

فندق باب القصر
BAB AL QASR HOTEL

BAB AL QASR 25
RESIDENCE

-YAS BAY-

Construction Updates Report

May 2026



Project Overview

Bab Al Qasr Residence 25

Yas Bay, Abu Dhabi

Bab Al Qasr Residence 25 is a premium residential development located in the vibrant Yas Bay district of Abu Dhabi. The project is progressing steadily through advanced construction stages, with strong momentum across enabling works, foundations, and structural packages. The development reflects Burtville Developments' commitment to quality execution, timely delivery, and luxury waterfront living.





Project Narrative

Project Name: Bab Al Qasr Residence 25

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

Plot No.: 11 (C25), Sector YS2, Yas Bay

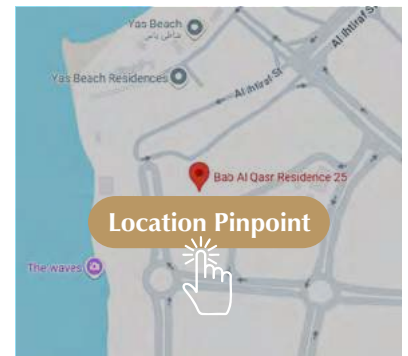
Plot Area: 6,523.68 Sq.m.

Construction Start Date: Q3 2024

Project Duration: 46 months

Construction Completion Date: Q4 2028

Forecast Completion Date: Q2 2028



Yas Bay, Abu Dhabi

Progress Overview

As of End of May 2026

36.3%

Planned Progress

38.0%

Actual Progress

+1.7%

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.

1st to 15th Floors: Residential units.

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

Ongoing & Completed Activities

Mobilization & Enabling Works

Initial project mobilization and enabling activities have progressed efficiently, preparing the site for major structural construction.

- Mobilization works: **100% complete**
- Shoring piles completed: **392 / 392 (100%)**
- Centre piles completed: **252 / 252 (100%)**
- Capping beam works: **100% complete**
- Pile breaking works: **65% complete**
- Excavation works: **90% complete**
- Excavation works for platform level +01.50 NADD completed
- Excavation works for B.O. capping beam +00.30 NADD in progress
- Dewatering works ongoing

Foundation & Structural Works

- Base plates for Zones 1, 2, and 3 completed
- Struts fixing for Zones 1 & 2 completed
- Tower Crane 2 foundation: **100% complete**
- H-beam and concrete panels for Zone 1: **100% complete**
- Support sand with blockwork for Zones 2 & 3: **100% complete**
- Raft Foundation Part 1 casting: **100% complete**
- Soil improvement drilling & injection – 1st stage: **100% complete**
- Soil improvement drilling & injection – 2nd stage : **90% complete**
- Zone basement 1 slab part 1 steel reinforcement & shutter works: **100% complete**
- Zone 2 gunite preparations and shutter block: **80% complete**
- Zone 2 pile cap PCC: **70% complete**
- Zone 2 pile breaking works: **85% complete**
- Zone 3 excavation works: **85% complete**
- Zone 3 pile breaking works: **45% complete**
- Zone 4 excavation works: **80% complete**
- Zone 5 excavation works: **75% complete**

- Removal steel struts pipe: **100% complete**
 - Cutting concrete corbel: **90% complete**
 - Vertical casting for Basement 2: **30% complete**
 - Vertical steel Basement 2: **50% complete**
 - Waterproofing Basement 2: **60% complete**
 - Block work for dead shattering Basement 2: **95% complete**
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Construction Progress



YouTube
Live Stream Link

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DARI
Progress Link

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