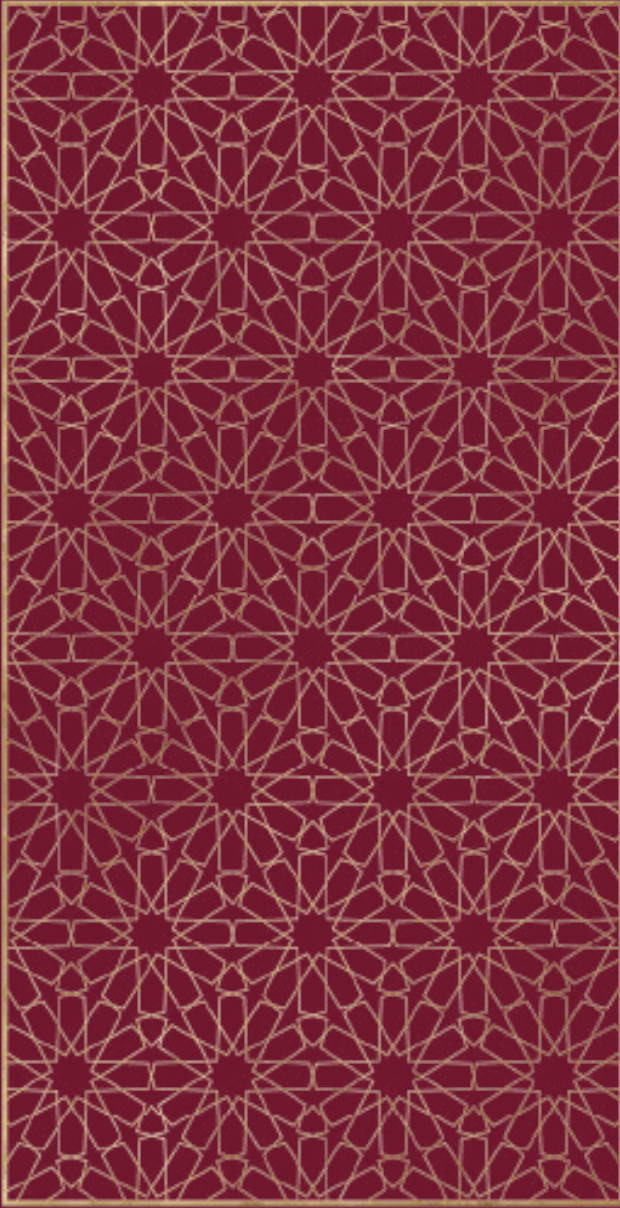




فندق باب القصر
BAB AL QASR HOTEL

BAB AL QASR 25
RESIDENCE

-YAS BAY-

Construction Updates Report

August 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

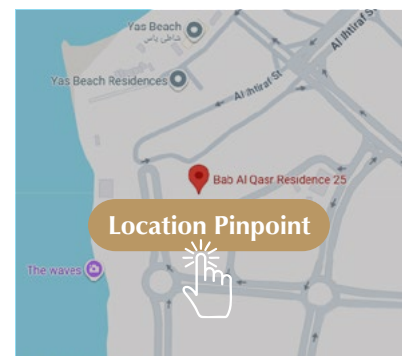
Plot Area: 6,523.68 sq.m.

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 August 2026

38.7%

Planned Progress

39.5%

Actual Progress

+0.8%

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 - 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 completed: **100%**
- Shoring piles completed: **392/392 (100%)**
- Centre piles completed: **252/252 (100%)**
- Capping beam works completed: **100%**
- Pile breaking works ongoing: **65%**
- Excavation works ongoing: **92%**
- 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 completed: **100%**
- H-beam and concrete panels for Zone 1 completed: **100%**
- Support sand with blockwork for Zones 2 & 3 completed: **100%**
- Raft foundation Part 1 casting completed: **100%**
- Soil improvement drilling & injection – 1st stage completed: **100%**
- Soil improvement drilling & injection – 2nd stage ongoing: **93%**
- Zone basement 1 slab part 1 steel reinforcement & shutter works completed: **100%**
- Zone 2 gunite preparations and shutter block completed: **100%**
- Zone 1 pile cap PCC completed: **100%**
- Zone 1 pile cap PCC & pile breaking works completed: **100%**
- Removal steel struts pipe completed: **100%**
- Cutting concrete corbel completed: **100%**
- Zone 1 vertical casting for basement 2 completed: **100%**
- Zone 1 vertical steel basement 2 completed: **100%**
- Waterproofing basement 2 for part 1 completed: **100%**

- Zone 1 block work for dead shattering Basement 2 completed: **100%**
 - Zone 1 steel work for vertical elements Basement 1 completed: **100%**
 - Casting of basement 1 slab part 1 zone 1 completed: **100%**
 - Backfilling works part 2 completed: **100%**
 - Diaphragm wall part 2 ongoing
 - Part 1 GF slab casting completed: **100%**
-

Construction Progress



YouTube
Live Stream Link

[Click Here](#)



DARI
Progress Link

[Click Here](#)







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