



THE BILTMORE

RESIDENCES SUFOUH





BRAND MANIFESTO

Biltmore starts with one of the most prestigious hotels in the world – The Biltmore Los Angeles. Living to its tagline ‘a great city needs a great hotel’, each Biltmore hotel has an extraordinary history and was the soul of the city. To experience Biltmore is like reading a profound history book. It witnessed the glamorous times of the city by hosting the most significant events and serving countless high profile personnel around the world. It brings a truly luxurious experience with uniqueness, exclusivity and impeccable quality.

LIVE THE
PLACE



UNPARALLELED LIFESTYLE

Rooted on the true transport stem of Dubai, Sheikh Zayed Road, Biltmore Sufouh is positioned within the prominent Al Sufouh First community.

Biltmore Sufouh goes beyond the skyscraper horizon and captures breathtaking views of the sun-glinted Arabian Gulf, iconic Burj Al Arab and the Palm Jumeirah.

A well-suited location stretching amongst professional and social hotspots, such as Dubai Internet City, Dubai Media City, Knowledge Village, Dubai Marina and the northern coastline.





IMPECCABLE ELEVATION

At cloud reach with balconies overlooking beaches, bedrooms at bay views and the captivating Dubai skyline scene, Biltmore Sufouh presents you with a daily experience beyond the limits of your residences.




Al Sufouh's convenient position makes it extremely appealing for living and entertainment with it being close to the city's active social and cultural spots


The area provides high-quality lifestyle with excellent infrastructure of connectivity to restaurants, schools and hospitals with an effortless reach.

CLOSE PROXIMITY:


Internet City Metro Stations

 **2 mins**


Dubai Internet and Media City

 **5 mins**

American University of Dubai

 **5 mins**


Dubai International Airport

 **25 mins**

Sufouh Beach

 **10 mins**

Dubai Marina

 **7 mins**

Dubai Mall

 **15 mins**

IMMERSIVE ARCHITECTURE

The astonishing twist feel of Biltmore Sufouh's facade is testament to the unique form of creative design in Dubai, surely becoming a lofty landmark by early 2025.

A 44-floored vertical twirl of innovation dazzled in beauty from the outside with residences that will confound owners through generous living spaces from it's 480 exquisite apartments. Created from the inspiration of eclecticism referencing art deco, Biltmore Sufouh is a representation of Dubai's innovation.

Biltmore Sufouh provides a balanced blend of architectural complexity and residential comfort with marveled sights to keep eyes in awe.

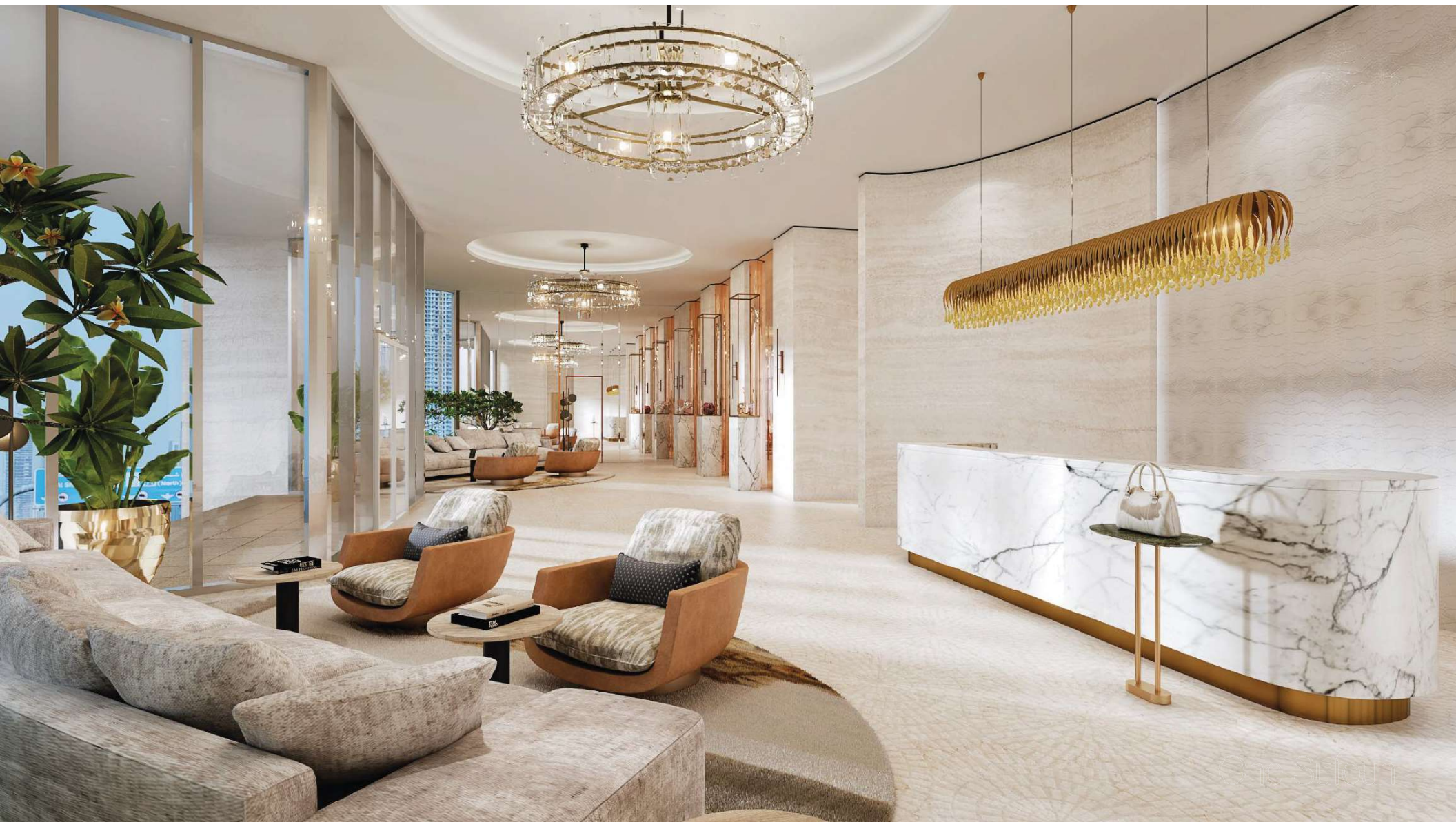




GRAND ARRIVAL



The unique lobby interior organically continues the concept of the architecture. The design of the elevator halls can be compared to a five-star hotel, so even waiting for the elevator will bring aesthetic pleasure.





One Sufouh

SIGNATURE COLLECTION

Biltmore Sufouh will raise the bar by redefining the craftsmanship of finishing amongst the one and two bedroom Signature Collection apartments that feature the finest of finishes with polished touches, balconies offering indoor-outdoor flow along with completed kitchens equipped with branded appliances.

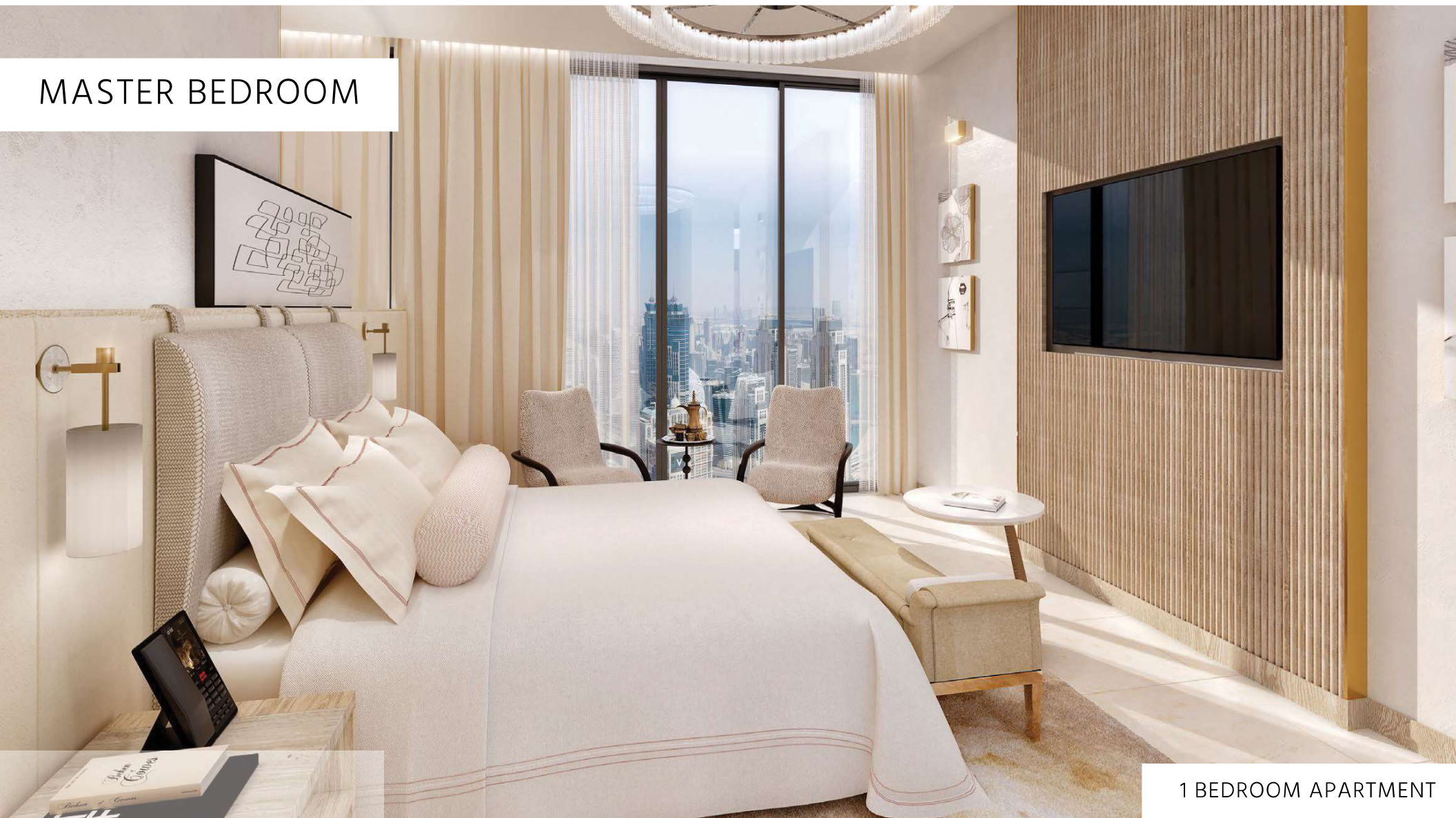
Enrich yourself in the exclusive easement based in the immense space of your residence while doubtlessly being engulfed in unmatched interiors.



LIVING ROOM

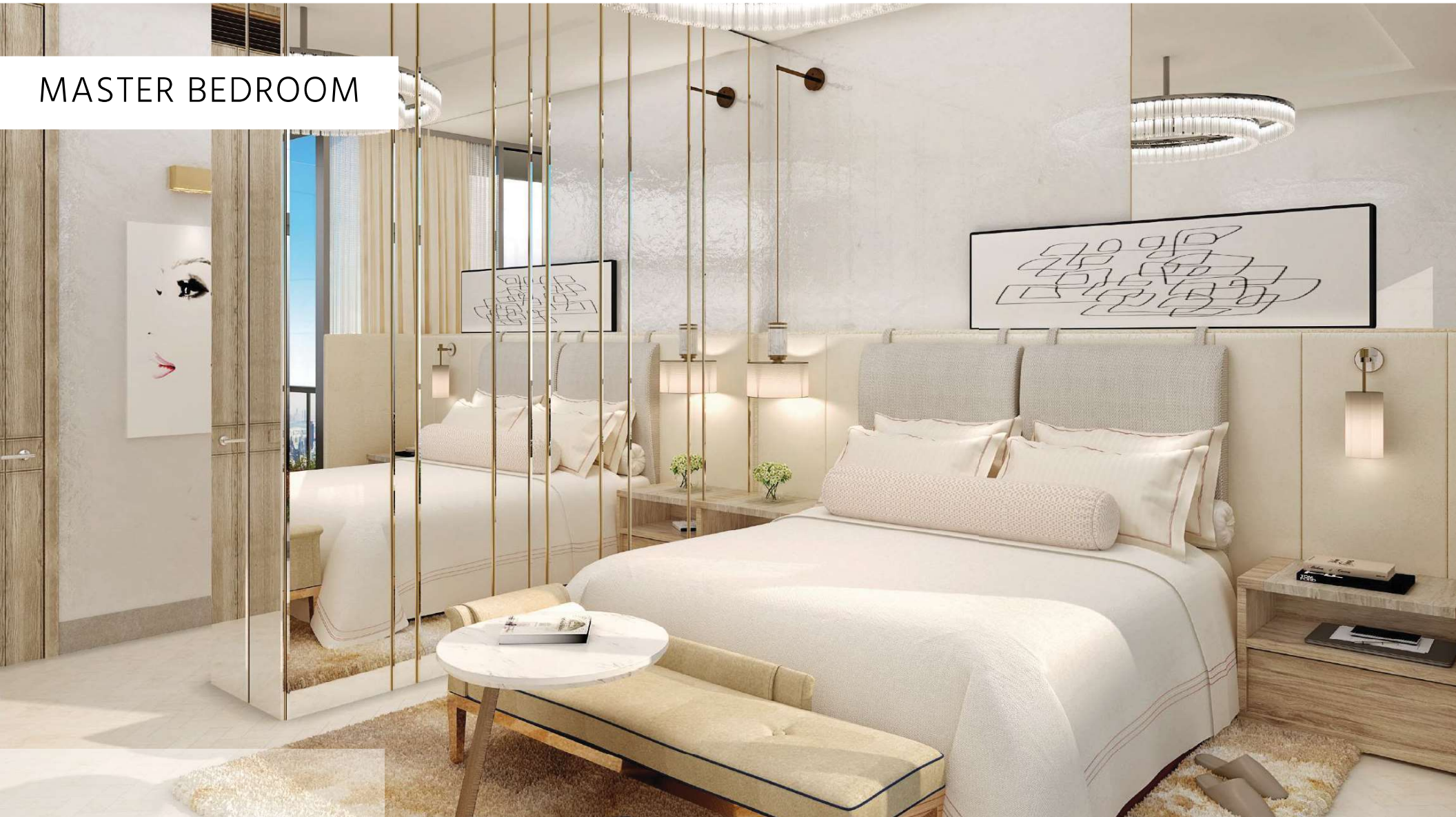


MASTER BEDROOM



1 BEDROOM APARTMENT

MASTER BEDROOM





ATMOSPHERE COLLECTION

The pinnacle of The Biltmore Residences is defined by The Atmosphere Collection. Its top six floors house exclusive penthouses that offer unparalleled luxury.

These residences boast breathtaking panoramic views, exquisite finishes, spacious interiors, and state-of-the-art kitchens.

More than just a home, The Atmosphere Collection provides an exclusive lifestyle of comfort, style, and unobstructed beauty.



LIVING ROOM



LIVING ROOM



LIVING ROOM



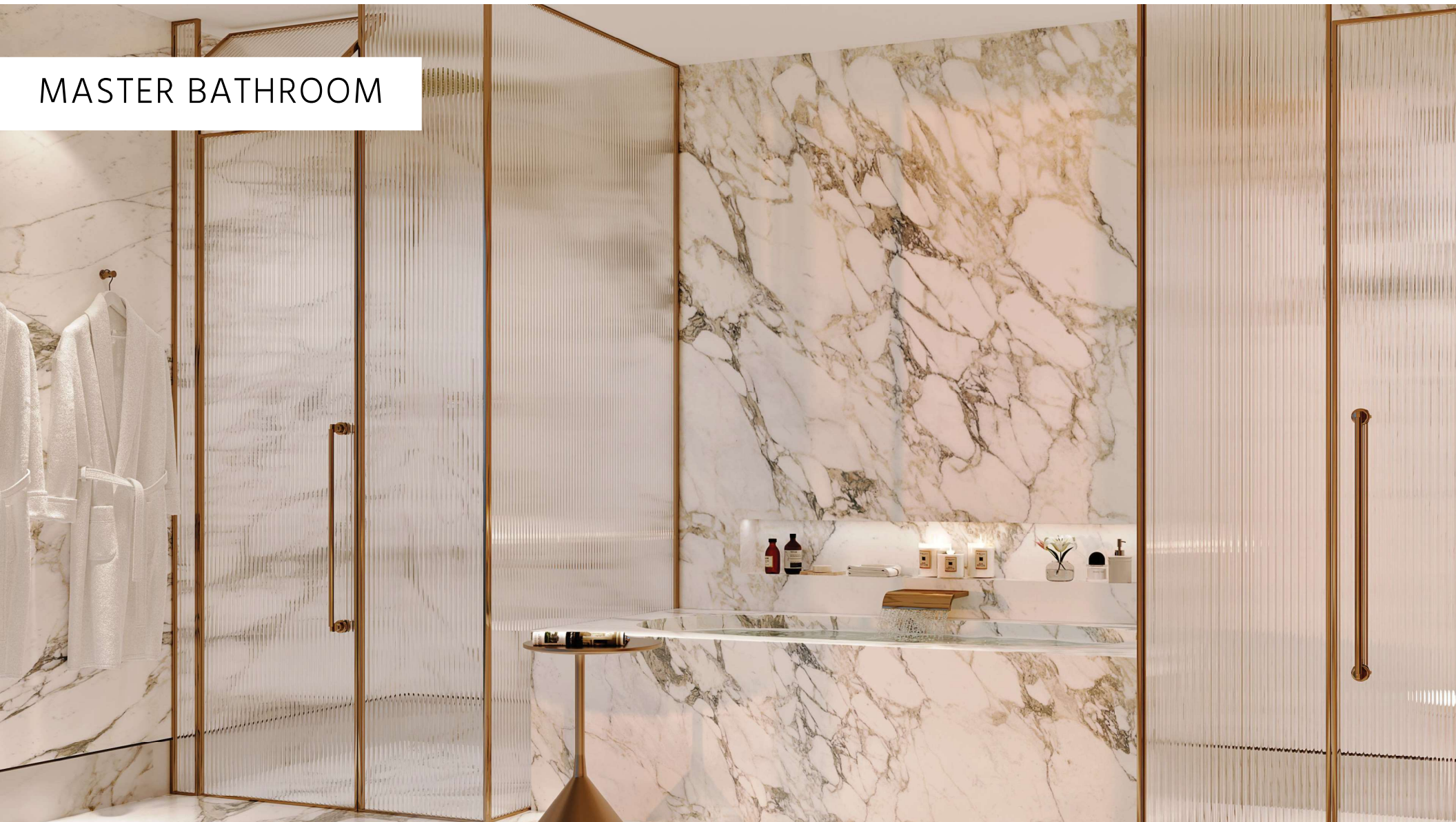
MASTER BEDROOM



MASTER BATHROOM



MASTER BATHROOM



AMENITIES

The amenities have been created to satisfy even the most demanding tastes. Residents will be able to experience a dazzling array of services that entertain and delight.



Olympic
size pool



Pool for kids



Jacuzzi



Gym



Health
club



Paddle
Tennis Court



Diverse Retail
Offering



Zen garden



BBQ area



LIFESTYLE CONCIERGE SERVICES

The Biltmore Residences Sufouh is an ultimate living experience offering of lifestyle concierge services.

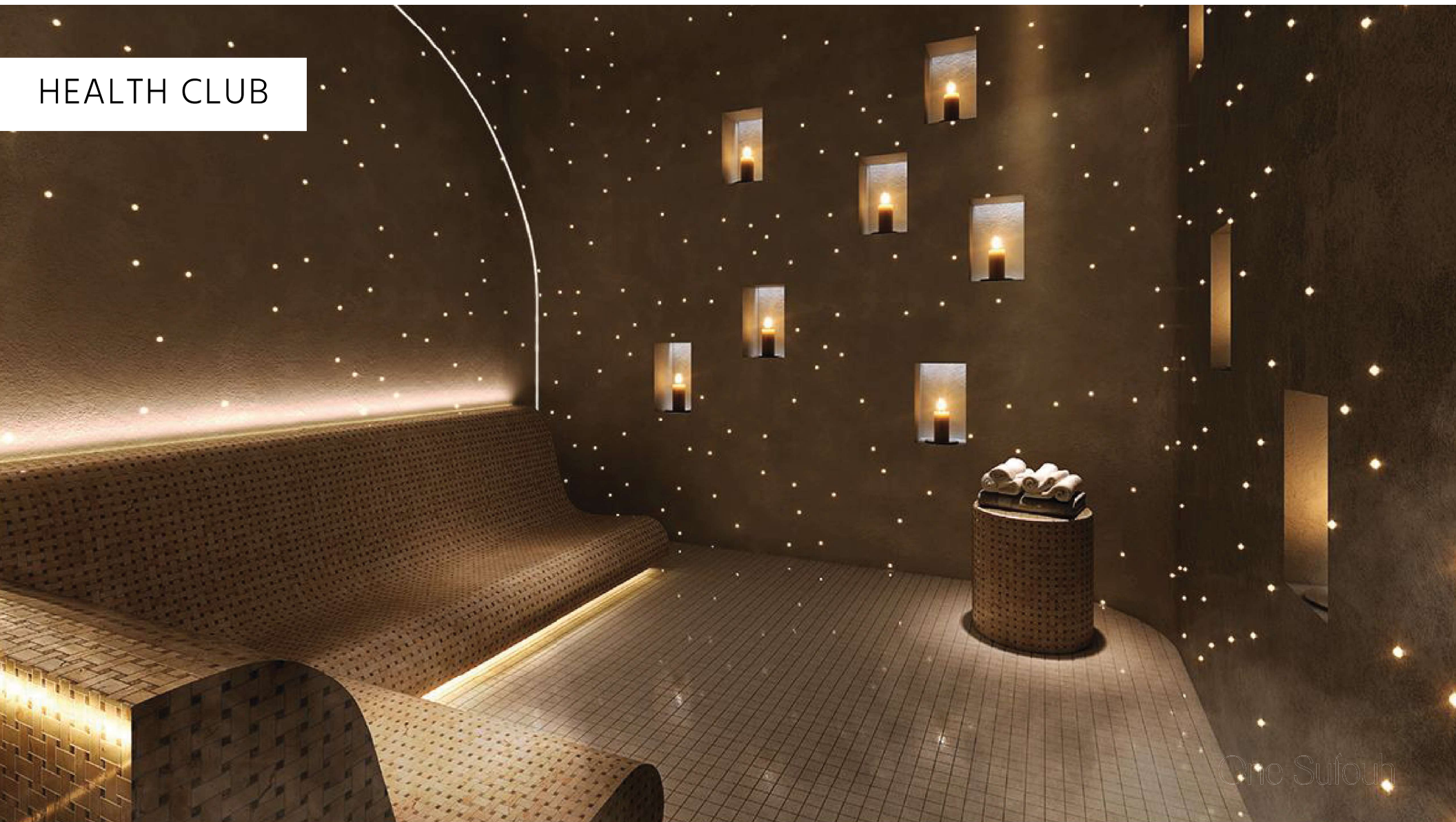
As an owner, you will have access to services that cater to all your needs that include, but are not limited to reservations, room service and housekeeping.

As an owner in our hotel apartment, you will enjoy exclusive membership and benefits along with discounts at our partner establishments, as well as, invitations to exclusive events and activities.

You will experience a seamless and stress-free living experience as we welcome you by 2025 to your furnished unit.

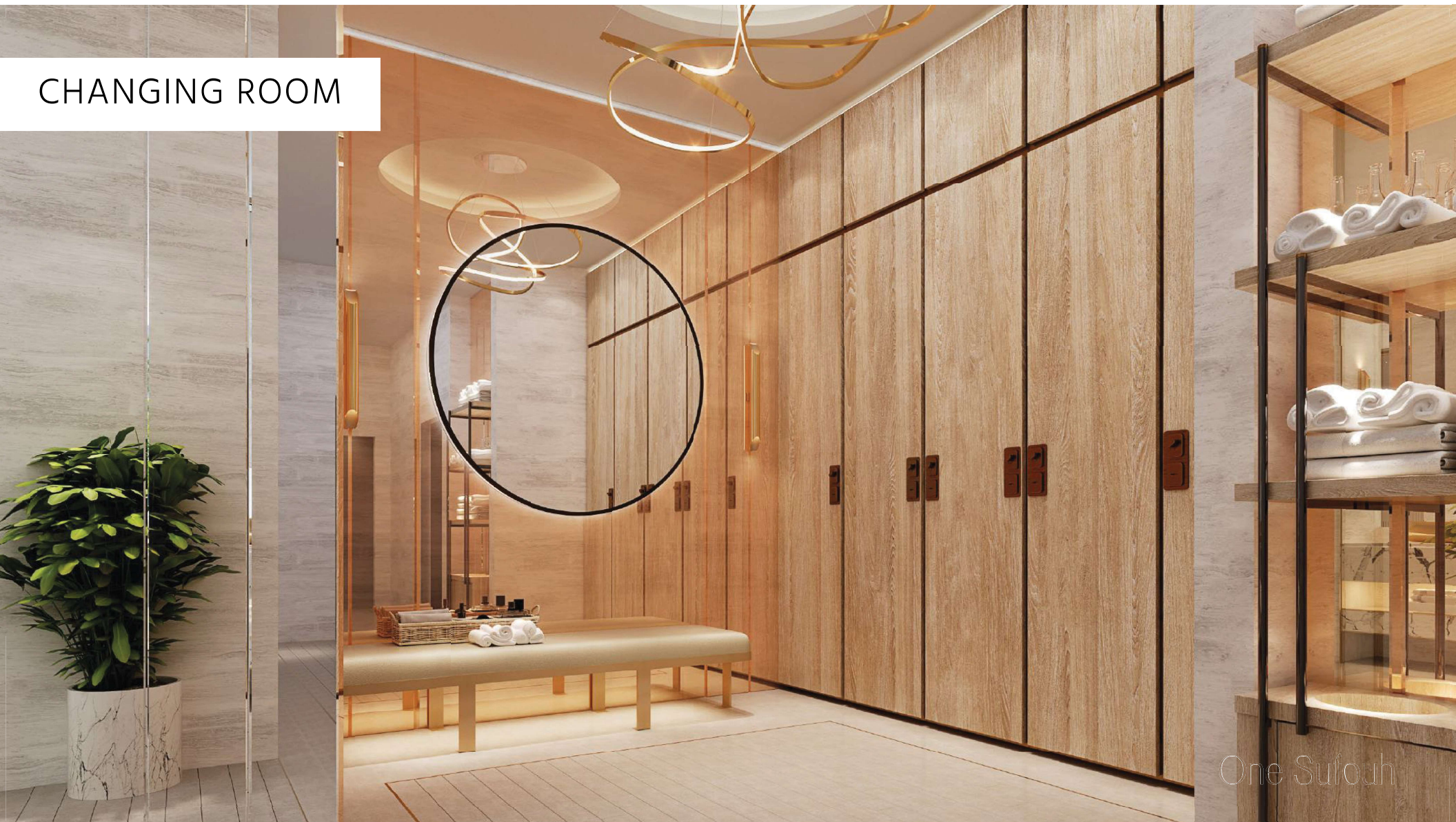


HEALTH CLUB



One Sufouh

CHANGING ROOM

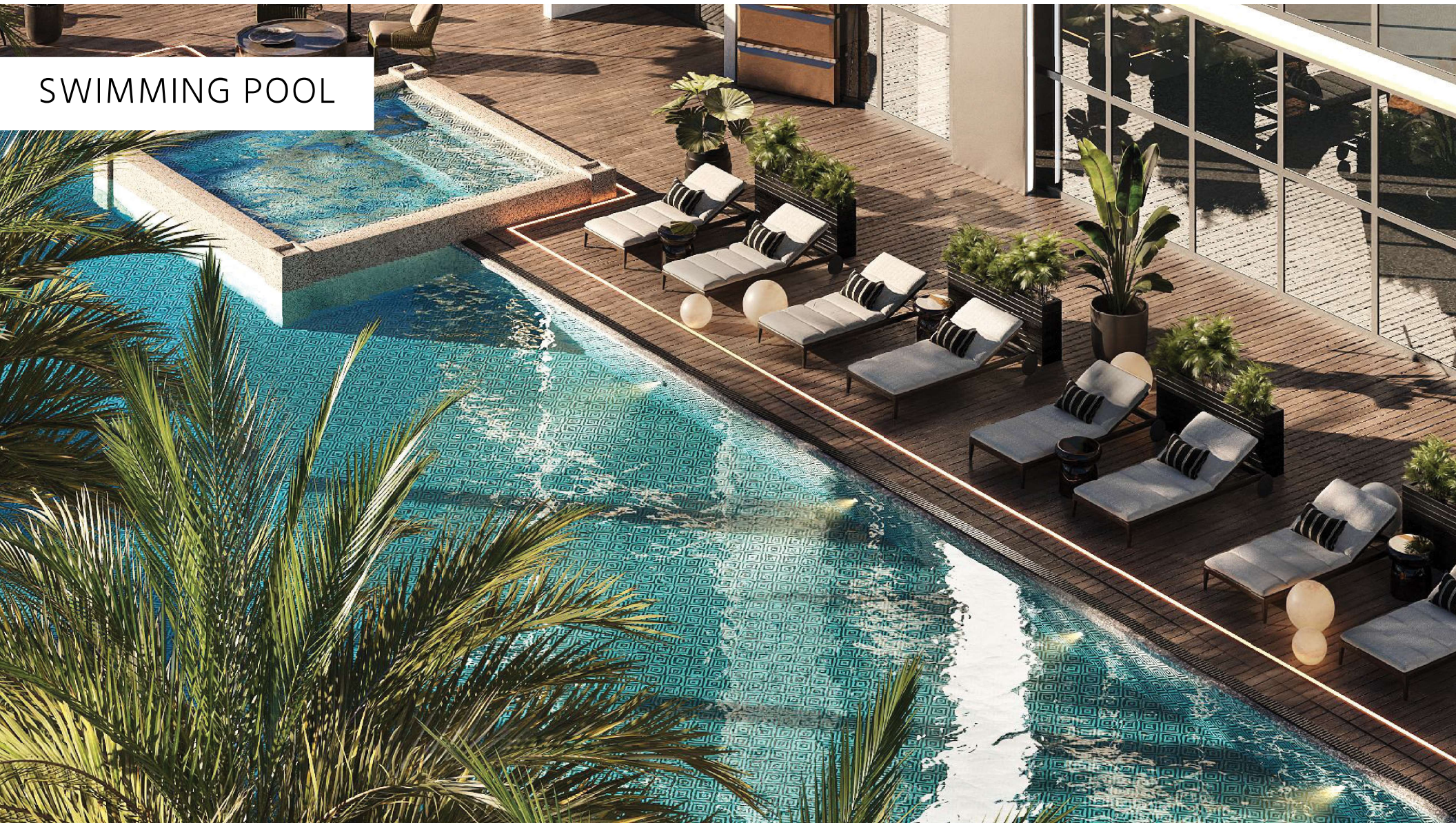


One Sufouh

ZEN GARDEN



SWIMMING POOL





FLOOR PLANS

SIGNATURE COLLECTION

Type 1A - 1F

Type 2A

Type 2CA, 2CB

Type 2B

ATMOSPHERE COLLECTION

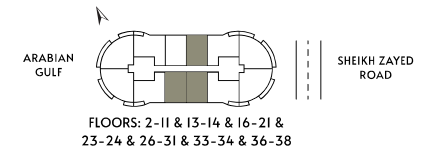
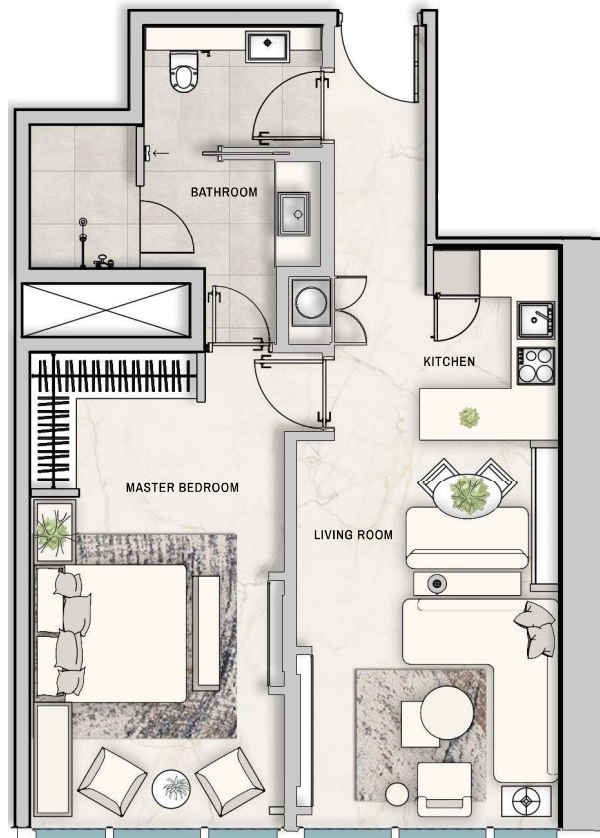
Penthouse Arabian Gulf View

Penthouse Sh. Zayed Road View

TYPE 1A

SIGNATURE COLLECTION

Bedrooms	1
Internal Area	756,38 SQ FT
External Area	0.00 SQ FT
Total Area	756,38 SQ FT

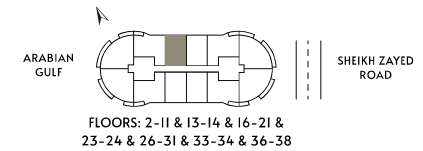
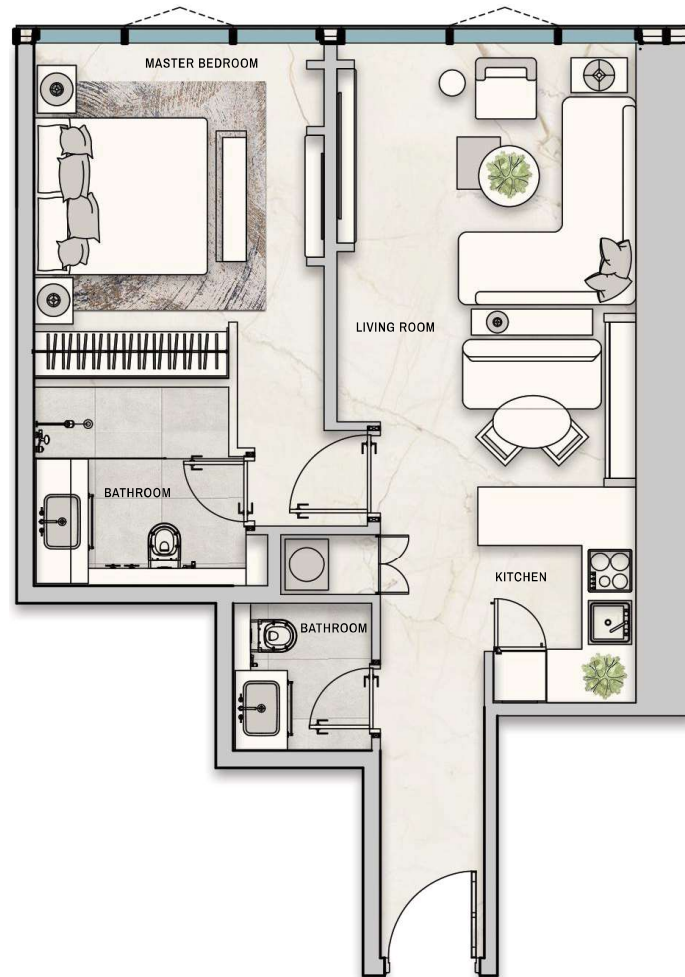


All drawings and sizes are approximate. Drawings are not to scale and can be changed without notice. The developer reserves the right to make changes. The blocks are taken from a typical building floor, and the dimensions of the columns may vary depending on the floor level. The furniture shown are for informational purposes only.

TYPE 1B

SIGNATURE COLLECTION

Bedrooms	1
Internal Area	649,28 SQ FT
External Area	0.00 SQ FT
Total Area	649,28 SQ FT



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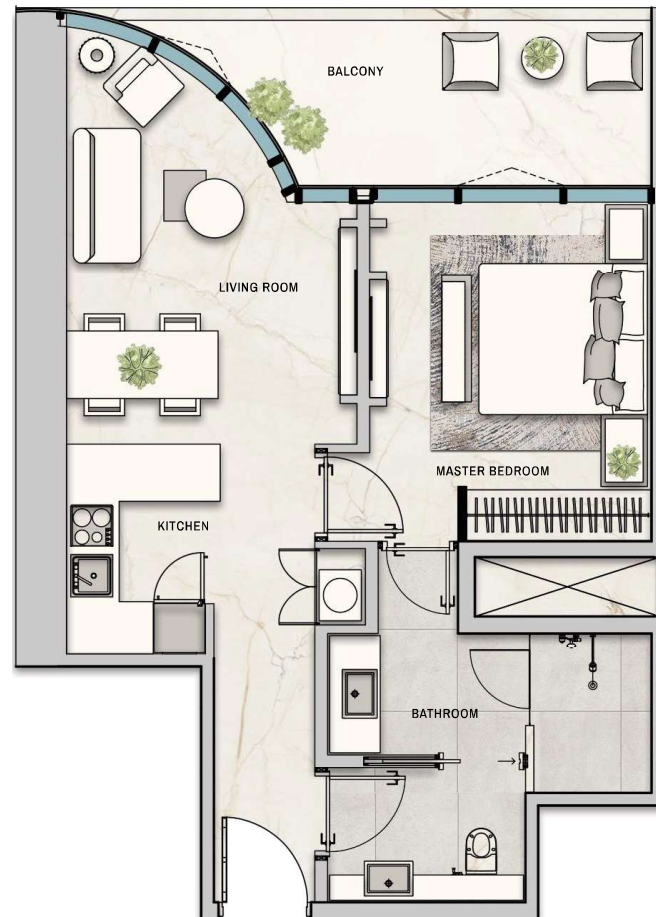
TYPE 1C

SIGNATURE COLLECTION

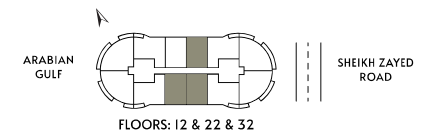
Bedrooms	1
Internal Area	628.07 SQ FT
External Area	113.02 SQ FT
Total Area	741,10 SQ FT



THE BILTMORE
RESIDENCES SUFOUH



جاي آل العقارية
PROPERTIES

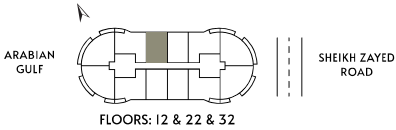
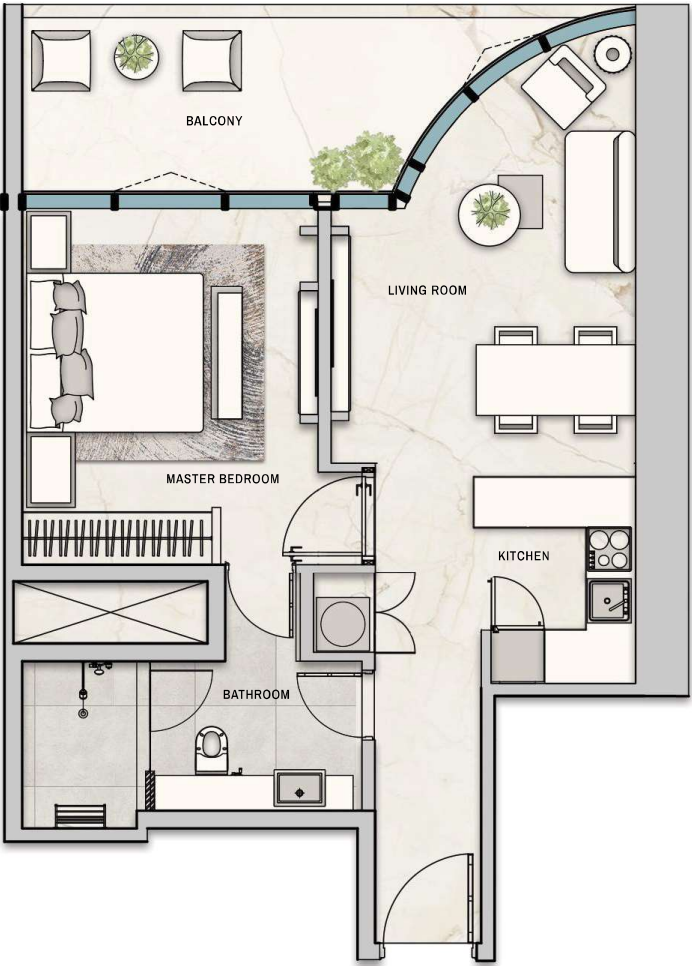


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TYPE 1D

SIGNATURE COLLECTION

Bedrooms	1
Internal Area	588,03 SQ FT
External Area	113,02 SQ FT
Total Area	701,05 SQ FT



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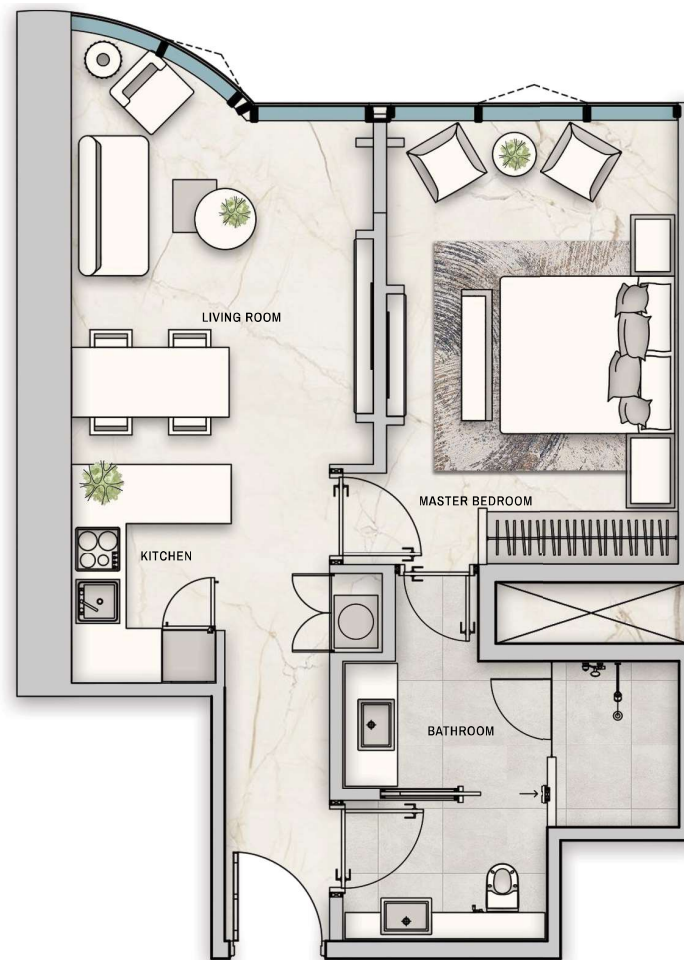
TYPE 1E

SIGNATURE COLLECTION

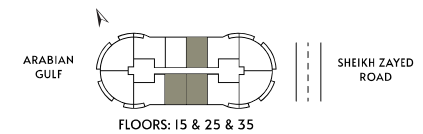
Bedrooms	1
Internal Area	679,96 SQ FT
External Area	0.00 SQ FT
Total Area	679,96 SQ FT



THE BILTMORE
RESIDENCES SUFOUH



جاي جال العقارية
PROPERTIES



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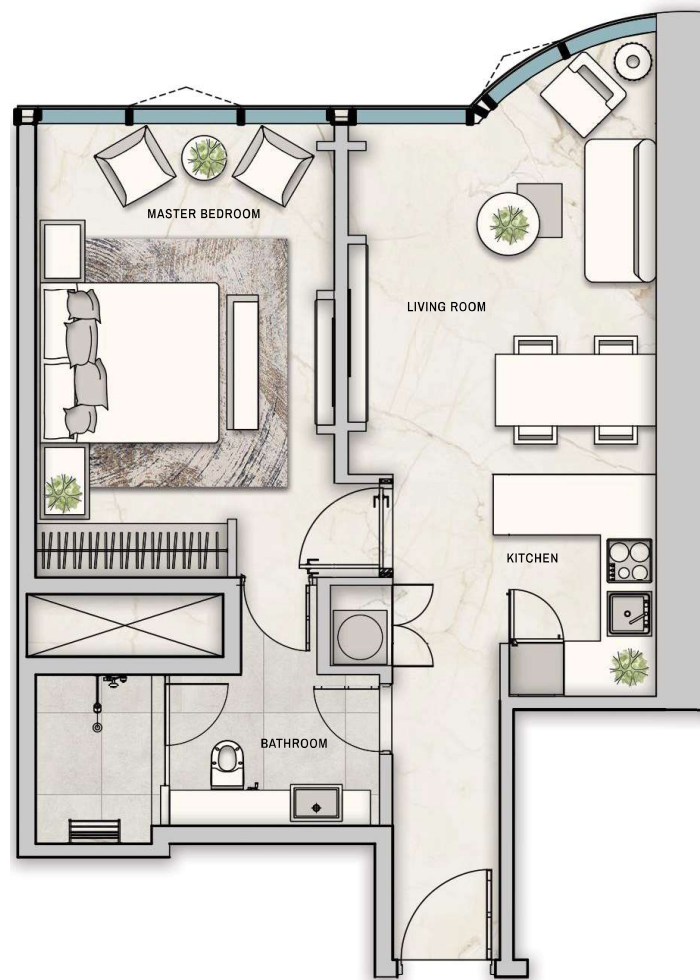
TYPE 1F

SIGNATURE COLLECTION

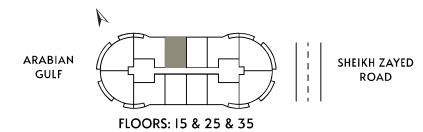
Bedrooms	1
Internal Area	639,91 SQ FT
External Area	0.00 SQ FT
Total Area	639,91 SQ FT



THE BILTMORE
RESIDENCES SUFOUH



جاي جال العقارية
PROPERTIES

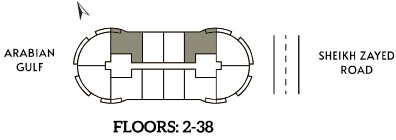


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TYPE 2A

SIGNATURE COLLECTION

Bedrooms	2
Internal Area	1047,22 SQ FT
External Area	55,86 SQ FT
Total Area	1103,09 SQ FT

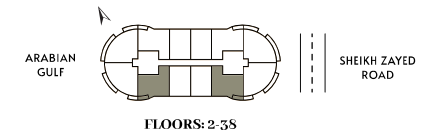


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TYPE 2B

SIGNATURE COLLECTION

Bedrooms	2
Internal Area	1085,00 SQ FT
External Area	55,86 SQ FT
Total Area	1140,87 SQ FT



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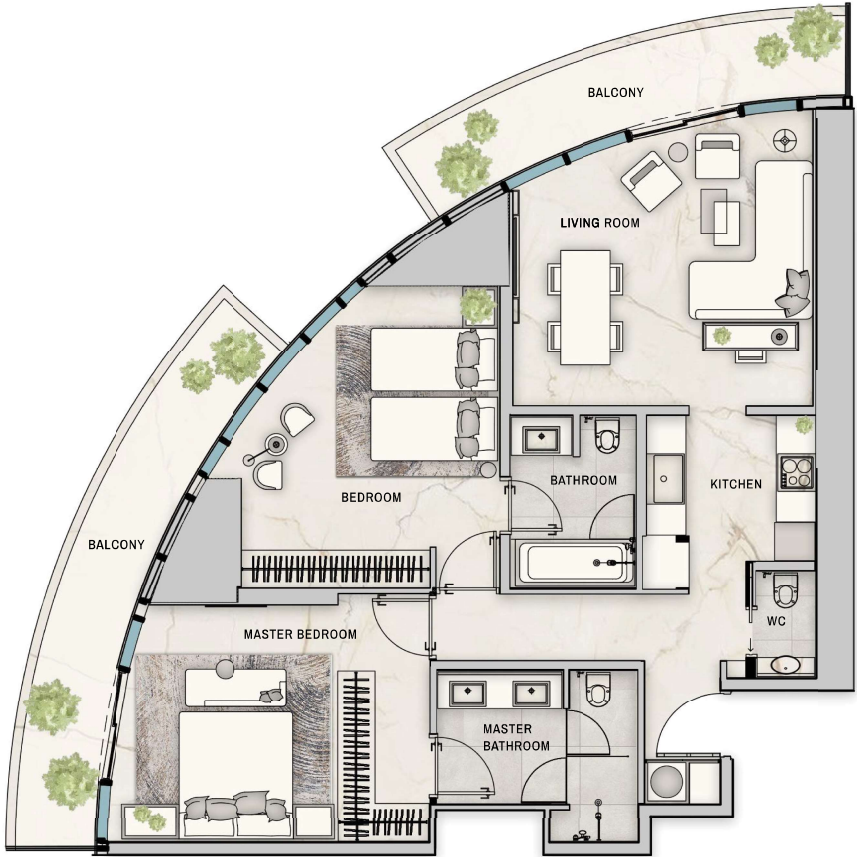
TYPE 2C-A

SIGNATURE COLLECTION

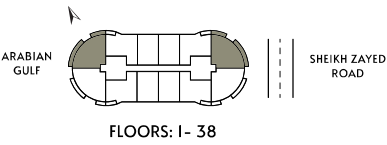
Bedrooms	2
Internal Area	1089,95 SQ FT
External Area	242,51 SQ FT
Total Area	1332,46 SQ FT



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جي جا العقارية
PROPERTIES



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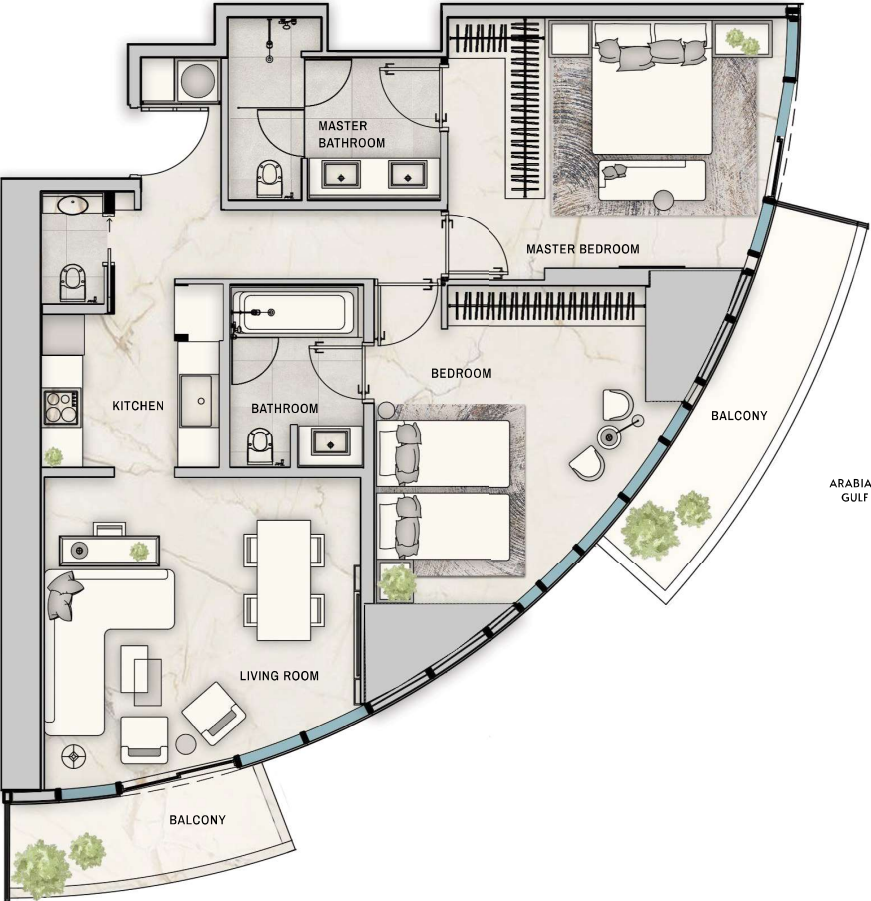
TYPE 2C-B

SIGNATURE COLLECTION

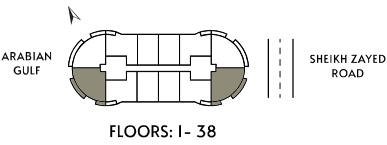
Bedrooms	2
Internal Area	1096,30 SQ FT
External Area	173,84 SQ FT
Total Area	1270,14 SQ FT



THE BILTMORE
RESIDENCES SUFOUH



جي جا العقارية
PROPERTIES



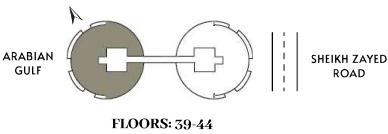
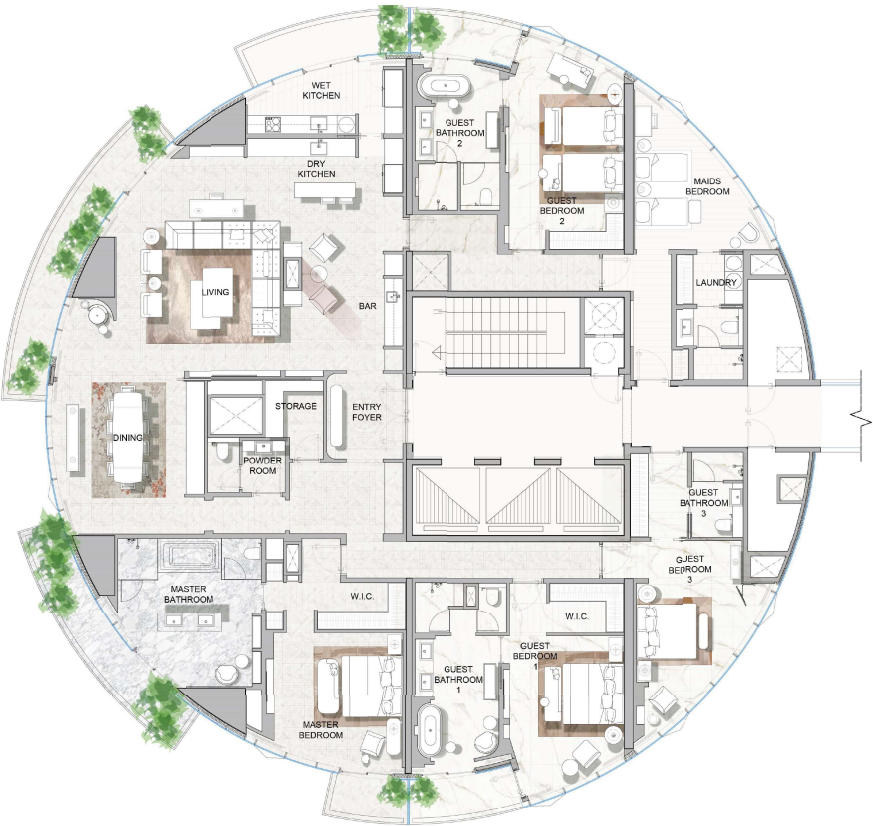
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PENTHOUSE ARABIAN GULF



ATMOSPHERE COLLECTION

Bedrooms	4 + MAID
Internal Area	4238,94 SQ FT
External Area	503,31 SQ FT
Total Area	4742,00 SQ FT



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PENTHOUSE SHEIKH ZAYED RD

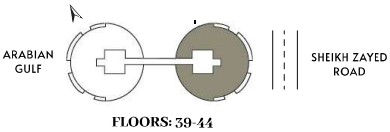
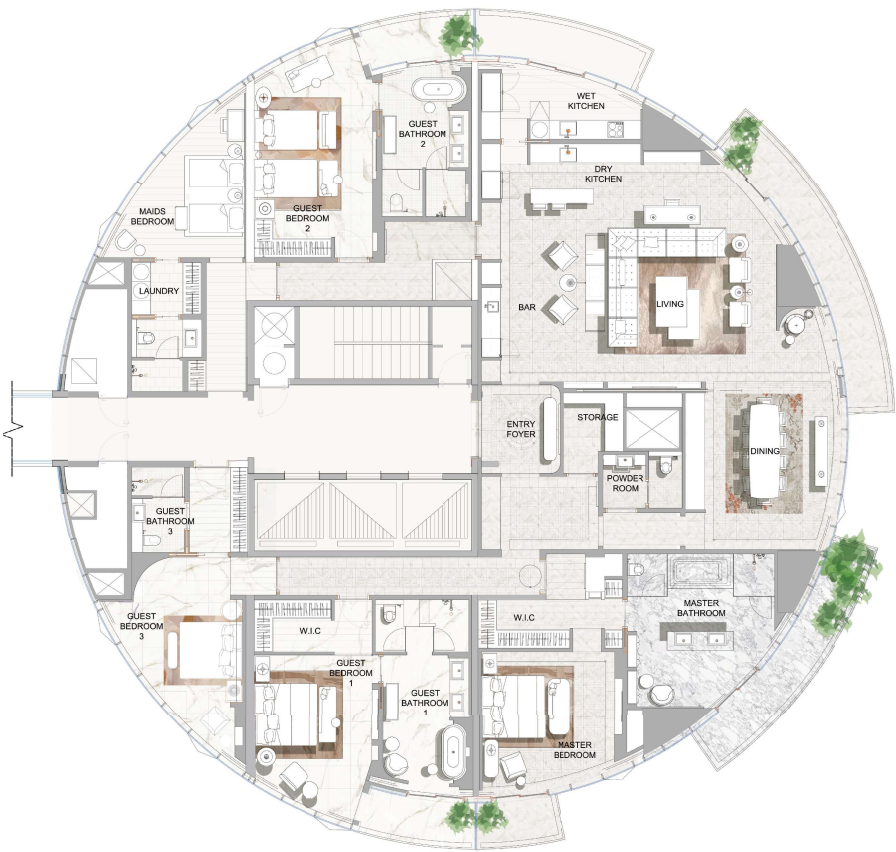


ATMOSPHERE COLLECTION

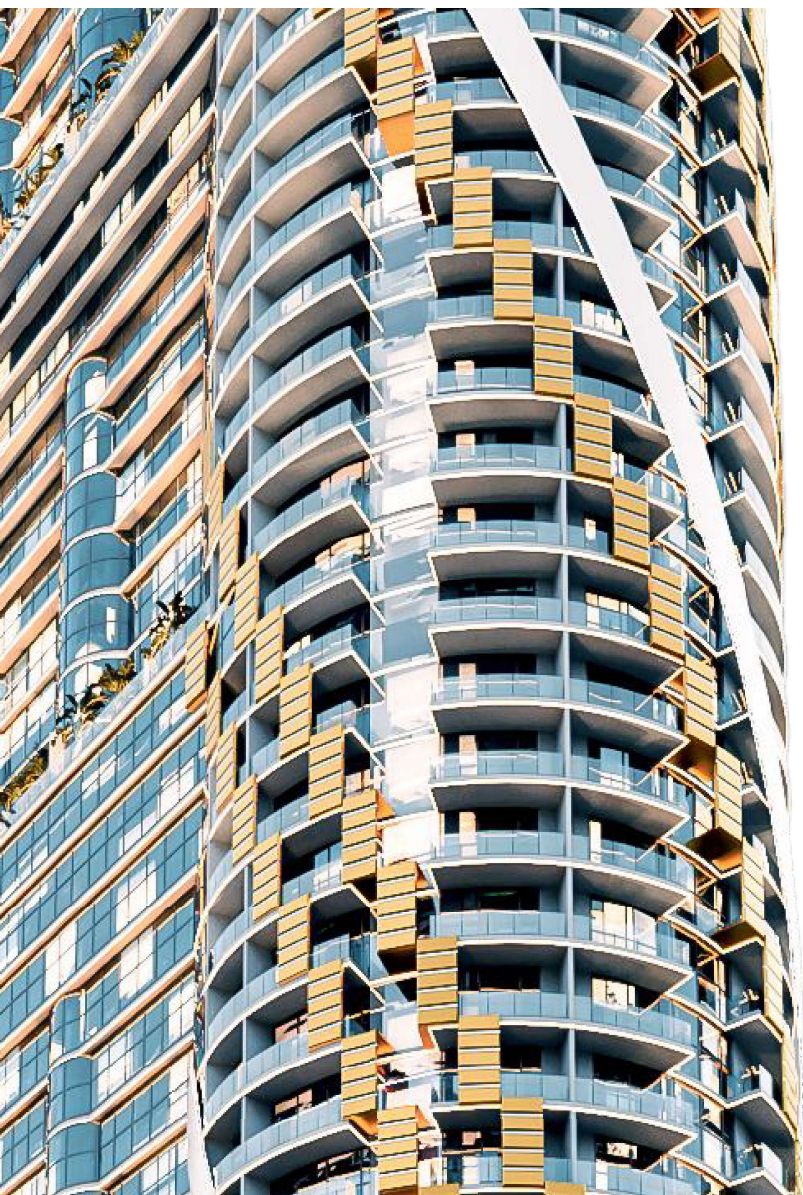
Bedrooms	4 + MAID
Internal Area	4238,94 SQ FT
External Area	503,31 SQ FT
Total Area	4742,00 SQ FT



THE BILTMORE
RESIDENCES SUFOUH



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PAYMENT PLAN 1

10%

On booking

10%

After 30 days

15%

During construction

5%

On handover

60%

4 Years Post Handover
Payment after every 6 months

*4% DLD + AED 2,100 Admin fee payable on signing of the SPA



PAYMENT PLAN 2

10%

On booking

10%

After 30 days

15%

During construction

65%

On handover

*4% DLD + AED 2,100 Admin fee payable on signing of the SPA



WHY INVEST IN DUBAI REAL ESTATE

FINANCIAL FACTORS:

Funding opportunity

No annual property taxes

Unrivalled real estate projects

Safe investment choice

Government incentives

Loan opportunity

SOCIAL FACTORS:

Government focus on sustainability

Development and innovation

Safety and security

Growing population

Fast-paced economy

High standard of living

DEVELOPER

GJ Real Estate has completed several high-quality real estate projects in Ajman and the Northern Emirates over the last ten years. The developer creates residential spaces that meet the highest industry standards for an exceptional lifestyle.

GJ Real Estate cultivates and maintains close relationships with the best partners. Each project is created to maximize return on investment and provide every homeowner with the highest assurance of living in a custom-designed place that matches their personality, accomplishments, and goals.

10+

Years of Experience

15

Projects Completed

25+

Projects Under Construction



جي جا للعقارات
REAL ESTATE

THE BILTMORE

THE BILTMORE HERITAGE

Few brands in history have captured the true essence of glamour and exuded such star quality as The Biltmore. The Biltmore brand stands as testimony to a glittering past. Its heritage, history and hallmark glamour, as well as its majestic architecture and design, are what set it apart.

More than a luxury hotel, the Biltmore Los Angeles became the setting of choice for the presidents, statesmen, starlets, millionaires and movie moguls who played out their Hollywood lives against an alluring backdrop of unique, extravagant, architectural luxury.

Reinvented, re-imagined and now reborn for the 21st century, Biltmore Hotels, Resorts and Residences is a triumph of timeless charisma and contemporary style, in a seductive fusion of modern technology, state-of-the-art facilities and ageless attention to individual service. Whether the script calls for pleasure or the rigors of commerce, the new Biltmore sets the scene sumptuously, effortlessly and memorably.

We invite you to continue writing the history of Biltmore with us.

THE BILTMORE RESIDENCES

The essence of the original Biltmore lives on in our Residences, offering sophisticated style and sumptuous furnishings, equipped with impeccable service. From housekeeping and valet services to gourmet dining and dedicated concierge, the Residences at The Biltmore ensure the highest standards of hospitality. Cutting edge technology is discreetly integrated into each residence meaning everything is available at the touch of a button. Our Residences mean owners and guests don't need to leave home.



THE BILTMORE

GARY GREENE DESIGN

A global design studio was founded by a seasoned industry leader with an extensive track record spanning over 40 years in planning, design, design management and implementation of a broad spectrum of project types and scales throughout Asia, Europe, the Middle East, Africa, North America and worldwide. This includes a diverse portfolio of Hospitality, Residential, Office, Retail and Mixed Use projects with sizes ranging to over one million square meters and US\$1 billion.

GGD team experience in the Middle East and Africa extends since the mid-1990's, with the design of dozens of projects throughout the region, in locations such as Bahrain, Egypt, Ethiopia, Iraq, Kenya, Lebanon, Libya, Morocco, Nigeria, Oman, Qatar, Saudi Arabia, Syria, Tanzania and the United Arab Emirates.

An integrated multinational team comprised of a collaborative network of talented design professionals, with decades of shared experience working together under Gary's leadership, GARY GREENE DESIGN (GGD) offers a full scope of Design Consultancy Services in Architecture, Interior Design and Master Planning, providing exceptional dedication to attentive professional service and a passionate commitment to design excellence.

GGD used a combination of patterned light limestone offset with volakas marble and striated travertine. Bronze metal trims and copper mirror act as a counterpoint to the light colour palette, while muted cottons, linens and contrasting cushions and artwork provide an elegant and understated visual compliment.





THE BILTMORE

RESIDENCES SUFOUH

By GJ Real Estate