

# Bab Al Qasr Residence 25 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

A 216 home Bab Al Qasr branded residential building on Yas Bay plot C25.

The brochure lists simplex and duplex residences and a total of 216 homes. The complete bedroom mix and measured unit area schedule have not been verified.

Published handover or completion: Q4 2028

The brochure and September 2026 report give Q4 2028. The project page's headline says Q3 2028, while its narrative says Q4 2028. Confirm the delivery obligation in the selected sale contract.

Published unit count: 216 homes

Building configuration: 2 basements, ground, 15 floors and roof

Ceiling height: 3.6 m slab to slab

Not verified clear internal ceiling height.

Estimated service charges: AED 17 to 19 per sq ft

The brochure says Bab Al Qasr charges are included. Published estimate. The approved rate, billing period, chargeable area and exclusions need confirmation.

Location: Yas Bay, plot C25 in sector YS2. The September report identifies plot number 11.

Reported construction progress: Burtville's September 2026 report records 39.9% actual progress at month end. This is a dated developer report, not an independent inspection or live measurement.

Residence 25 is separate from Residence 31. Do not transfer one building's unit count, progress or delivery date to the other.

Hotel services and advertised club benefits need written eligibility and charge terms.

Still needed before purchase

Current unit quotation and payment calendar

Complete bedroom mix

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 Residence 25 page

Bab Al Qasr Residence 25 brochure

Bab Al Qasr Residence 25 September 2026 construction report