

B A B A L Q A S R

BEACH RESORT

RESIDENCE 77



FACTSHEET

WHERE MANGROVES, SEA AND CITY DEFINE A DISTINCTIVE ISLAND ADDRESS.



Set on Al Reem Island, the project is framed by mangroves and the sea, creating one of Abu Dhabi's most distinctive natural settings. Direct beach access and proximity to Reem Central Park ensure connections across the city.



BAB AL QASR
BEACH RESORT
RESIDENCE 77

NEXT TO

- CENTRAL PARK
- REEM CENTRAL PARK MOSQUE
2 MIN
- SHAMS BOUTIK MALL
3 MIN
- SORBONNE UNIVERSITY ABU DHABI
5 MIN
- REEM MALL
5 MIN
- ABU DHABI GLOBAL MARKET ADGM
6 MIN
- CLEVELAND CLINIC ABU DHABI
7-9 MIN
- ZAYED NATIONAL MUSEUM
10-14 MIN
- ZAYED INTERNATIONAL AIRPORT
30-35 MIN
- THE GALLERIA MALL
10 MIN
- ABU DHABI MALL
10 MIN
- BURJEEL DAY SURGERY CENTER
6 MIN
- REEM HOSPITAL
5 MIN
- REPTON SCHOOL ABU DHABI
Rose Campus 2 MIN
Fry Campus 5 MIN
- NEW YORK UNIVERSITY ABU DHABI
14 MIN



PROJECT OVERVIEW

Bab Al Qasr Beach Resort Residence 77 brings together a collection of residential towers, a landscaped podium and a dedicated Beach Club, forming a unique architectural presence across 60 floors.

The development combines 92% direct beach views, extensive landscaped areas, retail, sky-level amenities.

Project Details

PROJECT NAME

Bab Al Qasr Beach Resort
Residence 77

LOCATION

Al Reem Island, Abu Dhabi

TOTAL PLOT AREAS

267,276.2 sq.ft.
BAQ Beach Resort 77: 188,699.20 sq.ft.
Beach Club: 78,577 sq.ft.

FLOORS AND ROOF

L.G+G+5 Podiums +
53 Floors + Roof

BUILDING COVERAGE

27%

LANDSCAPE COVERAGE

73%

HANDOVER

Q4 2031

ESTIMATED SERVICE CHARGES

AED 16-19 per sq.ft.

UNIT MIX

1 to 5-Bedroom

Building Features

FURNISHING

Fully Furnished with Global brands
(THE ONE Furniture, ROCA Sanitary
Wares, SIEMENS appliances,
SAMSUNG TVs)

ELEVATORS

OTIS Elevators:
18 Passenger Lifts + 3 Service Lifts
Private Elevator for Each Duplex

PARKING SPACES

1 Space for 1 & 2-Bedroom Units;
2 Spaces for 3 & 4-Bedroom Units;
3 Spaces for 5-Bedroom Units;
Dedicated EV Charging;
Visitor & Retail Parking;
Valet Service;
and Convenient Resident
& Guest Drop-off Areas.

CEILING HEIGHT

3.6 m

OWNERSHIP

Freehold

RETAIL SHOP

13 Retail Units + 1 Nursery

WELCOMING ENTRANCE LOBBIES

3



INTERIOR BRAND & FINISHES

Trusted brands ensure lasting quality, reliability and performance across every apartment.



FURNITURE

Roca

SANITARY WARES

SIEMENS

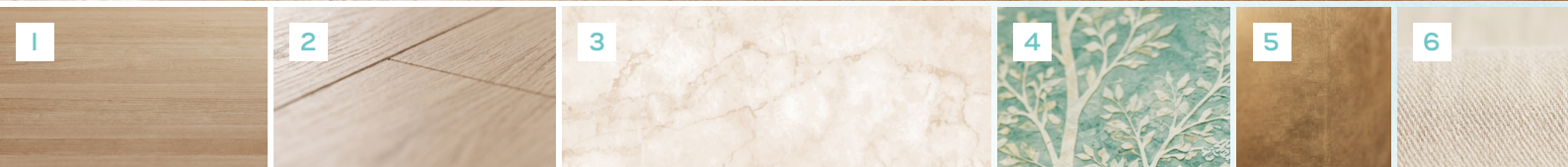
APPLIANCES

OTIS

ELEVATORS

SAMSUNG

TELEVISIONS



.1 Light Oak Wood

.2 Wooden Parquet Flooring

.3 Beige-coloured Marble

.4 Wallpaper

.5 Bronze Metal

.6 Beige Fabric



UNIT MIX

Residences range from one-bedroom units to four- and five-bedroom duplexes, addressing different lifestyles, family needs and investment goals.

With a maximum of 12 units per floor, and only 6 on selected levels, Bab Al Qasr Beach Resort Residence 77 offers greater privacy and lower-density living.

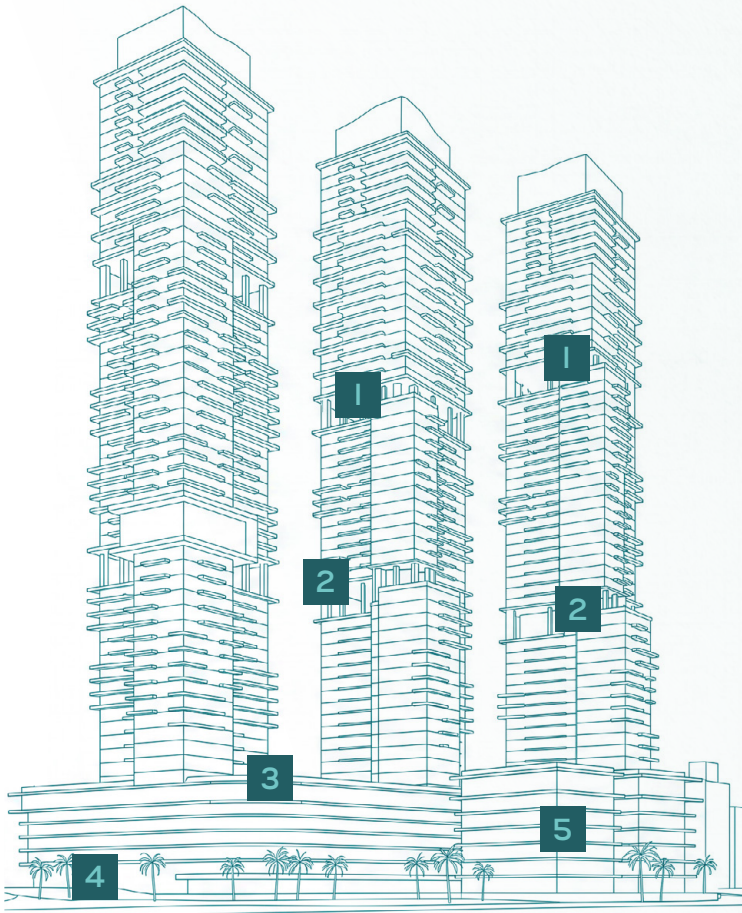
1 Bedroom	2 Bedrooms	3 Bedrooms	4 Bedrooms Duplex	5 Bedrooms Duplex
AVERAGE 1 BEDROOM UNITS	AVERAGE 2 BEDROOM UNITS	AVERAGE 3 BEDROOM UNITS	AVERAGE 4 BEDROOM UNITS	AVERAGE 5 BEDROOM UNITS
875 sq.ft.	1300 sq.ft.	1750 sq.ft.	2400 sq.ft.	3100 sq.ft.

A GREEN SETTING SHAPED *BY* AL REEM ISLAND'S UNIQUE COASTAL IDENTITY.



Approximately 73% of the land is dedicated to greenery, creating a lush composition of palms, flowering trees, tropical shrubs and natural lawns. Layered planting, shaded paths, light stone and timber-toned finishes reflect Al Reem Island's coastal and mangrove character.

Tower A & B - Podium - Beach Club



.1 AMENITIES 36TH & 42ND FLOOR

Reflective Sky Water Lounge
VIP Day Beds
Luxury Lounge Seating
Sunken Fire Pit
Sky Café
Cocktail Lounge
Pergola Seating
Sunset Viewing Deck

.2 AMENITIES 22ND FLOOR

Sky Pool
Private Cabanas
Sunset view Sky Café / Juice Bar
Pool Lounge
Viewing Terrace
Spa & Gym

.3 AMENITIES 6TH FLOOR-ROOF PODIUM

Family Resort Zone
Adult Resort Pool
Kids Adventure Garden
Community Entertainment Hub
Sports & Wellness Zone
Community Garden & Quiet
Co-Working Retreat
Sea Facing Sunset Social Garden

.4 PODIUM

Retail
Lobbies
Parking

.5 BEACH CLUB

Beachfront Infinity Pool
Signature Sunken Pool Bar & Social Hub
BAQ Beach Club Feature Signage
Panoramic Lift / Arrival Connection
Wellness & Yoga Area

Private BBQ Lounges
Private Sky Dining Area
Cafés
3 Sky Garden Bridges



Sixth Floor Podium *Amenities Map*

- | | |
|--------------------------|--------------------------------------|
| 1. Social garden | 7. In-pool bar counter - Adult pool |
| 2. Sandy beach pool | 8. Padel court |
| 3. Walking-jogging track | 9. Working retreat - Co-working area |
| 4. Outdoor movie area | 10. Community garden area |
| 5. Kids area | 11. Gym |
| 6. Aqua gym | |



AMENITIES

A richer lifestyle at every level

From the podium to the 22nd, 36th and 42nd floors, amenities bring pools, fitness, wellness, family and social spaces across the entire development.

FAMILY RESORT ZONE



FAMILY POOL



CABANA SEATING LOUNGE



WET LOUNGERS



KIDS POOL



JUICE COUNTER WITH PERGOLA



FLOATING WATER FEATURES

ADULT RESORT POOL



ADULT POOL



POOL BAR



PRIVATE CABANAS



AQUA FITNESS ZONE



SUN LOUNGERS



COMMUNITY ENTERTAINMENT HUB



ENTERTAINMENT



DINING & SOCIAL



INTERACTIVE
LANDSCAPE



GARDENS



SEATING

SPORTS & WELLNESS



INDOOR
OUTDOOR GYM



MULTI-USE COURT



YOGA LAWN



PADEL COURT



OUTDOOR FITNESS



JOGGING TRACK

COMMUNITY GARDEN & QUIET CO-WORKING RETREAT



CO-WORKING GARDEN



OUTDOOR
STUDY AREA



MEDITATION GARDEN
WITH AROMATIC
PLANTING



PERGOLA SEATING



READING & STUDY
LAWN



COMMUNITY KITCHEN
GARDEN

KIDS ZONE



ADVENTURE
PLAY GARDEN



INTERACTIVE PLAY
EQUIPMENT



SPLASH PLAY
FEATURES



SHADED CANOPY



PALM SHADED
PARENT SEATING



SEA FACING SUNSET SOCIAL GARDEN



COMMUNITY
SOCIAL LAWN



EVENT LAWN



SUNSET SEATING



PRIVATE FAMILY
BBQ STATIONS

22ND FLOOR



SKY POOL



SUNSET VIEW SKY
CAFÉ JUICE BAR



SPA



PRIVATE CABANAS



VIEWING TERRACE



GYM

36TH & 42ND FLOOR



REFLECTIVE SKY
WATER LOUNGE



SUNKEN FIRE PIT



PERGOLA SEATING



VIP DAY
BEDS



SKY CAFÉ



SUNSET VIEWING
DECK



LUXURY LOUNGE
SEATING



COCKTAIL LOUNGE

PODIUM



RETAIL



LOBBY



PARKING



A beachfront world of every possibility

The Beach Club creates a beachfront extension of the residences, combining pools, dining, fitness, lounges and rooftop spaces within a dedicated building linked by bridge.

BEACH CLUB AMENITIES



BEACHFRONT
INFINITY POOL



SIGNATURE
SUNKEN POOL BAR
& SOCIAL HUB



BAQ BEACH CLUB
FEATURE SIGNAGE



PANORAMIC LIFT
& ARRIVAL
CONNECTION



WELLNESS
& YOGA AREA



PRIVATE BBQ
LOUNGES



PRIVATE
SKY DINING AREA



CAFÉS



3 SKY GARDEN
BRIDGES

FIVE-STAR PRIVILEGES SEAMLESSLY WOVEN INTO HOME.



À La Carte Services at your request

BEACH CLUB AMENITIES

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

TRAVEL & TRANSPORTATION

- Flight Bookings
- Airport & Ground Transfers
- Car Rentals

Exclusive Hotel Privileges and Benefits

A 25% discount across Bab Al Qasr Hotel services provides residents with exclusive advantages, from dining and wellness to hospitality offerings, extending the five-star experience beyond the residence.

BEACH CLUB AMENITIES

- | | |
|---|---------------------------|
| • Best Available Rates for Hotel Rooms & Apartments | • Allure Beauty Salon |
| • Dining at All Hotel Restaurants | • Ayana Spa Treatments |
| • Events and Meeting Rooms Bookings | • Sea Hero Watersports |
| | • Health Club Memberships |

BUILDING LASTING IMPACT *THROUGH PURPOSEFUL DESIGN AND QUALITY IN ABU DHABI.*



Burtville Developments creates premium residences in Abu Dhabi locations, overseeing every stage from concept to delivery. Purposeful design, spacious layouts and quality materials support enduring comfort, confidence and investment value.

