باب القصر

BAB AL QASR

Hotel & Residences

BAB AL QASR 65

GARDEN RESIDENCE

By

Burtville

DEVELOPMENTS

Where

European Countryside
Charm *Meets*
Abu Dhabi's Future City

INTRODUCTION

A Garden, *with* Residences Inside It

Bab Al Qasr Garden Residence 65 introduces an amazing garden lifestyle in Abu Dhabi, ideally located on the main boulevard of Masdar City and directly opposite Masdar City Central Park. Set on the largest residential plot within the community, the hotel-branded residential project features 67% landscape coverage, including 10% of water features, creating a rare sense of openness and connection to nature. Inspired by elegant European countryside architecture, the project combines fully furnished units, resort-style amenities, landscaped gardens, and outdoor living spaces.

A Lifestyle Shaped *by* Hospitality

Bab Al Qasr Garden Residence 65 is a hotel-branded residential project carrying the prestigious Bab Al Qasr Hotel name. The project brings 5-star hotel services, quality, and standards into everyday living, offering residents a refined lifestyle with comfort, elegance, and trusted hospitality. With the Bab Al Qasr brand, each home carries long-term value and the confidence of a name known for quality and distinction in Abu Dhabi.

Bring Hotel Comfort *to your* Home

As a resident of Bab Al Qasr Garden Residence 65, you can use a range of 5-star services whenever you like, on pay-as-you-go basis. 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

Flight Bookings | Airport & Ground Transfers | Car Rentals

25% DISCOUNT AT BAB AL QASR HOTEL

Exclusive Privileges, *Every* Day

Residents of Bab Al Qasr Garden Residence 65 enjoy exclusive 5-star hotel privileges from Bab Al Qasr Hotel, valid for 5 years from the date of purchase. Benefits include Free access to the private beach and pool.

25% Discount

- Hotel rooms and apartments
- Dining events and meetings
- Ayana spa
- Allure beauty salon
- Sea hero water sports
- Health club memberships

FREE ACCESS TO YAS BEACH CLUB

Five Years Closer *to the* Sea

Residents of Bab Al Qasr Garden Residence 65 get free access to Yas Beach Cub for up to 6 family members valid for 5 years from the date of purchase.

Inspired *by* European Elegance

Bab Al Qasr Garden Residence 65 is designed with a European countryside architectural character, featuring timeless façades, arched openings, balanced proportions, and a strong connection between the building and the landscape. The exterior creates an identity, where architecture, gardens, terraces, and open views work together naturally.

The Grand Atrium Lobby- 28m Height

The Arrival

A welcoming arrival is framed by beautifully landscaped surroundings and attentive hospitality services, including valet, doorman support, and concierge assistance, creating a smooth journey home.

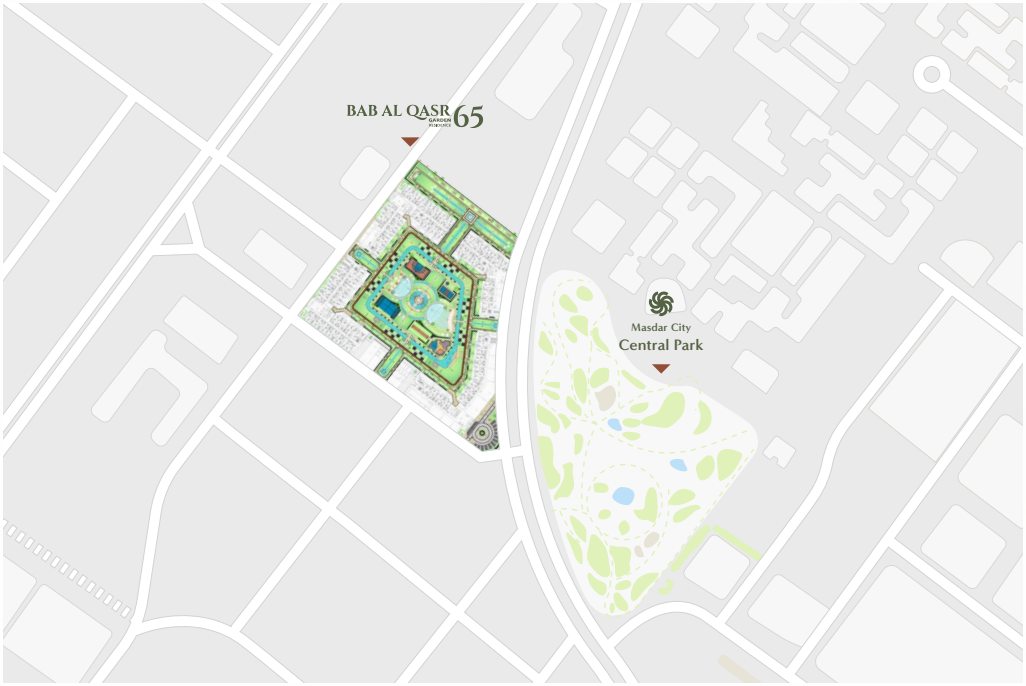
The entrance features a 28-metre-high atrium lobby, filled with natural light and designed to offer a bright, spacious, and elegant welcome for residents and guests.

A Prime Address
Facing Masdar City Central Park

Bab Al Qasr Garden Residence 65 enjoys a prime location directly opposite Masdar City Central Park, placing one of the community´s most vibrant green destinations at its doorstep. Positioned on the main boulevard of Masdar City, the project benefits from open park views, a peaceful setting, and convenient access to My City Centre Masdar, leading schools and universities, business hubs, leisure destinations, and Zayed International Airport, all just minutes away.

Masdar City Central Park further enhances the location with landscaped gardens, walking paths, outdoor play areas, and community spaces designed for relaxation, wellness, and family life, creating a lifestyle closely connected to nature and outdoor living.

Masdar City Central Park
Across The Street



1 Min Walking to Masdar City Central Park

3 Mins Walking to My City Centre

10 Mins Zayed International Airport

15 Mins Yas Island leisure & entertainment

Close to *what* Matters

Shopping Malls
- My City Center Masdar- Masdar City
- Yas Mall- Yas Island
- Al Raha Mall- Al Raha Beach

Hotels
- Hilton Hotel- Yas Island
- W Hotel- Yas Island
- Crowne Plaza Hotel- Yas Island
- Al Raha Beach Hotel- Yas Island

Schools & Universities
- Gems Founders School- Masdar City
- Al Rayan International School- Masdar City
- MBZ University of Artificial Intelligence
- Khalifa University- Abu Dhabi City

Medical Centers
- NMC Royal Hospital- Khalifa City
- Yas Clinic- Khalifa City
- Burjeel Medical Center- Al Raha Beach

The Plot

An Exceptional Plot *in* Masdar City

Bab Al Qasr Garden Residence 65 is set on the largest residential plot in Masdar City, with area 310,000 sq. ft. Approximately seven times the size of an international football field, the residential project features 67% landscape coverage such as gardens, walkways, outdoor seating areas, water features, and community spaces, that come together to create a calm and refreshing environment connected to nature.

PROJECT FACTS

Project Name
Bab Al Qasr Garden Residence 65

Location
Masdar City, Abu Dhabi

Property Type
Bab Al Qasr Branded Residential Project

Building Coverage
33%

Floors
1B + GF + 7 Floors + Roof

Units Mix
1 to 5-Bedroom Units, Simplex, Duplex & Triplex Sky Villas

Furnishing
Fully Furnished with Global Brands
(THE One Furniture, Roca, Siemens, Samsung, & OTIS)

Lobbies
Four Entrance Lobbies:
- *Two Atrium Lobbies (28m Height)*
- *Two Double-Height Lobbies*

Expected Service Charges
AED 16-18 Per Sq. Ft.

Ownership
Freehold

Plot Area
310,000 Sq. Ft.

Retail
11 Ground-floor Shops with Dedicated Parking, Overlooking Masdar City Central Park

Landscape Coverage
67% Including 10% Water Features

Ceiling Height
3.6m Slab to Slab

Parking Spaces
- Basement Parking with Plenty of Parking Spaces
- 1 Parking Space for 1 & 2-Bedroom Units
- 2 Parking Spaces for 3, 4 & 5-Bedroom Units
- 43 EV Charging Parking Spaces
- GF Drop-Off Area with Outdoor Valet Parking

Elevators
- 12 Passenger Lifts & 4 Service Lifts
- Private Elevator for Each Duplex & Triplex Unit

Handover
Q1/2030

A Collection *of* Units *for* Every Lifestyle

Bab Al Qasr Garden Residence 65 offers a wide selection of units, ranging from unique one-bedroom units to spacious five-bedroom sky villas. The project includes simplex, duplex, and triplex sky villa layouts, giving residents the flexibility to choose a unit that suits their lifestyle, family size, and daily needs.

Each unit is thoughtfully designed to provide comfort, privacy, and practical living. Maid´s rooms and laundry rooms are included across all units, adding convenience to everyday life. For the larger duplex and triplex sky villas, private elevators enhance the sense of exclusivity and make movement between floors easier and more comfortable.

This diverse unit mix allows the project to serve different lifestyles, from individuals and young couples to growing families and those seeking larger, villa-style living within a refined residential project.

Signature

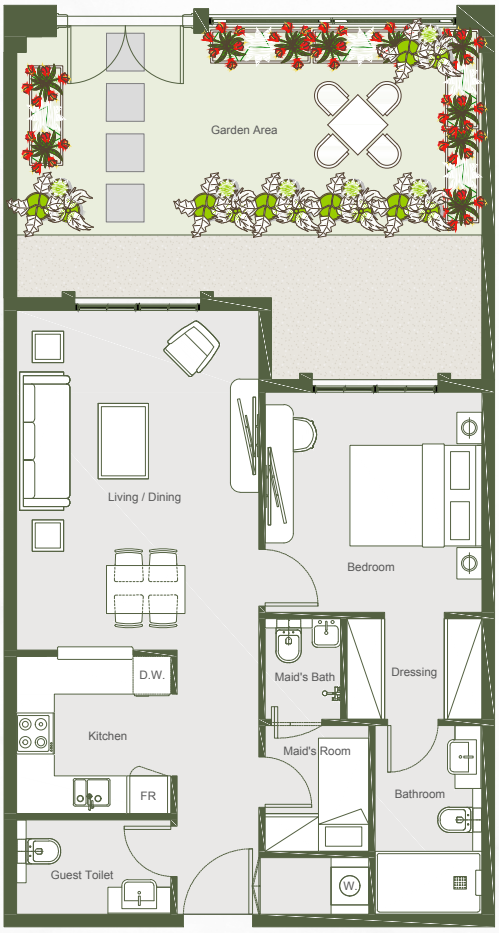
One-Bedroom

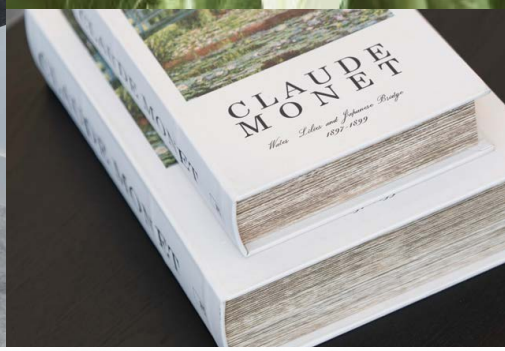
Unique One-Bedroom Units With Private Garden

The unique one-bedroom units at Bab Al Qasr Garden Residence 65 are located on the ground floor and offer a rare garden-living experience. Each unit opens onto a large private garden, creating an extended outdoor area for relaxation, dining, and everyday enjoyment.

The layout is designed to feel comfortable, and practical, The unit includes a living area, a master bedroom with a dedicated dressing room, a maid´s room with its own bathroom, a laundry room, and a guest toilet. This thoughtful design gives the one-bedroom units the comfort and functionality, making them an ideal choice for residents who value privacy, outdoor space, and everyday convenience.

For the first time in Masdar City, private gardens are available with both one-bedroom and selected two-bedroom units, offering a unique lifestyle that combines the convenience of apartment living with the privacy of a garden home.





Elegance,
Ready *to Live in*

The interiors of Bab Al Qasr Garden Residence 65 are inspired by a refined European countryside style, combining timeless elegance with modern touch, marble finishes, warm design details, soft color palettes, and natural lighting to create a welcoming living environment.

Each unit is designed to feel elegant, comfortable, ready for everyday life and fully furnished with premium global brands.

Every home is thoughtfully prepared for a seamless living experience.

A Landscape Designed *for* Life

The landscape at Bab Al Qasr Garden Residence 65 is designed as the heart of the project, with 67% of the plot dedicated to gardens, water features, and outdoor living spaces that create a natural connection between water, greenery, and everyday life.

A 275-metre-long paddle canal and a 360-metre jogging track form key features of the residential project, adding movement, beauty, wellness, and a unique leisure experience. Throughout the residential project, swimming pools, sun decks, bridges, sports courts, and landscaped gardens create spaces for relaxation, leisure, and social interaction.

Every outdoor area is planned to support a balanced lifestyle, from quiet moments by the water to active time with family and friends. Together, these elements create a vibrant residential setting where nature, wellness, and community living come together.

67% Landscape Coverage, Including 10% Water Features

01. Sandy beach pool
02. Adult swimming pool
03. Kids´ pool
04. Kids´ paddle canal & interactive lagoon
05. Poolside loungers and seating areas
06. Canal-edge decks and landing access
07. Community food court plaza
08. Outdoor BBQ stations
09. Wood-fired pizza ovens
10. Pop-up market & kiosk spaces
11. Multipurpose event lawn & event stage
12. Outdoor cinema lawn
13. Padel court
14. Multi-sport court
15. Cricket court
16. Badminton court
17. Outdoor fitness zone
18. Jogging track
19. Yoga & meditation garden
20. Community garden & urban farming zones
21. Linear interactive water features with bubblers
22. European-style seating courtyard with a feature olive tree
23. Canal-side walkways
24. Canal bridges
25. Shaded kids´ play area
26. Kids´ splash water play zone
27. Canal edge pergola seating
28. European inspired sunken seating
29. Floating pavilion seating lounge
30. Private gardens
31. European-style arrival plaza & drop-off
32. Entrance lobby
33. Climate-controlled rooftop lounge with panoramic pool
34. Rooftop Kids´ discovery garden
35. Rooftop cinema

Landscape Features

- European-style piazza
- Sandy beach pool
- Water fountains
- Paddle canal & interactive lagoon
- Pergola seating
- Green courtyards
- Community garden
- Pedestrian bridges

Social & Family Areas

- Kids´ play zones
- Family & kids´ pools
- Sunken seating court with juice bar
- Community food court plaza
- Outdoor cinema lawn
- Performance & activity stage
- BBQ stations
- Outdoor lounge area

Fitness & Wellness

- Outdoor fitness zone
- Jogging track
- Yoga & meditation garden
- Cricket & padel court
- Basketball & volleyball court
- Quiet relaxation areas

Amenities Made *for* Every Day

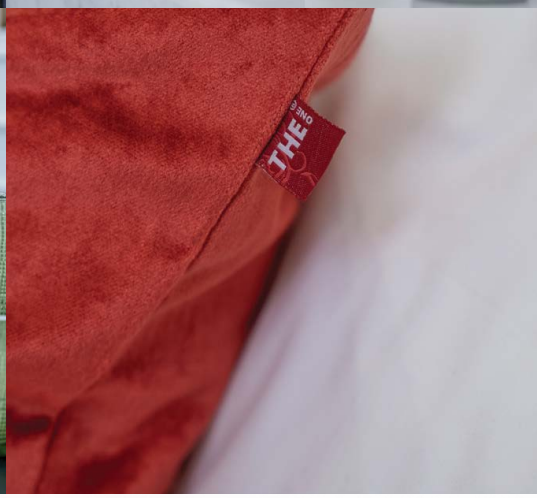
Bab Al Qasr Garden Residence 65 features two exclusive amenity hubs, each connecting two towers and bringing wellness, leisure, entertainment, and social spaces closer to home. Together, they create a convenient and vibrant lifestyle environment designed to enrich everyday living for residents of all ages.

- Gym
- Infinity pool
- Cinema
- Mini-event space
- Indoor & rooftop lounges
- Sunken deck with loungers
- Juice bar
- Kids´ play room

Daily Essentials, Just Steps *Away*

Bab Al Qasr Residence 65 features 11 ground-floor retail shops, creating a vibrant destination for both residents and the wider Masdar City community. Located directly opposite Masdar City Central Park, these retail spaces bring everyday convenience closer to home and contribute to a lively, walkable neighborhood where daily needs are just steps away.

- Supermarket
- Pharmacy
- Coffee Shop
- Casual Dining Restaurant
- Organic Food Shop
- Dessert Shop
- Flower Shop
- Laundry
- Barber Shop
- Beauty Salon
- Souvenirs Shop



Quality Brands Across *Every* Detail

From elegant interiors to the features that support everyday life, every element has been carefully selected from trusted quality brands known for their durability, reliability, and performance. Together, they bring comfort, quality, and lasting value to every home.

THE ONE	Roca	SIEMENS	SAMSUNG	OTIS
Furniture & Décor	Sanitary ware	Kitchen Appliances	Televisions	Elevators

The Mood of Garden Living

01. Grey Marble
02. White Marble
03. Fabric
04. Wooden Flooring
05. Wallpaper
06 Wall Frame

Fully Furnished *for* Everyday Comfort

Living Room

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

Dining Room

Dining Table
Dining Chairs
Rug
Chandelier

Stairwell Accents

For Duplex/Triplex Units

Framed Artwork
Decorative Vase
Ceiling Lamp

Artwork & Accents

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

Master Bedroom

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

Twin Bedrooms

Twin Beds
Bedside Tables
Table Lamps
Rugs
Premium Mattresses

Appliances & Electronics

TV- Samsung
Washing Machine - Siemens
Electric Cooker with Hood & Oven - Siemens
Refrigerator - Siemens
Dishwasher - Siemens
Kettle- SMEG
Filter Coffee Machine- SMEG

A Destination *for* Living *and* Investment

Abu Dhabi combines stability, infrastructure, safety, and long-term investment strength.

It is a global city with strong regulation, growing demand, and one of the region´s most established real estate environments.

Sustainable. Walkable. *Connected.*

Masdar City is one of Abu Dhabi's most desirable communities and a leading destination for innovation, education, business, and residential living. Designed to combine modern comfort with a well-planned urban environment, it offers a unique lifestyle where homes, parks, schools, retail destinations, and workplaces come together in one connected community.

More than a location, it is an opportunity to enjoy a vibrant lifestyle while investing in one of Abu Dhabi's fastest-growing residential destinations.

Building *with* Clarity, Quality, *and* Purpose

Burtville Developments creates premium residential projects in some of Abu Dhabi´s most sought-after locations.

With a strong focus on quality construction, strategic site selection, and long-term value, every residential project is designed to meet the highest standards of living and investment. Transparency, trust, and efficiency guide every stage of the development process, while disciplined execution and fast-paced construction progress reflect our commitment to delivering exceptional homes that stand the test of time.

Construction Updates Across *Our* Projects

As Of May 2026

BAB AL QASR ROYAL RESIDENCE 28
4.7%

BAB AL QASR GARDEN RESIDENCE 66
15.2%

BAB AL QASR RESIDENCE 25
38%

BAB AL QASR RESIDENCE 31
40.3%

BAB AL QASR CANAL VIEW RESIDENCE 22
19%

VILLE 12
41%

BAB AL QASR RESORT RESIDENCE 19
38.6%

BAB AL QASR RESORT RESIDENCE 18
40.4%

PSI.

PROPERTY SHOP

INVESTMENT