



فندق باب القصر
BAB AL QASR HOTEL

BAB AL QASR 31
RESIDENCE

-YAS BAY-

**Construction
Updates Report**

June 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

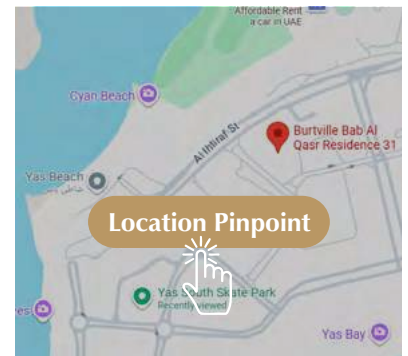
Plot Area: 6,136.24 Sq.m.

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 June 2026

35.7%

Planned Progress

41.2%

Actual Progress

+5.5%

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

- 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**
- 2nd to 5th floor slab casting: **100% complete**
- Post-tension work for the 5th floor slab
- 6th floor part 1 casting: **100% complete**

- Post-tension work for the 6th floor slab zone A
 - 6th floor part 2 steel reinforcement & shutter works: **40% complete**
 - Steel reinforcement works for vertical elements at 5th floor (shear walls, columns, core walls, water tanks): **45% complete**
 - Basement painting works: **100% complete**
 - GF block works: **100% complete**
 - 1st and 2nd floor block works: **100% complete**
 - 3rd floor block works ongoing
 - GF plaster works: **100% complete**
 - 1st floor plaster works: **100% complete**
 - 2nd floor plaster works ongoing
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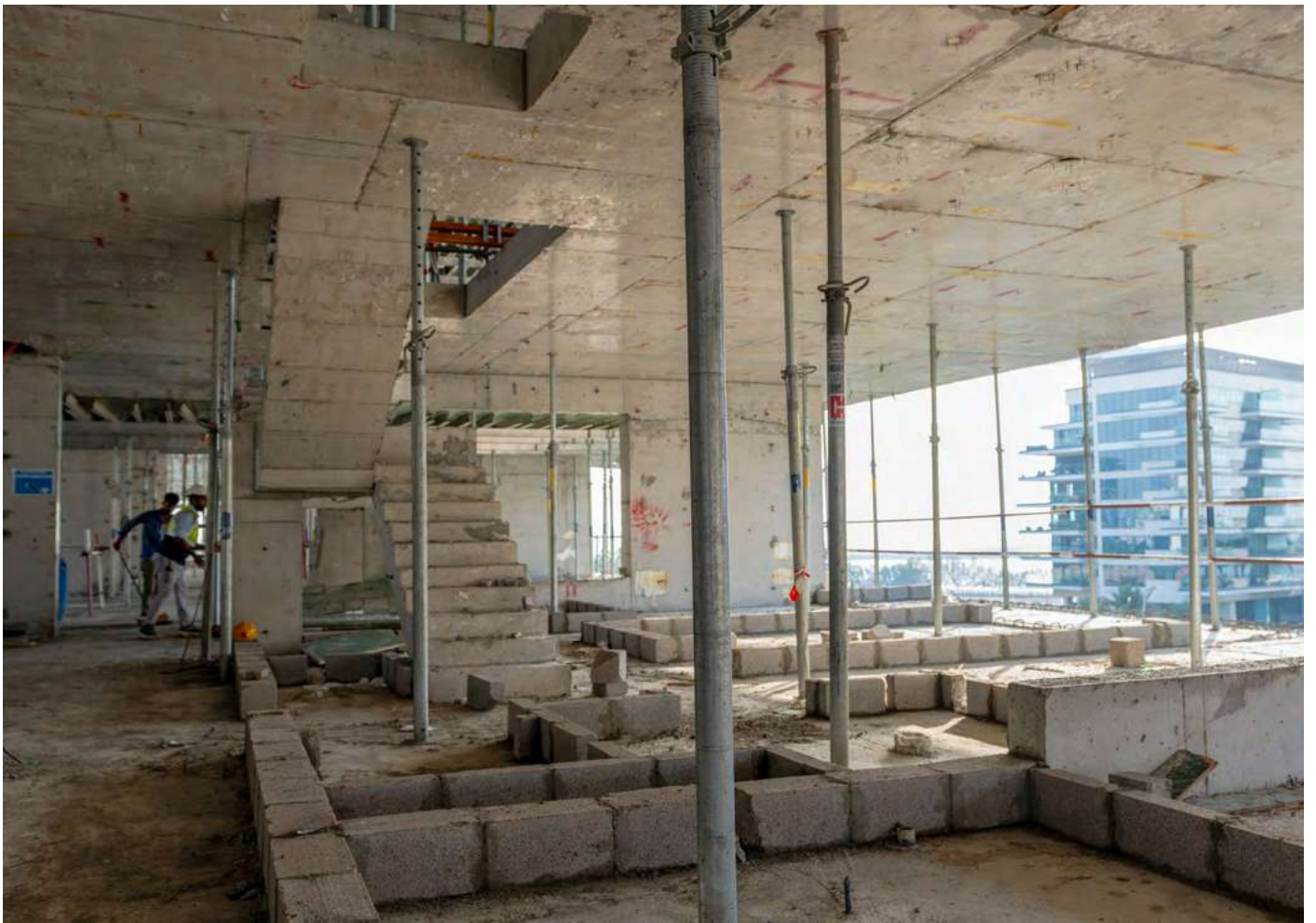
Construction Progress

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

[DARI Progress Link Click Here](#)









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