



باب القصر  
BAB AL QASR  
Hotel & Residences

BAB AL QASR 65  
GARDEN  
RESIDENCE

By  
**Burtville**  
DEVELOPMENTS

*Where*  
European Countryside  
Charm *Meets*  
Abu Dhabi's Future City



## INTRODUCTION

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# A Garden, *with* Residences Inside It

Bab Al Qasr Garden Residence 65 introduces an amazing garden lifestyle in Abu Dhabi, ideally located on the main boulevard of Masdar City and directly opposite Masdar City Central Park. Set on the largest residential plot within the community, the hotel-branded residential project features 67% landscape coverage, including 10% of water features, creating a rare sense of openness and connection to nature. Inspired by elegant European countryside architecture, the project combines fully furnished units, resort-style amenities, landscaped gardens, and outdoor living spaces.



## THE BAB AL QASR SIGNATURE

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# A Lifestyle Shaped *by* Hospitality

Bab Al Qasr Garden Residence 65 is a hotel-branded residential project carrying the prestigious Bab Al Qasr Hotel name. The project brings 5-star hotel services, quality, and standards into everyday living, offering residents a refined lifestyle with comfort, elegance, and trusted hospitality. With the Bab Al Qasr brand, each home carries long-term value and the confidence of a name known for quality and distinction in Abu Dhabi.

## À LA CARTE SERVICES

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## Bring Hotel Comfort *to your* Home

*As a resident of Bab Al Qasr Garden Residence 65, you can use a range of 5-star services whenever you like, on pay-as-you-go basis. Live the comfort and prestige of hotel living, just the way you want it.*

### **Personal Services**

Valet Parking | Housekeeping | Laundry | Childcare Services | In-Residence Dining | Move-in Coordination

### **Travel & Transportation**

Flight Bookings | Airport & Ground Transfers | Car Rentals

## 25% DISCOUNT AT BAB AL QASR HOTEL

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## Exclusive Privileges, *Every Day*

*Residents of Bab Al Qasr Garden Residence 65 enjoy exclusive 5-star hotel privileges from Bab Al Qasr Hotel, valid for 5 years from the date of purchase. Benefits include Free access to the private beach and pool.*

### 25% Discount

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- Hotel rooms and apartments
- Ayana spa
- Sea hero water sports
- Dining events and meetings
- Allure beauty salon
- Health club memberships

## FREE ACCESS TO YAS BEACH CLUB

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## Five Years Closer *to the Sea*

*Residents of Bab Al Qasr Garden Residence 65 get free access to Yas Beach Club for up to 6 family members valid for 5 years from the date of purchase.*





## Inspired *by* European Elegance

Bab Al Qasr Garden Residence 65 is designed with a European countryside architectural character, featuring timeless façades, arched openings, balanced proportions, and a strong connection between the building and the landscape. The exterior creates an identity, where architecture, gardens, terraces, and open views work together naturally.



*The Grand Atrium Lobby- 28m Height*

## *The Arrival*

A welcoming arrival is framed by beautifully landscaped surroundings and attentive hospitality services, including valet, doorman support, and concierge assistance, creating a smooth journey home.

The entrance features a 28-metre-high atrium lobby, filled with natural light and designed to offer a bright, spacious, and elegant welcome for residents and guests.

## THE LOCATION & THE PLOT

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### A Prime Address *Facing* Masdar City Central Park

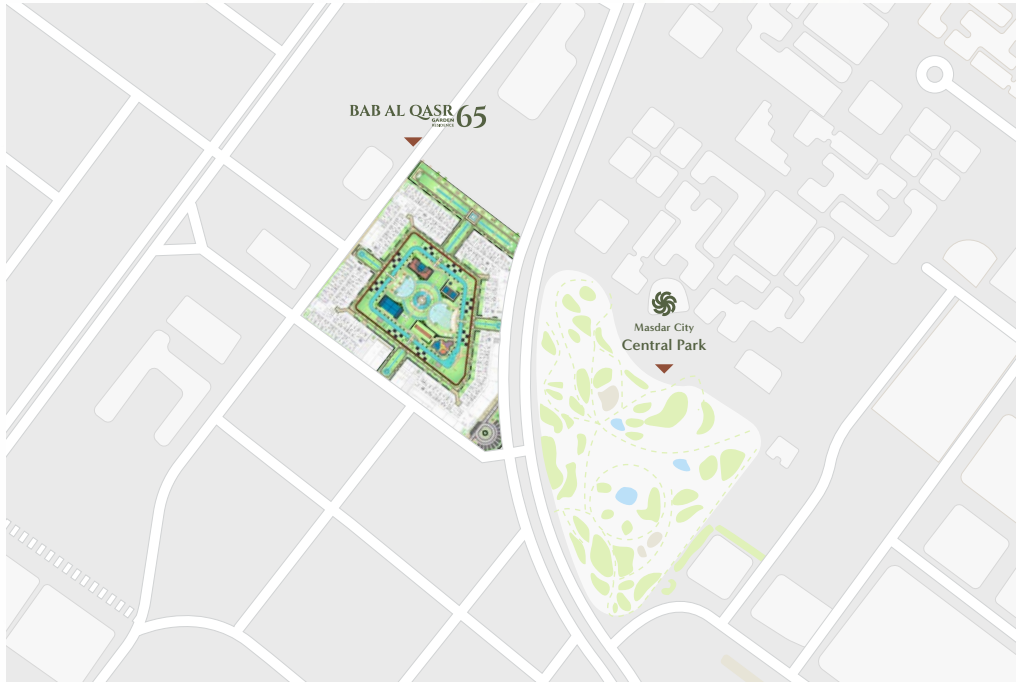
Bab Al Qasr Garden Residence 65 enjoys a prime location directly opposite Masdar City Central Park, placing one of the community's most vibrant green destinations at its doorstep. Positioned on the main boulevard of Masdar City, the project benefits from open park views, a peaceful setting, and convenient access to My City Centre Masdar, leading schools and universities, business hubs, leisure destinations, and Zayed International Airport, all just minutes away.

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*Masdar City Central Park further enhances the location with landscaped gardens, walking paths, outdoor play areas, and community spaces designed for relaxation, wellness, and family life, creating a lifestyle closely connected to nature and outdoor living.*

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## Masdar City Central Park Across The Street



1 Min Walking to Masdar City Central Park

10 Mins Zayed International Airport

3 Mins Walking to My City Centre

15 Mins Yas Island leisure & entertainment

### Close to *what* Matters

#### Shopping Malls

- My City Center Masdar- Masdar City
- Yas Mall- Yas Island
- Al Raha Mall- Al Raha Beach

#### Hotels

- Hilton Hotel- Yas Island
- W Hotel- Yas Island
- Crowne Plaza Hotel- Yas Island
- Al Raha Beach Hotel- Yas Island

#### Schools & Universities

- Gems Founders School- Masdar City
- Al Rayan International School- Masdar City
- MBZ University of Artificial Intelligence
- Khalifa University- Abu Dhabi City

#### Medical Centers

- NMC Royal Hospital- Khalifa City
- Yas Clinic- Khalifa City
- Burjeel Medical Center- Al Raha Beach



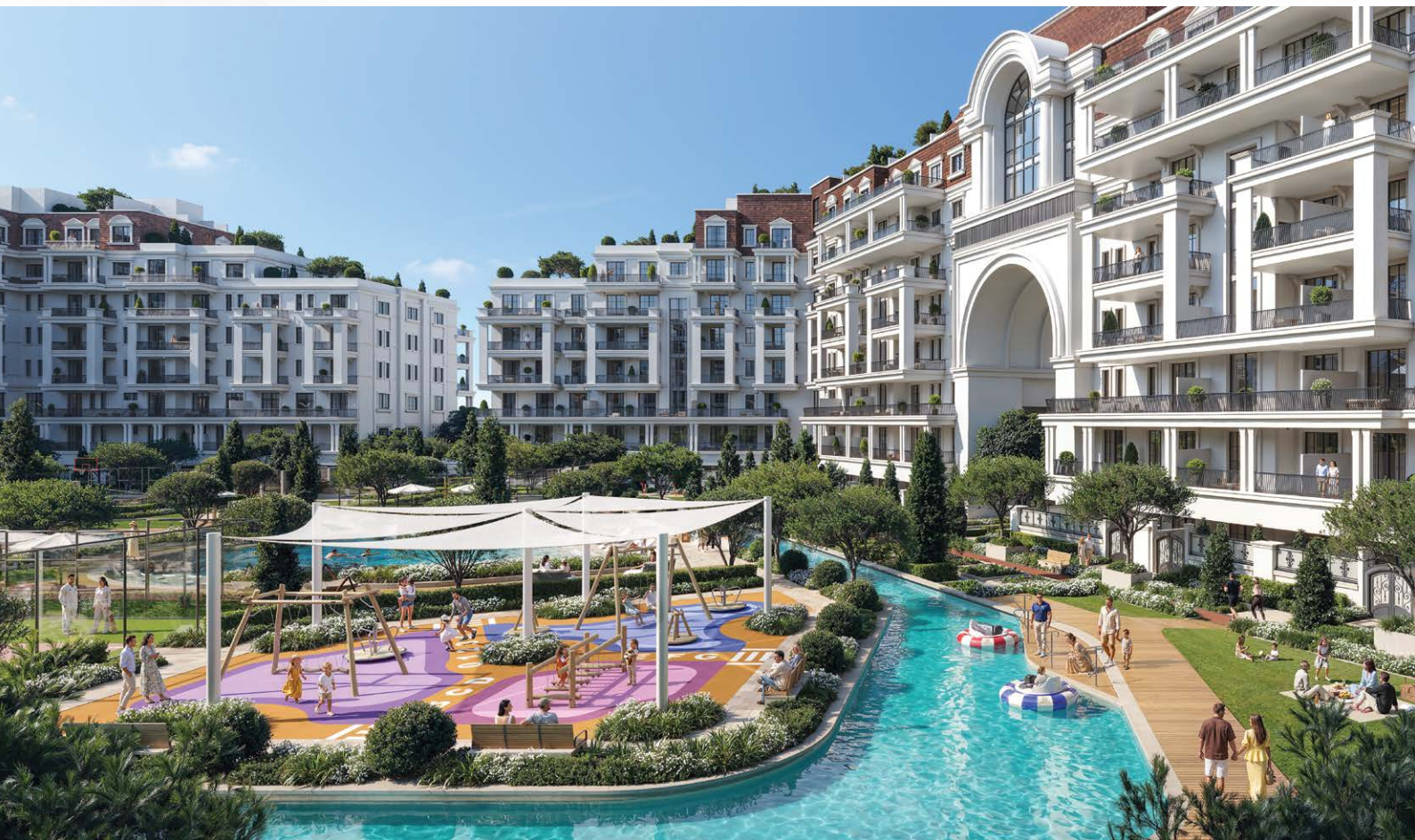
## *The Plot*

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# An Exceptional Plot *in* Masdar City

Bab Al Qasr Garden Residence 65 is set on the largest residential plot in Masdar City, with area 310,000 sq. ft. Approximately seven times the size of an international football field, the residential project features 67% landscape coverage such as gardens, walkways, outdoor seating areas, water features, and community spaces, that come together to create a calm and refreshing environment connected to nature.

## PROJECT FACTS



### Project Name

Bab Al Qasr Garden Residence 65

### Location

Masdar City, Abu Dhabi

### Property Type

Bab Al Qasr Branded Residential Project

### Building Coverage

33%

### Floors

1B + GF + 7 Floors + Roof

### Units Mix

1 to 5-Bedroom Units, Simplex, Duplex & Triplex Sky Villas

### Furnishing

Fully Furnished with Global Brands  
(*THE ONE Furniture, Roca, Siemens, Samsung, & OTIS*)

### Lobbies

Four Entrance Lobbies:  
- Two Atrium Lobbies (28m Height)  
- Two Double-Height Lobbies

### Expected Service Charges

AED 16-18 Per Sq. Ft.

### Ownership

Freehold

### Plot Area

310,000 Sq. Ft.

### Retail

11 Ground-floor Shops with Dedicated Parking,  
Overlooking Masdar City Central Park

### Landscape Coverage

67% Including 10% Water Features

### Ceiling Height

3.6m Slab to Slab

### Parking Spaces

- Basement Parking with Plenty of Parking Spaces  
- 1 Parking Space for 1 & 2-Bedroom Units  
- 2 Parking Spaces for 3, 4 & 5-Bedroom Units  
- 43 EV Charging Parking Spaces  
- GF Drop-Off Area with Outdoor Valet Parking

### Elevators

- 12 Passenger Lifts & 4 Service Lifts  
- Private Elevator for Each Duplex & Triplex Unit

### Handover

Q1/2030



## A Collection *of* Units *for* Every Lifestyle

Bab Al Qasr Garden Residence 65 offers a wide selection of units, ranging from unique one-bedroom units to spacious five-bedroom sky villas. The project includes simplex, duplex, and triplex sky villa layouts, giving residents the flexibility to choose a unit that suits their lifestyle, family size, and daily needs.

Each unit is thoughtfully designed to provide comfort, privacy, and practical living. Maid's rooms and laundry rooms are included across all units, adding convenience to everyday life. For the larger duplex and triplex sky villas, private elevators enhance the sense of exclusivity and make movement between floors easier and more comfortable.

This diverse unit mix allows the project to serve different lifestyles, from individuals and young couples to growing families and those seeking larger, villa-style living within a refined residential project.



## Elegance, *Ready to Live in*

The interiors of Bab Al Qasr Garden Residence 65 are inspired by a refined European countryside style, combining timeless elegance with modern touch, marble finishes, warm design details, soft color palettes, and natural lighting to create a welcoming living environment.

Each unit is designed to feel elegant, comfortable, ready for everyday life and fully furnished with premium global brands.

*Every home is thoughtfully prepared for a seamless living experience.*





## A Landscape Designed *for* Life

The landscape at Bab Al Qasr Garden Residence 65 is designed as the heart of the project, with 67% of the plot dedicated to gardens, water features, and outdoor living spaces that create a natural connection between water, greenery, and everyday life.

A 275-metre-long paddle canal and a 360-metre jogging track form key features of the residential project, adding movement, beauty, wellness, and a unique leisure experience. Throughout the residential project, swimming pools, sun decks, bridges, sports courts, and landscaped gardens create spaces for relaxation, leisure, and social interaction.

Every outdoor area is planned to support a balanced lifestyle, from quiet moments by the water to active time with family and friends. Together, these elements create a vibrant residential setting where nature, wellness, and community living come together.



## 67% Landscape Coverage, Including 10% Water Features

- 01. Sandy beach pool
- 02. Adult swimming pool
- 03. Kids' pool
- 04. Kids' paddle canal & interactive lagoon
- 05. Poolside loungers and seating areas
- 06. Canal-edge decks and landing access
- 07. Community food court plaza
- 08. Outdoor BBQ stations
- 09. Wood-fired pizza ovens
- 10. Pop-up market & kiosk spaces
- 11. Multipurpose event lawn & event stage
- 12. Outdoor cinema lawn
- 13. Padel court
- 14. Multi-sport court
- 15. Cricket court
- 16. Badminton court
- 17. Outdoor fitness zone
- 18. Jogging track
- 19. Yoga & meditation garden
- 20. Community garden & urban farming zones
- 21. Linear interactive water features with bubblers
- 22. European-style seating courtyard with a feature olive tree
- 23. Canal-side walkways
- 24. Canal bridges
- 25. Shaded kids' play area
- 26. Kids' splash water play zone
- 27. Canal edge pergola seating
- 28. European inspired sunken seating
- 29. Floating pavilion seating lounge
- 30. Private gardens
- 31. European-style arrival plaza & drop-off
- 32. Entrance lobby
- 33. Climate-controlled rooftop lounge with panoramic pool
- 34. Rooftop Kids' discovery garden
- 35. Rooftop cinema






### Landscape Features

-  European-style piazza
-  Sandy beach pool
-  Water fountains
-  Paddle canal & interactive lagoon
-  Pergola seating
-  Green courtyards
-  Community garden
-  Pedestrian bridges

### Social & Family Areas

-  Kids' play zones
-  Family & kids' pools
-  Sunken seating court with juice bar
-  Community food court plaza
-  Outdoor cinema lawn
-  Performance & activity stage
-  BBQ stations
-  Outdoor lounge area

### Fitness & Wellness

-  Outdoor fitness zone
-  Jogging track
-  Yoga & meditation garden
-  Cricket & padel court
-  Basketball & volleyball court
-  Quiet relaxation areas



## THE AMENITIES



# Amenities Made *for* Every Day

Bab Al Qasr Garden Residence 65 features two exclusive amenity hubs, each connecting two towers and bringing wellness, leisure, entertainment, and social spaces closer to home. Together, they create a convenient and vibrant lifestyle environment designed to enrich everyday living for residents of all ages.



Gym



Infinity pool



Cinema



Mini-event space



Indoor & rooftop lounges



Sunken deck with loungers



Juice bar



Kids' play room



## *Daily Essentials, Just Steps Away*

Bab Al Qasr Garden Residence 65 features 11 ground-floor retail shops, creating a vibrant destination for both residents and the wider Masdar City community. Located directly opposite Masdar City Central Park, these retail spaces bring everyday convenience closer to home and contribute to a lively, walkable neighborhood where daily needs are just steps away.

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- Supermarket
  - Pharmacy
  - Coffee Shop
  - Casual Dining Restaurant
  - Organic Food Shop
  - Dessert Shop
  - Flower Shop
  - Laundry
  - Barber Shop
  - Beauty Salon
  - Souvenirs Shop

## BRANDS WE USE

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# Quality Brands Across *Every Detail*

From elegant interiors to the features that support everyday life, every element has been carefully selected from trusted quality brands known for their durability, reliability, and performance. Together, they bring comfort, quality, and lasting value to every home.



Furniture & Décor



Sanitary ware



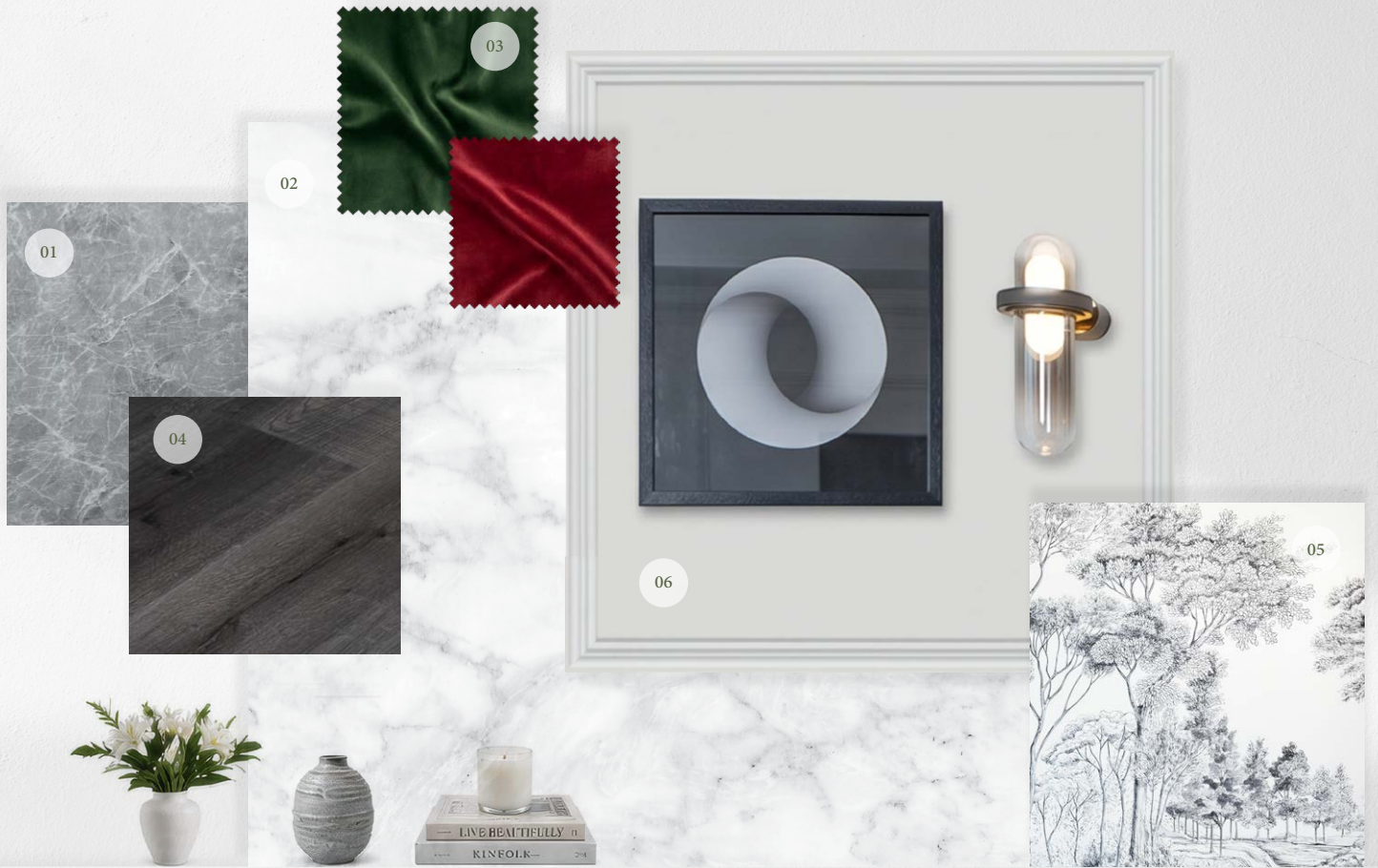
Kitchen Appliances



Televisions



Elevators



The Mood of Garden Living

01. Grey Marble  
02. White Marble

03. Fabric  
04. Wooden Flooring

05. Wallpaper  
06. Wall Frame

# Fully Furnished *for* Everyday Comfort

Living Room

- Sofa Set
- Armchair
- Center Table
- Side Tables
- TV Unit
- Rug
- Artwork
- Table Lamps
- Chandelier
- Cushions

Master Bedroom

- King-Size Bed
- Bedside Tables
- Table Lamps
- Dressing Table
- Pouf
- Mirror
- Rug
- Ceiling Lights
- Premium Mattress
- Cushions
- Artwork Selection
- Chandelier

Dining Room

- Dining Table
- Dining Chairs
- Rug
- Chandelier

Twin Bedrooms

- Twin Beds
- Bedside Tables
- Table Lamps
- Rugs
- Premium Mattresses

Stairwell Accents

***For Duplex/Triplex Units***

- Framed Artwork
- Decorative Vase
- Ceiling Lamp

Appliances & Electronics

- TV- Samsung
- Washing Machine - Siemens
- Electric Cooker with Hood & Oven - Siemens
- Refrigerator - Siemens
- Dishwasher - Siemens
- Kettle- SMEG
- Filter Coffee Machine- SMEG

Artwork & Accents

- Artwork in Communal Corridors
- Decorative Pieces in Bathrooms
- Custom Artwork Concealing DB Panels