



فندق باب القصر  
BAB AL QASR HOTEL

# BAB AL QASR 22

CANAL VIEW  
RESIDENCE

## Construction Updates Report

August 2026



## Project Overview

# Bab Al Qasr Canal View Residence 22

Al Raha Beach, Abu Dhabi

Bab Al Qasr Canal View Residence 22 by Burtville Developments is a landmark waterfront residential community in Al Raha Beach, Abu Dhabi. Comprising three towers with 242 premium residences, the development offers canal and sea views, rooftop lifestyle amenities, podium parking, and direct connectivity to Yas Island, Zayed International Airport, and Abu Dhabi city.





## Project Narrative

**Project Name:** Bab Al Qasr Canal View Residence 22

**Type:** Residential Complex (3 Towers, 2 Podiums + G + 13 with Rooftop Amenities)

**Plot No.:** RBW3 C2

**Plot Area:** 94,000 sq.ft.

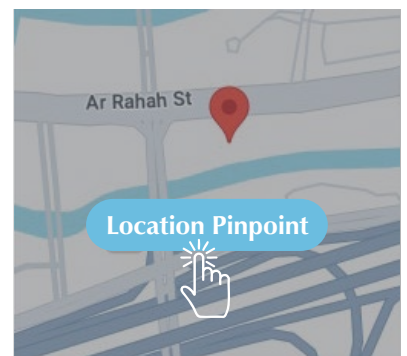
**Total Landscape Area:** 59% (55,460 sq.ft.)

**Construction Start Date:** Q3 2025

**Project Duration:** 47 months

**Construction Completion Date:** Q2 2029

**Forecast Completion Date:** Q3 2028



Al Raha Beach, Abu Dhabi

## Progress Overview

As of End of August 2026

20.6%

Planned Progress

22.3%

Actual Progress

+1.7%

Variance / Status  
(Ahead of Schedule)



## Building Configuration

**2 Podium Floors:** Parking and building services.

**Ground Floor:** Duplex residences with private gardens.

**1<sup>st</sup> - 11<sup>th</sup> Floors:** Residential units.

**12<sup>th</sup> Floor:** Sky villas with private terraces.

**Roof Floor:** Three infinity pools with panoramic views over Yas Island, three rooftop gardens, seating areas, and outdoor lounges.

**Facilities:** Retail shops, two swimming pools, landscaped open areas, health club, sauna, kids' play area, and services.

# Ongoing and Completed Activities

## Mobilization & Enabling works

- Mobilization works completed: **100%**
  - Shoring pile works completed: **650/650 piles (100%)**
  - Capping beam completed: **423/423 LM (100%)**
  - Center piles completed: **663/663 piles (100%)**
  - Pile static load test completed: **8/8 (100%)**
  - Excavation ongoing: **50,400/70,000 m<sup>3</sup> (72%)**
  - Center piles breaking ongoing: **50%**
  - PCC for raft ongoing: **55%**
  - Gunite work for shoring ongoing: **35%**
  - Raft waterproofing ongoing: **10%**
-

# Construction Progress



YouTube  
Live Stream Link

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DARI  
Progress Link

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