



فندق باب القصر  
BAB AL QASR HOTEL

BAB AL QASR 31  
RESIDENCE

YAS BAY

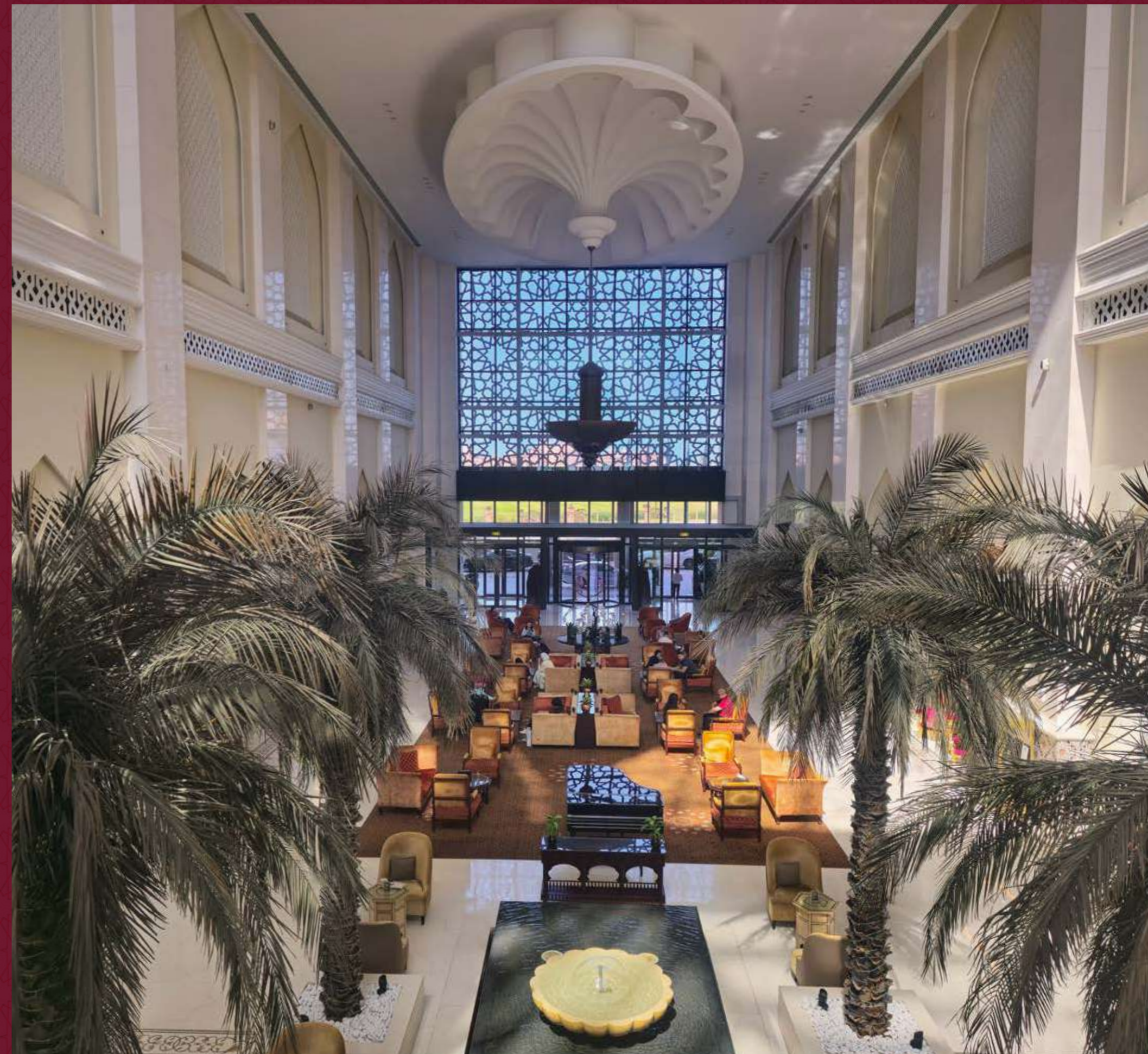
WELCOME HOME TO YOUR EVERYDAY RESORT



فندق باب القصر  
BAB AL QASR HOTEL

## A LANDMARK OF LUXURY

Experience luxury at **BAB AL QASR HOTEL**, known for its warm Arabian hospitality. Located on Abu Dhabi's West Corniche, this hotel has beautiful Arabesque design and is fully furnished serviced residences. **BAB AL QASR HOTEL** is famous for its excellent service, making it a top name in luxury living.





WELCOME TO

# BAB AL QASR 31 RESIDENCE

Located in the vibrant Yas Bay area.

**BAB AL QASR RESIDENCE 31** offers an unparalleled lifestyle amidst Abu Dhabi's finest attractions. This exclusive residence brings together elegance and comfort, featuring spacious layouts, high-end finishes, and breathtaking views of Yas Bay. Residents can enjoy premium amenities, including access to Yas Beach Club, lovely surroundings, and quality furnishings and appliances.

**BAB AL QASR RESIDENCE 31** is more than just a residence—it's a retreat of luxury and leisure, crafted for families seeking a remarkable living experience in one of Abu Dhabi's most prestigious areas.





# BAB AL QASR 31 RESIDENCE

## THE JEWEL OF YAS BAY

Experience the luxury living at **BAB AL QASR RESIDENCE 31**, our residential project on Yas Bay. These serviced apartments offer the same premium lifestyle as the renowned **BAB AL QASR HOTEL**, combining spacious layouts, with maid's rooms in all units, private elevators in duplex & sky villas, and high-end finishings. With unmatched convenience in the heart of Abu Dhabi, **BAB AL QASR RESIDENCE 31** mirrors the luxury and elegance of the hotel, setting a new standard for exclusive living.

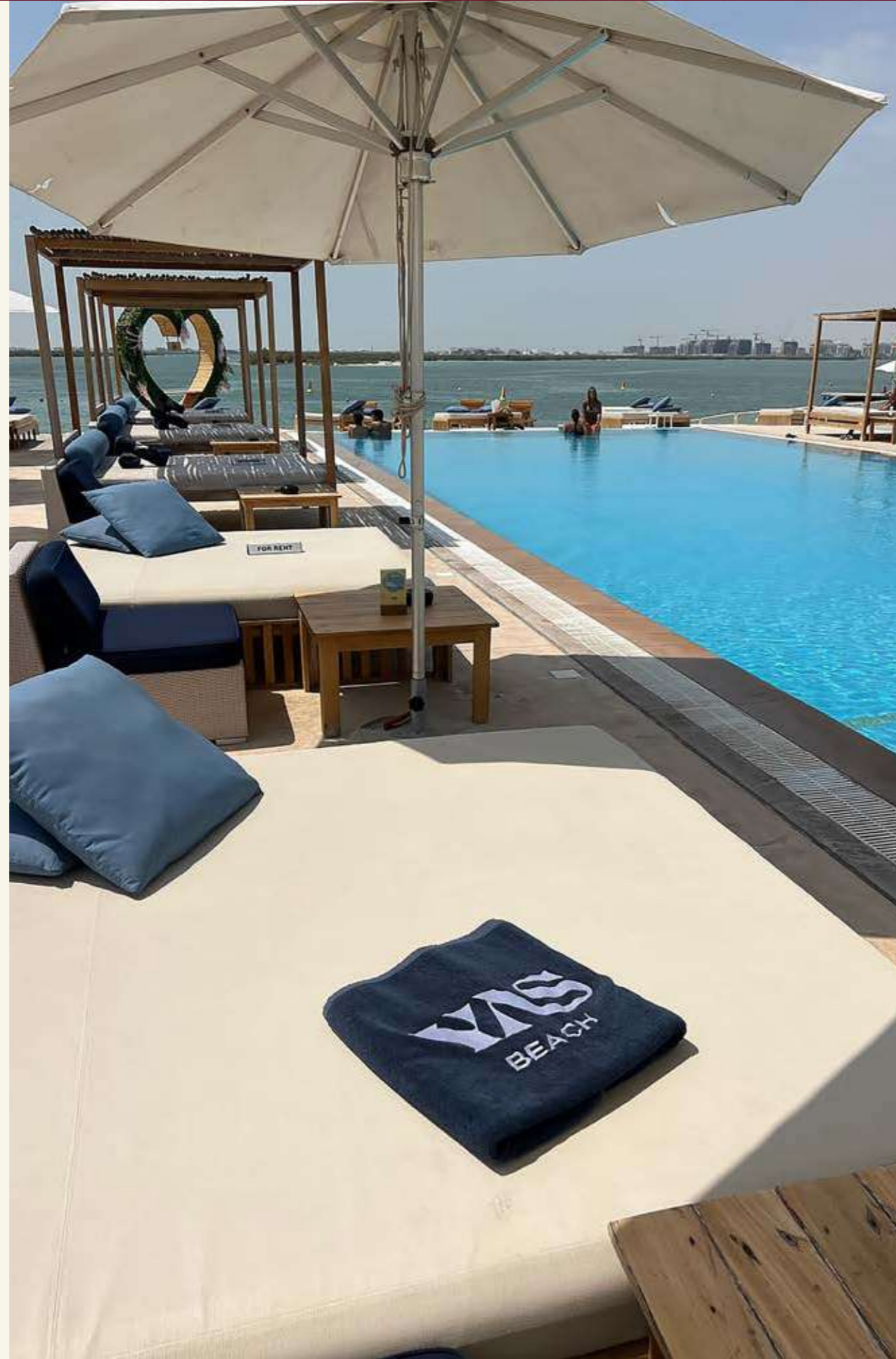




# 7 YEARS OF FREE ACCESS TO THE PRIVATE BEACH

As a resident of **BAB AL QASR RESIDENCE 31**, you receive 7 years of complimentary access to the private beach for you and your family.

Enjoy the perfect beach escape with premium services, beautiful surroundings, and exclusive access to a vibrant coastal experience just minutes from your home.







## PROJECT FACTS

# BAB AL QASR 31 RESIDENCE

- . **Project Type:**  
Bab Al Qasr Branded Residential
- . **Location:**  
Yas Bay, Plot C31
- . **Number of Floors:**  
2 Basements + Ground Floor +15 Floors +  
Roof
- . **Ceiling Height:**  
3.5m (slab to slab)
- . **Total Units:**  
266 units
- . **Building Height:**  
65 meters
- . **Service Charge:**  
Estimated at 17-19 AED/sq.ft (includes Bab Al  
Qasr charges)
- . **Completion Date:**  
Q1 2029



## FEATURES OF BAB AL QASR 31 RESIDENCE

- . **Superior Finishing Quality:**  
Premium materials and craftsmanship throughout
- . **Fully Furnished Units:**  
Elegantly appointed with high-end furniture
- . **Semi-Closed Kitchens:**  
Equipped with top-brand built-in appliances
- . **Additional Spaces:**  
Includes laundry, storage room, and maid's room
- . **Private Gardens:**  
Available for ground-floor units and sky villas, offering exclusive outdoor space

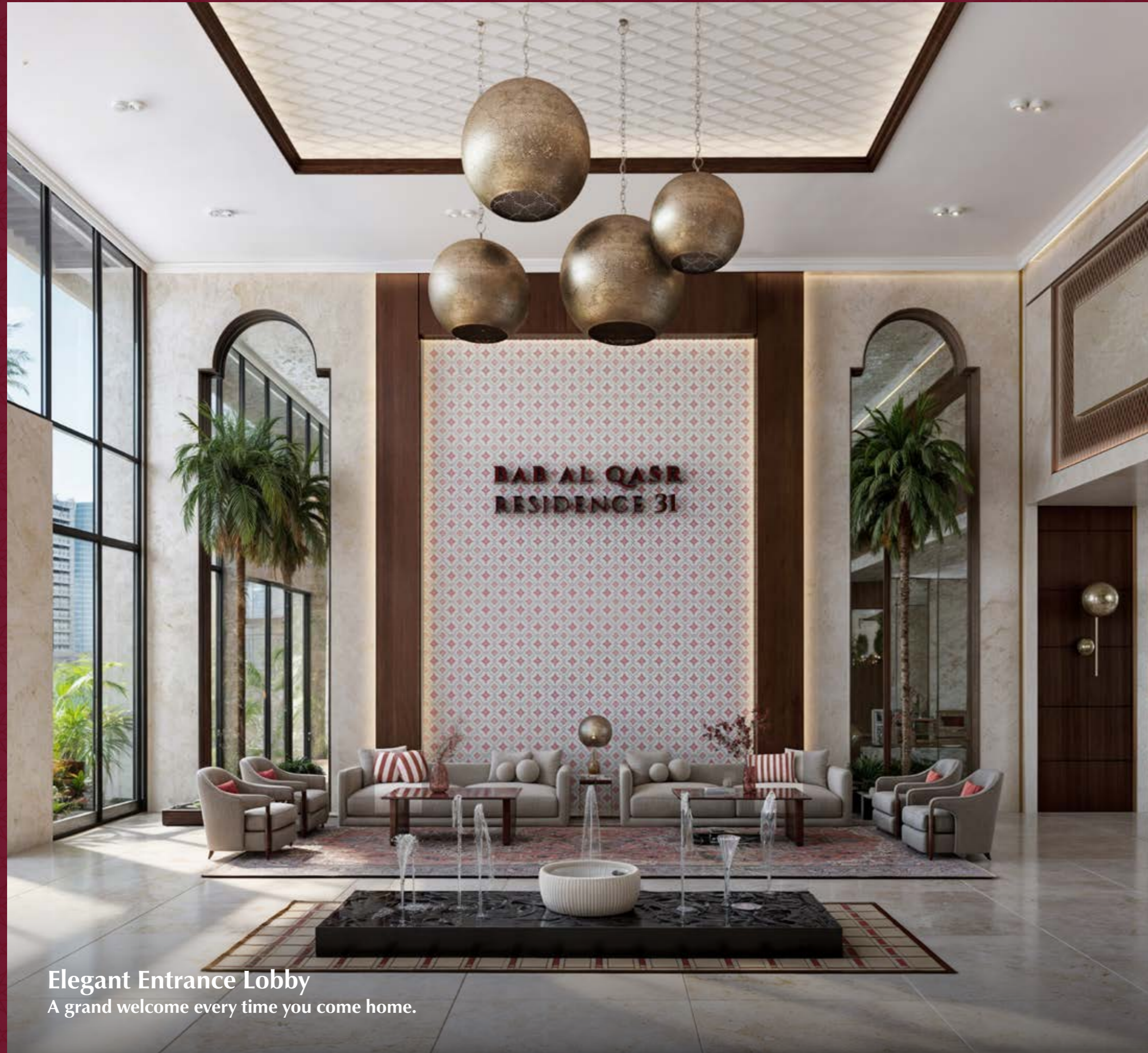




## INTERIORS CRAFTED FOR COMFORT

Every detail within **BAB AL QASR RESIDENCE 31** has been thoughtfully designed to provide both beauty and comfort. From spacious living areas to high-quality finishes, each space reflects a timeless style, bringing warmth and charm to your home.

The interiors feature premium materials, including marble flooring, decorative lighting, and custom cabinetry, all tailored to create a luxurious atmosphere.



**Elegant Entrance Lobby**  
A grand welcome every time you come home.





## PAY-AS-YOU-GO

- . Valet Parking
- . Housekeeping & Laundry
- . In-Residence Dining
- . Childcare Services
- . Airport & Ground Transportation
- . Automobile Rental
- . Shopping Assistance
- . Move-In Coordination
- . Flight Reservations
- . Package Delivery



## AMENITIES



YAS BEACH CLUB



SHUTTLE SERVICE



INFINITY POOL



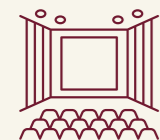
OUTDOOR POOL



KIDS POOL & SPLASH PARK



KIDS PLAY AREA



OUTDOOR CINEMA



ROOF TOP CAFE



OUTDOOR LOUNGE



INDOOR LOUNGE



HEALTH CLUB



BASKET BALL



SEA VIEW



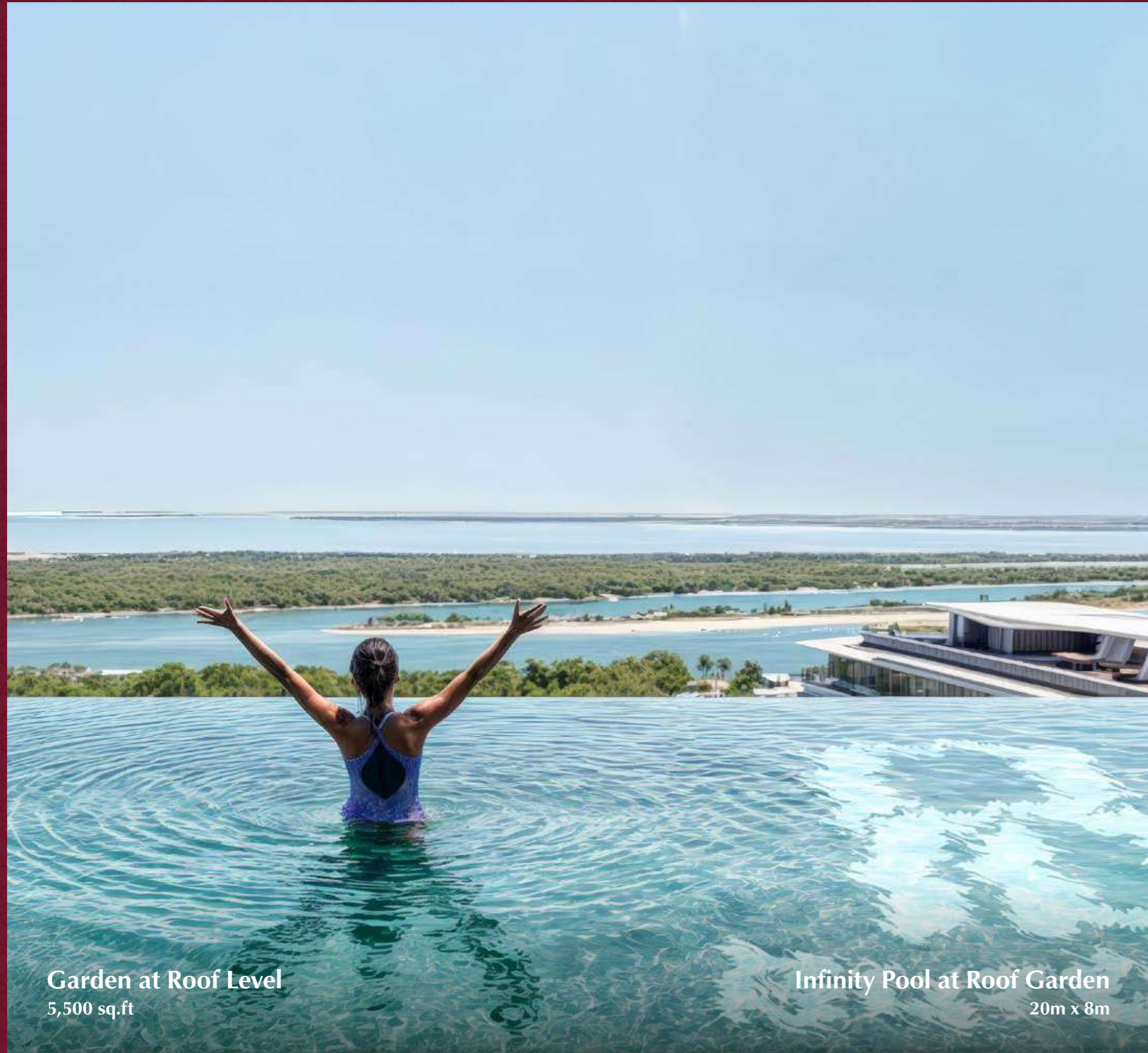
PARK VIEW



Garden at Ground Level  
30,000 sq.ft

Pool at Garden Level  
15m x 25m





**Garden at Roof Level**  
5,500 sq.ft

**Infinity Pool at Roof Garden**  
20m x 8m



**Health Club at Ground Level**  
1,400 sq.ft



Lounge at Ground Level  
1,300 sq.ft



Lounge (Indoor & Outdoor) at 13th Level  
3,500 sq.ft

## UNPARALLELED LUXURY WITH WORLD-CLASS BRANDS

At **BAB AL QASR RESIDENCE 31**, we prioritize luxury and attention to detail. Each furnished apartment features top-tier brands known for their quality and innovation.

From elegant interiors by **The One Furniture**, to reliable **Roca sanitary ware**, and premium **Siemens appliances**, every element is designed to enhance your living experience. The comfort of **Carrier air conditioning**, the safety of **OTIS elevators**, and the advanced technology of **Samsung electronics** ensure you experience nothing but the best in luxury living.











## AJYAL BURTVILLE DEVELOPMENTS

At **Ajyal Burtville Developments**, we are driven by a passion for excellence and a commitment to creating exceptional living spaces. Each of our projects is a testament to the seamless fusion of innovation and tradition, designed to meet the aspirations of our clients while respecting the rich heritage of the region. We transform visionary concepts into tangible realities, crafting luxurious homes that reflect elegance and sophistication.

Our state-of-the-art offices are located in the prestigious **BAB AL QASR HOTEL**, Abu Dhabi, offering a hub of creativity and innovation where we continue to build a legacy of trust and quality.







CONSTRUCTION UPDATES  
ACROSS OUR PROJECTS



VILLE 11



VILLE 12



VILLE 12



BAB AL QASR  
RESIDENCE 25



BAB AL QASR  
RESIDENCE 31

## YAS ISLAND

### ADVENTURE AWAITS

Yas Island is the heartbeat of entertainment and luxury in Abu Dhabi. Home to 12 world-class attractions, this vibrant destination offers everything from thrilling theme parks and pristine beaches to top-tier shopping and dining. Enjoy the perfect blend of leisure and excitement, all just minutes from your doorstep.





## ABU DHABI

### THE HEART OF LUXURY AND INNOVATION

Abu Dhabi, the capital of the UAE, is a dynamic city where tradition meets modernity. Known for its stunning architecture, world-class amenities, and thriving cultural scene, the city has become a global hub for luxury living, innovation, and business. With its rich heritage, breathtaking waterfronts, and a growing portfolio of iconic landmarks, Abu Dhabi continues to be a beacon of progress in the region.

From pristine beaches to cutting-edge infrastructure, it offers a lifestyle that is both refined and forward-thinking, making it a prime destination for those seeking the best in life.



800 2225  
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