



باب القصر  
BAB AL QASR  
Hotel & Residences

BAB AL QASR 51  
SEAVIEW  
RESIDENCE

By Burtville Developments



## PROJECT OVERVIEW

Bab Al Qasr Seaview Residence 51 introduces a refined waterfront lifestyle at Al Raha Beach. Positioned within one of Abu Dhabi's most sought-after waterfront destinations, this exclusive residential address combines architectural elegance, privacy, and branded living in one distinguished setting.

Designed for those who value space, comfort and prestige, Residence 51 offers a complete coastal experience where luxury is defined not only by design, but by the way you live every day.

## PROJECT DETAILS

Location: Al Raha Beach, Abu Dhabi
Property Type: 5-Star Bab Al Qasr Branded Residential Project
Building Structure: Lower Ground + Ground + 11 Floors + Roof
Total Units: 144 Apartments + 19 Townhouses, Total Units 163
Plot Area: 16,888 Sq.m. (181,783 Sq.ft.)
Landscape Coverage: 82% of the plot
Building Coverage: 18% of the plot



## UNIT MIX

A mix of simplex, duplex, townhouses and sky villas with large layouts.

### 2 Bedroom Units

Simplex Units: 6  
Duplex Units: 20

### 3 Bedroom Units

Simplex Units: 56  
Duplex Units: 3  
Sky Villas: 3

### 4 Bedroom Units

Simplex Units: 6  
Duplex Units: 40  
Sky Villas: 6

### 5 Bedroom Units

Simplex Unit: 1  
Duplex Units: 2  
Sky Villa: 1

### Townhouses

Townhouses (Duplex): 19

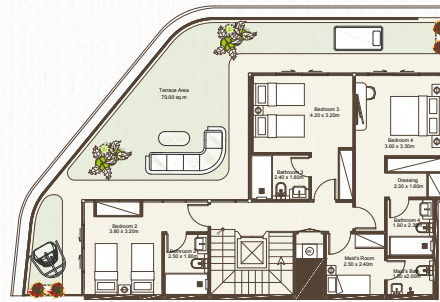
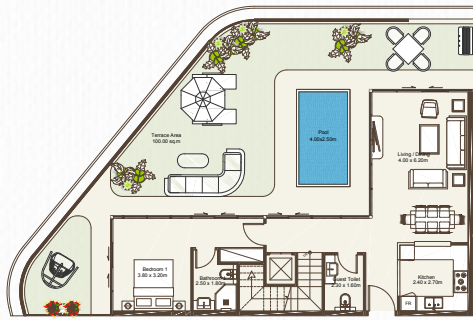
## 2-BEDROOM - DUPLEX



## 3-BEDROOM - SIMPLEX



## 4-BEDROOM - DUPLEX



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## 4-BEDROOM - DUPLEX GARDEN



## 4-BEDROOM - SKY VILLA



## 5-BEDROOM - TOWNHOUSE





## TOWNHOUSES

### 5 Bedrooms *Waterfront Townhouses*

- 19 exclusive duplex townhouses
- Located on Lower Ground and Ground Levels
- Private sea-facing gardens
- Private Elevator for each unit
- Private swimming pools
- Direct connection to the waterfront promenade
- Large outdoor terraces for dining and lounging

## BUILDING FEATURES

3 Triple Height Entrance Lobbies (12 meters high)

7 Retail shops on ground floor

Indoor parking on Lower Ground and Ground levels

Over 350 parking spaces

30 EV charging spaces

6 passenger elevators + 3 service lifts

Ceiling Height: 3.6 meters (slab to slab)

# INTERIOR BRANDS & FINISHES

*All residences are fully furnished with premium global brands*

Armani/Casa Sanitary Ware	Philips Home Automation
Miele kitchen Appliances	Travertine Marble Flooring & Wall Finishes
THE One Furniture	OTIS Elevators
Samsung Televisions	



**ARMANI/CASA**

Sanitary ware



Furniture & Décor



Home Automation systems

**Miele**

kitchen Appliances

**SAMSUNG**

Television

**OTIS**

Elevators

## KEY SELLING POINTS

- 100% sea view for all units
- Living rooms and bedrooms designed to face the sea, gardens and private pools
- Large terraces with plunge pools, seating lounges and dining areas
- Luxury furnished residences
- Direct waterfront lifestyle
- Private Elevator for each duplex unit



## INDOOR AMENITIES (FIRST FLOOR)

Fully equipped Gym 1,400 Sq.ft.

Residents Lounge 2,500 Sq.ft.

Triple Height Lobby

## OUTDOOR AMENITIES (FIRST FLOOR)

### *Pools*

- Beach-entry swimming pools
- Family pool
- Adult pool
- Kids lagoon pool
- Interactive water play area
- Aqua gym

### *Lifestyle Spaces*

- Pool cabanas
- Floating sunbeds

- Pool bar
- In-pool dining area
- Waterfront seating areas

### *Family Facilities*

- Kids play areas
- Adventure playground
- Social lawn

### *Sports & Fitness*

- Outdoor gym
- Jogging track

- Multi-purpose sports court

### *Social Spaces*

- Outdoor lounge areas
- BBQ dining areas
- Juice bars and café kiosk
- Garden seating pods
- Sunken lounge with fire pit
- Outdoor cinema



## ROOFTOP AMENITIES

- 3 Infinity pools
- Sky lounge with fire pit
- Sky yoga lawn
- Waterfront seating areas
- Floating sunbeds
- Dining and relaxation areas

## PARKING SPACES

1 space: 2 bedroom units

2 spaces: 3 & 4 bedroom units

3 spaces: 5 bedroom units and Townhouses

Visitor, valet and retail parking available

## ADDITIONAL BENEFITS

*Free Yas Beach access for up to six family members*

*Free Beach & Pool Access plus 25% discount at Bab Al Qasr Hotel*

## HANDOVER

*Expected Handover: Q4/ 2029*

*Estimated Service Charge: AED 14-16 / Sq.ft.*