



Burtville
DEVELOPMENTS



COMPANY
PROFILE

Q1
2026



ARABIAN PROPERTY AWARDS

NOMINATED BEST
CONDOMINIUM
APARTMENT PROJECT
ABU DHABI

BURTVILLE
DEVELOPMENTS

BAB AL QASR CANAL VIEW
RESIDENCE 22

2025-2026

Awarded for Excellence Bab Al Qasr Canal View Residence 22

Has been awarded by the Arabian Property Awards 2025-2026 for:

Best Development - Abu Dhabi

Best Architecture - Multiple Units

CONTENTS

Burtville Developments

About Burtville Developments	Click Here	04
What We Do	Click Here	05
Our Office	Click Here	06
Latest News	Click Here	07

Our Projects

Bab Al Qasr Seaview Residence 51 <i>Al Raha Beach</i>	Click Here	10
Bab Al Qasr Royal Residence 28 <i>Al Reem Island</i>	Click Here	18
Bab Al Qasr Garden Residence 66 <i>Masdar City</i>	Click Here	26
Bab Al Qasr Canal View Residence 22 <i>Al Raha Beach</i>	Click Here	34
Bab Al Qasr Resort Residence 18 <i>Masdar City</i>	Click Here	42
Bab Al Qasr Resort Residence 19 <i>Masdar City</i>	Click Here	48
Bab Al Qasr Residence 31 <i>Yas Bay</i>	Click Here	53
Ville 12 <i>Masdar City</i>	Click Here	58
Bab Al Qasr Residence 25 <i>Yas Bay</i>	Click Here	62
Ville 11 <i>Masdar City</i>	Click Here	67

Our Partnerships

Bab Al Qasr Hotel	Click Here	73
Masdar City	Click Here	74
Yas Beach	Click Here	75
THE One Furniture	Click Here	76

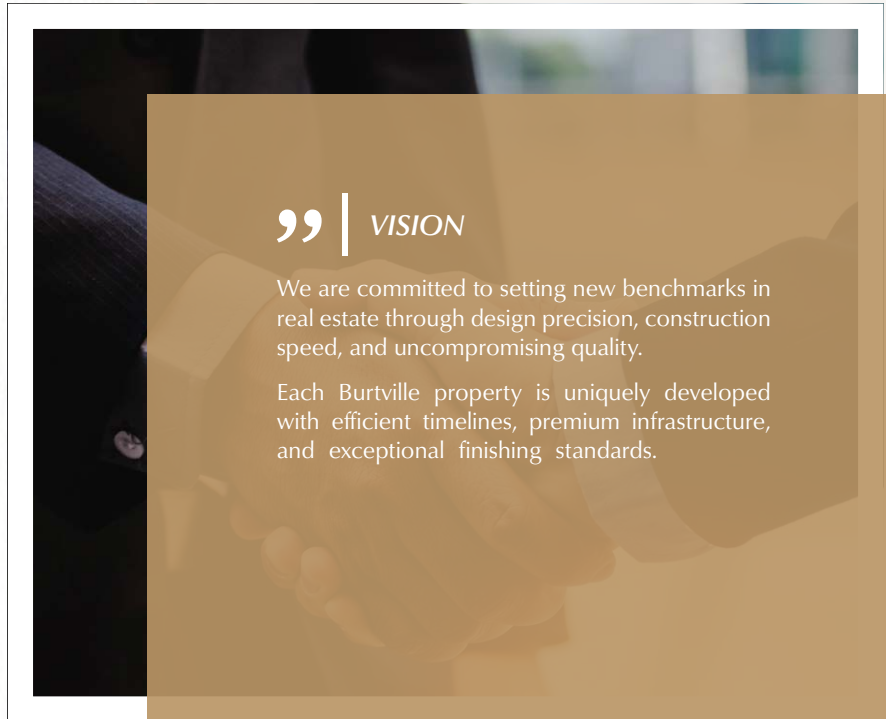
Our Brands

Our Selected Brands	Click Here	77
---------------------	----------------------------	----

Welcome to

BURTVILLE DEVELOPMENTS

The Art of Fine Living in Abu Dhabi



” | VISION

We are committed to setting new benchmarks in real estate through design precision, construction speed, and uncompromising quality.

Each Burtville property is uniquely developed with efficient timelines, premium infrastructure, and exceptional finishing standards.



” | MISSION

We focus on delivering limited collections that combine enduring design, efficient execution, and uncompromising standards.

Every project reflects our mission to provide exceptional living environments built to last.

At Burtville Developments, we believe that true quality is built on tradition, not trends. We create premium residential projects that reflect authenticity, timeless design, and a high standard of living.

Each project is thoughtfully developed to offer comfort, value, and reliability in prime locations across Abu Dhabi.

Our focus is on building homes that last, crafted with care, trusted by families, and delivered with confidence.

Burtville Developments remains committed to delivering residential projects that resonate with purpose, precision, and enduring quality.

WHAT WE DO

*We craft
in demand
properties guided
by a distinctive
approach built
on three core
principles*



Selective Development

We focus on limited, high quality projects in prime locations to ensure lasting value and exclusivity.

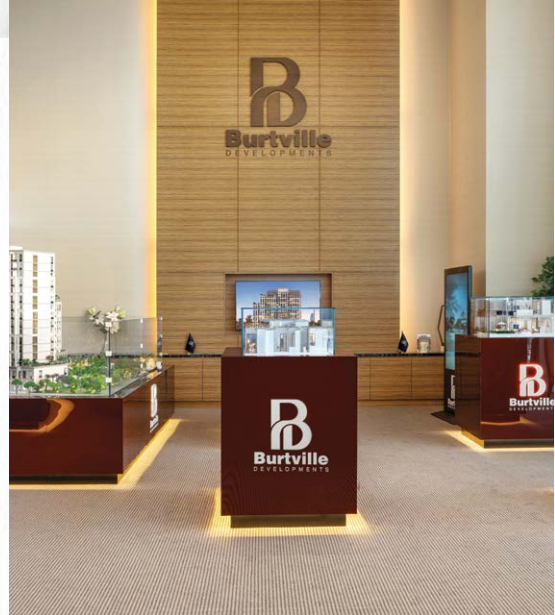
Design with Purpose

Every detail, from layout to finishes, is thoughtfully planned to enhance livability and reflect refined aesthetics.

Commitment to Excellence

We uphold the highest standards in materials, construction, and execution to deliver properties that stand the test of time.

OUR OFFICE



Our office is located inside Bab Al Qasr Hotel on Abu Dhabi, Corniche Road. Burtville Developments spans over five floors of the hotel, from the 6th to the 10th, offering a functional space for both client interactions and internal operations.


*Workspaces
Designed to Reflect
Our Commitment to
Excellence*



The office setup includes:

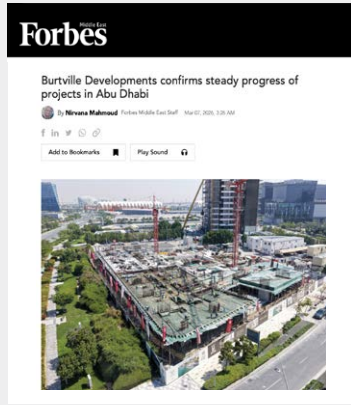
- Offices for senior management and project teams
- VR showrooms and maquette display areas
- Mock-up show apartments
- Sales lounges for client meetings and consultations
- Meeting rooms equipped for presentations

LATEST NEWS *Burtville in the Headlines*



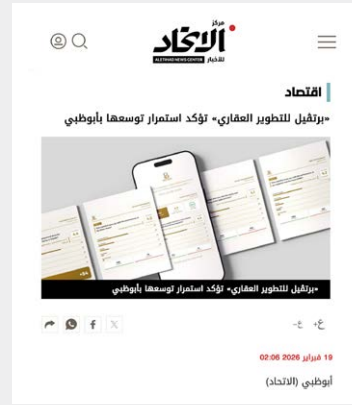
Forbes
Burtville Developments confirms steady progress of projects in Abu Dhabi
By Nirvana Mahmood
Apr 07, 2025, 10:22 AM

[Click Here](#)
Apr 2026




Forbes
Burtville Developments announces partnership with Bab Al Qasr
By Mokhtar Shaker
Nov 04, 2025, 21:07 PM

[Click Here](#)
Nov 2025



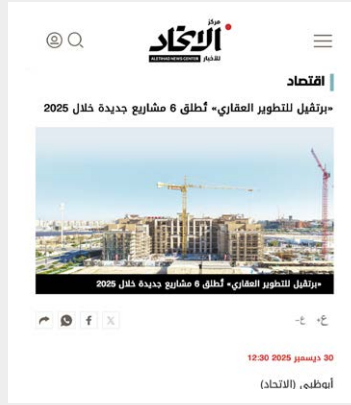
الاقتصاد
«برتفيل للتطوير العقاري» تؤكد استمرار توسعها بأبوظبي
19 فبراير 2025
أبوظبي (الاتحاد)

[Click Here](#)
Feb 2026



Forbes
Burtville Developments announces partnership with Bab Al Qasr
By Mokhtar Shaker
Nov 04, 2025, 21:07 PM

[Click Here](#)
Jan 2026



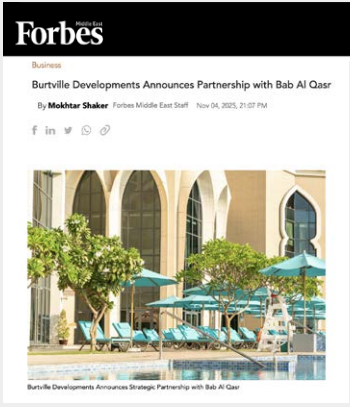
الاقتصاد
«برتفيل للتطوير العقاري» تطلق 6 مشاريع جديدة خلال 2025
30 ديسمبر 2025
أبوظبي، (الاتحاد)

[Click Here](#)
Dec 2025



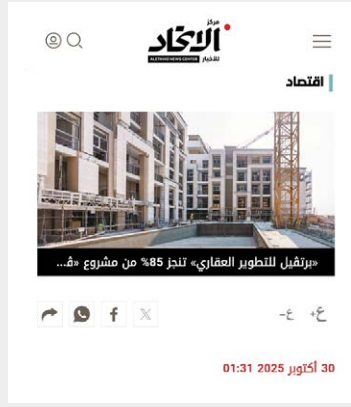
الاقتصاد
«برتفيل للتطوير العقاري»: تقدم أعمال مشروع «باب القمر» قنات قبو ريديس»
3 ديسمبر 2025
أبوظبي (الاتحاد)

[Click Here](#)
Dec 2025



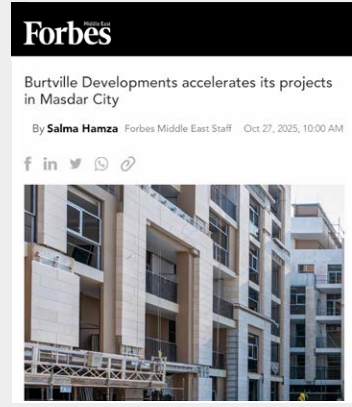
Forbes
Burtville Developments accelerates its projects in Masdar City
By Salma Hamza
Oct 27, 2025, 10:00 AM

[Click Here](#)
Oct 2025



الاقتصاد
«برتفيل للتطوير العقاري» تلحق 85% من مشروع «د...»
30 أكتوبر 2025

[Click Here](#)
Oct 2025



Forbes
Burtville Developments accelerates its projects in Masdar City
By Salma Hamza
Oct 27, 2025, 10:00 AM

[Click Here](#)
Oct 2025

LATEST NEWS *Burtville in the Headlines*

«Burtville Real Estate Development» تحصد جائزتين ضمن «جو...»

13:16 سبتمبر 2025

[Click Here](#)

Sep 2025

معدل إنجاز مشاريع «Burtville Real Estate Development» العقارية» بارو...

2 أغسطس 2025 14:16

[Click Here](#)

Aug 2025

«Burtville Real Estate Development» تطلق مشروع «باب القمر شمال فيو ريزيدنس 22» باوظبي

7 Jul 2025

[Click Here](#)

Jul 2025

Burtville Developments Launches Live Streaming from Project Sites Across Abu Dhabi

Jun 15, 2025, 14:24 PM

Burtville Developments Launches Live Streaming from Project Sites

Jun 2025

[Click Here](#)

Jun 2025

«Burtville Real Estate Development» تقدم أعمال البناء في 6 مشاريع باوظبي

26 مايو 2025 17:57

أبوظبي (البحرين) - قدم المهندس «Burtville Real Estate Development» أعمال البناء في 6 مشاريع باوظبي (البحرين) في 26 مايو 2025. تشمل المشاريع: «Burtville Real Estate Development» و«Burtville Real Estate Development» و«Burtville Real Estate Development» و«Burtville Real Estate Development» و«Burtville Real Estate Development» و«Burtville Real Estate Development».

May 2025

[Click Here](#)

May 2025

تقدم الأعمال بمشروع «Burtville Real Estate Development» في مدينة مصدر

30 أبريل 2025 16:20

Apr 2025

[Click Here](#)

Apr 2025

Burtville Developments Launches First Hotel-Branded Residential Project in Masdar City, Abu Dhabi

May 22, 2025, 10:12 AM

AE-based Burtville Developments announced Tuesday the launch of its first hotel-branded residential project, Bab Al Qasr Residence 18 & 19, in Masdar City, Abu Dhabi.

Hotel-branded residential project

Mar 2025

[Click Here](#)

Mar 2025

جانب من الأعمال الإنشائية بالمشروع (من المصدر)

17 فبراير 2025 17:23

Feb 2025

[Click Here](#)

Feb 2025

Burtville Real Estate Development تطلق مشاريع جديدة في أبوظبي

16 ديسمبر 2024 15:28

Dec 2024

[Click Here](#)

Dec 2024

CURRENT PROJECTS

Abu Dhabi



Bab Al Qasr Seaview Residence 51
Al Raha Beach



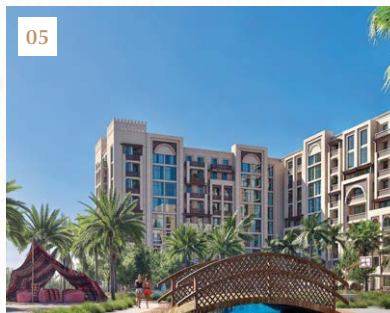
Bab Al Qasr Royal Residence 28
Al Reem Island



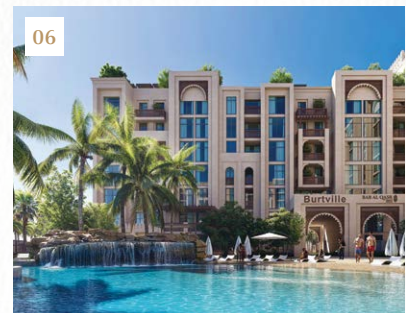
Bab Al Qasr Garden Residence 66
Masdar City



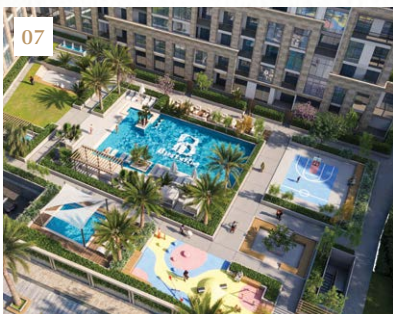
Bab Al Qasr Canal View Residence 22
Al Raha Beach



Bab Al Qasr Resort Residence 18
Masdar City



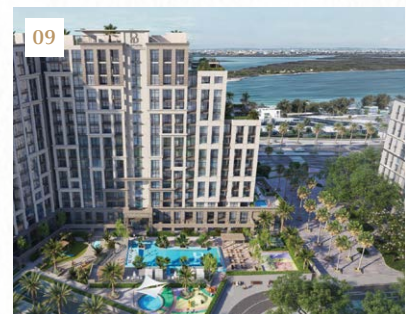
Bab Al Qasr Resort Residence 19
Masdar City



Bab Al Qasr Residence 31
Yas Bay



Ville 12
Masdar City



Bab Al Qasr Residence 25
Yas Bay



Ville 11
Masdar City

01

BAB AL QASR 51
SEAVIEW
RESIDENCE



BAB AL QASR SEAVIEW RESIDENCE 51
AL RAHA BEACH

BAB AL QASR SEAVIEW RESIDENCE 51

AL RAHA BEACH

*Every Residence.
Full Sea View.*



Three towers rise along the waterfront, offering fully furnished residences and duplex townhouses with home automation and direct sea views across all units.

The project also introduces Armani/Casa fitted bathrooms for the first time in Abu Dhabi, complemented by carefully selected global brands, Travertine marble finishes, refined wood detailing, and elegant interiors.



Units

163



Floors

LG+GF+11+R



Handover

Q4 2029



1%

Construction Completed

Site Update - Status as of 30 March 2026





TOWNHOUSES

FROM GARDEN POOLS TO SKY INFINITY



A limited collection of just 19 five-bedroom duplex townhouses defines the most exclusive offering at Bab Al Qasr Seaview Residence 51. Set directly along the waterfront promenade, these homes combine privacy with a strong connection to the sea. Each residence includes a private garden and swimming pool, offering a rare ground-level living experience by the sea. Full sea view remains present throughout, with interiors opening naturally to outdoor spaces across both levels.

A private elevator serves every townhouse, adding comfort and ease to daily living. With three dedicated parking spaces and carefully planned layouts, these townhouses are designed for those who value space, privacy, and a clear waterfront setting.





PRIVATE TERRACES

ABOVE THE
HORIZON
WHERE SPACE
MEETS THE SEA







GLOBAL BRANDS PARTNERS



ARMANI/CASA

Sanitary ware

PHILIPS

Home Automation



Furniture & Décor

Miele

Kitchen Appliances

SAMSUNG

Televisions

OTIS

Elevators

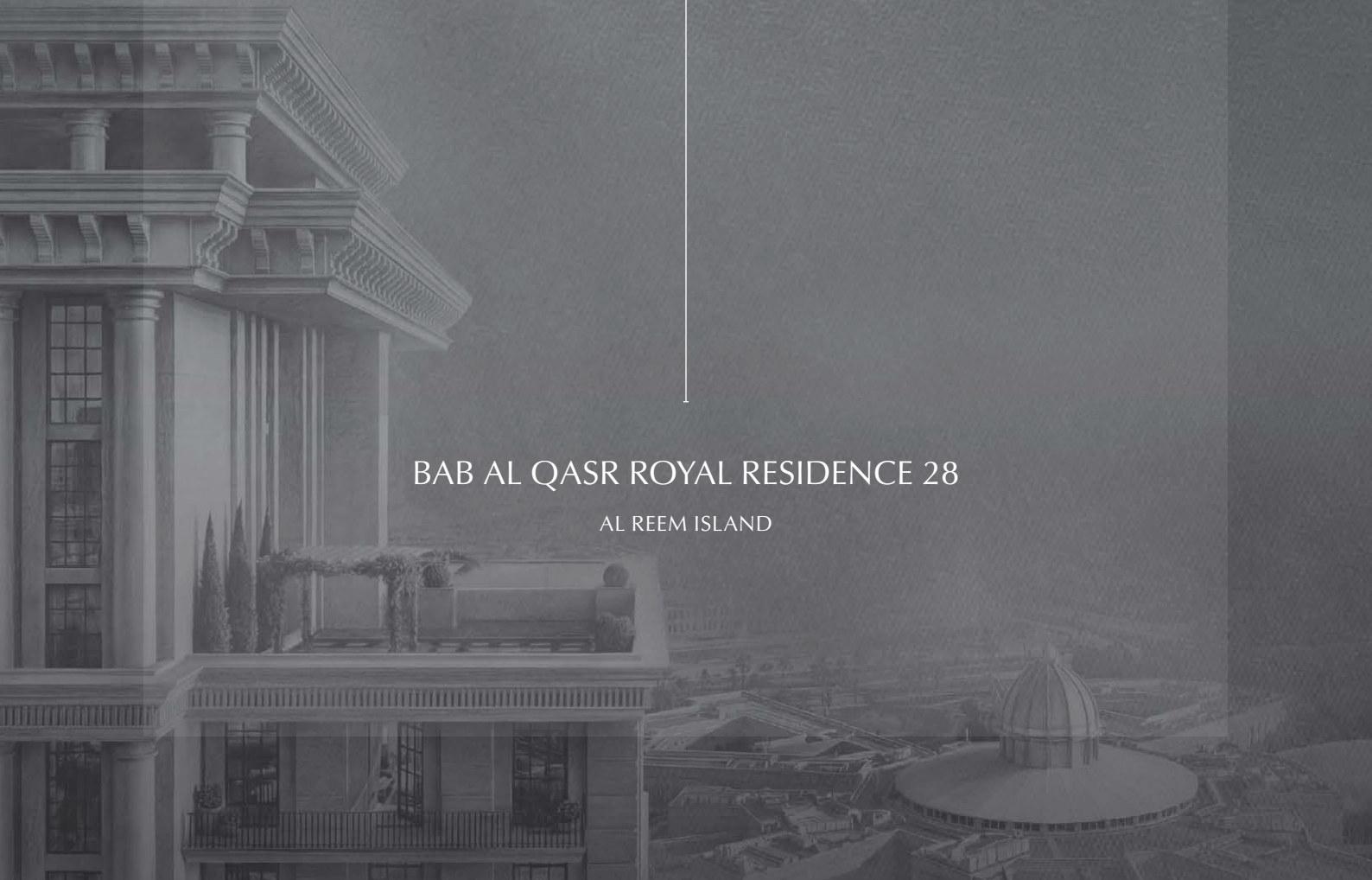
02

BAB AL QASR 28

ROYAL
RESIDENCE

BAB AL QASR ROYAL RESIDENCE 28

AL REEM ISLAND



BAB AL QASR ROYAL RESIDENCE 28

AL REEM ISLAND

*A Statement
of Timeless
Architecture*



Bab Al Qasr Royal Residence 28 brings refined elegance and timeless charm to Al Reem Island. Ideally located opposite Sorbonne University Abu Dhabi, this distinguished residence blends soft French-inspired design with graceful architectural harmony.

Each home is thoughtfully crafted to provide calm comfort, flowing spaces, and beautiful open views.

With amenities created for both relaxation and everyday ease, Bab Al Qasr Royal Residence 28 reflects prestige, comfort, and lasting value, a true expression of elevated living.



Units

171



Floors

GF+2P+21+R



Handover

Q4 2029



2%

Construction Completed

Site Update - Status as of 30 March 2026





A ROYAL LIFESTYLE BESIDE A WORLD-CLASS ACADEMIC LANDMARK



This special address brings a new meaning to elegance with its unique arches, tall columns, and a large high-ceiling lobby that reminds you of royal French palaces.

The word “Royal” in its name is more than just a label, it reflects the grand design that combines stylish details with French luxury.





INTERIORS DESIGNED FOR REFINED LIVING



Step into a unit designed for comfort, light, and simple elegance. Spacious living areas open toward landscaped views, allowing natural light to fill the interiors, while parquet flooring runs throughout the entire unit, adding warmth and a refined touch to every space.





03

BAB AL QASR **66**
GARDEN
RESIDENCE



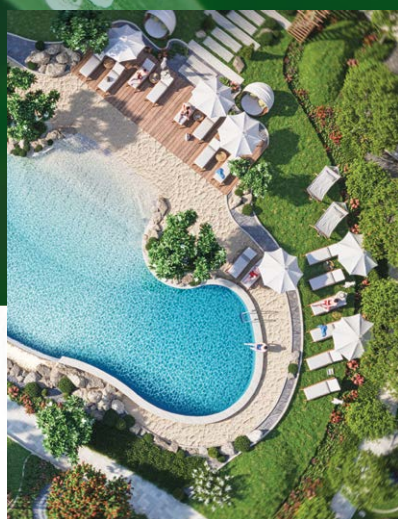
BAB AL QASR GARDEN RESIDENCE 66

MASDAR CITY

BAB AL QASR GARDEN RESIDENCE 66

MASDAR CITY

*A European
Countryside Lifestyle
in the Heart of
Masdar City*



- * Located right across Masdar City Central Park, Bab Al Qasr Garden Residence 66 offers a calm and refreshing lifestyle inspired by the European countryside.
- * Each unit comes with its own 100 sq.ft. community garden and is surrounded by wide green areas and open-air spaces that bring nature into everyday living.
- * Designed with 67% green coverage, elegant interiors and family friendly amenities, the community brings together comfort, greenery, and convenience in one of the most well connected areas of Abu Dhabi.



Units

280



Floors

2B+GF+9+R



Handover

Q2 2029



12.4%

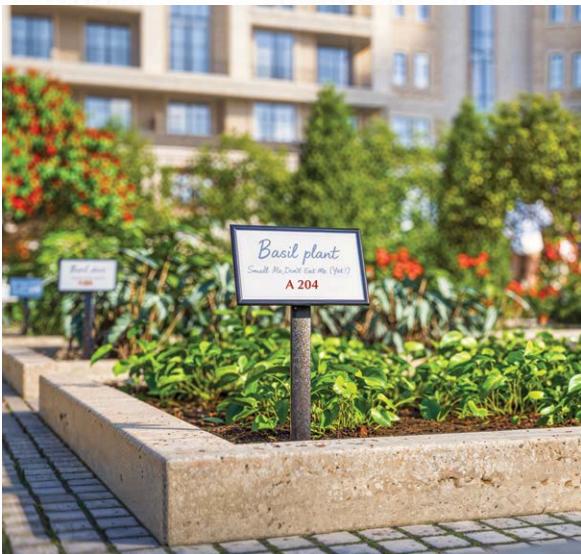
Construction Completed

Site Update - Status as of 30 March 2026





A HOME WHERE EVERY RESIDENT CAN BE A GARDENER



Whether it's tomatoes, roses, or a mini Zen garden, each unit comes with its own private community garden, creating a personal connection to nature.

This reflects the commitment of Burtville Developments to the luxury and well-being of nature at your doorstep.





EUROPEAN COUNTRYSIDE COMFORT



Spacious living areas open up through windows overlooking to lush gardens that fill the interiors with natural light, while marble floors bring refinement to every gathering.





04

BAB AL QASR CANAL VIEW
RESIDENCE 22



BAB AL QASR CANAL VIEW RESIDENCE 22

AL RAHA BEACH

BAB AL QASR CANAL VIEW RESIDENCE 22

AL RAHA BEACH

*Canal-side Living
with Space,
Privacy, and
Comfort*



Bab Al Qasr Canal View Residence 22 is a waterfront development by Burtville Developments, located at the main entrance of Al Raha Beach.

It features three residential towers with uninterrupted canal views, fully furnished interiors, rooftop infinity pools, and ground-floor retail.

The project was awarded Best Condominium Apartment Project in Abu Dhabi by the Arabian Property Awards 2025–2026.



Units

242



Floors

2P+GF+13+R



Handover

Q2 2029



17%

Construction Completed

Site Update - Status as of 30 March 2026



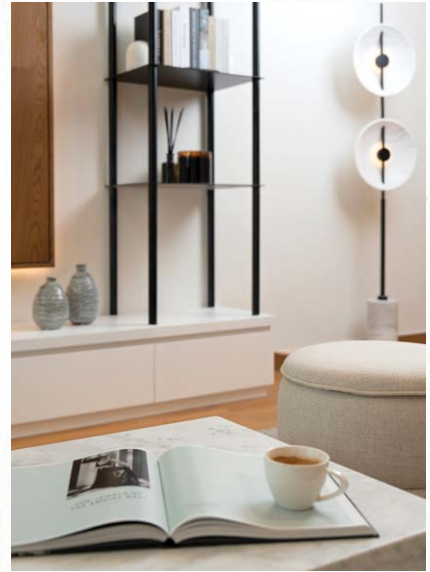


INSPIRED BY THE WATER,
BUILT FOR LIFE



Bab Al Qasr Canal View Residence 22 reflects the commitment of Burtville Developments to thoughtful design, premium quality, and a lifestyle rooted in comfort and elegance.



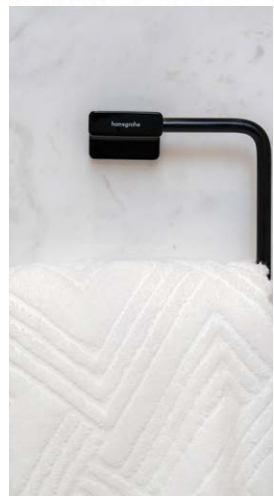


A HOME THAT GLOWS WITH NATURAL LIGHT



Every detail matters, parquet flooring, fine marble, and premium finishes come together to define refined living at Bab Al Qasr Canal View Residence 22.





05

BAB AL QASR 18
RESORT
RESIDENCE



BAB AL QASR RESORT RESIDENCE 18

MASDAR CITY

BAB AL QASR RESORT RESIDENCE 18

MASDAR CITY

*Resort-Inspired Living
Every Day*



Bab Al Qasr Resort Residence 18 blends resort living with daily comfort through a thoughtfully designed residential project that devotes 60 percent of the space to landscaped gardens, open-air walkways and recreational areas.

Located in the heart of Masdar City the development features sandy beach pools, rooftop café and a variety of leisure amenities including state-of-the-art health clubs.



Units
188



Floors
1B+GF+8+R



Handover
Q3 2028



38.3%

Construction Completed

Site Update - Status as of 30 March 2026





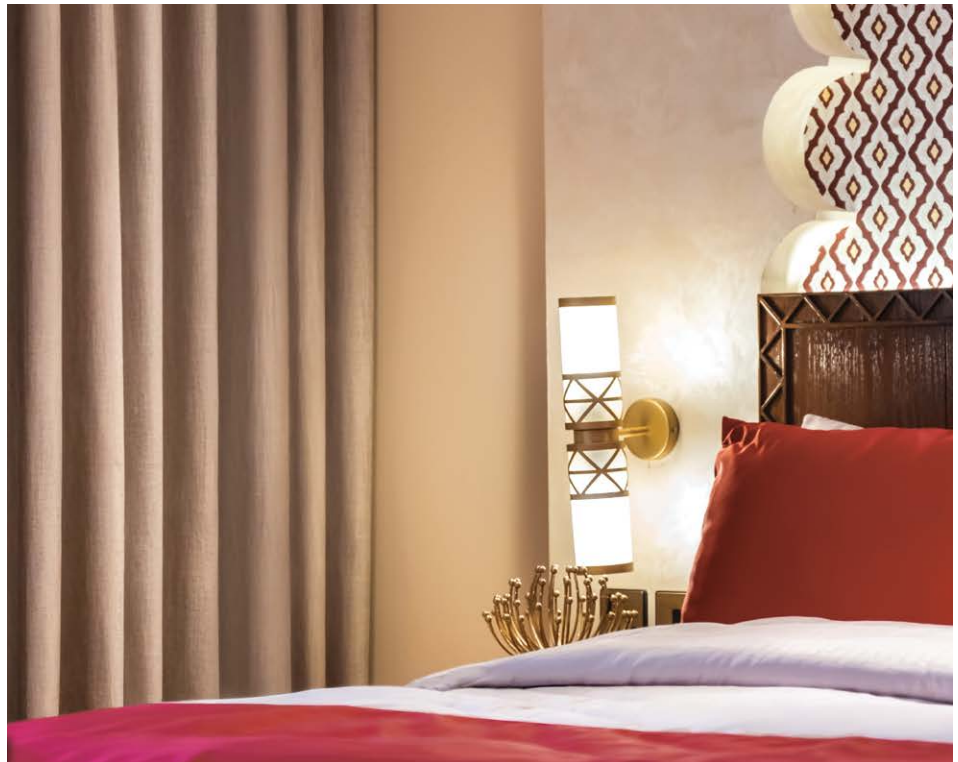


ELEGANT LIVING WITH A CULTURAL TOUCH



The interiors of Bab Al Qasr Resort Residence 18 blend modern comfort with Emirati-inspired arches furnishings and finishes.

Warm tones and curated details create a living space that feels both rooted in tradition and refined in design.



06

BAB AL QASR 19
RESORT
RESIDENCE



BAB AL QASR RESORT RESIDENCE 19

MASDAR CITY

BAB AL QASR RESORT RESIDENCE 19

MASDAR CITY

*Everyday Living
with a Resort
State of Mind*



Located next to Residence 18, Bab Al Qasr Resort Residence 19 continues the vision of integrating resort living into daily life.

With lush green areas open-air walkways and leisure zones including sandy beach pool, rooftop café and wellness spaces the project offers a calm and connected lifestyle in Masdar City.



Units

295



Floors

1 B+GF+8+R



Handover

Q3 2028



36.5%

Construction Completed

Site Update - Status as of 30 March 2026



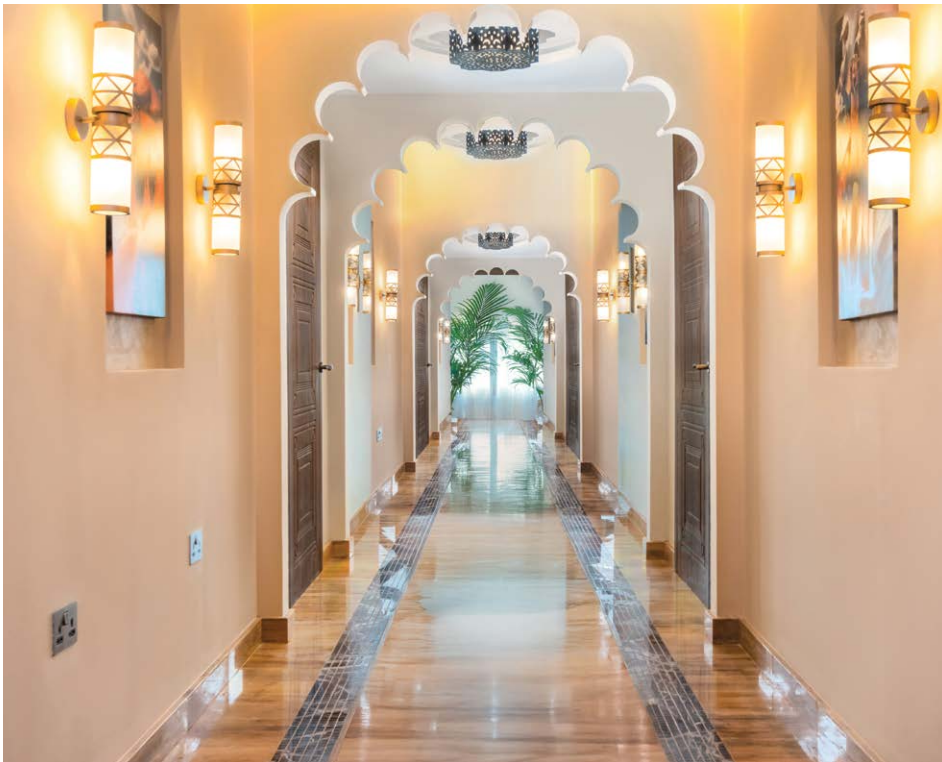


WHERE COMFORT MEETS CULTURE



The interiors at Bab Al Qasr Resort Residence 19 are thoughtfully curated to offer a calming ambiance with neutral tones refined detailing and hints of Emirati influence.

Furnished with care and styled for comfort each space supports a relaxed lifestyle that feels both elevated and effortlessly livable.



07

BAB AL QASR 31
RESIDENCE



BAB AL QASR RESIDENCE 31

YAS BAY

BAB AL QASR RESIDENCE 31

*The Last Jewel
of Yas Bay*



Bab Al Qasr Residence 31 is the final waterfront address in Yas Bay, offering uninterrupted sea views in one of the most vibrant destinations in Abu Dhabi.

With premium design and direct access to the beach including the private shore of Yas Beach, it is a rare blend of exclusivity and lifestyle.



Units
266



Floors
2B+GF+15+R



Handover
Q1 2029



38.4%

Construction Completed

Site Update - Status as of 30 March 2026



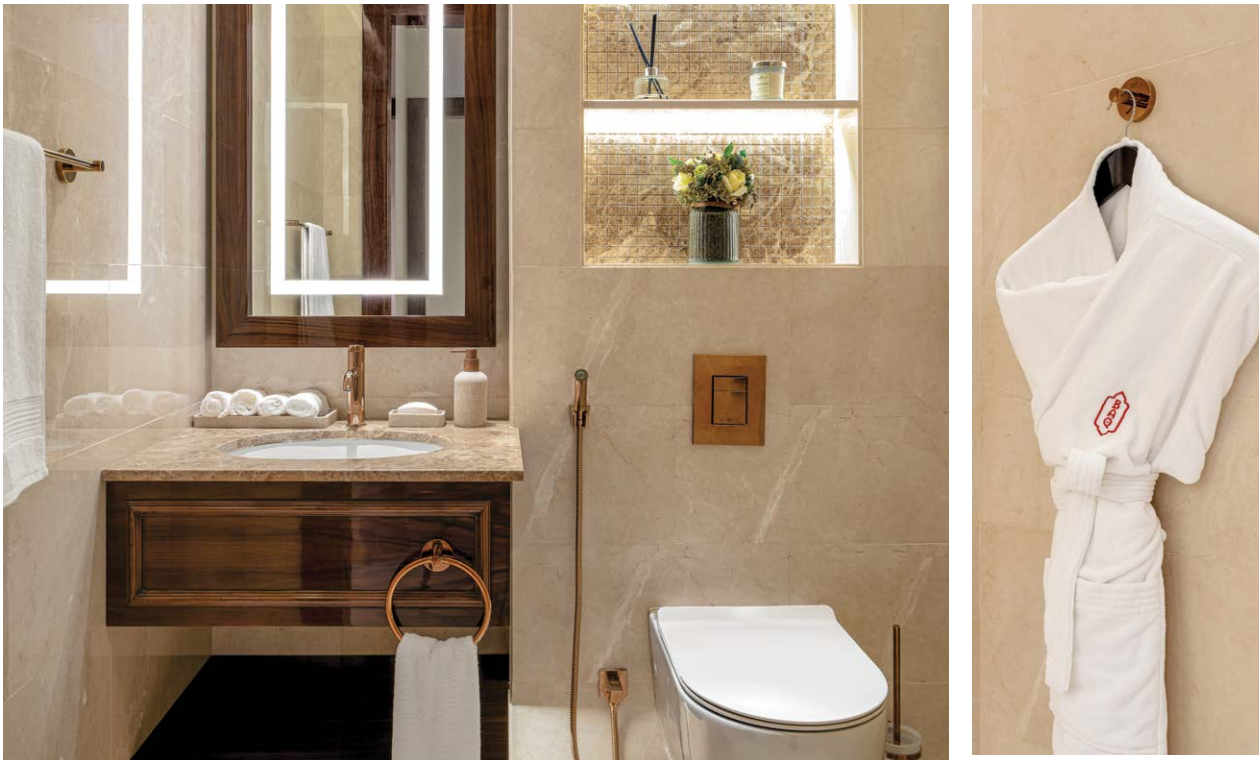


PREMIUM INTERIORS DESIGNED FOR LASTING VALUE



Bab Al Qasr Residence 31 offers fully furnished units with high quality materials functional layouts and elegant finishes.

Thoughtfully designed to appeal to discerning residents and long term investors alike.



08

VILLE 12

VILLE 12
MASDAR CITY

VILLE 12

*The Next Chapter
of Elegant Living*



Ville 12 complements the success of Ville 11, offering luxurious, spacious, and refined residences. Located right next to Ville 11, it continues the vision of elegant living in a connected setting.

With timeless interiors and seamless integration into Masdar City's green landscape, Ville 12 is set to become one of the areas most desirable residential addresses.



Units
143



Floors
2B+GF+7+R



Handover
Q3 2028



39.3%

Construction Completed

Site Update - Status as of 30 March 2026





COMFORT-FIRST INTERIORS WITH A PRACTICAL TOUCH



The interiors at Ville 12 are designed for relaxed, functional living with fully furnished units that prioritize comfort and simplicity. Soft neutral tones, smart layouts, and natural light create an inviting atmosphere suited for everyday life in Masdar City.

Every detail supports a sense of ease and usability, from elegant finishes to well-defined living zones.

09

BAB AL QASR 25
RESIDENCE



BAB AL QASR RESIDENCE 25

YAS BAY

BAB AL QASR RESIDENCE 25

*Luxury Living at
the Waterfront*



Set against the serene backdrop of Yas Bay, Bab Al Qasr Residence 25 offers fully furnished apartments with seven years of complimentary Yas Beach access for the entire family.

Complete with resort-style amenities, this is a lifestyle investment where comfort and long term value come together.



Units
216



Floors
2P+GF+15+R



Handover
Q4 2028



36.2%

Construction Completed

Site Update - Status as of 30 March 2026





INTERIORS CRAFTED FOR EVERYDAY ELEGANCE



Fully furnished units with premium finishes, warm textures, and thoughtful layouts, designed for comfort and elegant living.



10

VILLE 11



VILLE 11
MASDAR CITY

VILLE 11

*Refined Living
at the Heart of
Innovation*



Ville 11 offers fully furnished units in the vibrant heart of Masdar City, combining comfort, functionality, and timeless design.

Located at the main entrance of Masdar City, it is just steps away from Masdar City Central Park, My City Centre Masdar, Mohamed bin Zayed University of Artificial Intelligence, leading schools, and the Masdar City Food Hub.

Each unit features a well-planned layout that welcome natural light, and high quality finishes that reflect lasting value and careful attention to detail.



Units

111



Floors

1B+GF+5+R



Handover

Q3 2027



97.3%

Construction Completed

Site Update - Status as of 30 March 2026







LIVING MADE SIMPLE & ELEGANT



Ville 11 features bright, furnished interiors with a focus on flow and functionality. Soft palettes and large windows bring warmth and openness, while thoughtfully designed layouts support day-to-day ease.

Designed to feel lived in from day one, each home balances comfort and quality brands with practical elegance.

Our PARTNERSHIPS & COLLABORATIONS





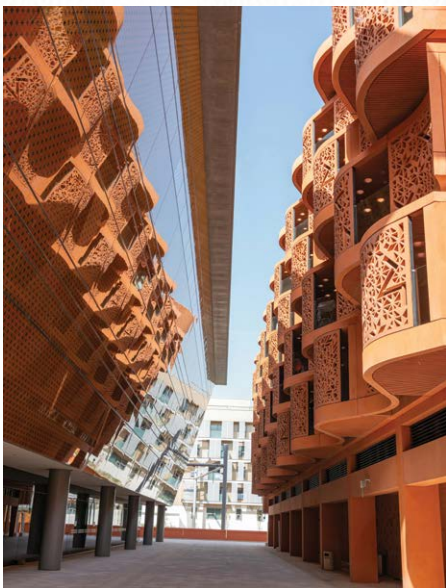
باب القصر
BAB AL QASR
Hotel & Residences

Partnership with

BAB AL QASR HOTEL

Our partnership with Bab Al Qasr Hotel brings a unique blend of residential comfort and hotel-style convenience to Burtville's branded projects. Residents enjoy a lifestyle supported by optional services such as housekeeping, valet parking, and concierge assistance; offering ease, privacy, and everyday comfort.

This partnership ensures that each home not only reflects refined design but also delivers the practical benefits of 5-star living.



Partnership with
MASDAR CITY

Burtville Developments is honored to contribute to the vibrant and forward-thinking community of Masdar City.

Our involvement includes signature developments such as Bab Al Qasr Garden Residence 66, Bab Al Qasr Resort Residence 18, Bab Al Qasr Resort Residence 19, Ville 11, and Ville 12, with more projects in progress.

We are also proud sponsors of the annual festival of Masdar City, an event that celebrates innovation and community spirit.

This partnership reflects our commitment to delivering high quality living environments while supporting initiatives that bring people together and strengthen community life.



Collaboration with
YAS BEACH

Through our collaboration with Yas Beach, residents of Bab Al Qasr branded projects enjoy complimentary membership for up to six family members for five years from the date of purchase, with access to the private beach, pools, and leisure facilities.

This partnership adds meaningful lifestyle value across all our branded projects, offering a resort style experience that combines comfort, relaxation, and family enjoyment.



Collaboration with

THE ONE FURNITURE

We're delighted to collaborate with THE One Furniture, one of the region's most recognised home fashion brands. As part of this exclusive partnership, Burtville homeowners enjoy a 25% in-store discount across all THE One stores in the UAE.

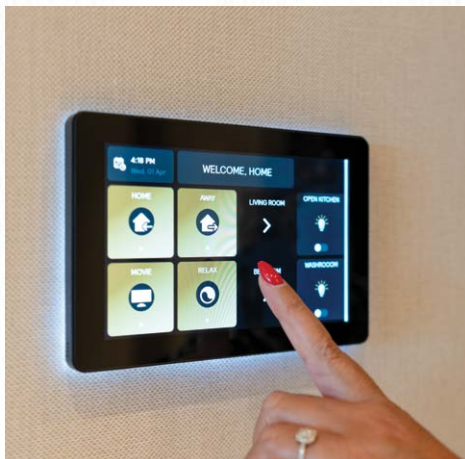
From statement pieces to everyday essentials, discover thoughtfully curated furniture and home décor collections designed to bring comfort, style, and character to your new home.

OUR SELECTED BRANDS

*World-Class Brands,
Quality You Can Feel*



Each brand represents our promise of durability, style, and superior performance in every detail of our projects.



At Burtville Developments, we select only the world's finest brands to ensure every home is crafted to the highest standards.



ARMANI / CASA
Sanitary ware

Roca
Sanitary ware

hansgrohe
Sanitary ware

PHILIPS
Home Automation

THE ONE
Furniture & Décor

Miele
Kitchen Appliances

SIEMENS
Kitchen Appliances

SAMSUNG
Televisions

Carrier
Air Conditioning

OTIS
Elevators



800 2225 | Burtville.com