

Bab Al Qasr Residence 31 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

A 266 home Bab Al Qasr branded residential building on Yas Bay plot C31.

The brochure confirms a residential building with 266 homes and furnished interiors. A complete bedroom mix, unit area schedule and measured plan set are not included in the inspected publication.

Published handover or completion: Q1 2029

Published developer target. The September report forecasts Q2 2028; this is not a contractual delivery promise. Confirm the selected sale agreement.

Published unit count: 266 homes

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

Ceiling height: 3.5 m slab to slab

This is 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 C31 in sector YS2. The developer's September report identifies plot number 17.

Reported construction progress: Burtville's September 2026 report records 47.4% actual progress at month end. This is a dated developer report, not an independent inspection or live measurement.

Residence 31 is separate from Residence 25, despite similar branding and a shared Yas Bay location.

Construction start dates differ between the project page and report. Use the selected contract for binding dates.

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 31 page

Bab Al Qasr Residence 31 brochure

Bab Al Qasr Residence 31 September 2026 construction report