# Bab Al Qasr Garden Residence 65 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

Furnished Bab Al Qasr branded homes in Masdar City, facing the Central Park site.

The published mix covers one to five bedrooms, including single level homes, duplexes and triplex sky villas. The one bedroom example below has a private garden. A complete unit area schedule and the other measured layouts have not been verified.

Published bedroom range: 1 to 5

Published handover or completion: Q1 2030

Brochure target and September report completion date. The report also forecasts Q4 2029; a forecast does not replace the contractual delivery date.

Delivery specification: Fully furnished

The brochure names THE One furniture, Siemens appliances, Samsung televisions and ROCA sanitary ware. Confirm the signed furnishing and equipment schedule.

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

Brochure allocation. Match the bays and ownership or use rights to the selected home.

Private lifts: Specified for duplex and triplex homes

Confirm the selected layout, maintenance obligations and access rights.

Building configuration: Basement, ground, 7 floors and roof

Project plot area: 310,000 sq ft

This is the whole development plot, not the area of a home.

Expected service charges: AED 16 to 18 per sq ft

The publication does not establish the final approved rate, billing period or chargeable area. Obtain the current charge schedule.

Location: The developer positions Residence 65 on Masdar City’s main boulevard, opposite the Central Park site.

Reported construction progress: Burtville’s September 2026 report records 5.2% actual progress at month end. This is a dated developer report, not an independent inspection or a current completion measurement.

Hotel services: Hotel branding does not establish which services are included. Obtain the included services, optional charges, access terms and furnishing schedule in writing.

Residence 65 is separate from Garden Residence 66.

A private garden does not establish an unobstructed park view or exclusive access rights.

Earlier sources gave 600 homes across four buildings and 405 across three. The current brochure does not reconcile those counts; request the approved building and unit schedule.

Still needed before purchase

Current unit quotation and payment calendar

Selected unit area, garden boundaries and measured drawing revision

Approved building and unit schedule

Final service charge basis and current inventory

Official documents and sources

Burtville Garden Residence 65, checked 14 October 2026

Garden Residence 65 brochure

Garden Residence 65 fact sheet

Residence 65 September 2026 construction report

Residence 65 DARI entry