

Bab Al Qasr Resort Residence 18 buyer summary

Prepared by Knownable. Sources checked 14 October 2026.

Bab Al Qasr branded furnished residences in Masdar City's Residence 18, a separate building from Residence 19.

The shared brochure lists 188 furnished homes in Residence 18. It does not establish a complete building specific bedroom mix or measured unit schedule.

Published handover or completion: Q3 2028

The shared brochure, both project pages and September reports give this target. Both reports forecast Q1 2028; that earlier forecast is not a contractual handover commitment.

Published unit count: 188 homes

Delivery specification: Fully furnished

Confirm the furniture and equipment schedule for the selected home.

Shared brochure plot area: 240,000 sq ft

Brochure figure for the combined project. It is not a unit area.

Published service charges: AED 16 to 18 per sq ft

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

Location: Residence 18 is on Masdar City plot B18. The shared brochure map shows B18 and B19 together.

Residence 18 reported progress: The September 2026 developer report records 45.2% actual progress at month end for Residence 18.

Plot area definitions: The shared brochure gives 240,000 sq ft combined plot area. The September reports separately give 7,959 sq m for Residence 18 and 11,719 sq m for Residence 19. These descriptions have not been reconciled; request the approved plot schedule.

Services and access: Separate the residential purchase from optional hotel services and club access. Obtain the included services, exclusions and charge basis in the agreement.

Residence 18 and Residence 19 have different unit counts and separate construction reports.

The shared brochure advertises seven years of Yas Beach Club access. Confirm eligibility, activation, access limits and any charges in the selected sale agreement.

Still needed before purchase

Building specific bedroom mix and unit area schedule

Measured drawings matched to the selected unit

Current price list and payment calendar

Final charges, hotel service terms and current inventory

Official documents and sources

Burtville official Residence 18 project page

Resort Residences 18 and 19 shared brochure

Residence 18 September 2026 construction report

Residence 18 DARI entry