

Bab Al Qasr Garden Residence 66 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

Furnished residences opposite Masdar City Central Park, with ground floor garden villas and upper floor duplexes.

The brochure describes one to five bedroom homes, ground floor garden villas and ninth floor duplexes with private rooftop garden access. A complete measured unit schedule has not been verified.

Published bedroom range: 1 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.

Furnishing: Fully furnished

THE One, ROCA, Siemens, OTIS and Samsung are named in the brochure.

Building configuration: 2 basements, ground, 9 floors and roof

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

Brochure project plot area: 132,492 sq ft

The September report gives 12,226 sq m. These published figures have not been reconciled.

Community garden allocation: 100 sq ft per unit

Community garden wording does not establish private ownership or exclusive use rights.

Estimated service charges: AED 16 to 18 per sq ft

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

Location: Masdar City plot F6, sector SE-45-2-C14, opposite the Central Park site.

Reported construction progress: Burtville's September 2026 report records 22.8% actual progress at month end. This is a dated developer report, not an independent inspection or live measurement.

Garden Residence 66 is a separate development from Garden Residence 65.

The brochure advertises five years of Yas Beach Club access for six family members. Confirm eligibility, start date, exclusions and charges.

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 Garden Residence 66 page

Bab Al Qasr Garden Residence 66 brochure

Bab Al Qasr Garden Residence 66 September 2026 construction report