Burtville
DEVELOPMENTS

BAB AL QASR 28
ROYAL RESIDENCE

Construction Updates Report

October 2026





Project Overview

Bab Al Qasr Royal Residence 28

Al Reem Island, Abu Dhabi

Bab Al Qasr Royal Residence 28 introduces a new level of elegance to Al Reem Island, Abu Dhabi. Inspired by grand French palaces, the development features distinctive arches, tall columns, refined proportions, and an impressive high-ceiling lobby. The name Royal reflects a residence designed with prestige, timeless style, and elevated living standards.





Project Narrative

Project Name: Bab Al Qasr Royal Residence 28

Type: Branded Residential (G + 2 Podiums + 21 Floors + R)

Plot No.: C28

Plot Area: 54,324 sq.ft.

Total Landscape Area: 78%

Construction Start Date: Q4 2025

Project Duration: 48 months

Construction Completion Date: Q4 2029

Forecast Completion Date: Q2 2029



Al Reem Island, Abu Dhabi

Progress Overview

As of End of Oct. 2026

14.7%	20.3%	+5.6%
Planned Progress	Actual Progress	Variance / Status (Ahead of Schedule)



Building Configuration

Ground Floor: Grand high-ceiling lobby, retail shop, landscaped entrance areas, drop-off zone, parking, and services.

2 Podium Floors: Parking, resident services, visitor parking, EV charging stations, and access facilities.

3rd Floor Amenities: Infinity pool, kids pool, poolside cabanas, BBQ lounge, sports court, fitness area, indoor health club, residents' lounge, library, co-working area, and kids' creative learning zone.

3rd - 21st Floors: Residential units.

21st Floor Sky Amenities: Infinity pool, sky garden lounge, family sky garden, juice bar, and kids' play area.

Ongoing & Completed Activities

Mobilization & Enabling works

- Mobilization and site offices arrangements completed: **100%**
- Enabling works (piling + testing) ongoing: **95%**
- Soil excavation and compaction for foundation ongoing: **95%**
- PCC blinding and solid block dead shutter ongoing: **90%**
- Substructure waterproofing ongoing: **85%**

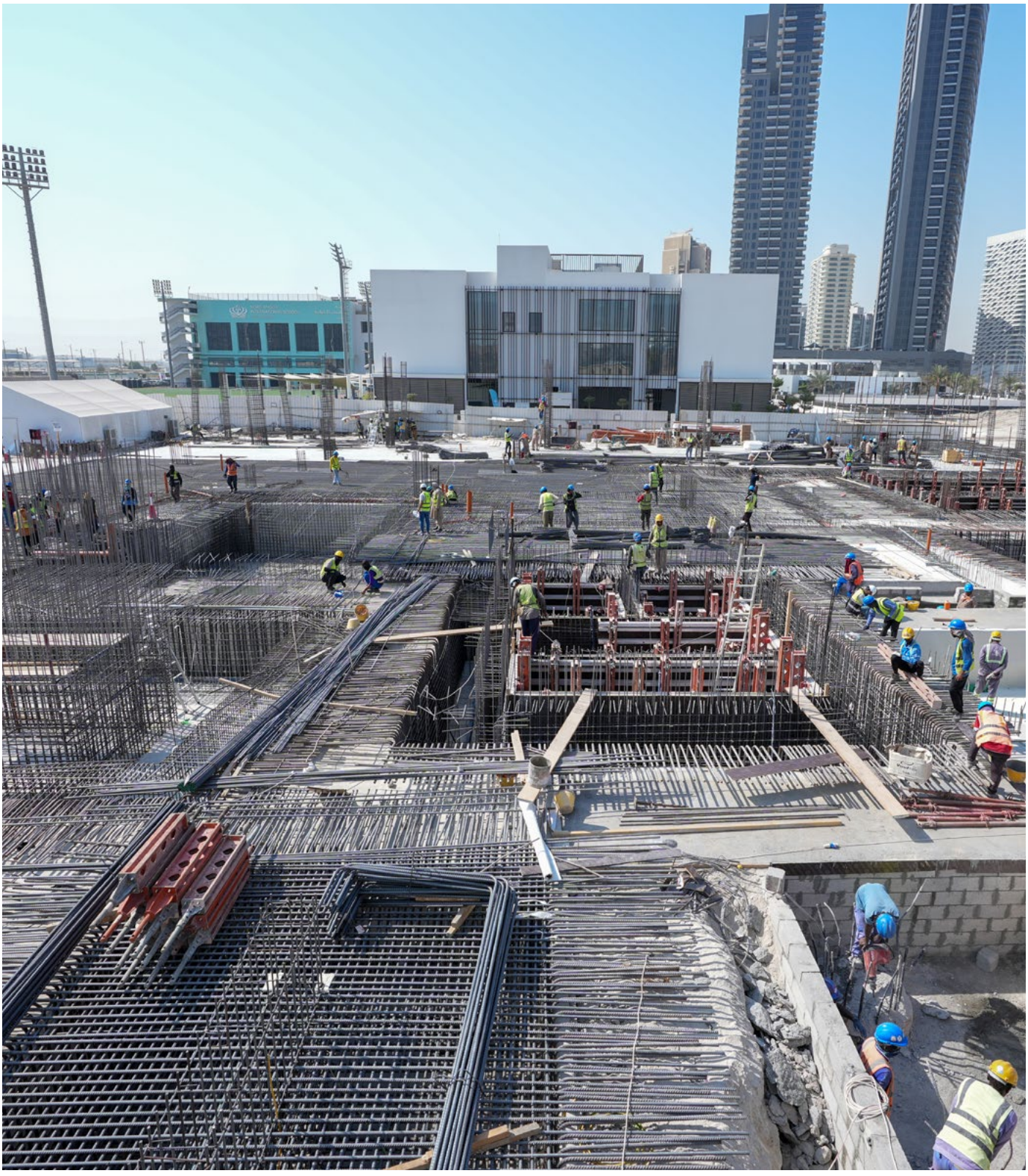
Reinforced Concrete Skeleton Works

- Reinforcement, formworks, and concrete pouring for raft foundation (floor of Ground floor) ongoing: **40%**
- Reinforcement, formworks, and concrete pouring for columns and slab of Ground floor ongoing: **5%**

Construction Progress

YouTube Live Stream Link **Click Here**

ADGM Progress Link **Click Here**








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