



فندق باب القصر  
BAB AL QASR HOTEL

**BAB AL QASR 31**  
RESIDENCE

-YAS BAY-

**Construction  
Updates Report**

**December 2025**



## Project Overview

# Bab Al Qasr Residence 31

Yas Bay, Abu Dhabi

Bab Al Qasr Residence 31 rises in Yas Bay as a refined living destination, designed to offer a modern residential experience.





## Project Narrative

**Project Name:** Bab Al Qasr Residence 31

**Type:** Residential Building (2B+G+15+R)

**Plot No.:** 17 (C31) Sector YS2 @ Yas Bay

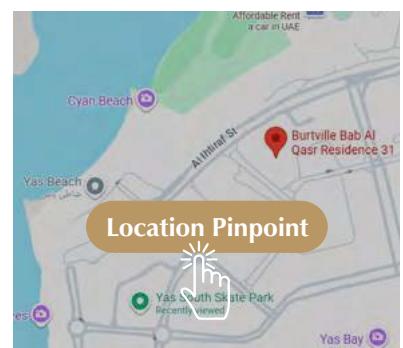
**Plot Area:** 6,136.24 Sq.m.

**Construction Start Date:** Q4 2024

**Project Duration:** 46 months

**Construction Completion Date:** Q1 2029

**Forecast Completion Date:** Q2 2028



Yas Bay, Abu Dhabi

## Progress Overview

as of End of Dec 25

**27.86%**   **33.23%**   **+5.36%**

Planned Progress

Actual Progress

Variance / Status  
(Ahead of Schedule)



## Building Configuration

**2 Basement Floors:** Parking and Services.

**Ground Floor:** Residential Units, Open Landscape Area, Swimming Pools, Amenities (Gym, Sauna, Steam Rooms), and Services.

**1<sup>st</sup> to 15<sup>th</sup> Floor:** Residential Units.

**Roof Floor:** 4 Open Terraces, Swimming Pool and Services.

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# Ongoing & Completed Activities

**Enabling Works (Shoring, Piling & Excavation):** Completed: 100%.

- Shoring: 412 Nos. piles out of 412 completed (100%).
- Excavation: +2.5 level shoring and piling platform.
- Guide wall: (297/297) 100%.
- Caping beam: (297/297) 100%.
- Soft piles: (206/206) 100%.
- Hard piles: (206/206) 100%.
- Struts installation: (11/11) 100%.
- Excavation Works for Foundation: 100%.

## Sub-Structure Works:

- PCC Casting at Pile Cap: 100%.
- Block Work for Pile Caps: 100%.
- Shutter Work at Shoring Piles for Waterproofing Preparation: 100%.
- Waterproofing Works for Pile Caps: 100%.
- Steel Work for Pile Caps: 100%.
- Raft Foundation Casting: 100%.
- Steel Reinforcement Works for Vertical Elements at B2 (shear walls, columns, core walls, water tanks): 100%.
- Shutter Works for Vertical Elements at B2 (shear walls, columns, core walls, water tanks): 100%.
- Concrete Works for Vertical Elements at B2 (shear walls, columns, core walls, water tanks): 100%.
- Shutter Works for B1 Slab: 100%
- Steel Reinforcement Works for B1 Slab: 90%

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# Construction Progress



YouTube  
Live Stream Link

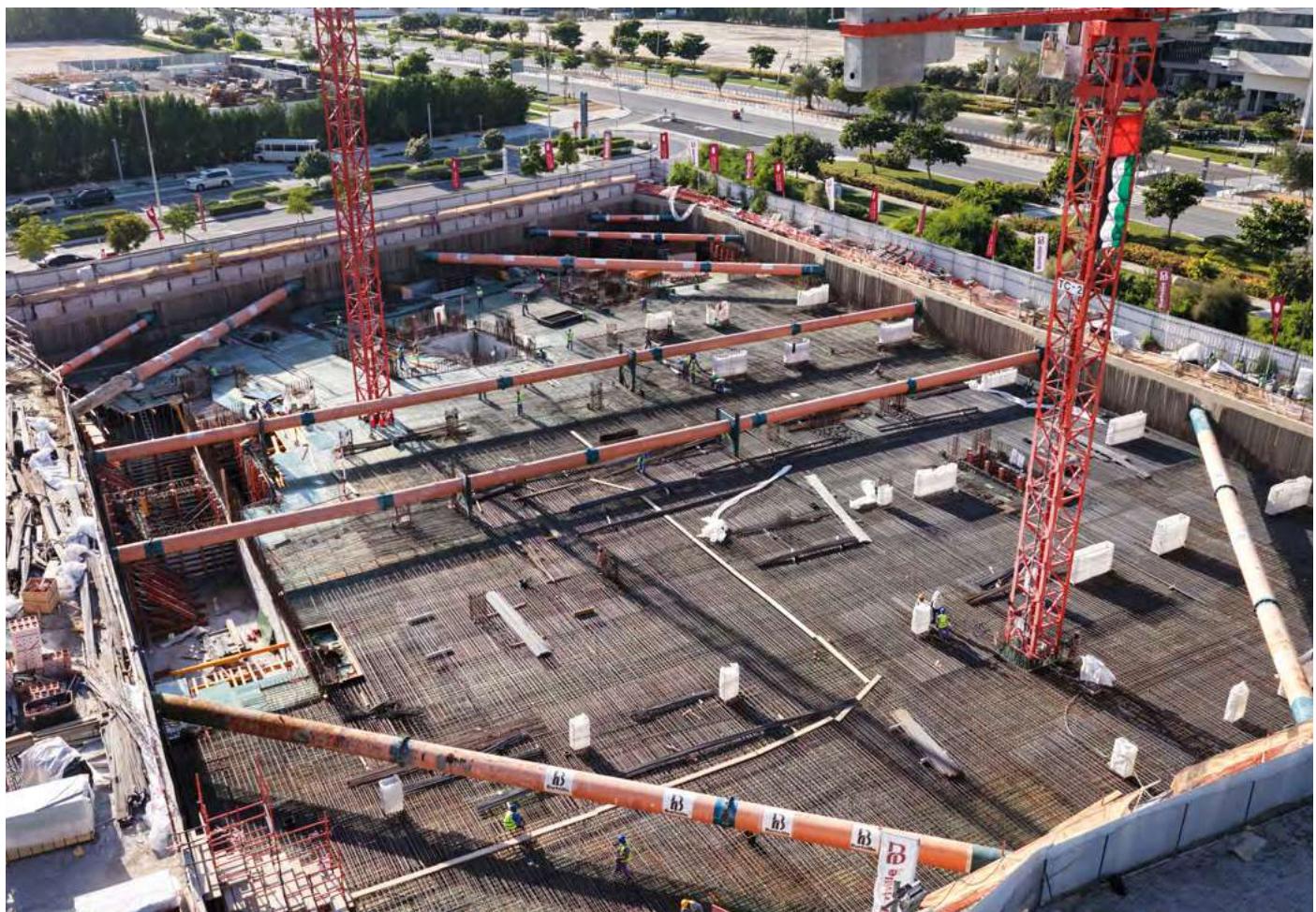
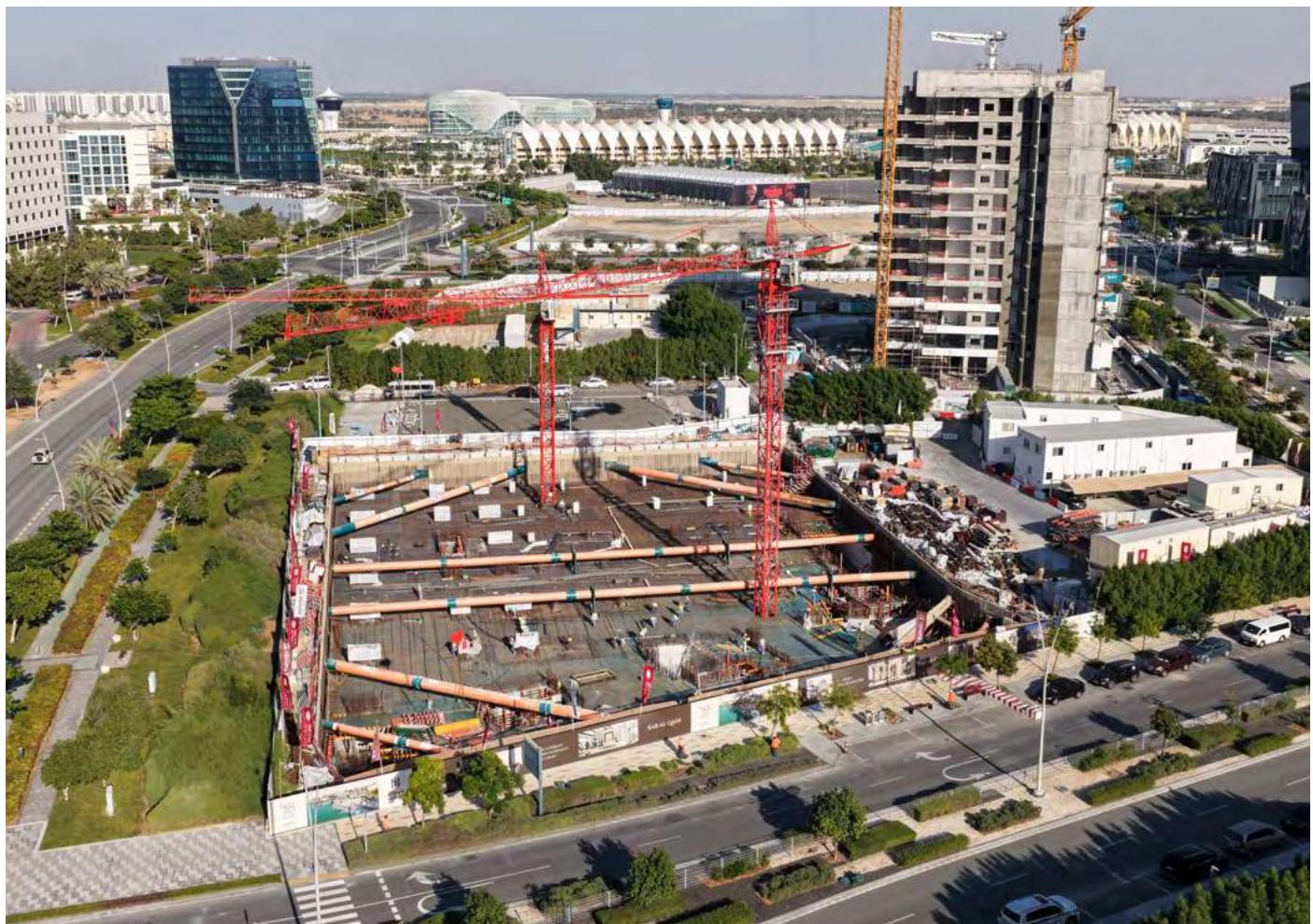
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DARI  
Progress Link

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