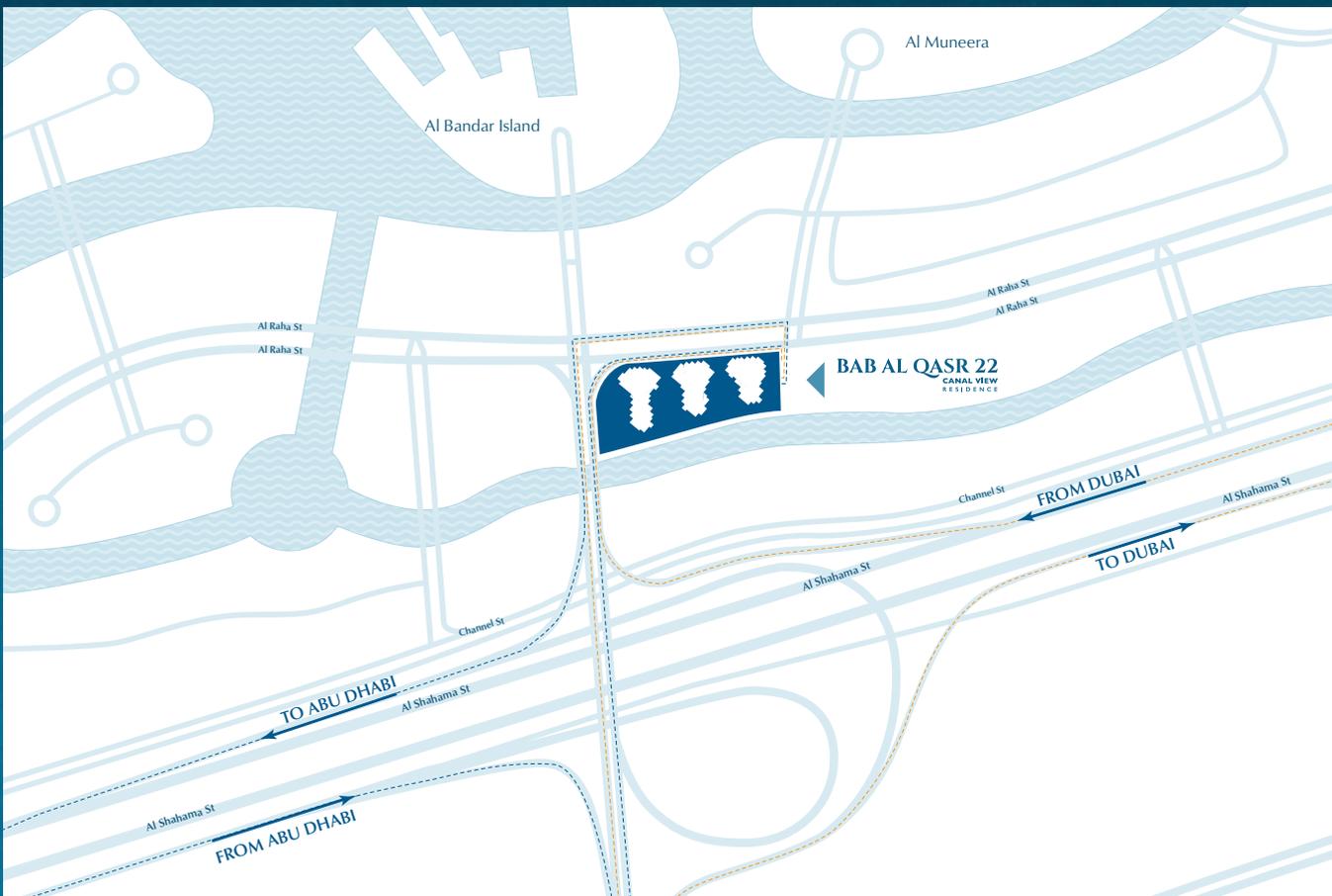




CLOSE TO WHAT Matters

◀ TO DOWNTOWN ABU DHABI
20 MINUTES

▶ TO DUBAI
60 MINUTES



Shopping Malls

- Al Raha Mall
- Etihad Plaza
- Garden Plaza

Hotels Nearby

- Hilton Hotel - Yas Island
- W Hotel - Yas Island
- Radisson Blu Hotel - Yas Island
- Crowne Plaza Hotel - Yas Island

Education

Schools

- Raha International School
- Al Yasmina Academy
- GEMS American Academy

Universities

- Khalifa University
- Mohamed Bin Zayed University of Artificial Intelligence
- Sorbonne University

Healthcare

Hospitals

- Burjeel Medical Centre - Al Zeina
- HealthPlus - Al Bandar

🕒 5 MINS
Al Muneera

🕒 6 MINS
Al Raha Mall

🕒 7 MINS
Space 42 Arena

🕒 8 MINS
Al Raha Beach Hotel

🕒 10 MINS
Yas Island

🕒 10 MINS
Zayed International Airport





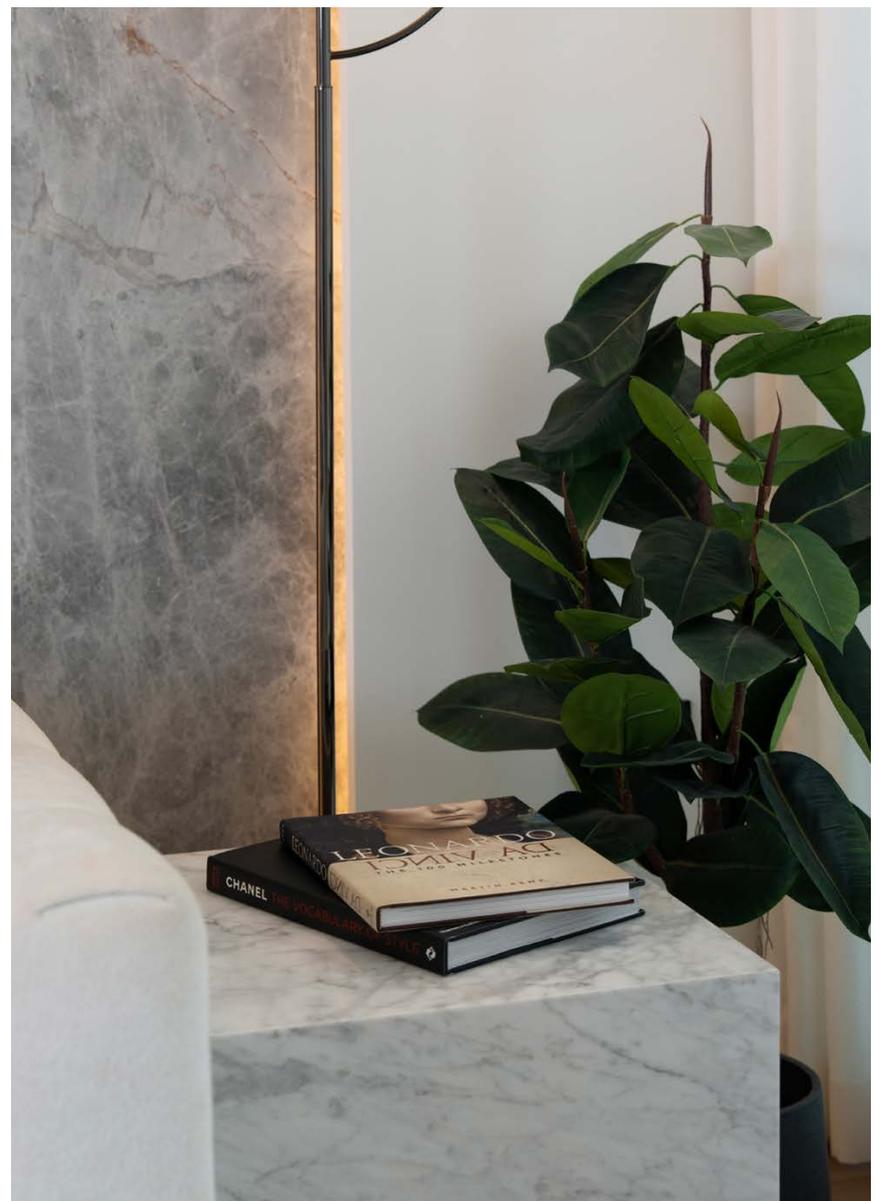
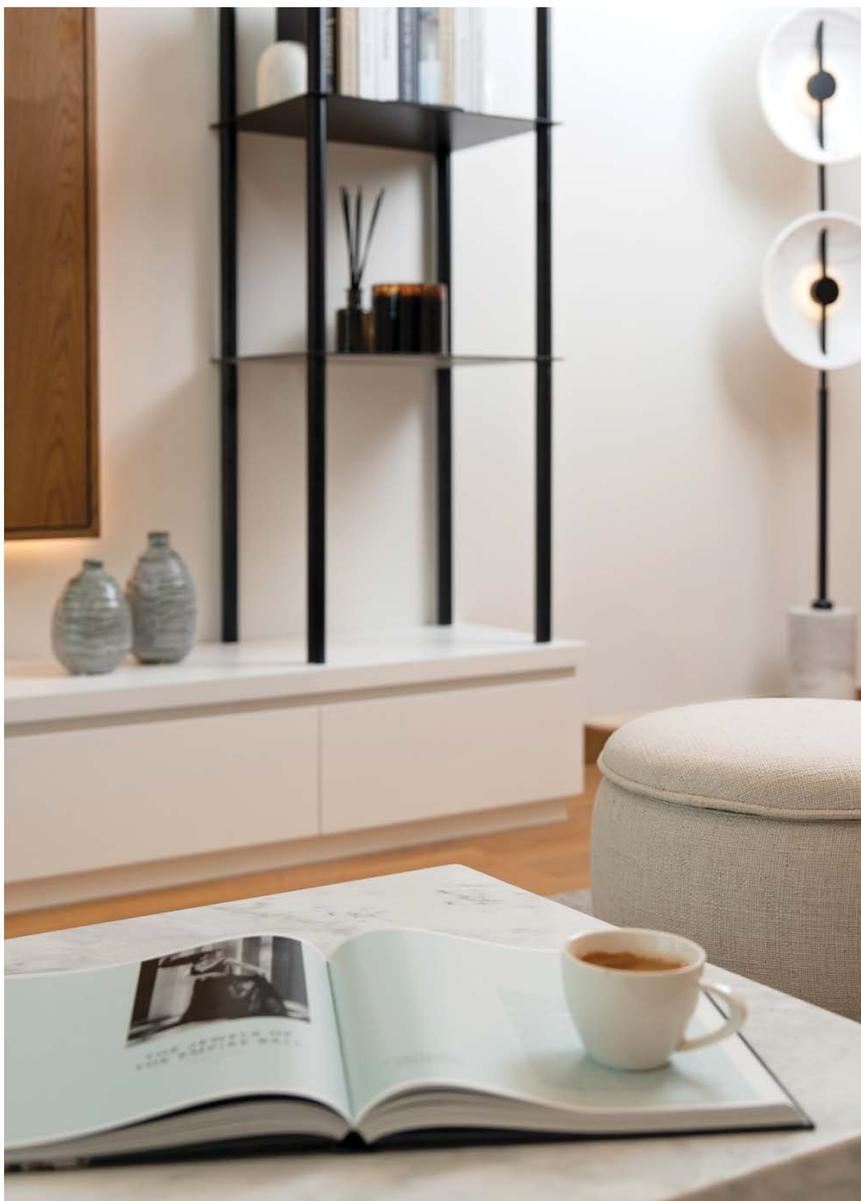
A HOME THAT GLOWS WITH NATURAL LIGHT

Modern Comfort. Timeless Style.

Bab Al Qasr Canal View Residence 22 offers interiors designed with care and attention to detail. A calm white and blue palette is paired with natural wood accents to create warmth and harmony throughout each unit.

Premium parquet flooring, marble-finished feature walls, and open-plan layouts bring together comfort and elegance. Semi-closed kitchen options add flexibility for everyday living and hosting.







QUALITY YOU CAN TRUST, Brands You Recognize



Furniture & Home Décor



Sanitary Ware



Elevators & Lift Systems

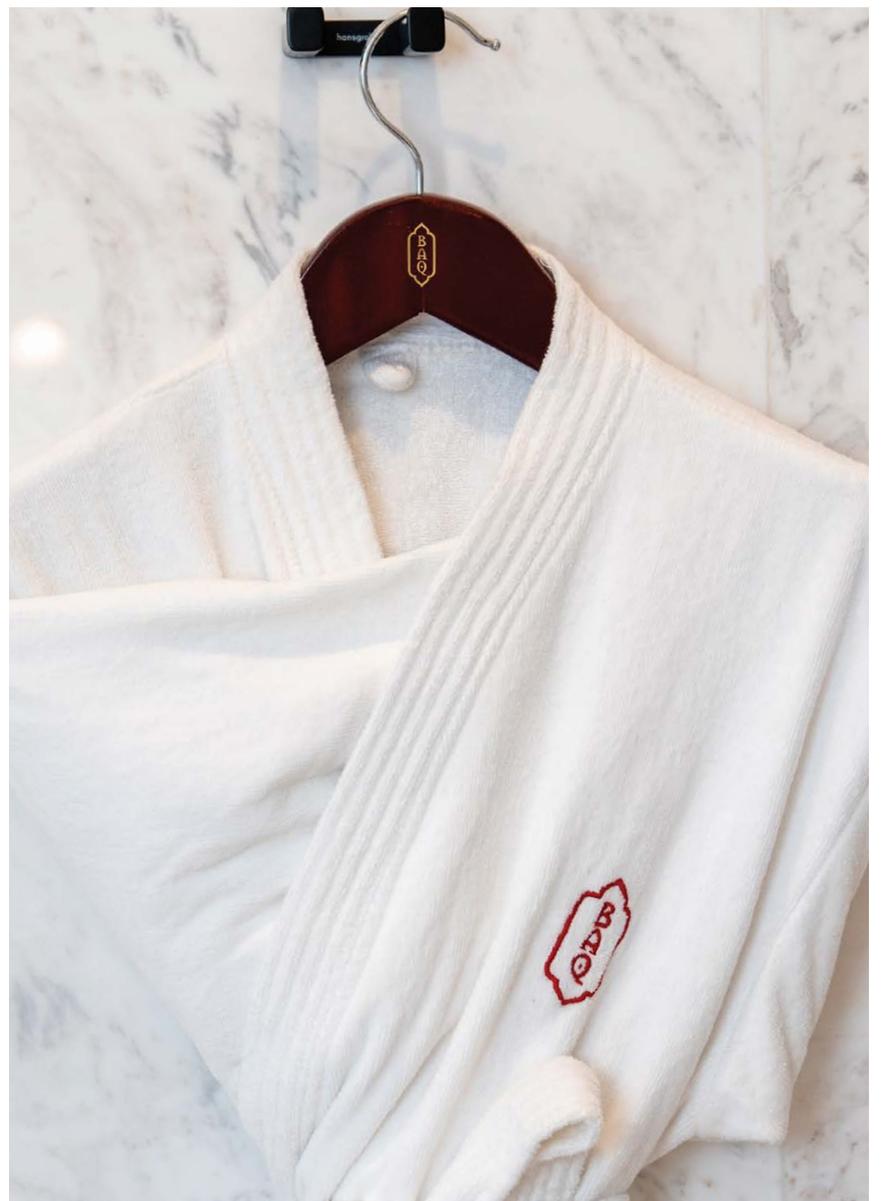


Television



Kitchen Appliances







FULLY FURNISHED FOR **Everyday Comfort**

01 Living Room

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

02 Dining Room

Dining Table
Dining Chairs
Rug
Chandelier

03 Master Bedroom

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

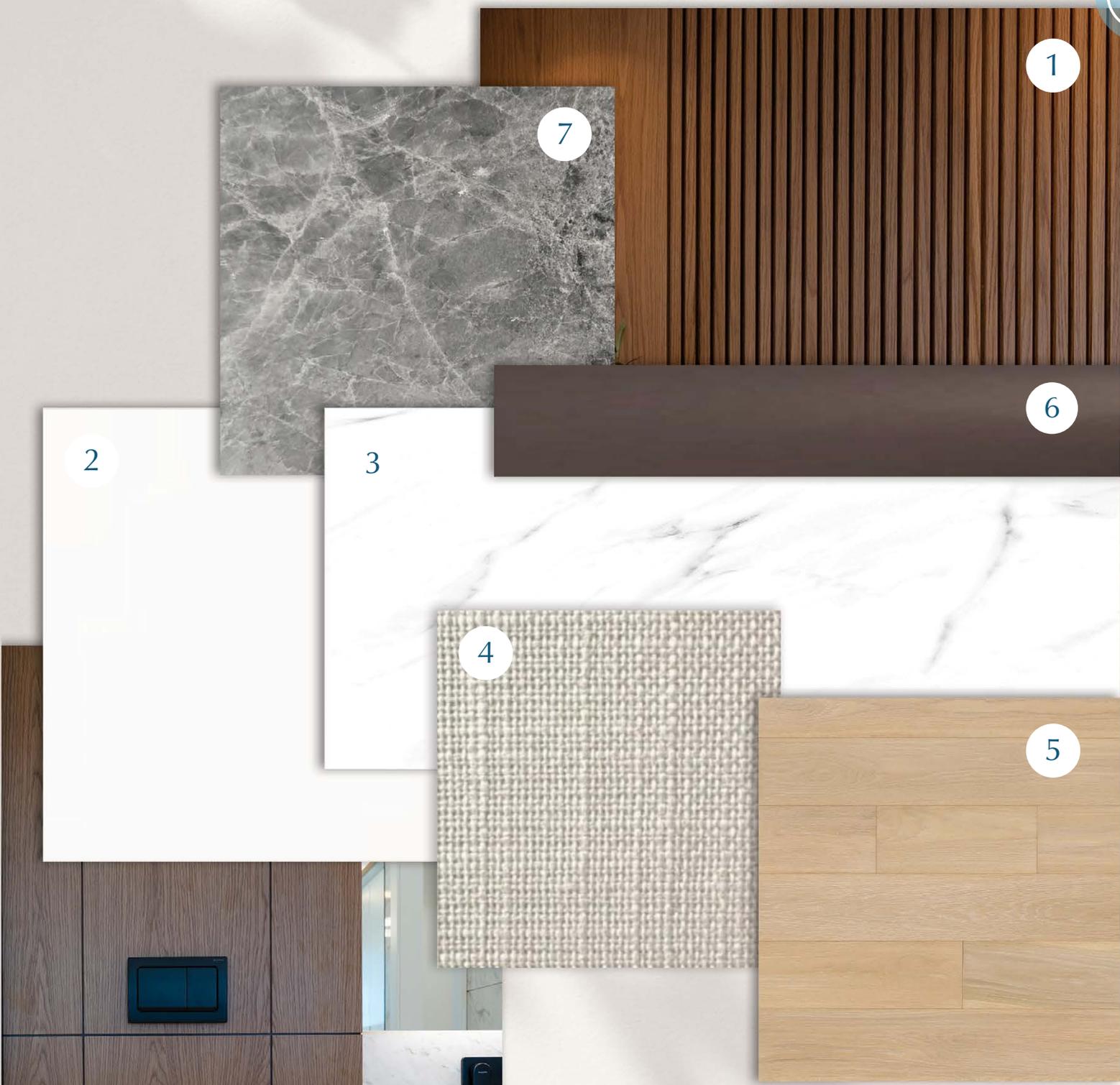
06 Stairwell Accents

For Duplex/Triplex 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



A SYMPHONY OF STONE, WOOD, & ELEGANCE

1. Natural Oak Wood
2. White Wall Paint
3. Ariston White Marble
4. Patterned Wallpaper
5. Parquet Flooring
6. Decorative Stainless Steel
7. Fior Di Bosco Chiaro



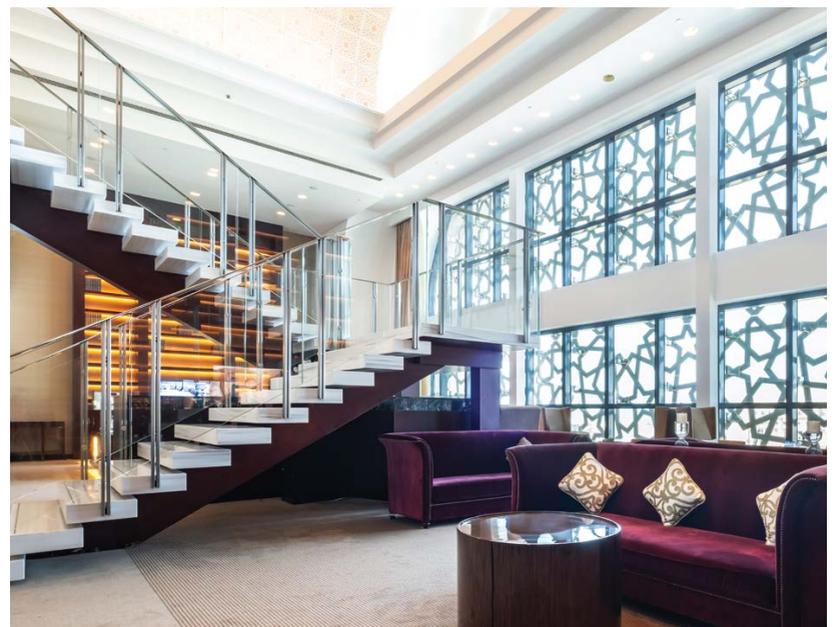
Why

BURTVILLE DEVELOPMENTS?

Delivering Quality. Earning Trust.

Burtville Developments is a trusted real estate company in Abu Dhabi, offering premium homes in the city's best locations.

We create comfortable and private residences for local and international buyers. With high-quality design, great locations, and a peaceful lifestyle, our projects are made for people who value both style and comfort.





BAB AL QASR 22

CANAL VIEW
RESIDENCE





BAB AL QASR

RESORT
RESIDENCE





BAB AL QASR

RESORT
RESIDENCE





BAB AL QASR 25

RESIDENCE





BAB AL QASR 31

RESIDENCE





VILLE 11





VILLE 12





Why AL RAHA BEACH?

Every Day A Waterfront State of Mind

Al Raha Beach is one of Abu Dhabi's most sought-after waterfront communities, known for its unique blend of coastal serenity and city convenience. With direct access to beaches, canals, and landscaped promenades, it offers a calm, resort-style lifestyle just minutes from Yas Island, Zayed International Airport, and down town Abu Dhabi.

This vibrant area features premium schools, hotels, shopping malls, cafes, and leisure facilities, all within a walkable neighborhood. Whether for families, professionals, or investors, Al Raha Beach stands out for its beauty, connectivity, and long term value.





Why ABU DHABI?

A Destination of Opportunity & Enduring Value

Abu Dhabi is one of the UAE's most attractive real estate markets, showing strong and consistent growth. All nationalities can own property, and in the first quarter of 2025 alone, the city recorded over AED 25 billion in transactions, up 34.5% from the previous year.

Residential prices continue to rise, rental returns remain high, and investor confidence is stronger than ever. With well-planned communities, modern infrastructure, and a high quality of life, Abu Dhabi offers a perfect balance between stability, opportunity, and long-term value.





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