باب القصر

BAB AL QASR

Hotel & Residences

BAB AL QASR 65

GARDEN RESIDENCE

FACT SHEET

By

Burtville

DEVELOPMENTS

PROJECT OVERVIEW

Bab Al Qasr Garden Residence 65 is a hotel-branded residential project located directly opposite Masdar City Central Park. Set on the largest residential plot in the community, with 67% landscape coverage including 10% for water features, creating a rare garden lifestyle. With elegant European-inspired architecture, resort-style amenities, and fully furnished units, it offers exceptional value for families and investors alike.

PROJECT DETAILS

Location	Masdar City, Abu Dhabi
Property Type	Bab Al Qasr Branded Residential Project
Building Structure	1B + GF + 7 Floors + Roof
Units Mix	1 to 5-Bedroom Units, Simplex, Duplex & Triplex Sky Villas
Plot Area	310,000 Sq. Ft.
Building Coverage	33%
Landscape Coverage	67% Including 10% Water Features
Expected Service Charges	AED 16-18 Per Sq. Ft.
Handover	Q1/2030

BUILDING FEATURES

Lobbies	Four entrance lobbies: - *Two atrium lobbies (28m height)* - *Two double-height lobbies*
Ceiling Height	3.6m Slab to Slab
Retail	11 Ground-floor Shops with Dedicated Parking, Overlooking Masdar City Central Park
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

INTERIOR BRANDS & FINISHES

All units are fully furnished with premium global brands

Furniture & Décor

Sanitary ware

Kitchen Appliances

Televisions

Elevators

UNIT MIX

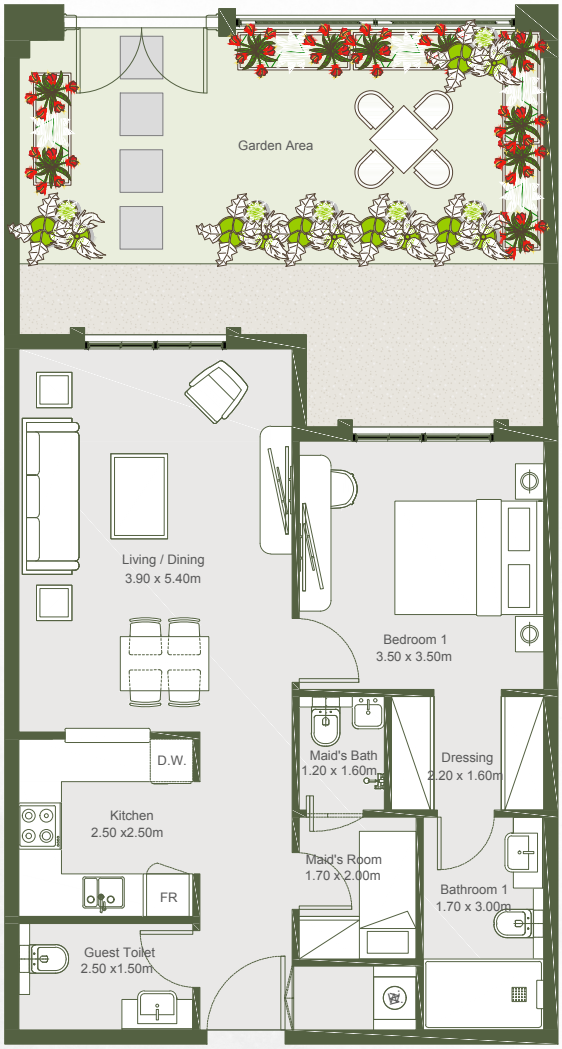
One to Five-Bedroom Units, Simplex, Duplex & Triplex Sky Villas.

From unique one-bedroom units to grand five-bedroom sky villas, Bab Al Qasr Garden Residence 65 presents a home for every lifestyle. Thoughtfully designed layouts include maid´s and laundry rooms throughout, while duplex and triplex units feature private elevators for enhanced comfort.

Signature One-Bedroom

Unique One-Bedroom Unit With Private Garden

The unique one-bedroom units are located on the ground floor and feature a large private garden, a spacious living area, a master bedroom with dressing room, a maid´s room with bathroom, a laundry room, and a guest toilet.



THE LANDSCAPE

The landscape at Residence 65 is the centerpiece of the residential project, seamlessly connecting water, gardens, and outdoor living.

275-meter length paddle canal, pools, decks, bridges, sports courts, and landscaped gardens create an engaging outdoor environment designed for relaxation, recreation, and everyday life.

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 feature olive tree
23. Canal-side walkways
24. Canal bridges
25. Shaded kids´ play area
26. Toddlers´ 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

Two Amenity Hubs

Exclusive Amenity Hubs Connecting Every Two Towers

Both amenity hubs feature the following amenities:

- Gyms
- Indoor & Rooftop lounges
- Infinity pool
- Sunken deck with loungers
- Cinema
- Juice bar
- Mini-event spaces
- Kids´ play room