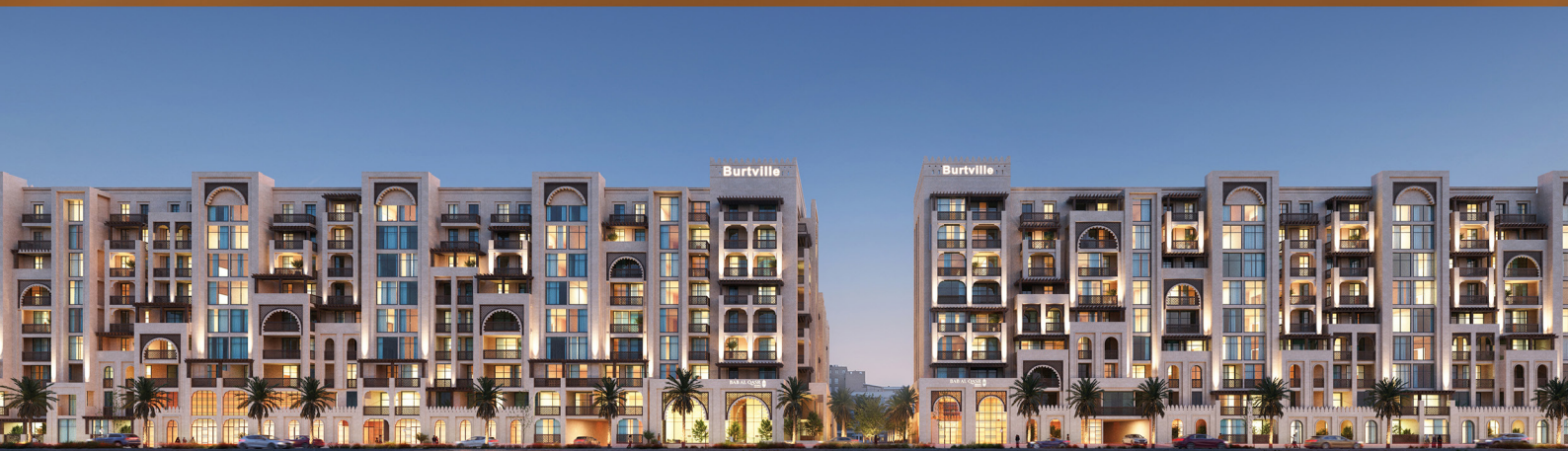


BAB AL QASR

RESORT
RESIDENCE



PROJECT HIGHLIGHTS



INTRODUCING THE
FIRST BRANDED PROJECT
IN MASDAR CITY



Welcome To The
**FIRST BRANDED
RESIDENTIAL
PROJECT**

In Masdar City

Where luxury and comfort
meet in a set-up that redefines
resort living.





BAB AL QASR RESORT RESIDENCE 18 & 19

- **Emirati-Style Fully Furnished Residence**
- **Plot Area:** 240,000 sq.ft., offering generous space for luxurious living
- **Spacious Landscape Area:** 142,000 sq. ft., forming 60% as landscape areas
- **Sandy Beach Pools:**
 - * Bab Al Qasr Resort Residence 19: 35m x 25m
 - * Bab Al Qasr Resort Residence 18: 30m x 15m
- **Indoor Pool:** 20m x 7m
- **Exclusive Beach Club Access:** 7 years of access to YAS Beach Club
- **Bicycle Track:** 600m
- **Arabic Traditional Tents**
- **Community Garden:** A shared space where residents can plant and grow their own vegetables and fruits
- **Health Clubs at Ground Floor and First Floor:**
 - * Bab Al Qasr Resort Residence 19: with area 8,000 sq.ft.
 - * Bab Al Qasr Resort Residence 18: with area 3,000 sq.ft.
- **Luxurious Lobbies:**
 - * Bab Al Qasr Resort Residence 19: Two lobbies, each area is 2,000 sq.ft. with 7m high ceiling
 - * Bab Al Qasr Resort Residence 18: Main lobby area is 2,500 sq.ft. with 7m high ceiling
- **Elegant Lounges:**
 - * Bab Al Qasr Resort Residence 19: area 1,600 sq.ft. on the ground floor
 - * Bab Al Qasr Resort Residence 18: area 1,400 sq.ft. on the ground floor
 - * Sky lounge: area 2,000 sq.ft. indoor and 10,000 sq.ft. outdoor
- **Sports Facilities:** Outdoor gym, tennis, football and basketball courts for active lifestyles



UNMATCHED ADVANTAGES

- Prime Location: Masdar City entrance, 5 mins from AUH Airport, near Etihad Plaza & Masdar Park.
- First Emirati Style Project in Masdar City
- Branded by Bab Al Qasr Hotel, ensuring elegance and world-class service.
- Spacious units designed for comfort and filled with natural light.
- Secure, family-friendly environment with landscaped views.
- Variable services: valet parking, childcare, housekeeping, and in-residence dining.





PROJECT FACTS

Project Type

Bab Al Qasr Branded Residential Resort

Location

Masdar City, Plot B18 & B19

Building Structure

Floors: 1 Basement + Ground Floor + 8 Floors + Roof

Ceiling Height: 3.6m (slab to slab)

Total Plot Area

240,000 Sq. Ft

Building Coverage

40% of the total plot

Furnishing

Fully Furnished

Residential Units

Bab Al Qasr Resort Residence 19

295 Units

Elevators

Bab Al Qasr Resort Residence 19

6 passenger elevators + 1 service lift

Bab Al Qasr Resort Residence 18

188 Units

Bab Al Qasr Resort Residence 18

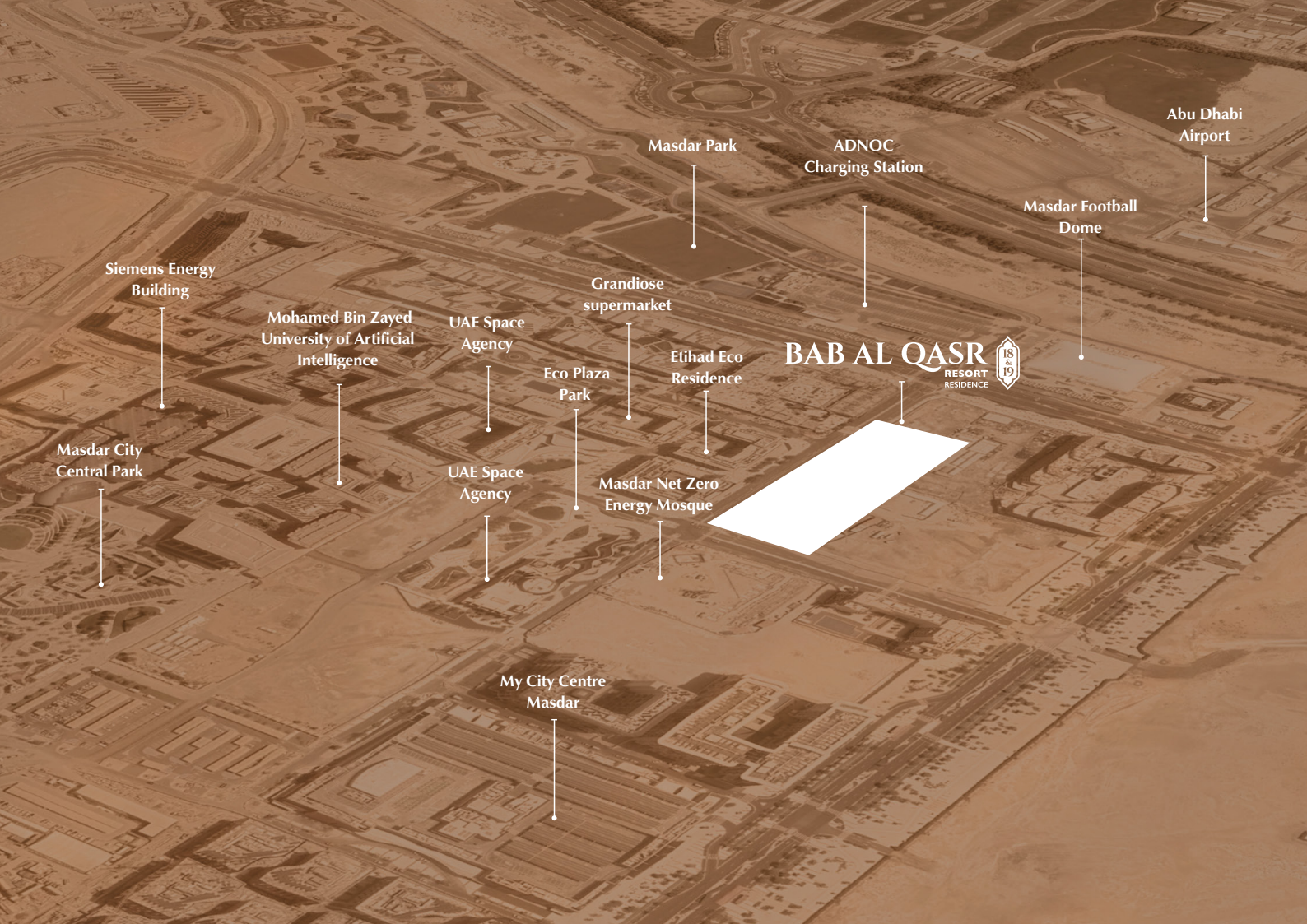
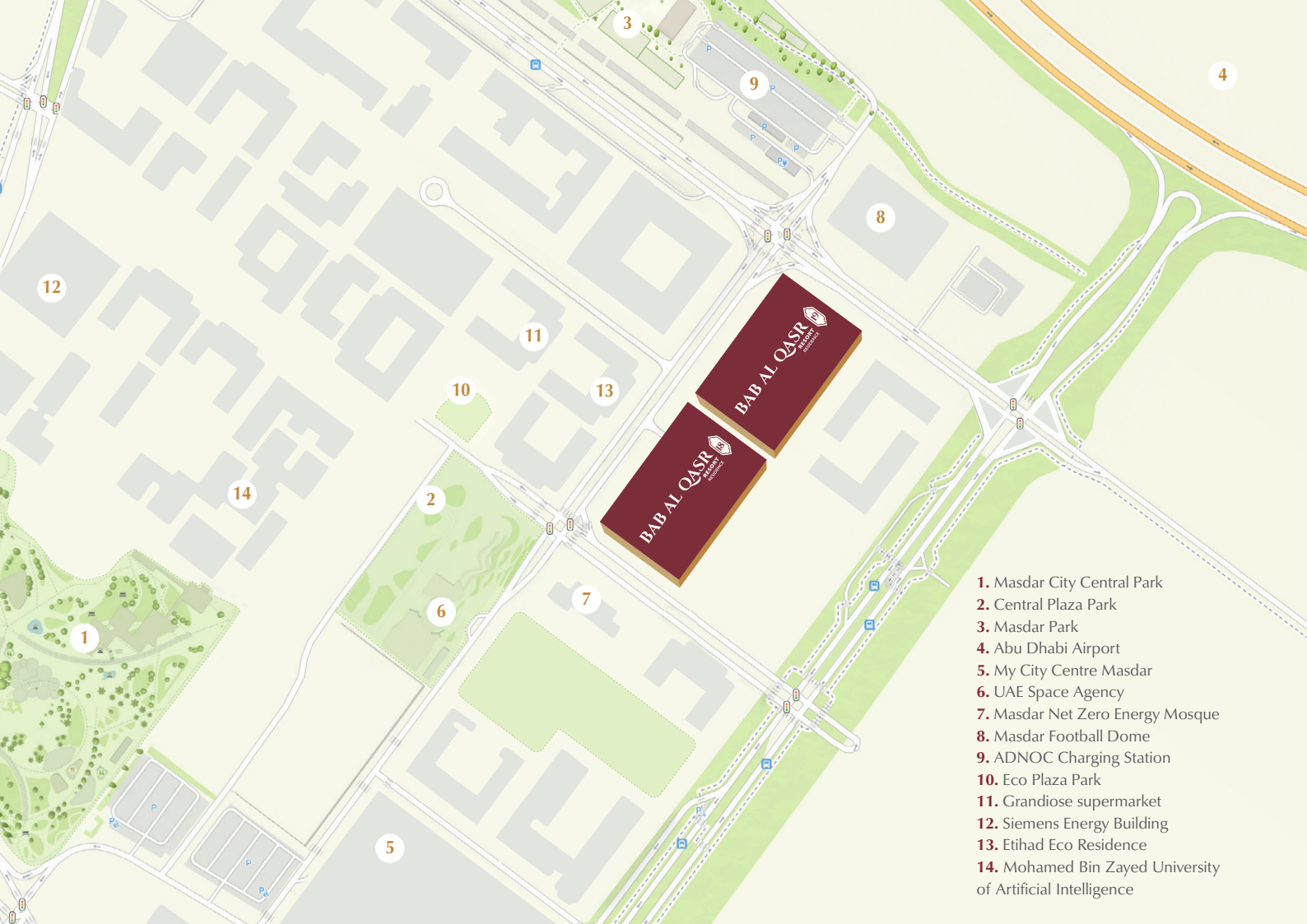
3 passenger elevators + 1 service lift

Handover

Q3 2028

Service Charge

16-18 Dh/Sq.Ft. (including Bab Al Qasr Charges)

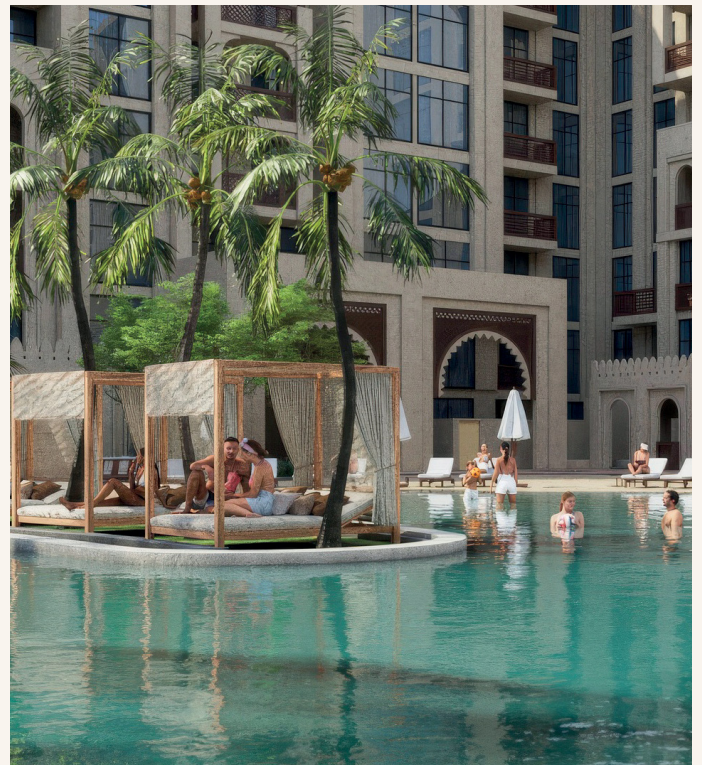




KEY AMENITIES

Amenities That Redefine Comfort

- Luxurious lobbies with 7-meter-high ceilings
- Elegant lounges, play areas, and outdoor cinema
- Community garden for planting vegetables and fruits for all residents
- Outdoor gym, tennis, basketball, and football courts
- High-quality appliances and fittings from elite brands (Roca, Siemens, Samsung, etc.)









SIGNATURE PARTNERSHIPS

Trusted Quality with Elite Brands

Experience premium living with top-tier brands that ensure excellence in every detail.

- Roca (sanitary fittings)
- Siemens (appliances)
- Carrier (air conditioning)
- OTIS (elevators)
- Samsung (TVs)
- The One (furnishings)



SITE PROGRESS NOW

