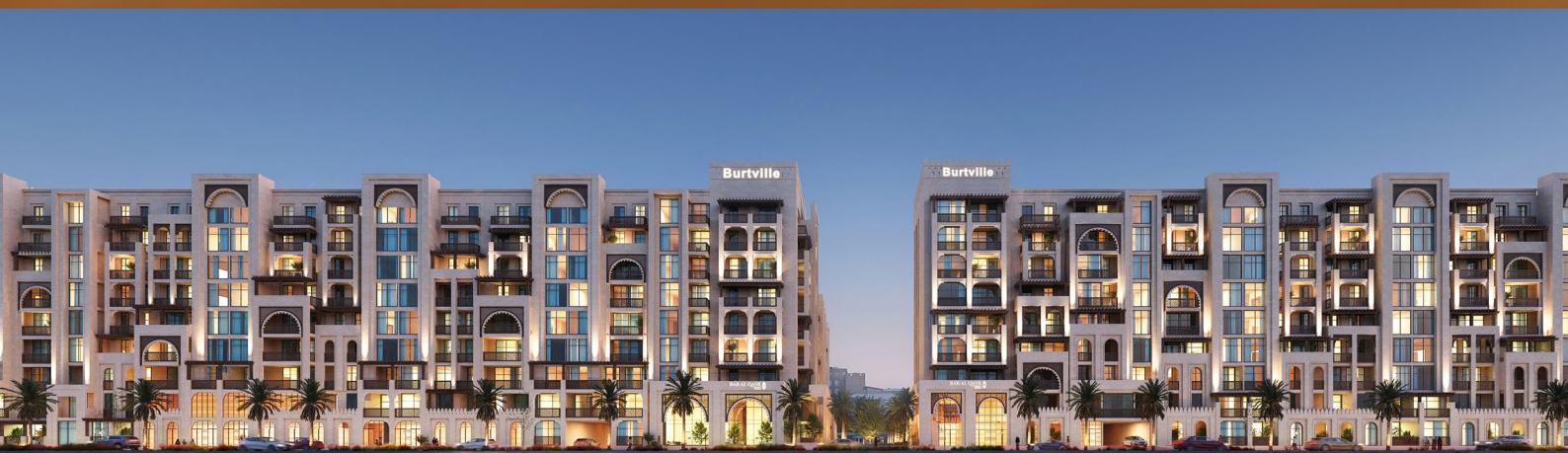


# BAB AL QASR

RESORT  
RESIDENCE



## PROJECT HIGHLIGHTS



INTRODUCING THE  
**FIRST HOTEL BRANDED PROJECT**  
IN MASDAR CITY



Welcome To The  
**FIRST HOTEL BRANDED  
RESIDENTIAL PROJECT**  
In Masdar City

Where luxury and comfort  
meet in a set-up that redefines  
resort living.







# BAB AL QASR RESORT RESIDENCE 18 & 19

- **Emirati-Style Fully Furnished Residence**
- **Plot Area:** 240,000 sq.ft., offering generous space for luxurious living
- **Spacious Landscape Area:** 142,000 sq. ft., forming 60% as landscape areas
- **Sandy Beach Pools:**
  - \* Bab Al Qasr Resort Residence 19: area 35m x 25m
  - \* Bab Al Qasr Resort Residence 18: area 30m x 15m
- **Indoor Pool:** 20m x 7m
- **Exclusive Beach Club Access:** 7 years of access to YAS Beach Club
- **Bicycle Track:** 600m
- **Arabic Traditional Tents**
- **Community Garden:** A shared space where residents can plant and grow their own vegetables and fruits
- **Health Clubs at Ground Floor and First Floor:**
  - \* Bab Al Qasr Resort Residence 19: with area 8,000 sq.ft.
  - \* Bab Al Qasr Resort Residence 18: with area 3,000 sq.ft.
- **Luxurious Lobbies:**
  - \* Bab Al Qasr Resort Residence 19: Two lobbies, each area is 2,000 sq.ft. with 7m high ceiling
  - \* Bab Al Qasr Resort Residence 18: Main lobby area is 2,500 sq.ft. with 7m high ceiling
- **Elegant Lounges:**
  - \* Bab Al Qasr Resort Residence 19: area 1,600 sq.ft. on the ground floor
  - \* Bab Al Qasr Resort Residence 18: area 1,400 sq.ft. on the ground floor
  - \* Sky lounge: area 2,000 sq.ft. indoor and 10,000 sq.ft. outdoor
- **Sports Facilities:** Outdoor gym, tennis, football and basketball courts for active lifestyles





## UNMATCHED ADVANTAGES

- Prime Location: Masdar City entrance, 5 mins from AUH Airport, near Etihad Plaza & Masdar Park.
- First Emirati Style Project in Masdar City
- Branded by Bab Al Qasr Hotel, ensuring elegance and world-class service.
- Spacious units designed for comfort and filled with natural light.
- Secure, family-friendly environment with landscaped views.
- Variable services: valet parking, childcare, housekeeping, and in-residence dining.







# PROJECT FACTS

## Project Type

Bab Al Qasr Branded Residential Resort

## Location

Masdar City, Plot B18 & B19

## Building Structure

**Floors:** 1 Basement + Ground Floor + 6&8 Floors + Roof

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

## Total Plot Area

240,000 Sq. Ft

## Building Coverage

40% of the total plot

## Furnishing

Fully Furnished

## Residential Units

### Bab Al Qasr Resort Residence 19

295 Units

### Bab Al Qasr Resort Residence 18

188 Units

## Elevators

### Bab Al Qasr Resort Residence 19

6 passenger elevators + 1 service lift

### Bab Al Qasr Resort Residence 18

3 passenger elevators + 1 service lift

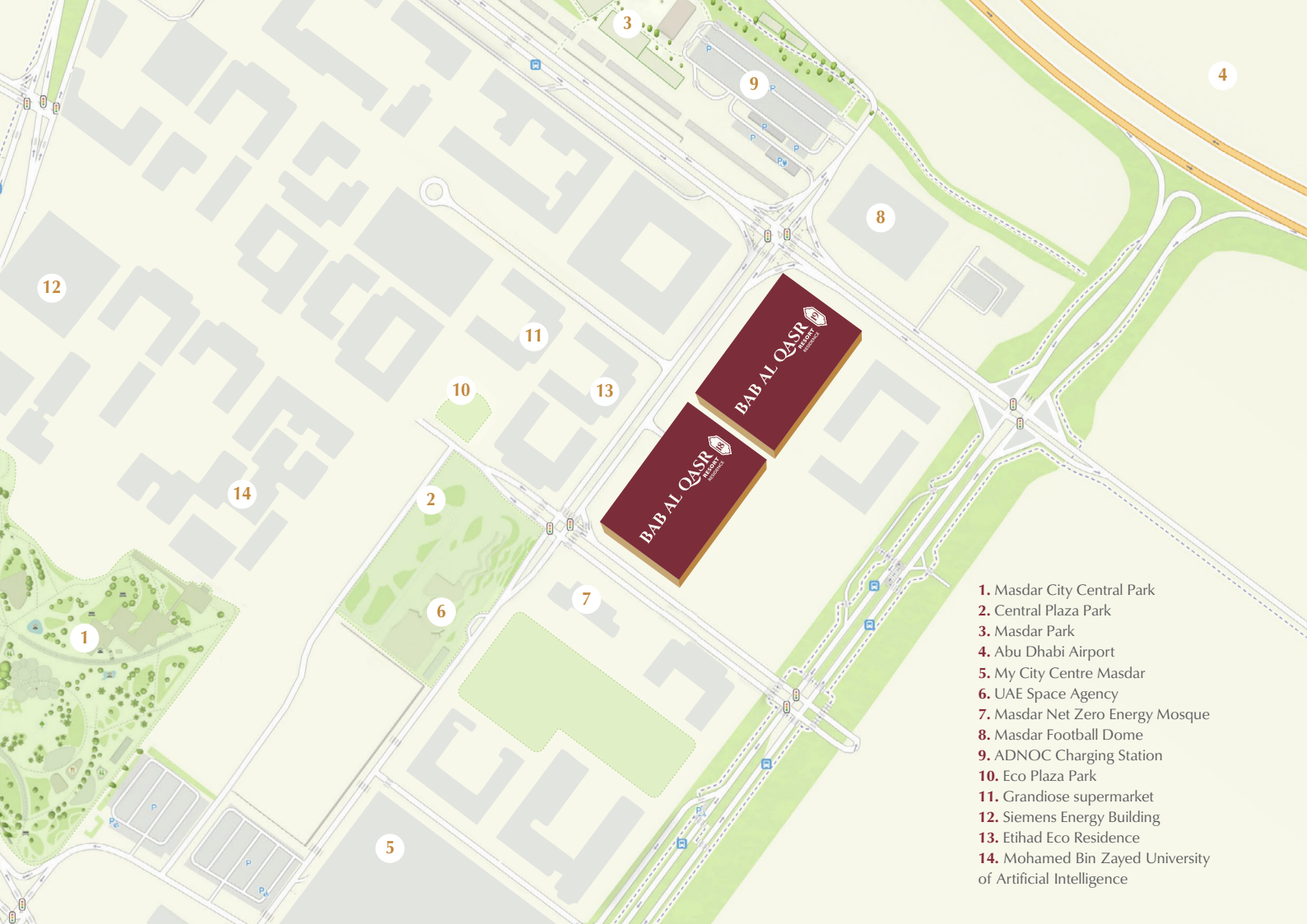
## Handover

Q3/2028

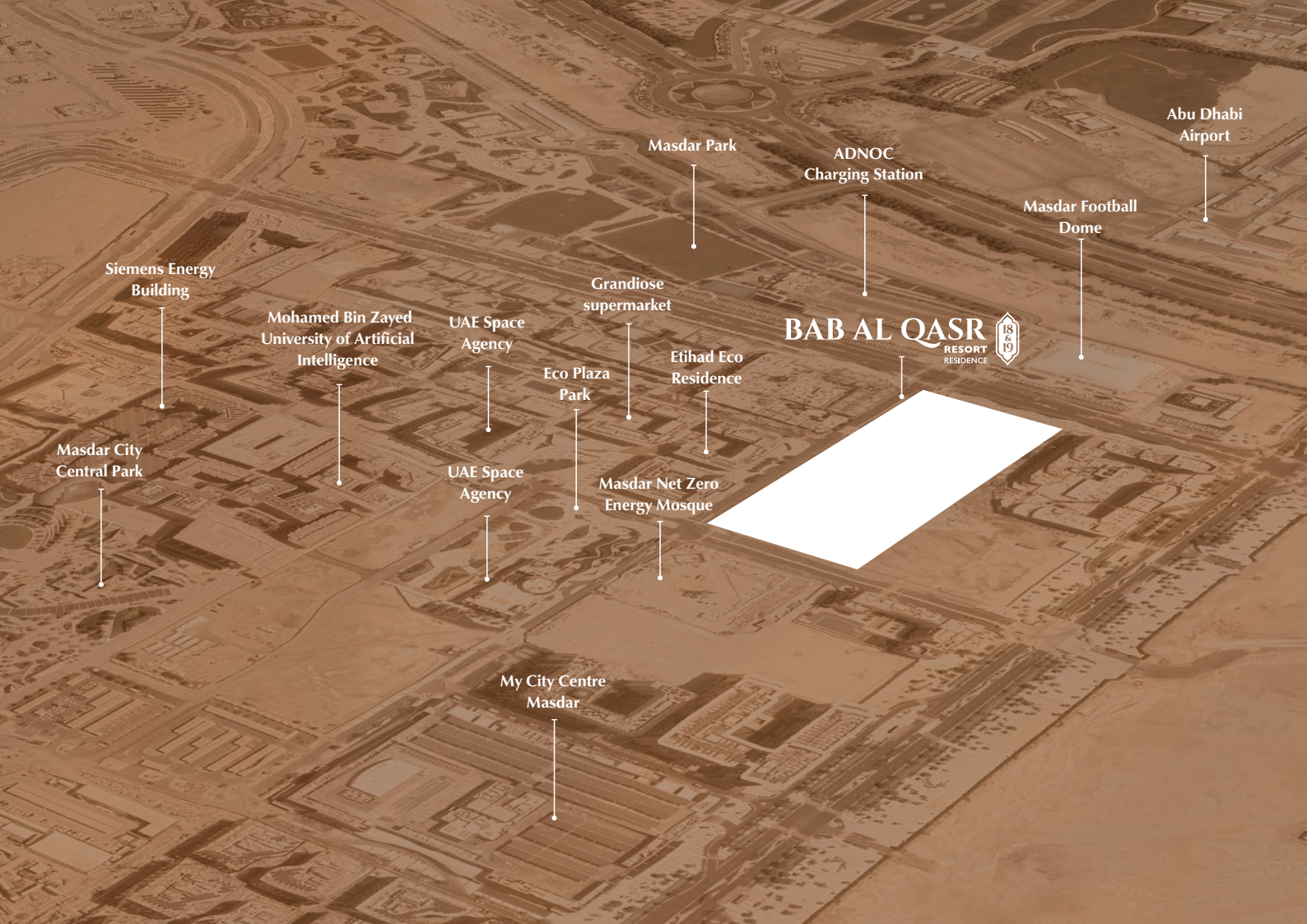
## Service Charge

16 -18 Dh/Sq.Ft. (including Bab Al Qasr Charges)





1. Masdar City Central Park
2. Central Plaza Park
3. Masdar Park
4. Abu Dhabi Airport
5. My City Centre Masdar
6. UAE Space Agency
7. Masdar Net Zero Energy Mosque
8. Masdar Football Dome
9. ADNOC Charging Station
10. Eco Plaza Park
11. Grandiose supermarket
12. Siemens Energy Building
13. Etihad Eco Residence
14. Mohamed Bin Zayed University of Artificial Intelligence



**BAB AL QASR**  
RESORT  
RESIDENCE





## KEY AMENITIES

### Amenities That Redefine Comfort

- Luxurious lobbies with 7-meter-high ceilings
- Elegant lounges, play areas, and outdoor cinema
- Community garden for planting vegetables and fruits for all residents
- Outdoor gym, tennis, basketball, and football courts
- High-quality appliances and fittings from elite brands (Roca, Siemens, Samsung, etc.)















# SIGNATURE PARTNERSHIPS

## Trusted Quality with Elite Brands

Experience premium living with top-tier brands that ensure excellence in every detail.

- Roca (sanitary fittings)
- Siemens (appliances)
- Carrier (air conditioning)
- OTIS (elevators)
- Samsung (TVs)
- The One (furnishings)





# SITE PROGRESS NOW







# LET'S TALK ABOUT THE FUTURE OF LUXURY LIVING

## Contact Details

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