



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

---

Bab Al Qasr Residence 31 rises in Yas Bay as a refined living destination, designed to offer a modern residential experience.





## Project Narrative

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

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

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

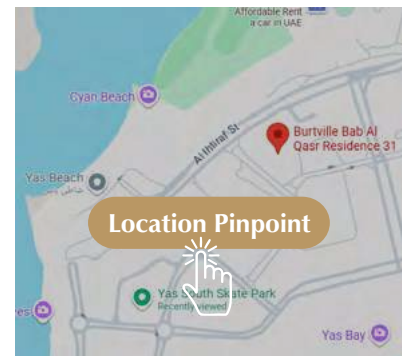
**Plot Area:** 6,136.24 Sq.m.

**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 Apr 26

**33.66%**

Planned Progress

**39.35%**

Actual Progress

**+5.69%**

Variance / Status  
(Ahead of Schedule)



## Building Configuration

**2 Basement Floors:** Parking and Services.

**Ground Floor:** Residential Units, Open Landscape Area, Swimming Pools, Amenities (Gym, Sauna, Steam Rooms), and Services.

**1<sup>st</sup> to 15<sup>th</sup> Floor:** Residential Units.

**Roof Floor:** 4 Open Terraces, Swimming Pool and Services.

---

# Ongoing & Completed Activities

**Mobilization Works:** Completed: 100%.

## **Enabling Works (Shoring, Piling & Excavation):**

- Shoring: 412 Nos. piles out of 412 completed (100%).
- Excavation: +2.5 level shoring and piling platform.
- Guide wall: (297/297) 100%.
- Caping beam: (297/297) 100%.
- Soft piles: (206/206) 100%.
- Hard piles: (206/206) 100%.
- Struts installation: (11/11) 100%.
- Excavation Works for Foundation: 100%.

## **Sub-Structure Works:**

- PCC Casting at Pile Cap: 100%.
- Block work for Pile Caps: 100%.
- Shutter work at Shoring Piles for Waterproofing Preparation: 100%.
- Waterproofing works for Pile Caps: 100%.
- Steel work for Pile Caps: 100%.
- Raft Foundation Casting: 100%.
- Steel Reinforcement works, Shutter Works, and Concrete works for Vertical Elements at B2 (shear walls, columns, core walls, water tanks): 100%.
- B1 slab Casting: 100%.
- Steel Reinforcement works and Shutter works for GF Slab: 100%.
- GF & FF Slab Casting: 100%.
- 2<sup>nd</sup> Floor Slab Casting: 100%.
- 3<sup>rd</sup> Floor Slab Part 1 Casting: 100%.
- 3<sup>rd</sup> Floor Part 2 Steel Reinforcement & Shutter works: 100%.
- Steel Reinforcement works for vertical elements at 4<sup>th</sup> Floor (shear walls, columns, core walls, water tanks): 30% Ongoing.
- GF Block Works: Ongoing.
- Basement painting works: Ongoing.

# Construction Progress



YouTube  
Live Stream Link

[Click Here](#)



DARI  
Progress Link

[Click Here](#)







**Burtville**  
DEVELOPMENTS

[Burtville.com](http://Burtville.com)