



فندق باب القصر  
BAB AL QASR HOTEL

**BAB AL QASR 31**  
RESIDENCE

-YAS BAY-

**Construction  
Updates Report**

April 2026



## Project Overview

# Bab Al Qasr Residence 31

Yas Bay, Abu Dhabi

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Bab Al Qasr Residence 31 rises in Yas Bay as a refined residential destination, designed to offer a premium lifestyle experience in one of Abu Dhabi's most sought-after waterfront communities. Construction is progressing strongly, with structural works advancing ahead of schedule.





## Project Narrative

**Project Name:** Bab Al Qasr Residence 31

**Type:** Residential Building (2B+G+15+R)

**Plot No.:** 17 (C31), Sector YS2, Yas Bay

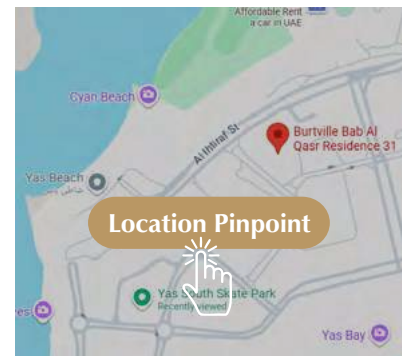
**Plot Area:** 6,136.24 Sq.m.

**Construction Start Date:** Q4 2024

**Project Duration:** 46 months

**Construction Completion Date:** Q1 2029

**Forecast Completion Date:** Q2 2028



Yas Bay, Abu Dhabi

## Progress Overview

As of End of April 2026

**33.66%**

Planned Progress

**39.35%**

Actual Progress

**+5.69%**

Variance / Status  
(Ahead of Schedule)



## Building Configuration

**Two Basement Floors:** Parking and building services.

**Ground Floor:** Residential units, landscaped open areas, swimming pools, gym, sauna, steam rooms, and services.

**1<sup>st</sup> to 15<sup>th</sup> Floors:** Residential units.

**Roof Floor:** Four open terraces, swimming pool, and services.

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# Ongoing & Completed Activities

## Mobilization & Enabling Works

- Mobilization works: **100% complete**
- Shoring piles completed: **412 / 412 (100%)**
- Guide wall completed: **297 / 297 (100%)**
- Capping beam completed: **297 / 297 (100%)**
- Soft piles completed: **206 / 206 (100%)**
- Hard piles completed: **206 / 206 (100%)**
- Struts installation completed: **11 / 11 (100%)**

## Excavation & Foundation Works

- Excavation works for foundation: **100% complete**
- PCC casting at pile caps: **100% complete**
- Blockwork for pile caps: **100% complete**
- Waterproofing preparation at shoring piles: **100% complete**
- Waterproofing works for pile caps: **100% complete**
- Steel works for pile caps: **100% complete**
- Raft foundation casting: **100% complete**

## Basement & Podium Structure Progress

- Vertical elements at B2 level (shear walls, columns, core walls, water tanks):  
**100% complete**
- B1 slab casting: **100% complete**
- GF slab steel reinforcement and shuttering: **100% complete**
- Ground Floor slab casting: **100% complete**
- First Floor slab casting: **100% complete**
- Second Floor slab casting: **100% complete**
- Third Floor slab Part 1 casting: **100% complete**
- Third Floor Part 2 steel reinforcement & shuttering: **100% complete**

## Superstructure Progress

- Steel reinforcement for vertical elements at Fourth Floor (shear walls, columns, core walls, water tanks): **30% ongoing**
  - Ground Floor blockworks: ongoing
  - Basement painting works: ongoing
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# Construction Progress

 [YouTube Live Stream Link](#) [Click Here](#)

 [DARI Progress Link](#) [Click Here](#)







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