

Bab Al Qasr Canal View Residence 22 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

Three Bab Al Qasr branded residential towers on the canal at Al Raha Beach.

The brochure lists two to five bedroom layouts with a maid's room and laundry room in every unit. The verified files do not provide a complete measured unit area schedule.

Published bedroom range: 2 to 5

Published handover or completion: Q2 2029

Published developer target. The September report forecasts Q4 2028; this is not a contractual delivery promise. Confirm the selected sale agreement.

Published unit count: 242 across 3 towers

Tower A: 96; Tower B: 85; Tower C: 61.

Furnishing: Fully furnished

The brochure names THE One, Hansgrohe, Siemens, Samsung and OTIS.

Parking: 1 space for 2 bedrooms; 2 for 3 to 5

477 project parking spaces include other uses; this is not a per unit allocation.

Building configuration: 2 podiums, ground, 13 floors and roof

Estimated service charges: AED 16 to 18 per sq ft

Published estimate. The approved rate, billing period, chargeable area and exclusions need confirmation.

Project plot area: 94,000 sq ft

Whole plot, not apartment floor area.

Location: Al Raha Beach, plot RBW3 C2, facing the canal according to the developer brochure.

Reported construction progress: Burtville's September 2026 report records 23.8% actual progress at month end. This is a dated developer report, not an independent inspection or live measurement.

A canal view description does not establish the selected unit's orientation or an unobstructed view.

Confirm included hotel services separately from optional services and club benefits.

Still needed before purchase

Current unit quotation and payment calendar

Selected unit area schedule

Measured drawings matched to the selected unit

Approved service charge schedule and included services

Current inventory or selected unit handover status

Official documents and sources

Burtville official Bab Al Qasr Canal View Residence 22 page

Bab Al Qasr Canal View Residence 22 brochure

Bab Al Qasr Canal View Residence 22 September 2026 construction report