BAB AL QASR

BEACH RESORT

RESIDENCE 77



SEPTEMBER 2026

BAB AL QASR

BEACH RESORT

RESIDENCE 77

Where the City embraces the Sea,
a Beachfront Resort Lifestyle takes shape.

A NEW CHAPTER *OF* LIVING BEGINS *ON* AL REEM ISLAND

Bab Al Qasr Beach Resort Residence 77 brings together Abu Dhabi's unique landscape, direct beach access, sweeping sea and mangrove views, resort amenities and a strategic position near the city's key cultural and business destinations.



Natural Symbiosis is the Concept *Guiding the Project.*

It begins from the idea that nature has always shaped the way we live, translating the landscape's light, openness, softness and movement into architecture, materials and sensory experiences designed around people and a deeper relationship with place.




LIVING, SHAPED BY NATURE




ESTHETICS & ART





ARABIAN PROPERTY & HOTEL AWARDS 2026-2027

Four awards recognise Burtville Developments' commitment to architectural quality and excellence in Abu Dhabi.

AWARD WINNER

Apartment / Condominium Development

ABU DHABI

AWARD WINNER

Architecture Multiple Residence

ABU DHABI

AWARD WINNER

Residential High Rise Architecture

ABU DHABI

AWARD WINNER

Residential High Rise Development

ABU DHABI

Burtville Developments has received four accolades at the Arabian Property Awards 2026–2027 for Bab Al Qasr Beach Resort Residence 77, highlighting its achievements in design, architecture and residential innovation in Abu Dhabi.

An unmatched collection of amenities and services created for those who seek more from their home.



Bab Al Qasr Beach Resort Residence 77 introduces a lifestyle shaped by an extraordinary variety of spaces, services and privileges. Multiple pools, private lounges, wellness destinations, dining venues, entertainment areas and five-star hospitality create a world where every need is anticipated, offering a level of convenience and leisure rarely found within a city environment.

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THE

LOCATION

WHERE LANDSCAPE,
CULTURE AND CITY MEET.

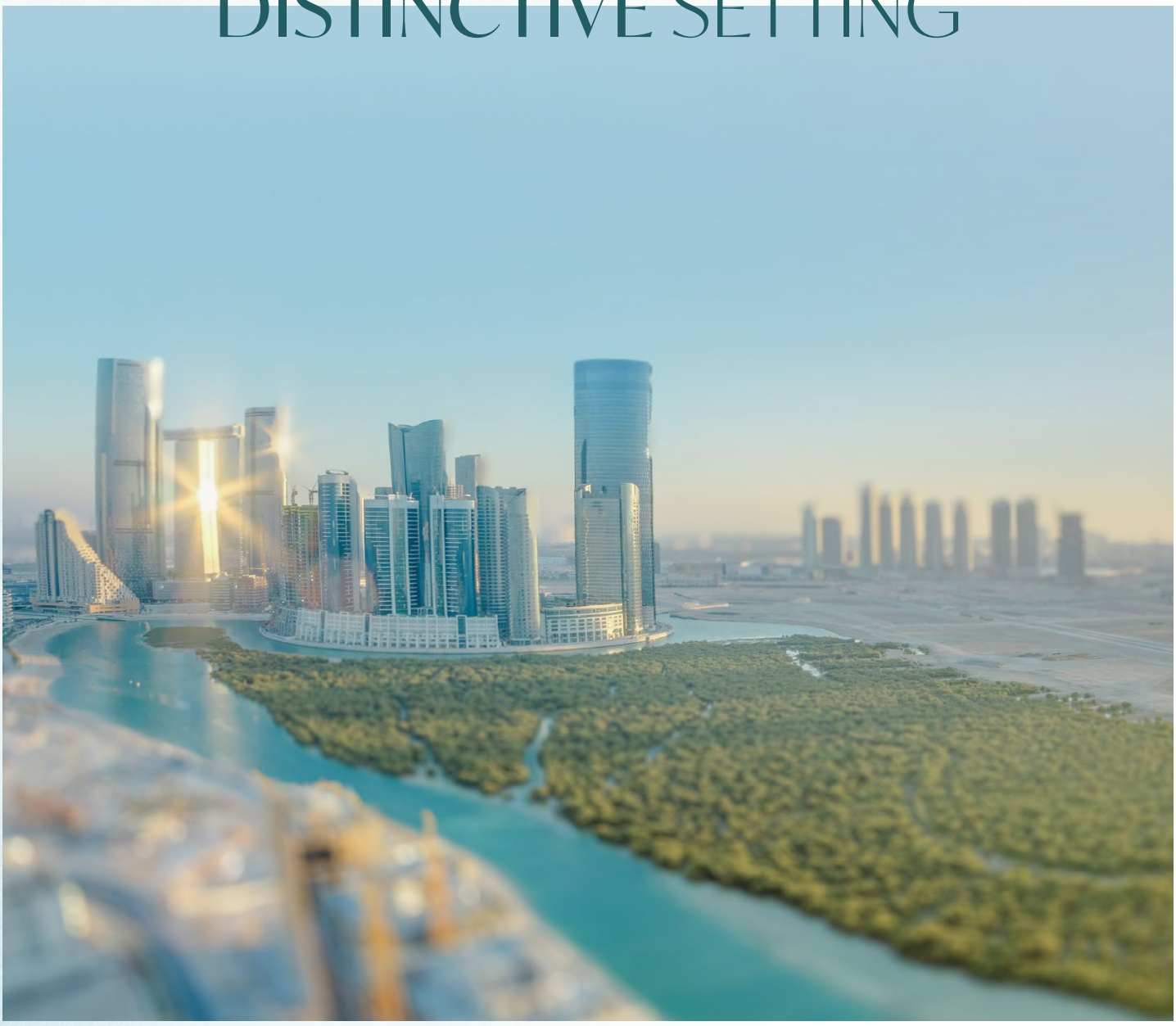
01

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WHERE MANGROVES FRAME ABU DHABI'S **DISTINCTIVE** SETTING



On Al Reem Island, *nature creates* a rare composition of *water*, *greenery* and *openness*.

Set between mangroves and the sea, this unique location offers a visual identity unlike anywhere else in the city.
Changing reflections, coastal tones and open views define the atmosphere, allowing the natural character of Al Reem Island to become an essential presence within the experience of living here, from morning to evening.



STRATEGIC CONNECTIONS

A prime location within reach of the city's key destinations.

Positioned on Bilshu'oum Street beside Reem Central Park, the project enjoys direct access from the new bridge linking Saadiyat Island with the Dubai highway. ADGM, downtown Abu Dhabi and the Cultural District are all within easy reach, placing residents close to the city's leading business, cultural and leisure destinations year-round.

NEXT TO Central Park
Reem Central Park Mosque 2 MIN
Shams Boutik Mall 3 MIN
Sorbonne University Abu Dhabi 5 MIN
Reem Mall 5 MIN
Cleveland Clinic Abu Dhabi 7–9 MIN
Abu Dhabi Global Market ADGM 6 MIN
Zayed National Museum 10–14 MIN

Zayed International Airport 30–35 MIN
The Galleria Mall 10 MIN
Abu Dhabi Mall 10 MIN
Burjeel Day Surgery Center 6 MIN
Reem Hospital 5 MIN
Repton School Abu Dhabi
Rose Campus 2 MIN Fry Campus 5 MIN
New York University Abu Dhabi 14 MIN

An Exclusive Coastal Address in the Heart of Al Reem Island.



Set along one of Al Reem Island's limited beachfront plots, Bab Al Qasr Beach Resort Residence 77 offers direct access to the shore and a rare opportunity to experience waterfront living within Abu Dhabi.

This unique setting allows residents to enjoy the sea as part of their daily surroundings, combining the privacy of a residential address with the pleasures of a beachfront destination.



THE

ARCHITECTURE

A COMPLETE
DEVELOPMENT ROOTED
IN ITS SETTING.

02

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A *SEAMLESS* DIALOGUE BETWEEN **DESIGN**, **LIGHT** *AND* **VIEWS**



The architecture of Bab Al Qasr Beach Resort Residence 77 is conceived to enhance its beachfront position through expansive views, generous terraces and efficient layouts designed around contemporary living.



Floor-to-ceiling glazing welcomes natural light throughout the units, while seamless indoor-outdoor transitions extend living spaces towards the natural setting beyond.

Linear forms rise with clarity, articulated by warm wood-clad vertical fins, generous glazing and off-white finishes, creating a recognisable façade language.
Travertine marble defines the shared podium below, adding a natural material expression to the arrival experience.



Approximately 73% of the land is dedicated to landscaped areas, creating a green environment where nature becomes an integral part of daily life.





Across the podium, tropical planting, shaded pathways, gardens and outdoor spaces define a resort-inspired setting for relaxation, wellness and social gatherings. Beneath these outdoor spaces, two parking levels provide convenience while preserving the openness above, with visitor, retail and drop-off areas.



THE BEACH CLUB

A BEACHFRONT BUILDING DEVOTED *TO* LEISURE *AND* WELLBEING

Standing as a distinctive amenity building, the Beach Club extends the residential experience towards the shore through a distinctive architectural presence.

Detached from the main residences and linked by a suspended bridge, it creates a private destination where the beachfront becomes an extension of the residential setting. Designed around open-air spaces, panoramic views and direct beach access, the building introduces a new dimension of leisure and social interaction.
Its layered architecture frames a collection of curated environments, from the beachfront location to the rooftop levels, creating a seamless transition between land, sea and the resort-inspired lifestyle of Bab Al Qasr Beach Resort Residence 77.

A collection of residential towers, a landscaped podium and a dedicated Beach Club come together to form a unique architectural presence on Al Reem Island.

PROJECT NAME

Bab Al Qasr Beach Resort Residence 77

LOCATION

Al Reem Island, Abu Dhabi

TOTAL PLOT AREAS

267,276.2 sq.ft.

BAQ Beach Resort 77: 188,699.20 sq.ft.
Beach Club: 78,577 sq.ft.

FURNISHING

Fully Furnished with Global brands

(THE ONE Furniture, ROCA Sanitary Wares, SIEMENS appliances, SAMSUNG TVs)

ELEVATORS

OTIS Elevators:

18 Passenger Lifts + 3 Service Lifts
Private Elevator for Each Duplex

FLOORS AND ROOF

L.G+G+5 Podiums + 53 Floors + Roof

CEILING HEIGHT

3.6 m

OWNERSHIP

Freehold

RETAIL SHOP

13 Retail Units + 1 Nursery

BUILDING COVERAGE

27% | 52,982 sq.ft.

LANDSCAPE COVERAGE

73% | 135,726 sq.ft.

HANDOVER

Q4 2031

WELCOMING ENTRANCE LOBBIES

3

ESTIMATED SERVICE CHARGES

AED 16-19 per sq.ft.

UNITS MIX

1 to 5-Bedroom

PARKING SPACES

1 Space for 1 & 2-Bedroom Units; 2 Spaces for 3 & 4-Bedroom Units; 3 Spaces for 5-Bedroom Units; Dedicated EV Charging; Visitor & Retail Parking; Valet Service; and Convenient Resident & Guest Drop-off Areas.

THE

INTERIORS

MATERIAL WARMTH MEETS
CONSIDERED MODERN LIVING.

03

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A REFINED LIVING EXPERIENCE SHAPED *BY* OPEN HORIZONS

A carefully orchestrated *layout* maximising *exclusivity* and *residential quality*.

With a maximum of 12 units per floor, and only 6 on selected levels, Bab Al Qasr Beach Resort Residence 77 offers greater privacy and lower-density living. Around 92% of units enjoy direct beach views, creating homes defined by openness, comfort and a privileged relationship with the context.









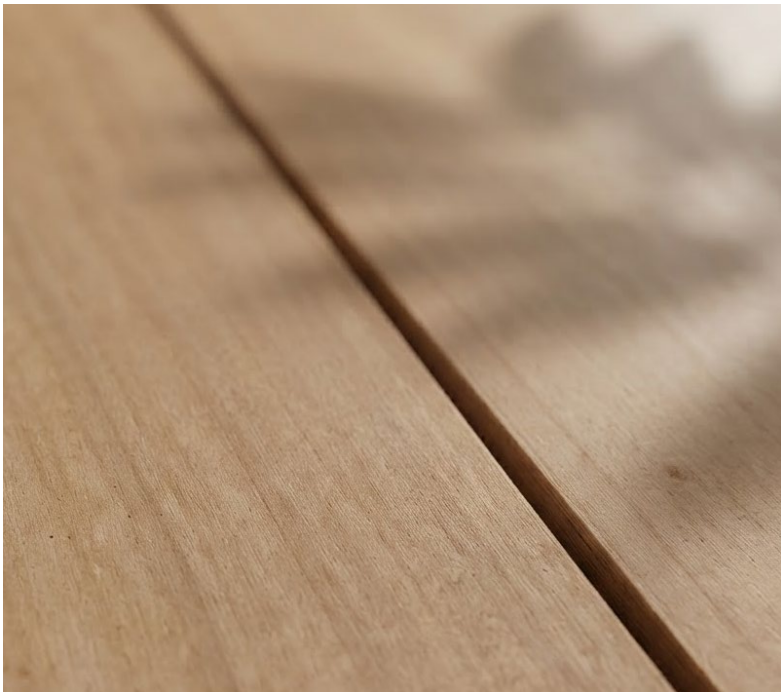
SPACIOUS LIVING AREAS

Generous living spaces are enhanced by floor-to-ceiling windows that welcome natural light and frame uninterrupted views.

Open layouts create flexible environments where indoor comfort extends towards the outdoor setting.







KITCHENS OF DISTINCTION

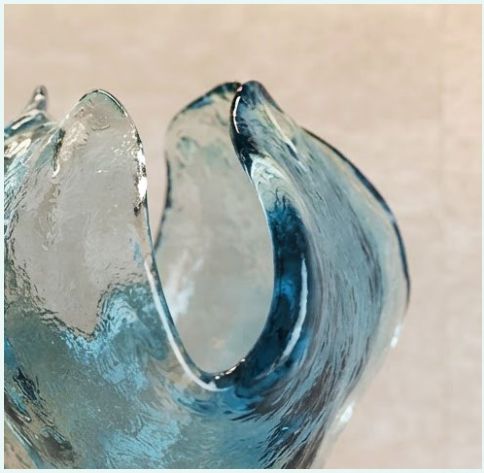
Designed for everyday functionality and visual harmony, kitchens feature quality finishes, tactile surfaces and neutral tones inspired by the natural surroundings, shaping sophisticated spaces for preparation, dining and social moments.

SERENE BEDROOM RETREATS

Bedrooms frame the beauty of the unique location through open sea perspectives, light oak flooring, soft coastal shades and statement wallpaper features that create warm, personal environments inspired by the colours of the sea.







PRIVATE BATHROOM SANCTUARIES

En-suite bathrooms are seamlessly integrated with the bedrooms, creating a continuous visual flow between both spaces.

Premium finishes and elegant detailing enhance a sense of openness, creating a harmonious environment centred around design.

Generous terraces expand each unit beyond its interior boundaries, creating a seamless transition from indoor spaces to open-air living.

Designed across all unit types, they offer privacy, expansive unobstructed views and a direct visual connection with the beach, bringing residents closer to the waterfront setting.







A diverse collection of residences responds to different lifestyles, family needs and long-term investment goals.

1 Bedroom

AVERAGE
1 BEDROOM UNITS

875
sq.ft.

2 Bedrooms

AVERAGE
2 BEDROOM UNITS

1300
sq.ft.

3 Bedrooms

AVERAGE
3 BEDROOM UNITS

1750
sq.ft.

4 Bedrooms Duplex

AVERAGE
4 BEDROOM UNITS

2400
sq.ft.

5 Bedrooms Duplex

AVERAGE
5 BEDROOM UNITS

3100
sq.ft.

From one to three-bedroom units to exclusive four and five-bedroom penthouses, the collection offers versatile layouts for diverse preferences. Located on higher floors, penthouses feature double-height living rooms and framed vistas.



TRUSTED BRANDS

Every interior element is carefully selected to support lasting quality throughout the home.

Fixtures, fittings and finishes come from established names chosen for durability, reliability and performance, ensuring consistent standards across spaces created for everyday living and comfort.

THE ONE
FURNITURE

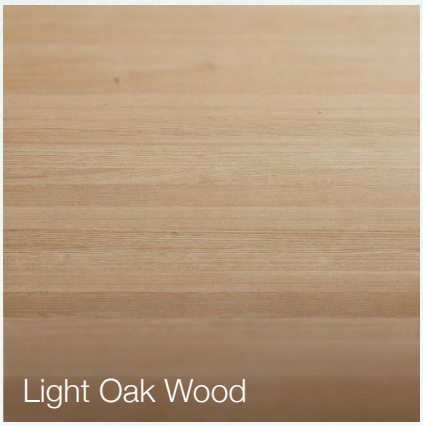
Roca
SANITARY WARES

SIEMENS
APPLIANCES

OTIS
ELEVATORS

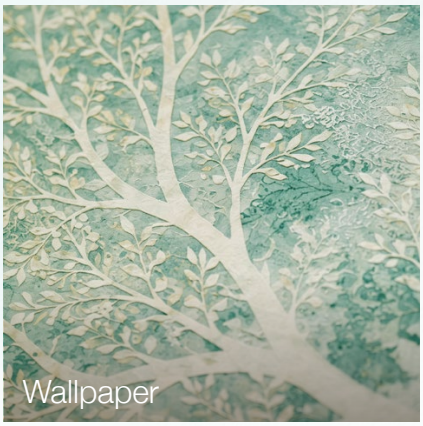
SAMSUNG
TELEVISIONS

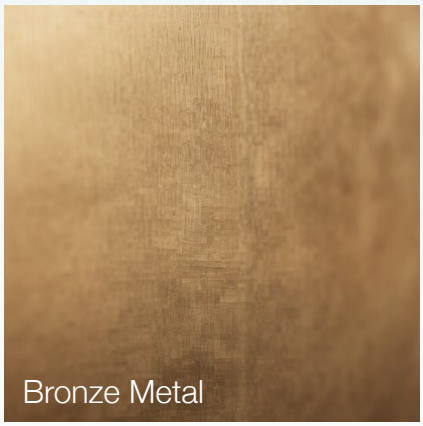
Where texture, tone and detail define the atmosphere.


Light Oak Wood


Wooden Parquet Flooring


Beige-coloured Marble


Wallpaper


Bronze Metal


Beige Fabric





THE

AMENITIES

RESORT EXPERIENCES
DESIGNED AROUND EVERY DAY.

04

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A RICHER **LIFESTYLE** *ACROSS* EVERY LEVEL



A Variety of Experiences brings leisure, *wellness* and *social spaces* into **one cohesive environment.**

More than a collection of individual spaces, the amenities offering connects multiple destinations across the podium, tower levels, rooftop areas and Beach Club.
From arrival and retail to wellness, leisure and social spaces, each area contributes to a complete living proposition.
Distributed throughout the development, these experiences create a seamless flow between everyday convenience, relaxation, entertainment and direct access to the beach.

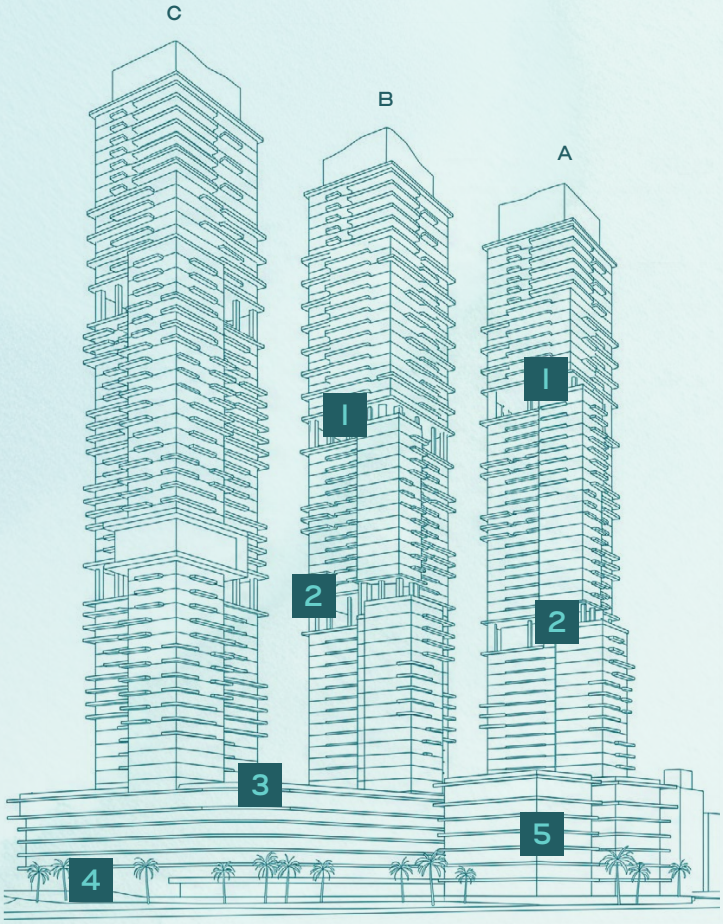


RETAIL AREAS

A Dedicated Hub for daily convenience.

With approximately 72,000 sq.ft. of retail, Bab Al Qasr Beach Resort Residence 77 introduces an integrated commercial space featuring 13 retail units designed around accessibility, social interaction and daily routines. Supermarket, bank, clinic, nursery, cafés, restaurants and essential services create a lively extension of the development, where residents can take a leisurely walk and find everything they need just moments from home.

Tower A & B - Podium - Beach Club



.1 AMENITIES 36TH & 42ND FLOOR

Reflective Sky Water Lounge
VIP Day Beds
Luxury Lounge Seating
Sunken Fire Pit
Sky Café
Cocktail Lounge
Pergola Seating
Sunset Viewing Deck

.2 AMENITIES 22ND FLOOR

Sky Pool
Private Cabanas
Sunset view Sky Café / Juice Bar
Pool Lounge
Viewing Terrace
Spa & Gym

.3 AMENITIES 6TH FLOOR-ROOF PODIUM

Family Resort Zone
Adult Resort Pool
Kids Adventure Garden
Community Entertainment Hub
Sports & Wellness Zone
Community Garden & Quiet
Co-Working Retreat
Sea Facing Sunset Social Garden

.4 PODIUM

Retail
Lobbies
Parking

.5 BEACH CLUB

Beachfront Infinity Pool
Signature Sunken Pool Bar & Social Hub
Panoramic Lift / Arrival Connection
Wellness & Yoga Area
Private BBQ Lounges
Private Sky Dining Area
Cafés
3 Sky Garden Bridges



Sixth Floor Podium
Amenities Map

1. Social garden
2. Sandy beach pool
3. Walking-jogging track
4. Outdoor movie area
5. Kids area
6. Aqua gym
7. In-pool bar counter - Adult pool
8. Padel court
9. Working retreat - Co-working area
10. Community garden area
11. Gym

FAMILY RESORT ZONE

A Vibrant Setting brings leisure, play and connection into a welcoming shared outdoor landscape.

FAMILY POOL

KIDS POOL

WET LOUNGERS

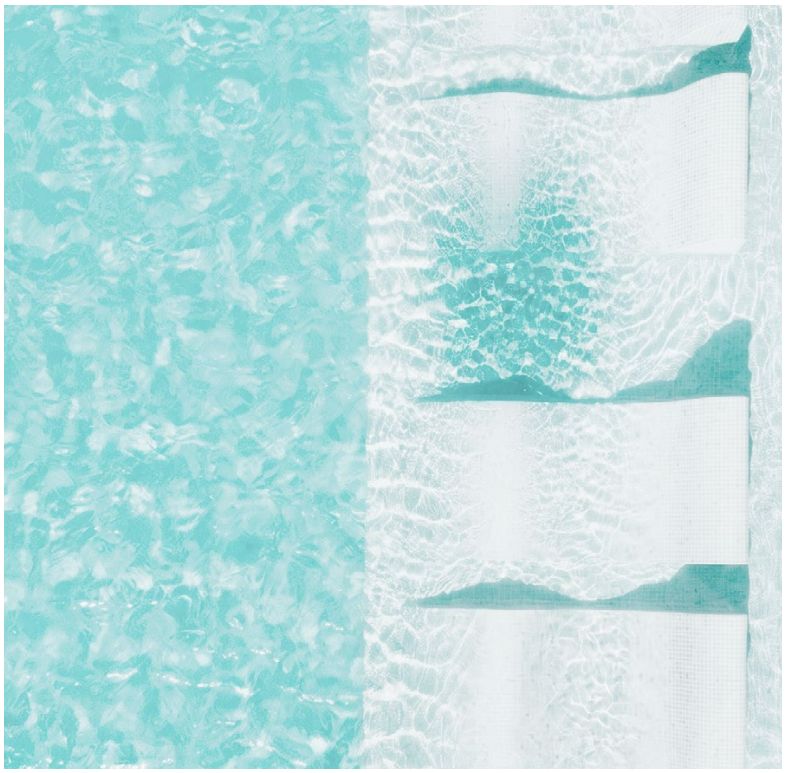
JUICE COUNTER WITH PERGOLA

FLOATING WATER FEATURES

CABANA SEATING LOUNGE











Located on the 6th-floor resort podium, this family area brings together playful spaces where children can enjoy carefree moments during warm days, while families spend time together.







Designed around family interaction, the area includes a 35 x 20 m family pool, a 25 x 15 m children's pool, a 36 x 5 m water feature, wet loungers and cabana seating lounges.

Younger guests can cool off and play during warm days, while parents remain close by, sharing activities with their children or enjoying moments of relaxation in a comfortable outdoor setting surrounded by greenery.



ADULT RESORT POOL

A Private Escape for those seeking peaceful pauses.

ADULT POOL

AQUA FITNESS ZONE

POOL BAR

SUN LOUNGERS

PRIVATE CABANAS

A dedicated adults-only area of the podium offers a more secluded environment for moments of relaxation and personal time. Featuring a 30 x 25 m adults-only pool and a 30 x 10 m aqua gym, the space allows residents to disconnect from the pace of the day and rediscover a sense of tranquillity outdoors.

COMMUNITY ENTERTAINMENT HUB

A Social Destination where residents gather, unwind and share new memories.

ENTERTAINMENT

DINING & SOCIAL

INTERACTIVE LANDSCAPE

GARDENS

SEATING

Movie nights, flexible event spaces, barbecue and café seating meet interactive features, giant chess, shaded groves, zen gardens and informal seating, creating spaces for celebrations, conversations and shared time with family and friends.





SPORTS & WELLNESS

An Energising Environment focused on sport, recreation and active pursuits.

INDOOR OUTDOOR GYM

PADEL COURT

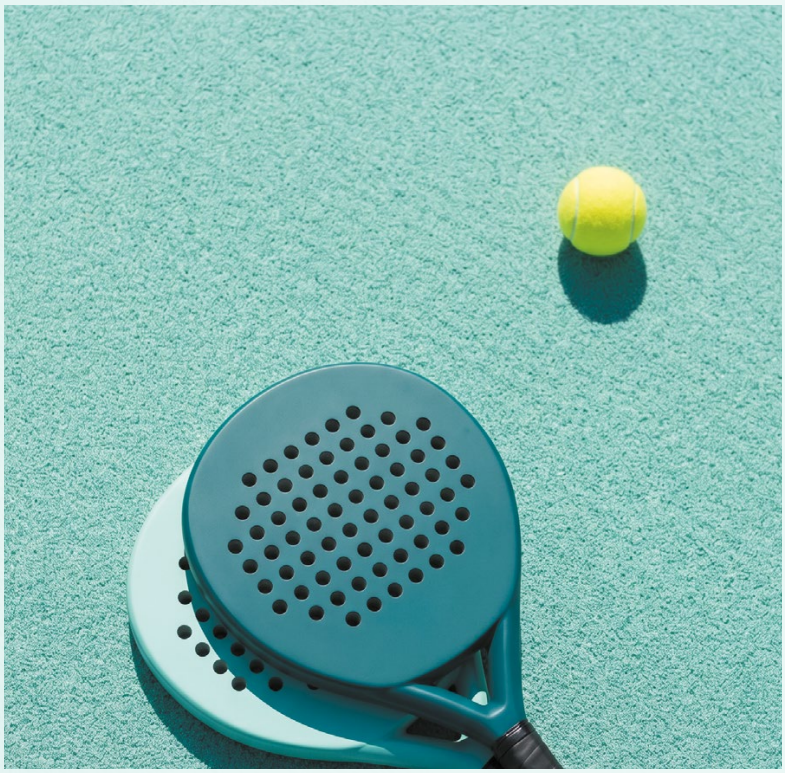
MULTI-USE COURT

OUTDOOR FITNESS

YOGA LAWN

JOGGING TRACK

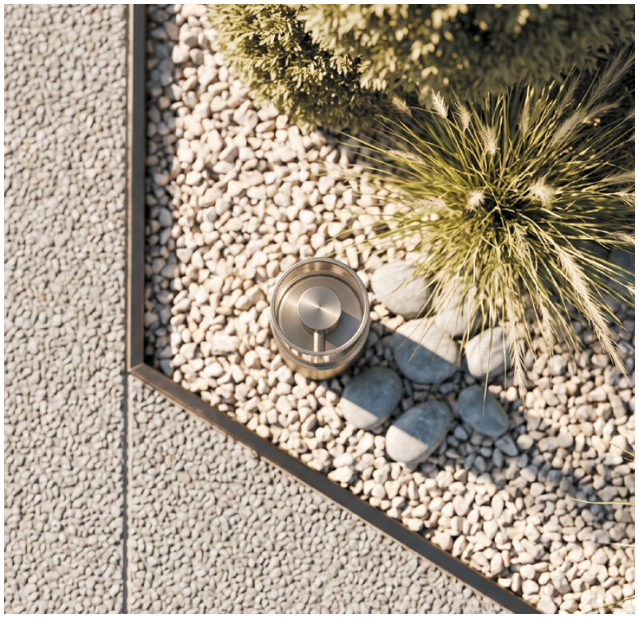






Multi-use sports courts, outdoor fitness features, yoga areas and training spaces encourage residents to move, recharge and maintain an active routine.
From energising workouts to mindful practices, these facilities support different forms of movement.







Helping residents improve strength, flexibility and balance, the thoughtfully planned facilities create an environment for physical activity and personal wellbeing.

A 650 m jogging and walking track weaves through the outdoor amenities, offering a dedicated path for movement, while each element supports different ways to stay active, from dynamic sessions to restorative practices.



COMMUNITY GARDEN &
QUIET CO-WORKING RETREAT

A Serene Space supports work, study and individual concentration, immersed in lush greenery.



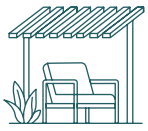
CO-WORKING GARDEN



OUTDOOR STUDY AREA



MEDITATION GARDEN
with Aromatic Planting



PERGOLA SEATING



READING & STUDY LAWN



COMMUNITY KITCHEN GARDEN

Co-working gardens, shaded pergola seating, outdoor study areas and reading lawns offer flexible settings for productivity, reflection and learning, allowing residents to choose the atmosphere that best suits each task with ease.

SEA FACING SUNSET SOCIAL GARDEN

Where the evening sky inspires meaningful encounters by the sea.

COMMUNITY SOCIAL LAWN

PRIVATE FAMILY BBQ STATIONS

EVENT LAWN

SUNSET SEATING

Overlooking the waterfront, this garden invites residents to come together as the day transitions into evening. Barbecue gatherings, conversations and laughter unfold beneath the changing sky, offering a special backdrop for time spent with the people who matter most.





KIDS ZONE

A Playful Outdoor World encourages safe exploration and discovery amid carefully landscaped grounds.



ADVENTURE PLAY GARDEN



INTERACTIVE PLAY EQUIPMENT



SPLASH PLAY FEATURES



SHADED CANOPY



PALM SHADED PARENT SEATING

An adventure garden, toddler play area and splash pad are complemented by soft surfaces, lawn pockets and integrated planter seating, while shaded areas give parents comfortable places to watch, pause and stay close with ease.

22ND FLOOR

The Health Club, a panoramic destination for fitness, recovery and personal wellbeing above the city.

SKY POOL

PRIVATE CABANAS

SUNSET VIEW
SKY CAFÉ
JUICE BAR

VIEWING TERRACE

SPA

GYM



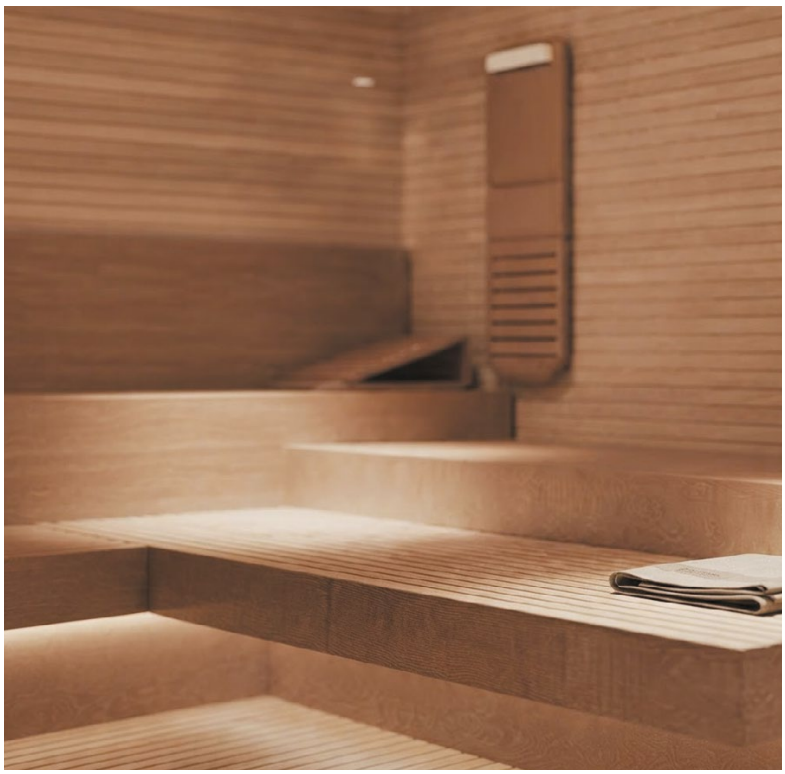


The Health Club combines a panoramic gym with sky-level leisure spaces, where residents can train while overlooking the cityscape.

A 20 x 10 m sky pool, private cabanas and a viewing terrace create a setting for movement, relaxation and inspiring views.









Beyond fitness, dedicated wellness facilities support relaxation and rejuvenation through temperature-controlled pools, hydrotherapy, aqua fitness and spa areas.
Sauna, steam rooms and cold plunge facilities complete a holistic approach to physical balance and personal care.

36TH & 42ND FLOOR

The Outdoor Lounge, a curated place for leisure with uninterrupted waterfront views.

- REFLECTIVE SKY WATER LOUNGE
- VIP DAY BEDS
- LUXURY LOUNGE SEATING
- SUNKEN FIRE PIT
- SKY CAFÉ
- COCKTAIL LOUNGE
- PERGOLA SEATING
- SUNSET VIEWING DECK









The Outdoor Sky Water Lounge offers an open outlook, becoming a place to pause, socialise and take in the views. From morning coffee to evening cocktails, residents can spend time in conversation, unwind according to their preferences and appreciate the changing scenery throughout the day.

36TH & 42ND FLOOR

As the day fades into night, the lounge reveals
a new side of its character. Views across the mangroves,
beach and city skyline provide a remarkable backdrop
for special occasions and celebrations.

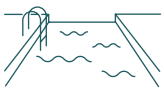






BEACH CLUB

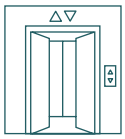
A unique Amenity Building housing every aspect of living within one exceptional beachfront address.



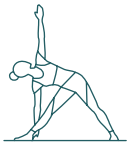
BEACHFRONT INFINITY POOL



SIGNATURE SUNKEN POOL BAR & SOCIAL HUB



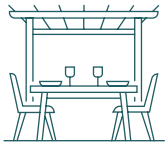
PANORAMIC LIFT & ARRIVAL CONNECTION



WELLNESS & YOGA AREA



PRIVATE BBQ LOUNGES



PRIVATE SKY DINING AREA



CAFÉS



3 SKY GARDEN BRIDGES









Set directly along the shoreline, the Beach Club creates a rare gateway to the sea.

From the arrival sequence through the welcoming grand central entrance lobby to direct beach access, every element introduces a complete waterfront destination brought together under one roof.

A dedicated vehicle drop-off area and three short-stay valet parking spaces ensure a seamless arrival, guiding residents and guests towards a new dimension of beachfront living.

WHERE *EVERY DESIRE* TAKES SHAPE WITHIN A *CONSTELLATION* OF EXPERIENCES.



Facing the beach, the 30 x 10 m ground-floor infinity pool creates a direct relationship with the sea, extending towards the shoreline through shallow areas, wet loungers and private cabanas. A signature pool bar and social hub add a new dimension to the waterfront experience, while a mini-cascade waterfall and feature wall create a distinctive visual identity.

Surrounded by seating lounges and shaded areas, the space offers a variety of ways to relax, socialise and spend time beside the water.



Connected through a panoramic lift, the rooftop introduces a new perspective with a 35 x 10 m sky infinity pool, cantilevered viewing bay, private lounges and dining areas.

From sunset decks to yoga spaces and open-air cinema, every element frames sweeping panoramas across Abu Dhabi. Fine dining venues, luxury-branded F&B, wellness facilities and curated retail bring together a complete selection of services within the Beach Club. Residents can experience signature culinary concepts from prestigious brands, with carefully crafted menus and elegant settings designed for memorable occasions.

THE

SIGNATURE SERVICE

FIVE-STAR PRIVILEGES,
SEAMLESSLY WOVEN INTO HOME.

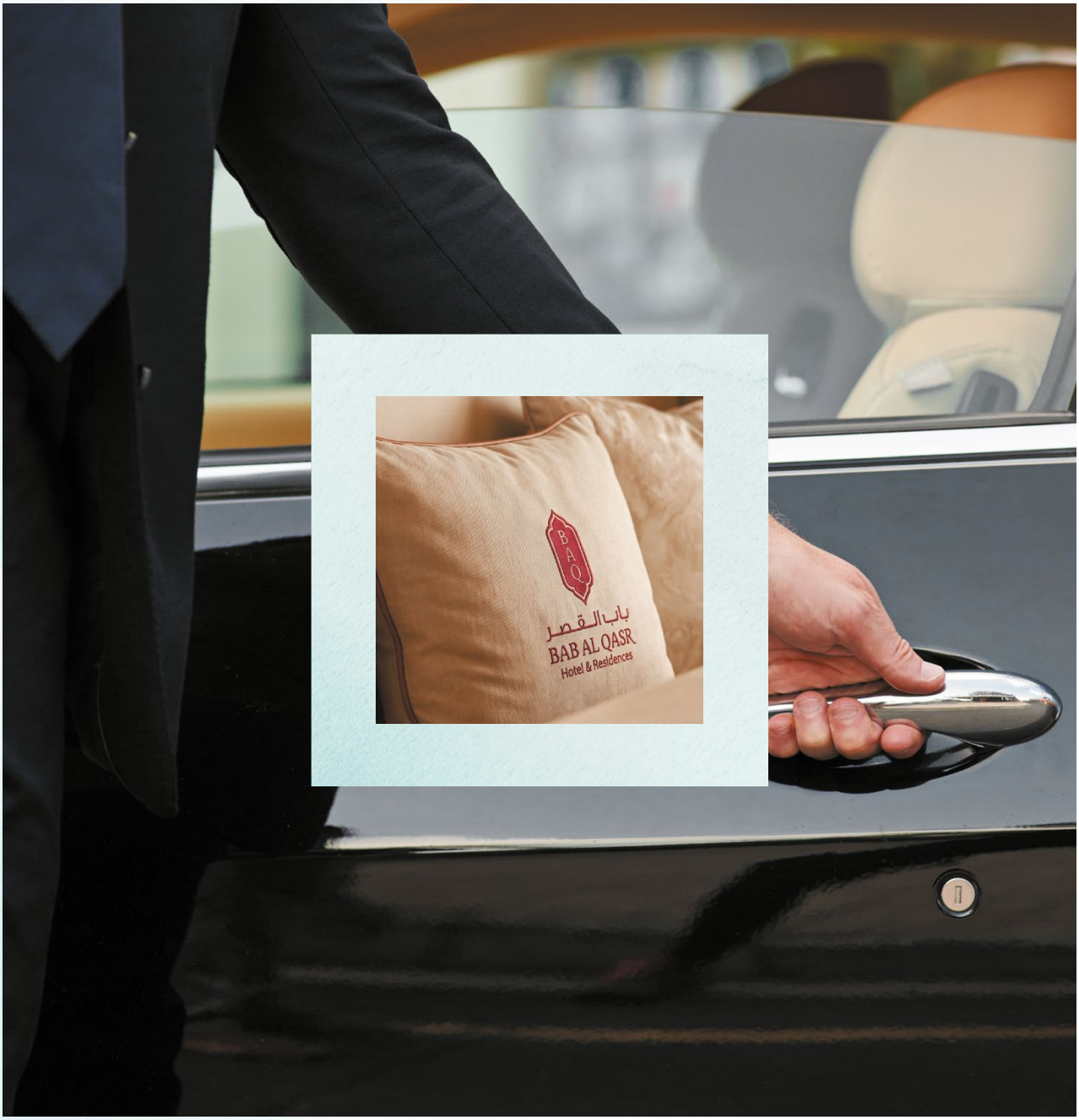
05

BAB AL QASR

BEACH RESORT

RESIDENCE 77

Bab Al Qasr introduces five-star standards into residential life, enhancing comfort, service and value.



Residents can access a curated selection of services and privileges designed around flexibility and personal choice. From à la carte assistance to exclusive benefits at Bab Al Qasr Hotel, every offering enhances daily living with the care and attention of a world-class destination.


BAQ
فندق باب القصر
BAB AL QASR HOTEL

À La Carte Services at your request

PERSONAL SERVICES

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

TRAVEL & TRANSPORTATION

Flight Bookings
Airport & Ground Transfers
Car Rentals

Exclusive Hotel Privileges and Benefits

AT BAB AL QASR HOTEL

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

A 25% discount across Bab Al Qasr Hotel services provides residents with exclusive advantages, from dining and wellness to hospitality offerings, extending the five-star experience beyond the residence.



THE

DEVELOPER

A VISION BUILT FOR
LASTING IMPACT.

06

BAB AL QASR

BEACH RESORT

RESIDENCE 77


SHAPING A DISTINCTIVE
VISION OF HARMONIOUS LIVING
IN ABU DHABI.

BUILDING ENDURING PLACES *FOR* EVOLVING **LIFESTYLES**









The Company creates premium residences in prime Abu Dhabi locations, managing every stage from concept to delivery. Purposeful design, spacious layouts, quality materials and well-planned communities combine to offer enduring comfort, confidence and investment value.



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