



فندق باب القصر  
BAB AL QASR HOTEL

**BAB AL QASR 31**  
RESIDENCE

-YAS BAY-

**Construction  
Updates Report**

May 2026



## Project Overview

# Bab Al Qasr Residence 31

Yas Bay, Abu Dhabi

---

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

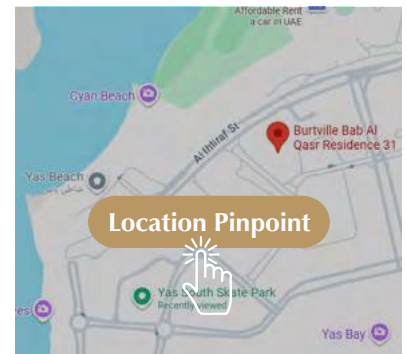
**Plot Area:** 6,136.24 Sq.m.

**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 May 2026

**35.5%**

Planned Progress

**40.3%**

Actual Progress

**+4.7%**

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.

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

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

---

# Ongoing & Completed Activities

## Mobilization & Enabling Works

- Mobilization works: **100% complete**
- Shoring piles completed: **412 / 412 (100%)**
- Excavation: +2.5 level shoring and piling platform
- 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 works for foundation: **100% complete**

## Sub-Structure Works

- PCC casting at pile caps: **100% complete**
- Blockwork for pile caps: **100% complete**
- Shutter work at shoring piles for waterproofing preparation: **100% complete**
- Waterproofing works for pile caps: **100% complete**
- Steel works for pile caps: **100% complete**
- Raft foundation casting: **100% complete**
- Steel reinforcement works for vertical elements at B2 (shear walls, columns, core walls, water tanks): **100% complete**
- Shutter works for vertical elements at B2 (shear walls, columns, core walls, water tanks): **100% complete**
- Concrete works for vertical elements at B2 (shear walls, columns, core walls, water tanks): **100% complete**
- B1 slab casting: **100% complete**
- Steel reinforcement works for GF slab: **100% complete**
- Shutter works for GF slab: **100% complete**
- GF slab casting: **100% complete**
- FF slab casting: **100% complete**
- 2<sup>nd</sup> floor slab casting: **100% complete**
- 3<sup>rd</sup> floor slab casting: **100% complete**
- 4<sup>th</sup> floor slab casting: **100% complete**

- 5<sup>th</sup> floor part 1 steel reinforcement & shutter works: **25% complete**
  - Steel reinforcement works for vertical elements at 4<sup>th</sup> Floor (shear walls, columns, core walls, water tanks) : **30% complete**
  - GF blockworks: **100% complete**
  - FF 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)