



فندق باب القصر
BAB AL QASR HOTEL

BAB AL QASR 31
RESIDENCE

-YAS BAY-

Construction Updates Report

September 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: Branded Residential (2B+G+15+R)

Plot No.: 17 (C31), Sector YS2, Yas Bay

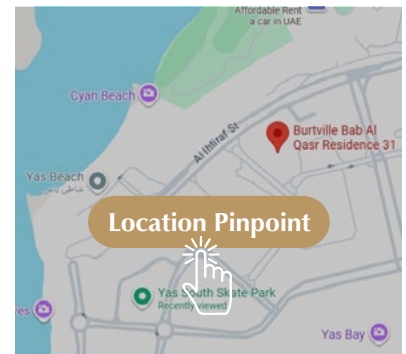
Plot Area: 6,136.24 sq.m.

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 Sept. 2026

38.8%

Planned Progress

47.4%

Actual Progress

+8.6%

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

- Mobilization and site office arrangements completed: **100%**
- Enabling works (shoring) completed: **100%**
- Enabling works (piling) completed: **100%**
- Soil excavation and compaction for foundation completed: **100%**
- PCC blinding and solid block dead shutter completed: **100%**
- Substructure waterproofing completed: **100%**

Reinforced Concrete Skeleton Works

- Reinforcement, formworks, and concrete pouring for raft foundation completed: **100%**
- Reinforcement, formworks, and concrete pouring for columns and slab of Basement 1 & 2 completed: **100%**
- Reinforcement, formworks, and concrete pouring for columns and slab from Ground floor to 13th floor completed: **100%**
- Reinforcement, formworks, and concrete pouring for columns and slab of 14th floor ongoing: **15%**

Block Works

- Block works of Basement 1 & 2 ongoing: **90%**
- Block works of Ground to 3rd floor completed: **100%**
- Block works of 4th floor ongoing: **90%**
- Block works of 5th & 6th floor ongoing: **80%**
- Block works of 7th floor ongoing: **60%**
- Block works of 8th & 9th floor ongoing: **10%**

Plastering Works

- Plastering works of Basement 1 & 2 completed: **100%**
- Plastering works of Ground floor ongoing: **90%**
- Plastering works of 1st & 2nd floor ongoing: **75%**
- Plastering works of 3rd floor ongoing: **30%**
- Plastering works of 4th floor ongoing: **10%**

Painting Works

- Painting works of Basement 1 & 2 ongoing: **90%**
- Painting works of Ground floor ongoing: **10%**
- Painting works of 1st floor ongoing: **5%**

Electrical & Mechanical Works

- Electrical & mechanical works of Basement 2 ongoing: **30%**
 - Electrical & mechanical works of Basement 1 ongoing: **15%**
 - Electrical & mechanical works of Ground floor ongoing: **45%**
 - Electrical & mechanical works of 1st floor ongoing: **35%**
 - Electrical & mechanical works of 2nd & 3rd floor ongoing: **25%**
 - Electrical & mechanical works of 4th & 5th floor ongoing: **20%**
 - Electrical & mechanical works of 6th floor ongoing: **15%**
 - Electrical & mechanical works of 7th & 13th floor ongoing: **10%**
-

Construction Progress



YouTube
Live Stream Link

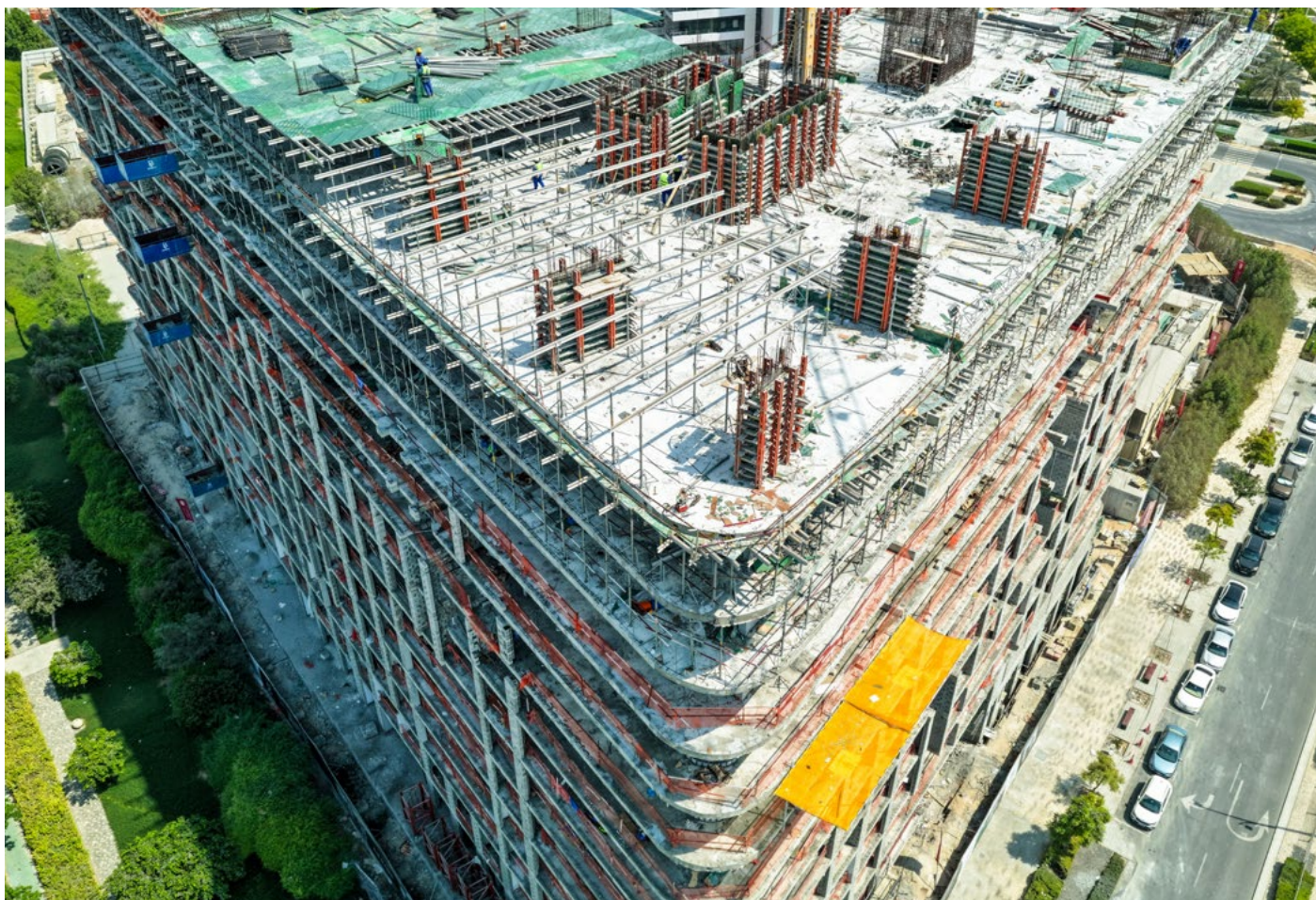
[Click Here](#)



DARI
Progress Link

[Click Here](#)







Burtville.com