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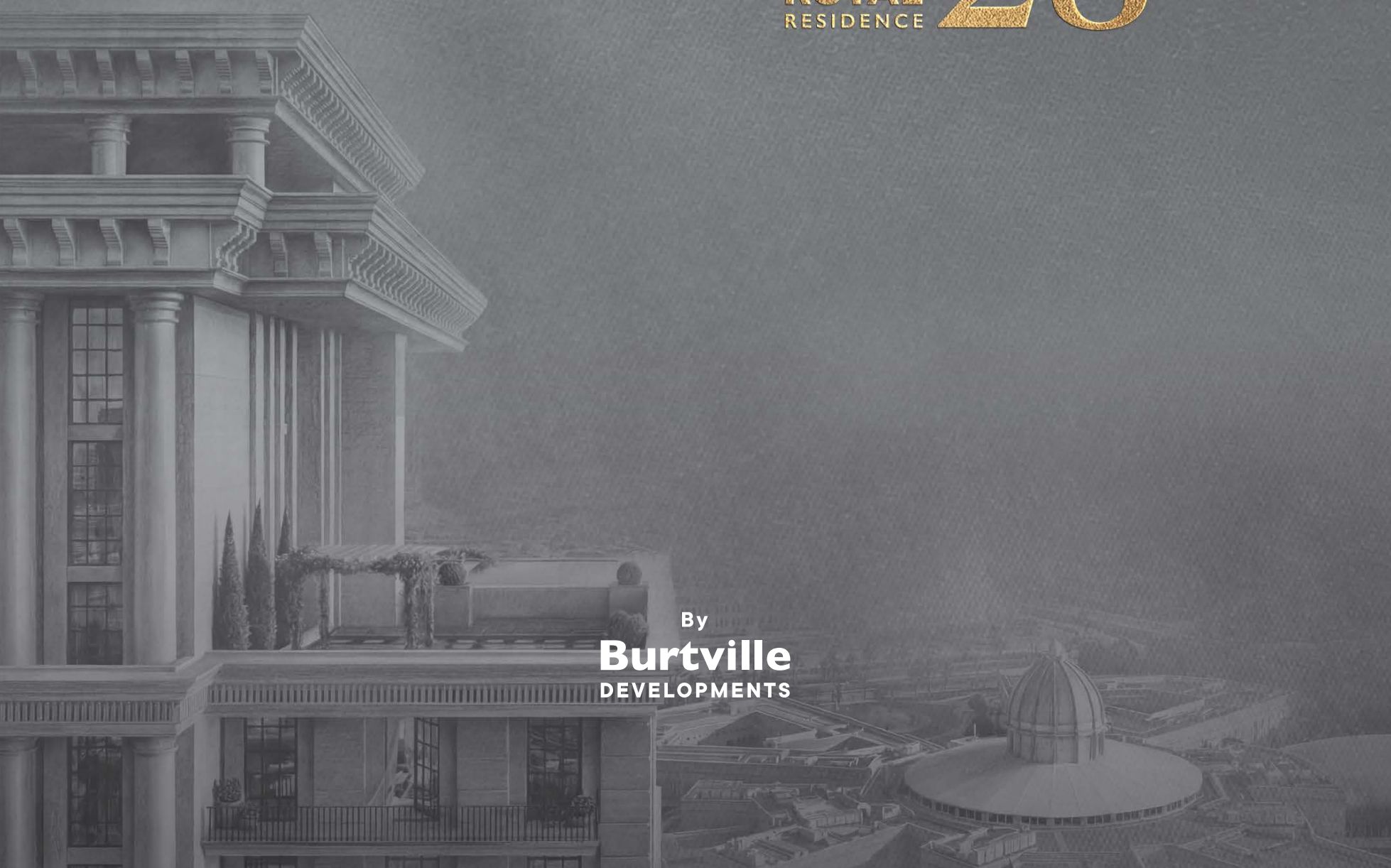
BAB AL QAS

BAB AL QASR 28

ROYAL RESIDENCE



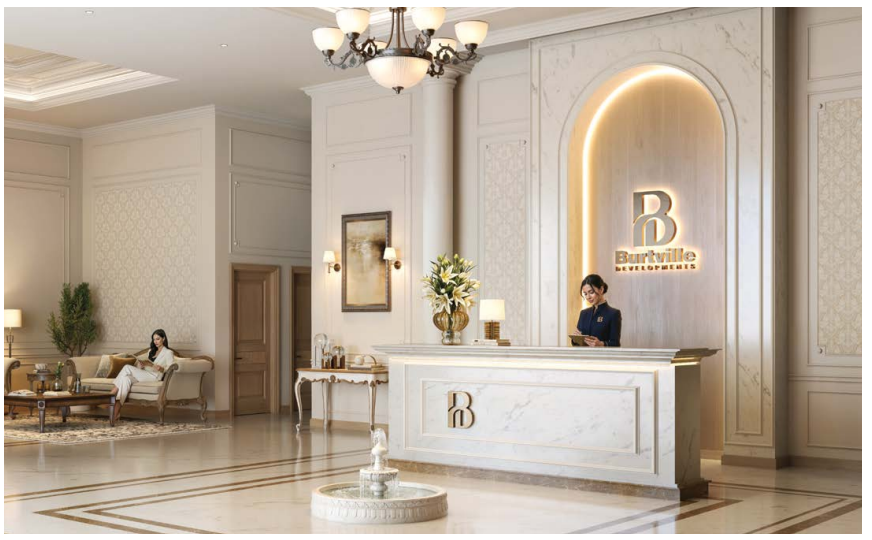
By

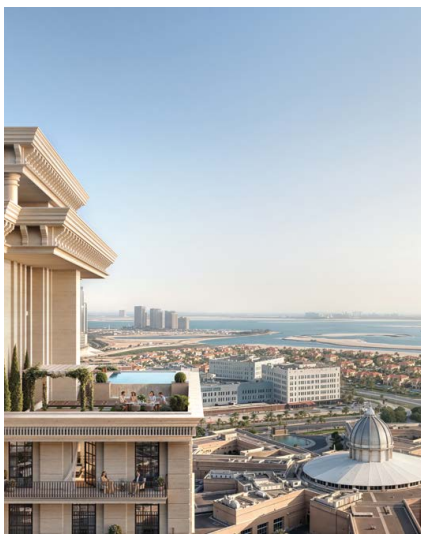
Burtville

DEVELOPMENTS

BAB AL QASR ROYAL RESIDENCE 28

Where Architecture, Luxury, and Prestige Come Together

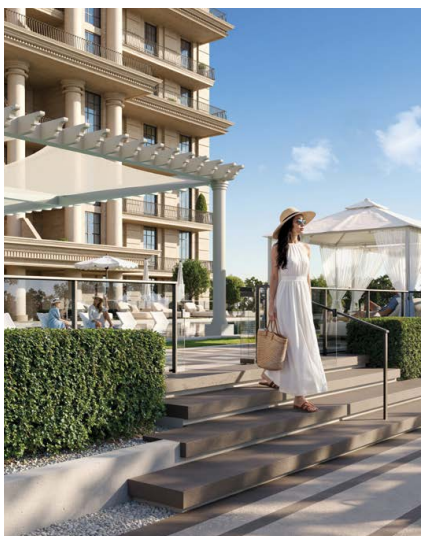




03 | **Welcome to** Bab Al Qasr Royal Residence 28

04 | **Why** Branded Bab Al Qasr?

07 | **Why** Royal?



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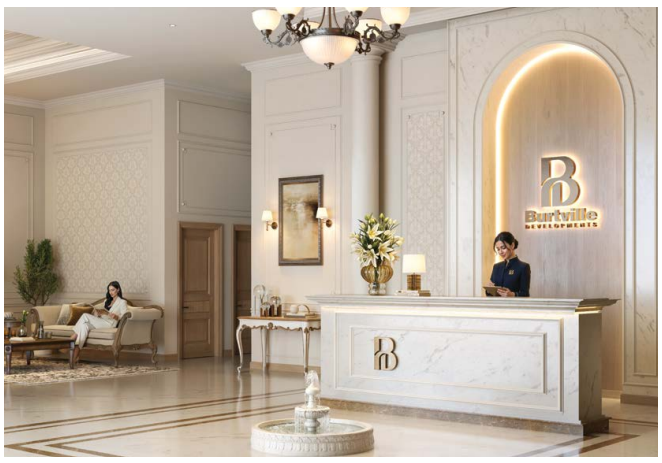
Welcome to

Bab Al Qasr Royal Residence 28

A Statement of Timeless Architecture

Bab Al Qasr Royal Residence 28 brings refined elegance and timeless charm to Al Reem Island. Ideally located opposite Sorbonne University Abu Dhabi, this distinguished residence blends soft French-inspired design with graceful architectural harmony.

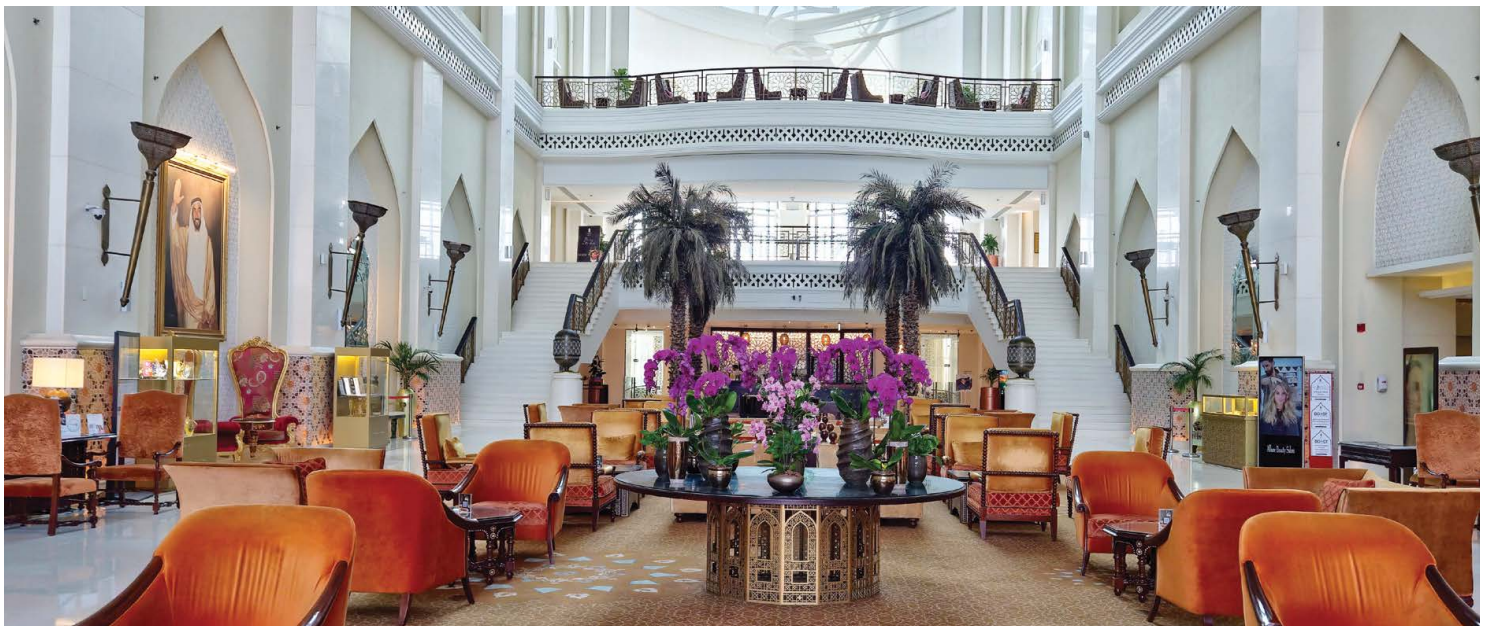
Each home is thoughtfully crafted to provide calm comfort, flowing spaces, and beautiful open views. With amenities created for both relaxation and everyday ease, Bab Al Qasr Royal Residence 28 reflects prestige, comfort, and lasting value, a true expression of elevated living.



Why Branded Bab Al Qasr?

Five-star service, at your comfort, on your terms

Bab Al Qasr stands as one of Abu Dhabi's most distinguished hotels, admired for its majestic architecture and five-star service. This branded residence reflects the same spirit of grace and quality. Residents benefit from optional à-la-carte services, creating a living experience where the ease of luxury and the comfort of home come together seamlessly.



Live With 5-Star Services

Bring hotel comfort to your home

As a resident of Bab Al Qasr Royal Residence 28, you can use a range of 5-star services whenever you like, paid only when needed. Live the comfort and prestige of hotel living, just the way you want it.

Personal Services

- Valet Parking
- Housekeeping & Laundry
- Childcare Services
- In-Residence Dining
- Move-in Coordination

Travel & Transportation

- Car Rental
- Flight Reservation
- Airport & Ground Transportation

Bab Al Qasr Hotel Privileges

Your home extends to the shores of luxury

Every resident at Bab Al Qasr Royal Residence 28 gets exclusive Bab Al Qasr Hotel privileges, including:
Complimentary access to the private beach and pool at Bab Al Qasr Hotel.

Exclusive 25% Discount On

- Best Available Rates for Hotel Rooms & Apartments
- Dining at All Hotel Restaurants
- Events and Meeting Rooms Bookings
- Allure Beauty Salon
- Ayana Spa Treatments
- Sea Hero Watersports
- Health Club Memberships

These privileges make every day feel like a resort stay, blending home comfort with 5-star luxury living.

Why Royal ?

A Royal lifestyle beside a world-class academic landmark

Bab Al Qasr Royal Residence 28, an Icon of timeless French elegance in the heart of Al Reem Island standing proudly opposite Sorbonne University, is a building inspired by classic French style. This special address brings a new meaning to elegance with its unique arches, tall columns, and a large high-ceiling lobby that reminds you of royal French palaces. The word "Royal" in its name is more than just a label, it reflects the grand design that combines stylish details with French luxury. From its impressive exterior to the carefully crafted design, every part of the tower shows timeless beauty. With wide views, top-class features, and a prime location in Al Reem Island, this residential project offers a one-of-a-kind living experience, created for those who value tradition, beauty, and high-end living.

Why Residence 28 ?

Designed for Living Well, Every Day

Bab Al Qasr Royal Residence 28 presents refined architecture, generous layouts, and a selection of 1 to 5 bedroom units designed for comfort and privacy.

Elevated amenities, including the rooftop infinity pool, elegant lounges, landscaped areas, and a dedicated library and co-working space, shape a lifestyle of quiet luxury.

With a three-level parking and well-planned spaces, the residence offers ease, elegance, and everyday convenience on Al Reem Island.

Project Facts

Project Name
Bab Al Qasr Royal Residence 28

Property Type
Bab Al Qasr Branded Residential Project

Building Coverage
12,000 sq.ft (22%)

Landscape Coverage
42,324 sq.ft (78%)

Floors
GF + 2 Podium + 21 Floors + Rooftop

Furnishing
Fully furnished with high-end brands
(THE One, Roca, Siemens, OTIS, Samsung)

Plot
C28

Plot Area
54,324 sq.ft

Location
Al Reem Island, Abu Dhabi

Ceiling Height
3.6 m (slab to slab)

Expected Service Charges
16-18 AED *(Per sq.ft.)*

Parking
- 1 & 2-bedroom units get 1 space
- 3, 4, & 5-bedroom units get 2 spaces
- 25 spaces for electric vehicles
- Parking spaces for residents, visitors, retail, & valet service

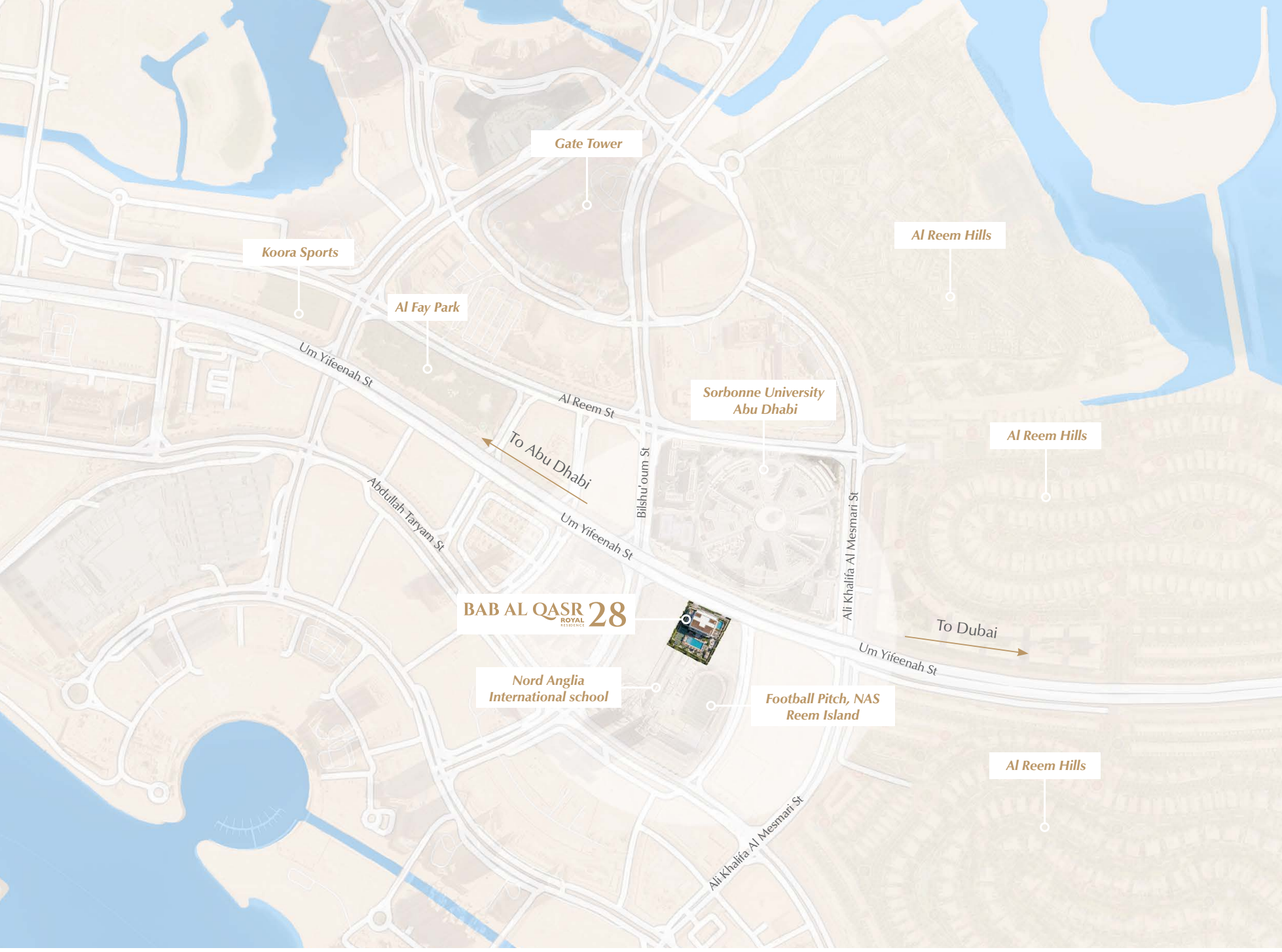
Unit Mix
Ranging from 1 to 5 BR

Ownership
Freehold

Retail
One retail shop

Elevators
3 elevators + 1 service lift

Handover
Q4/2029



Where Life Connects

Education

Sorbonne University Abu Dhabi	Opposite
Nord Anglia International School	1 Mins
GEMS World Academy Abu Dhabi	3 Mins
Repton School Abu Dhabi	4 Mins
New York University Abu Dhabi	25 Mins

Shopping & Lifestyle

Reem Mall	4 Mins
Abu Dhabi Mall	10 Mins
The Galleria Mall	10 Mins

Travel & Connectivity

Zayed International Airport	25 Mins

Parks & Leisure

Abu Dhabi Corniche District	15 Mins
Saadiyat Cultural District	24 Mins
Yas Island Leisure District	33 Mins

Healthcare

Burjeel Hospital	9 Mins
Cleveland Clinic Abu Dhabi	10 Mins

Amenities

Architectural Highlights

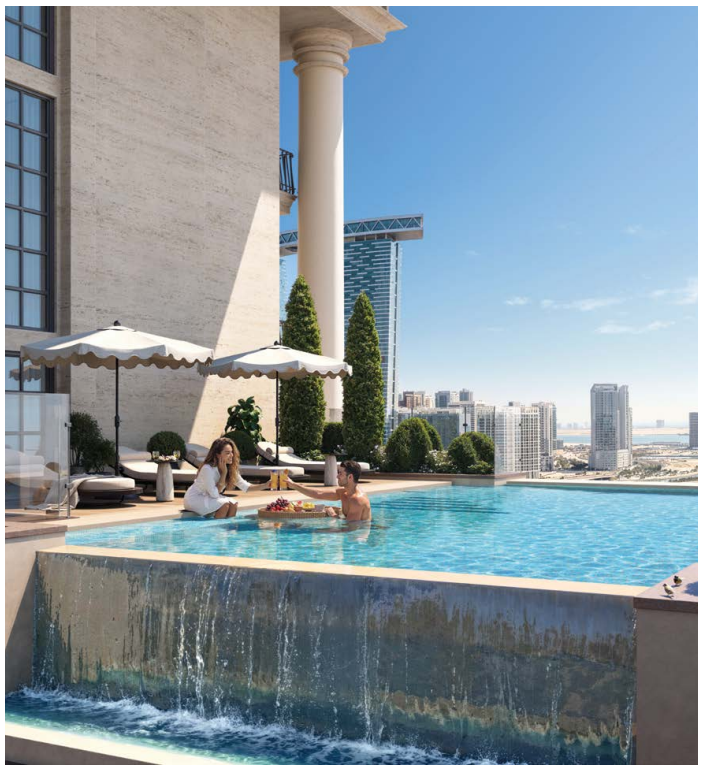
- G + 2 Podium Levels + 21 Residential Floors + Rooftop
- French-inspired design with grand arches & high-ceiling lobby
- Lush landscaped surroundings

Parking & Access

- G+2 levels of podium parking
- Dedicated visitor parking
- EV charging stations
- Passenger elevators & Service lift

Retail

- One retail shop



Sky Amenities

21st Floor

- Infinity pool (12m x 12m) with panoramic views
- Sky garden lounge for adults
- Family & Kids Sky Garden
- Water fountain feature
- Juice bar & firepit seating area
- Additional kids' play area
- Serene outdoor lounge spaces

Indoor Wellness & Leisure

Indoor Health Club (2,500 sq. ft):
Steam room, sauna, aerobics studio, yoga area

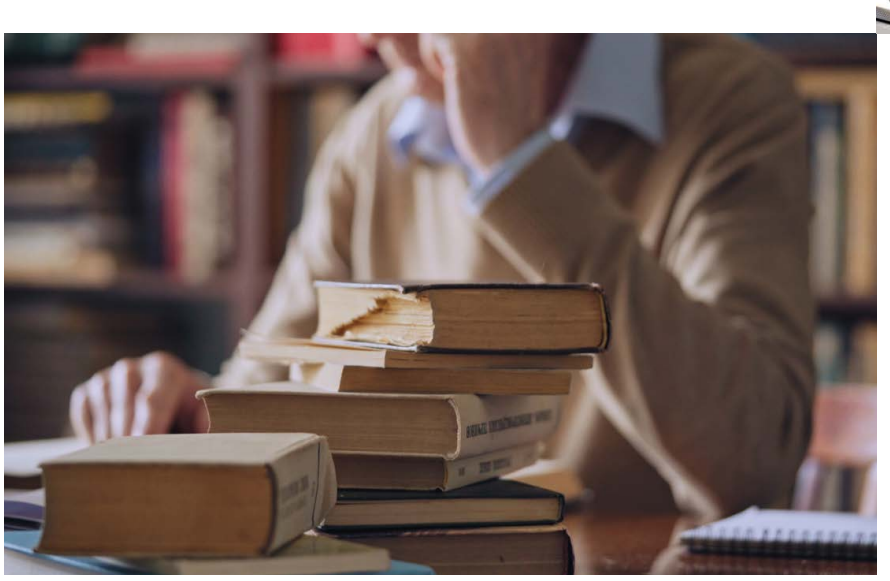
Indoor Residents' Lounge (3,050 sq. ft):
Dedicated zones for reading, coworking, studying, gaming & socializing

Children's Creative Learning Area

Outdoor Amenities

Podium Level - 3rd Floor

- Infinity pool (20m x 10m)
- Kids pool (10m x 5m)
- Poolside cabanas & seating, Lounge & BBQ area
- Leisure & gaming zone
- Multipurpose sports court & paddle court
- Fitness area, Event stage
- Yoga & multipurpose lawn with meditation deck
- Sunken firepit seating, Kids' play area



Library

A grand lounge on the 3rd floor invites you to read, study, play, and connect.

More than a library - it's a space where ideas & friendships grow.

Interiors Designed For

Refined Living

Interiors Shaped for Comfort and Quiet Luxury

Step into a unit designed for comfort, light, and simple elegance. Spacious living areas open toward landscaped views, allowing natural light to fill the interiors, while parquet flooring runs throughout the entire unit, adding warmth and a refined touch to every space.

Semi-closed kitchens come fully equipped with branded appliances, offering both practicality and style. Bedrooms include built-in wardrobes, and bathrooms are finished with premium sanitary ware for a soft sense of everyday luxury.

Furnished With a Touch of

Everyday Luxury

01 Living Room

Sofa Set
Armchair
Center Table
Side Tables
TV Unit
Rug
Artwork
Table Lamps
Chandelier
Cushions

02 Dining Room

Dining Table
Dining Chairs
Rug
Chandelier

03 Master Bedroom

King-Size Bed
Bedside Tables
Table Lamps
Dressing Table
Pouf
Mirror
Rug
Ceiling Lights
Premium Mattress
Cushions
Artwork
Chandelier

04 Twin Bedrooms

Twin Beds
Bedside Tables
Table Lamps
Rugs
Premium Mattresses

05 Artwork & Accents

Artwork in Communal Corridors
Decorative Pieces in Bathrooms
Custom Artwork Concealing DB Panels

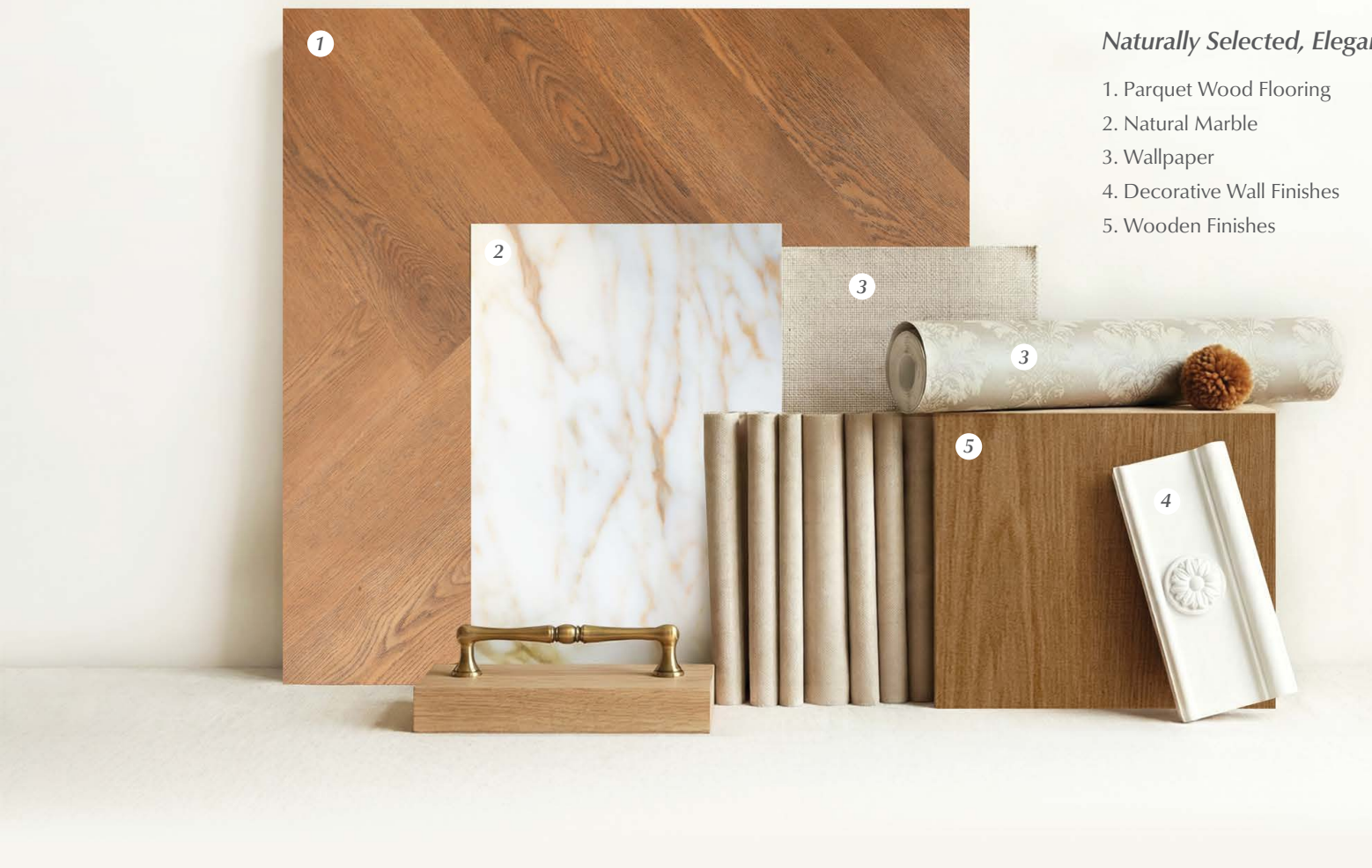
06 Stairwell Accents

For Duplex Units

Framed Artwork
Decorative Vase
Ceiling Lamp

07 Appliances & Electronics

TV - Samsung
Washing Machine - Siemens
Electric Cooker with Hood & Oven - Siemens
Refrigerator - Siemens
Dishwasher - Siemens

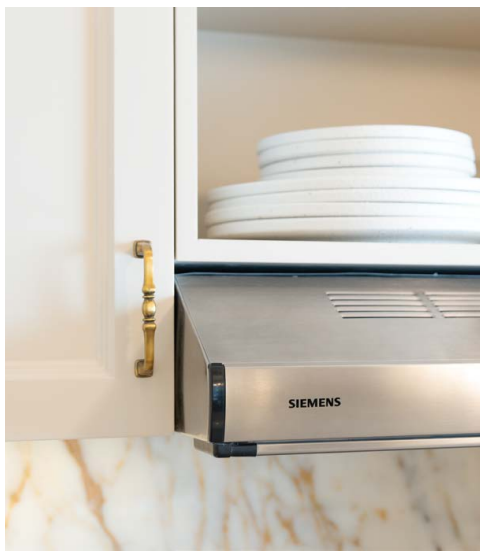


Naturally Selected, Elegantly Aligned

1. Parquet Wood Flooring
2. Natural Marble
3. Wallpaper
4. Decorative Wall Finishes
5. Wooden Finishes

Brands We Use

A home touched by brands that last



Furniture

Sanitary ware

Television

Kitchen Appliances

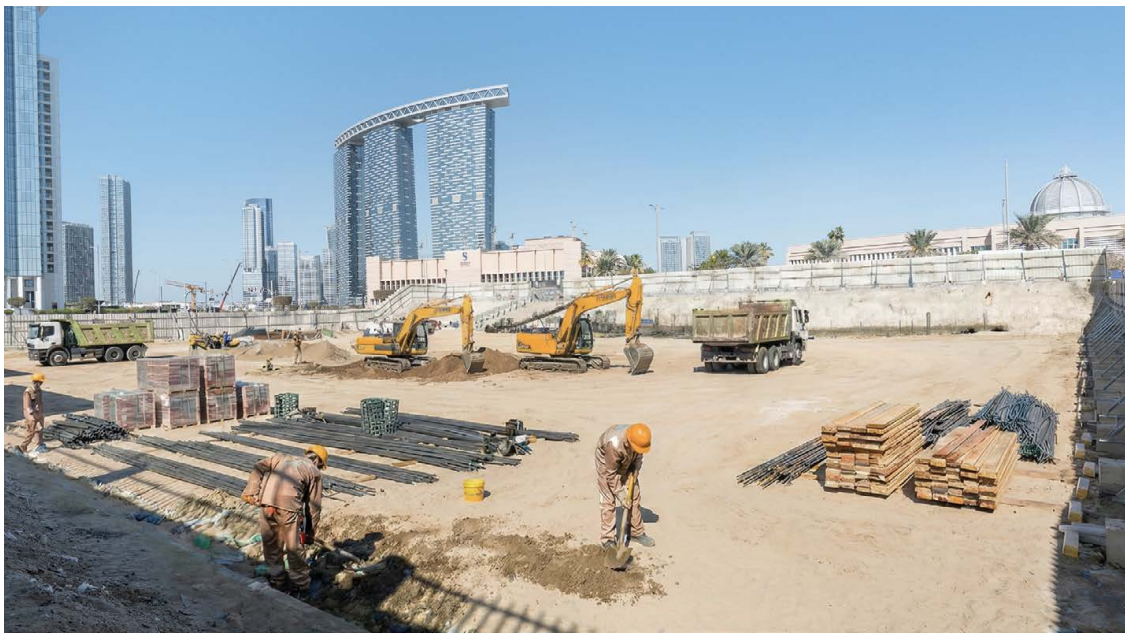
Elevators

Why Burtville Developments?

Designing timeless residences that reflect the taste of elegance & luxury

Burtville Developments builds homes with beauty, precision, and a touch of luxury. Every detail is finished with care, and every project moves forward with trust and clear progress. Through our live construction streaming, buyers can see each step as it happens.

From Ville 11 and Ville 12 to the Bab Al Qasr collection across Masdar City, Yas Bay, and Al Raha Beach, our projects stand for quality that lasts.



BAB AL QASR ROYAL RESIDENCE 28

Construction Has Begun

Construction Updates Across Our Projects As of December 2025

BAB AL QASR GARDEN RESIDENCE 66

5.9%

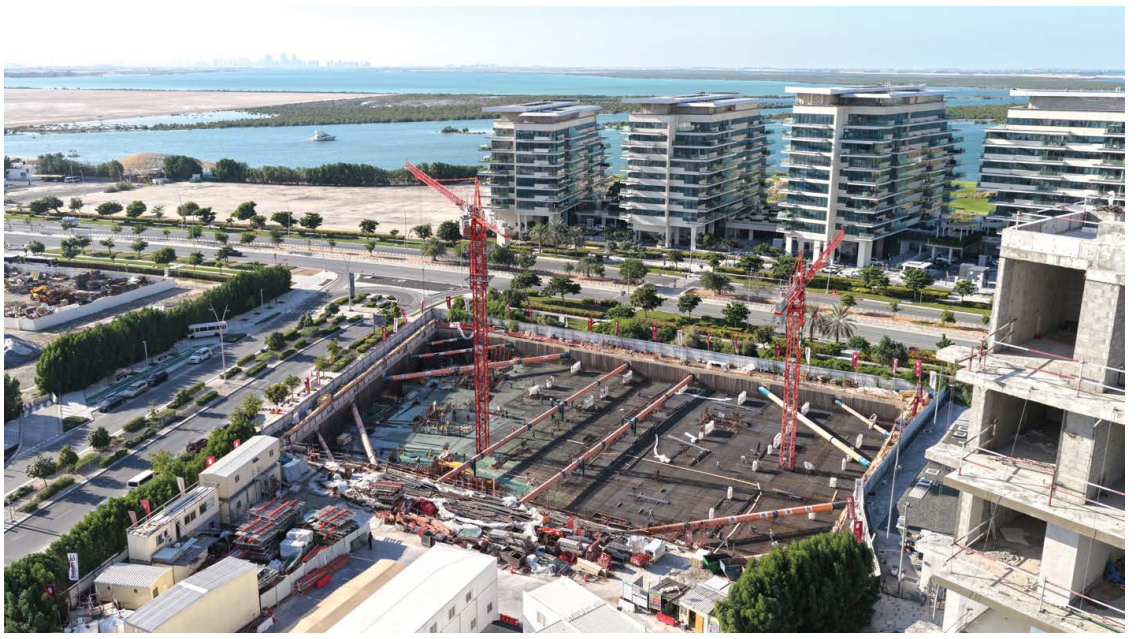
VILLE 11

91.3%

Construction Updates Across Our Projects As of December 2025

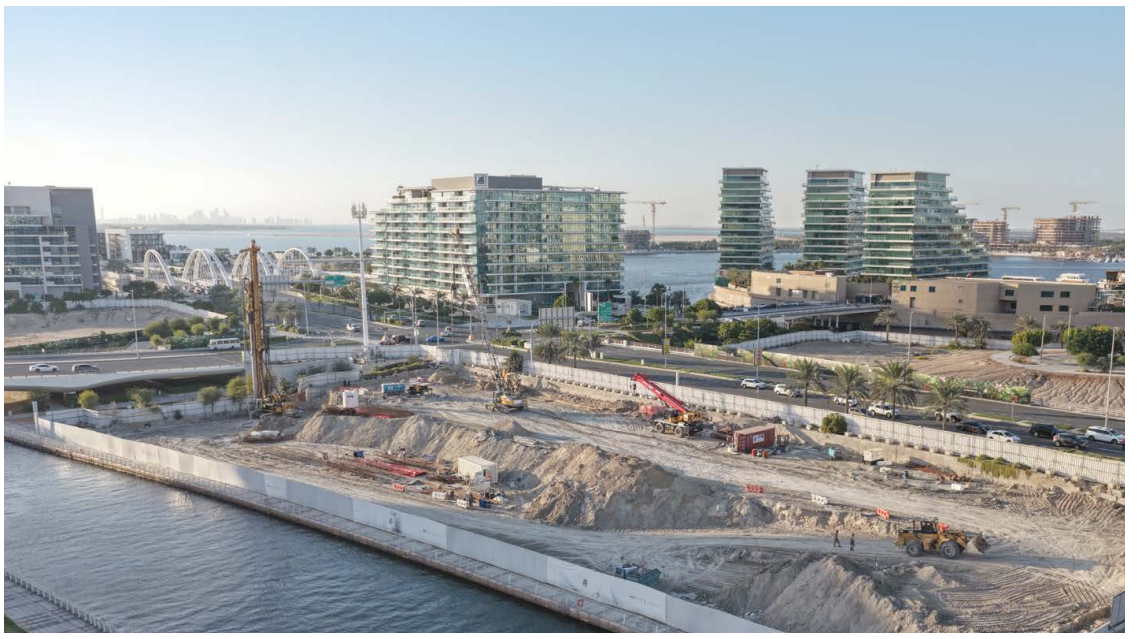
BAB AL QASR RESIDENCE 25

33%



BAB AL QASR RESIDENCE 31

33.2%



BAB AL QASR CANAL VIEW RESIDENCE 22

10.7%

Construction Updates Across Our Projects As of December 2025

VILLE 12

34.3%

BAB AL QASR RESORT RESIDENCE 18

32.4%

BAB AL QASR RESORT RESIDENCE 19

30.4%

Why Al Reem Island?

A world within the city, where life meets the sea

A refined island setting where waterfront calm meets the rhythm of city life. Surrounded by cafés, shopping, and open promenades, and just minutes from Yas Island's 13 entertainment landmarks, Al Reem Island offers a well-connected lifestyle.

Home to reputed international schools and universities, it is an ideal choice for families and professionals shaping their future in Abu Dhabi.

Why Abu Dhabi?

The city of stability, beauty, and opportunity

Abu Dhabi is experiencing a remarkable rise in real estate, driven by strong economic growth, long-term stability, and a lifestyle that attracts families and investors alike. Known for its safety, cultural richness, and exceptional quality of life, it has become one of the region's most desirable places to live and invest.

Bab Al Qasr Royal Residence 28 reflects this momentum, offering royal comfort, refined design, and lasting value in a distinguished address.

PSI.

PROPERTY SHOP

INVESTMENT