



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

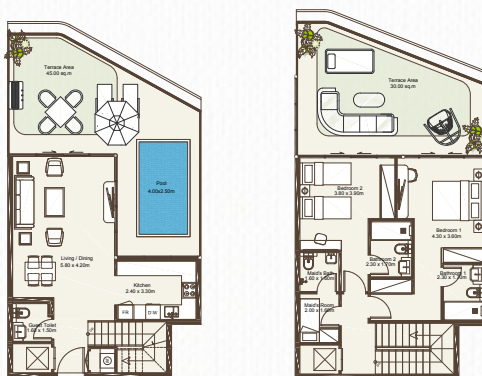
5 Bedroom Units

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

Townhouses

Townhouses (Duplex): 19

2-BEDROOM - DUPLEX



3-BEDROOM - SIMPLEX



4-BEDROOM - DUPLEX



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	3 spaces: 5 bedroom units and Townhouses
2 spaces: 3 & 4 bedroom units	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.