



باب القصر
BAB AL QASR
Hotel & Residences

BAB AL QASR 65

GARDEN
RESIDENCE

FACT SHEET

By
Burtville
DEVELOPMENTS



PROJECT OVERVIEW

Bab Al Qasr Garden Residence 65 is a hotel-branded residential project located directly opposite Masdar City Central Park. Set on the largest residential plot in the community, with 67% landscape coverage including 10% for water features, creating a rare garden lifestyle. With elegant European-inspired architecture, resort-style amenities, and fully furnished units, it offers exceptional value for families and investors alike.

PROJECT DETAILS

Location	Masdar City, Abu Dhabi
Property Type	Bab Al Qasr Branded Residential Project
Building Structure	1B + GF + 7 Floors + Roof
Units Mix	1 to 5-Bedroom Units, Simplex, Duplex & Triplex Sky Villas
Plot Area	310,000 Sq. Ft.
Building Coverage	33%
Landscape Coverage	67% Including 10% Water Features
Expected Service Charges	AED 16-18 Per Sq. Ft.
Handover	Q1/2030



BUILDING FEATURES



Lobbies	Four entrance lobbies:
	- Two atrium lobbies (28m height) - Two double-height lobbies
Ceiling Height	3.6m Slab to Slab
Retail	11 Ground-floor Shops with Dedicated Parking, Overlooking Masdar City Central Park
Parking Spaces	- Basement Parking with Plenty of Parking Spaces - 1 Parking Space for 1 & 2-Bedroom Units - 2 Parking Spaces for 3, 4 & 5-Bedroom Units - 43 EV Charging Parking Spaces - GF Drop-Off Area with Outdoor Valet parking
Elevators	- 12 Passenger Lifts & 4 Service Lifts - Private Elevator for Each Duplex & Triplex Unit



INTERIOR BRANDS & FINISHES

All units are fully furnished with premium global brands



Furniture & Décor



Sanitary ware



Kitchen Appliances



Televisions



Elevators

UNIT MIX

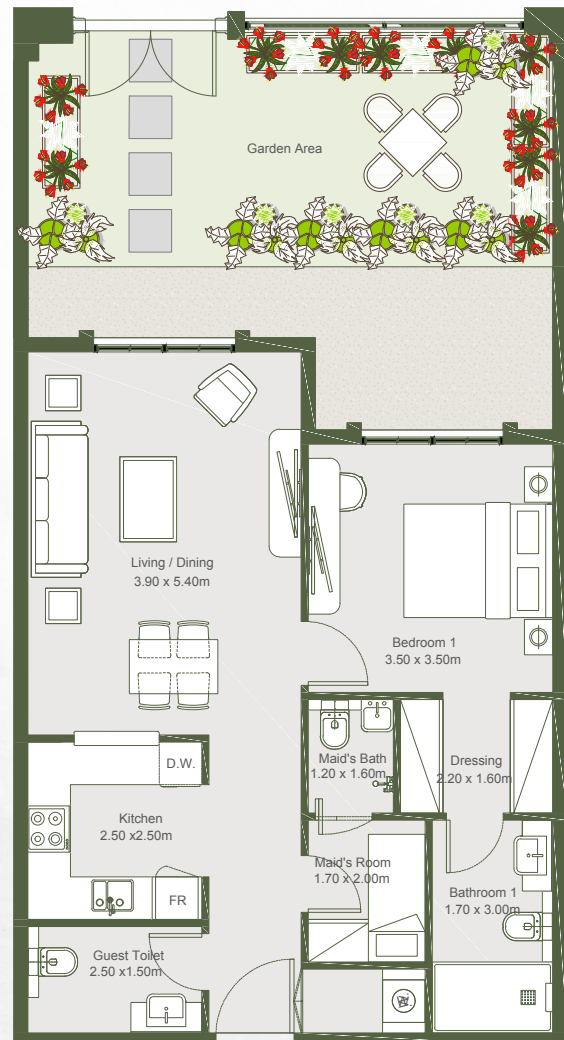
One to Five-Bedroom Units, Simplex, Duplex & Triplex Sky Villas.

From unique one-bedroom units to grand five-bedroom sky villas, Bab Al Qasr Garden Residence 65 presents a home for every lifestyle. Thoughtfully designed layouts include maid's and laundry rooms throughout, while duplex and triplex units feature private elevators for enhanced comfort.

Signature One-Bedroom

*Unique One-Bedroom Unit
With Private Garden*

The unique one-bedroom units are located on the ground floor and feature a large private garden, a spacious living area, a master bedroom with dressing room, a maid's room with bathroom, a laundry room, and a guest toilet.



THE LANDSCAPE

The landscape at Residence 65 is the centerpiece of the residential project, seamlessly connecting water, gardens, and outdoor living.

275-meter length paddle canal, pools, decks, bridges, sports courts, and landscaped gardens create an engaging outdoor environment designed for relaxation, recreation, and everyday life.





67% Landscape Coverage, Including 10% Water Features

- 01. Sandy beach pool
- 02. Adult swimming pool
- 03. Kids' pool
- 04. Kids' paddle canal & interactive lagoon
- 05. Poolside loungers and seating areas
- 06. Canal-edge decks and landing access
- 07. Community food court plaza
- 08. Outdoor BBQ stations
- 09. Wood-fired pizza ovens
- 10. Pop-up market & kiosk spaces
- 11. Multipurpose event lawn & event stage
- 12. Outdoor cinema lawn
- 13. Padel court
- 14. Multi-sport court
- 15. Cricket court
- 16. Badminton court
- 17. Outdoor fitness zone
- 18. Jogging track

- 19. Yoga & meditation garden
- 20. Community garden & urban farming zones
- 21. Linear interactive water features with bubblers
- 22. European-style seating courtyard with feature olive tree
- 23. Canal-side walkways
- 24. Canal bridges
- 25. Shaded kids' play area
- 26. Toddlers' splash water play zone
- 27. Canal edge pergola seating
- 28. European inspired sunken seating
- 29. Floating pavilion seating lounge
- 30. Private gardens
- 31. European-style arrival plaza & drop-off
- 32. Entrance lobby
- 33. Climate-controlled rooftop lounge with panoramic pool
- 34. Rooftop Kids' discovery garden
- 35. Rooftop cinema



Landscape Features



European-style piazza



Sandy beach pool



Water fountains



Paddle canal & interactive lagoon



Pergola seating



Green courtyards



Community garden



Pedestrian bridges

Social & Family Areas



Kids' play zones



Family & kids' pools



Sunken seating court with juice bar



Community food court plaza



Outdoor cinema lawn



Performance & activity stage



BBQ stations



Outdoor lounge area

Fitness & Wellness



Outdoor fitness zone



Jogging track



Yoga & meditation garden



Cricket & padel court



Basketball & volleyball court



Quiet relaxation areas

THE AMENITIES



Two Amenity Hubs

Exclusive Amenity Hubs Connecting Every Two Towers

Both amenity hubs feature the following amenities:

- | | | | |
|---|---------------------------|---|-------------------|
|  | Gyms |  | Cinema |
|  | Indoor & Rooftop lounges |  | Juice bar |
|  | Infinity pool |  | Mini-event spaces |
|  | Sunken deck with loungers |  | Kids' play room |



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