



فندق باب القصر  
BAB AL QASR HOTEL

BAB AL QASR 31  
RESIDENCE

-YAS BAY-

Construction  
Updates Report

August 2025



## Project Overview

# Bab Al Qasr Residence 31

Yas Bay, Abu Dhabi

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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.

**Total Built-up Area:** 48,614.83 Sq.m.

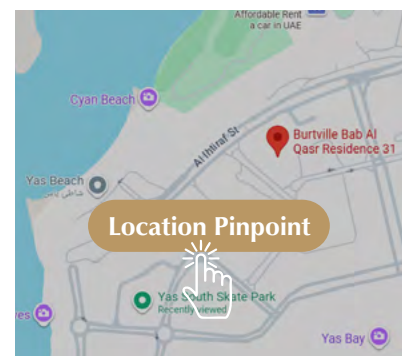
**Total Number of Units:** 266 Units

**Contract Start Date:** 15th Jan 2025 Q1 2025

**Project Duration:** 46 months

**Contract Completion Date:** 31st March 2029

**Forecast Completion Date:** 14th Nov 2028



Yas Bay, Abu Dhabi

## Progress Overview

**18.75%**

Planned Progress

**23.40%**

Actual Progress

**+4.65%**

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.

**1st to 15th 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: 98%.

- 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: 50%.

**Pile Head Breaking Work Ongoing :** 15%.

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# Construction Progress

[Click Here](#)

YouTube Live Stream Link















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