Burtville
DEVELOPMENTS

فندق باب القصر
BAB AL QASR HOTEL

BAB AL QASR 31
RESIDENCE

-YAS BAY-

Construction Updates Report

October 2026



Project Overview

Bab Al Qasr Residence 31

Yas Bay, Abu Dhabi

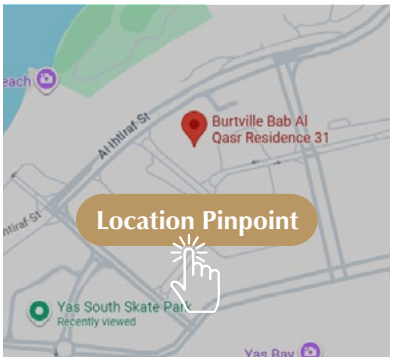
Bab Al Qasr Residence 31 rises in Yas Bay as a refined residential destination, designed to offer a premium lifestyle experience in one of Abu Dhabi's most sought-after waterfront communities. Construction is progressing strongly, with structural works advancing ahead of schedule.





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 Oct. 2026

50.2%	55.0%	+4.8%
Planned Progress	Actual Progress	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 14th floor completed: **100%**
- Reinforcement, formworks, and concrete pouring for columns and slab of 15th floor ongoing: **95%**

Block Works

- Block works of Basement 1 & 2 completed: **100%**
- Block works of Ground to 9th floor completed: **100%**
- Block works of 10th & 11th floor ongoing: **80%**
- Block works of 12th floor ongoing: **20%**

Plastering Works

- Plastering works of Basement 1 & 2 completed: **100%**
- Plastering works of Ground floor ongoing: **95%**
- Plastering works of 1st floor completed: **100%**
- Plastering works of 2nd & 3rd floor ongoing: **95%**
- Plastering works of 4th to 6th floor ongoing: **50%**

Painting Works

- Painting works of Basement 1 & 2 ongoing: **90%**
- Painting works of Ground & 1st floor ongoing: **20%**
- Painting works of 2nd floor ongoing: **15%**
- Painting works of 3rd & 4th floor ongoing: **10%**
- Painting works of 5th floor ongoing: **5%**

Electrical & Mechanical Works

- Electrical & mechanical works of Basement 2 ongoing: **40%**
- Electrical & mechanical works of Basement 1 ongoing: **25%**
- Electrical & mechanical works of Ground floor ongoing: **50%**
- Electrical & mechanical works of 1st floor ongoing: **40%**
- Electrical & mechanical works of 2nd & 3rd floor ongoing: **30%**
- Electrical & mechanical works of 4th & 5th floor ongoing: **25%**
- Electrical & mechanical works of 6th & 7th floor ongoing: **20%**
- Electrical & mechanical works of 8th to 10th floor ongoing: **15%**
- Electrical & mechanical works of 11th to 15th floor ongoing: **10%**

Construction Progress

YouTube Live Stream Link **Click Here**

DARI Progress Link **Click Here**






TC - 1


08
07
06
05
04
03
02
01
TC - 2





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