



# THE BILTMORE

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RESIDENCES SUFOUH



# THE BILTMORE

*“Few brands in history have captured the true essence of glamour and exuded such star quality as 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.

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.*





# 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.

## 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.

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 its 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.





# 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





# ATMOSPHERE COLLECTION

At the top, Biltmore Sufouh takes it in literal means, with The Atmosphere Collection. Located on the skyscraper's crown are the staggering penthouses of two and three bedrooms on its highest six floors.

Inconceivable beauty is found within its elegant finishes, spacious ambiance, high-end kitchen amenities, and panoramic views of Dubai's most sought-after scenery.

The Atmosphere Collection not only serves solely as a home but as exclusive access to unquestionable comfort in style, uninterrupted views and residential luxury.



LIVING ROOM





# LIVING ROOM



# MASTER BEDROOM



# MASTER BEDROOM



# 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.

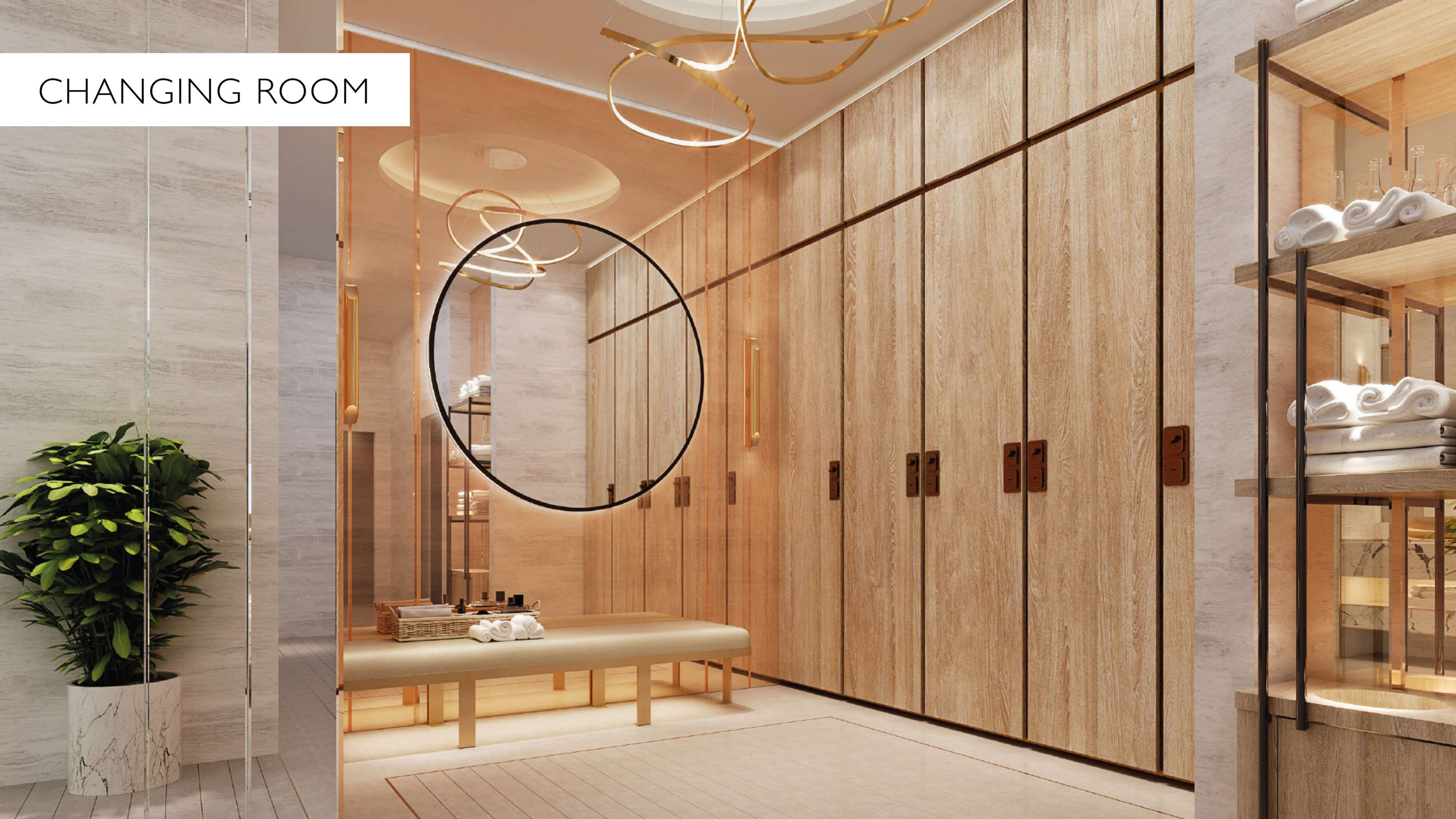
You will experience a seamless and stress-free living experience as we welcome you by 2025 to your furnished unit.



# HEALTH CLUB



# CHANGING ROOM



# ZEN GARDEN





# SWIMMING POOL





# FLOOR PLANS

## SIGNATURE COLLECTION

Type 1A-F

Type 2A-C

## ATMOSPHERE COLLECTION

Type 2D

Type 3A-B

# TYPE 1A

Biltmore Sufouh

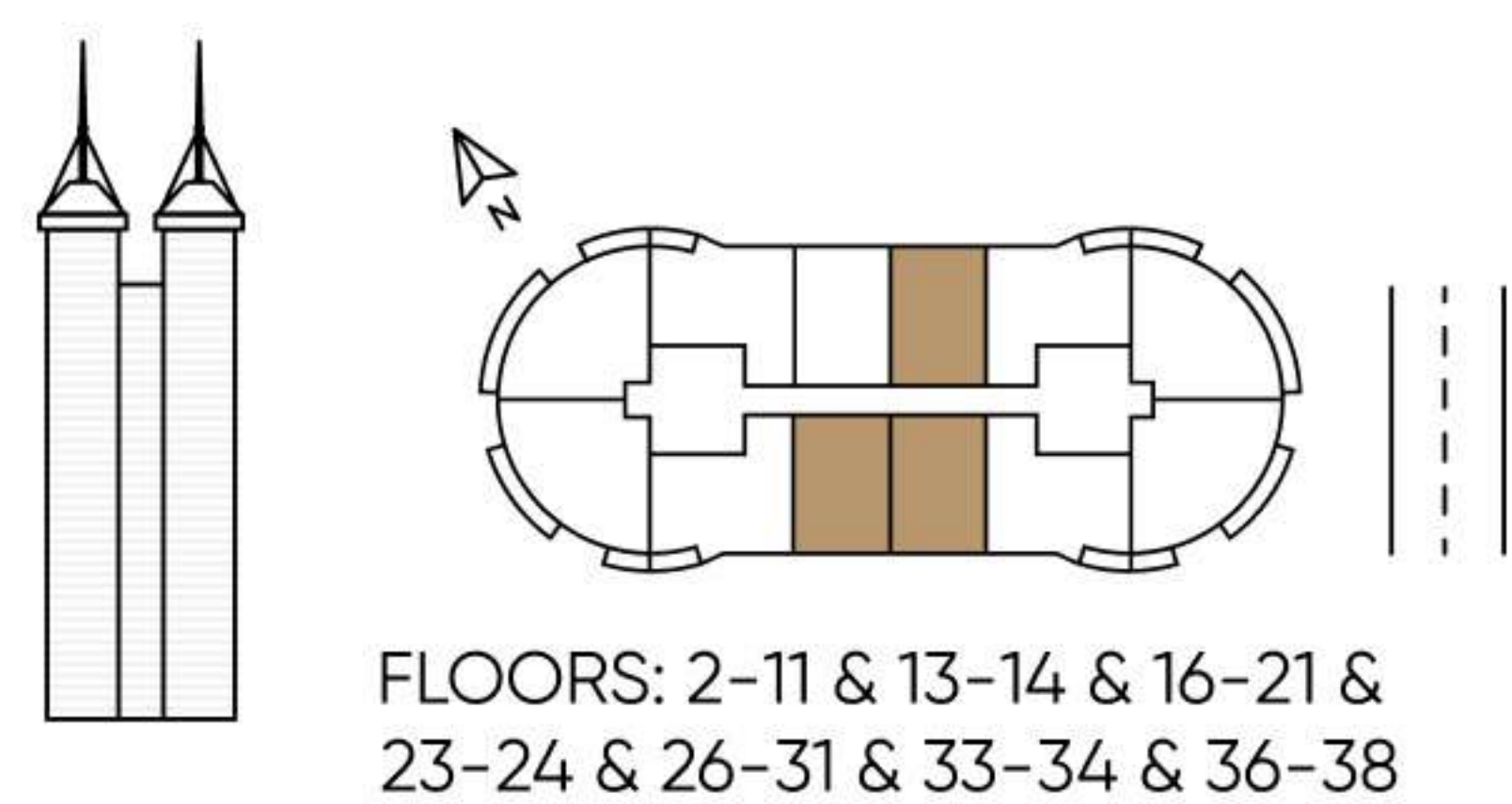
By GJ Real Estate



## SIGNATURE COLLECTION

Bedrooms 1

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.

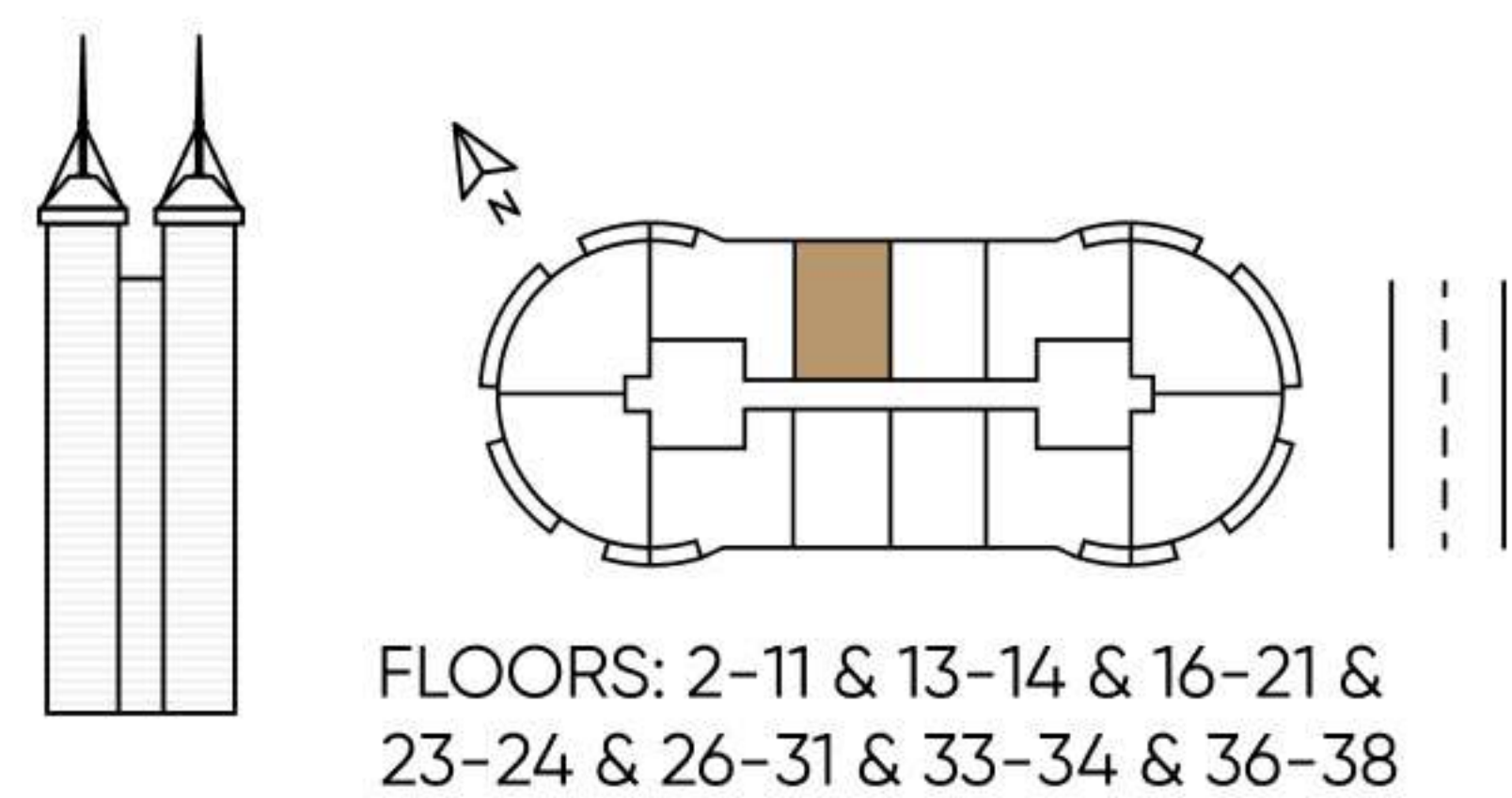
— AX —  
CAPITAL

# TYPE 1B

## SIGNATURE COLLECTION

Bedrooms 1

Total area 649,28 SQ FT



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Biltmore Sufouh

By GJ Real Estate



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# TYPE 1C

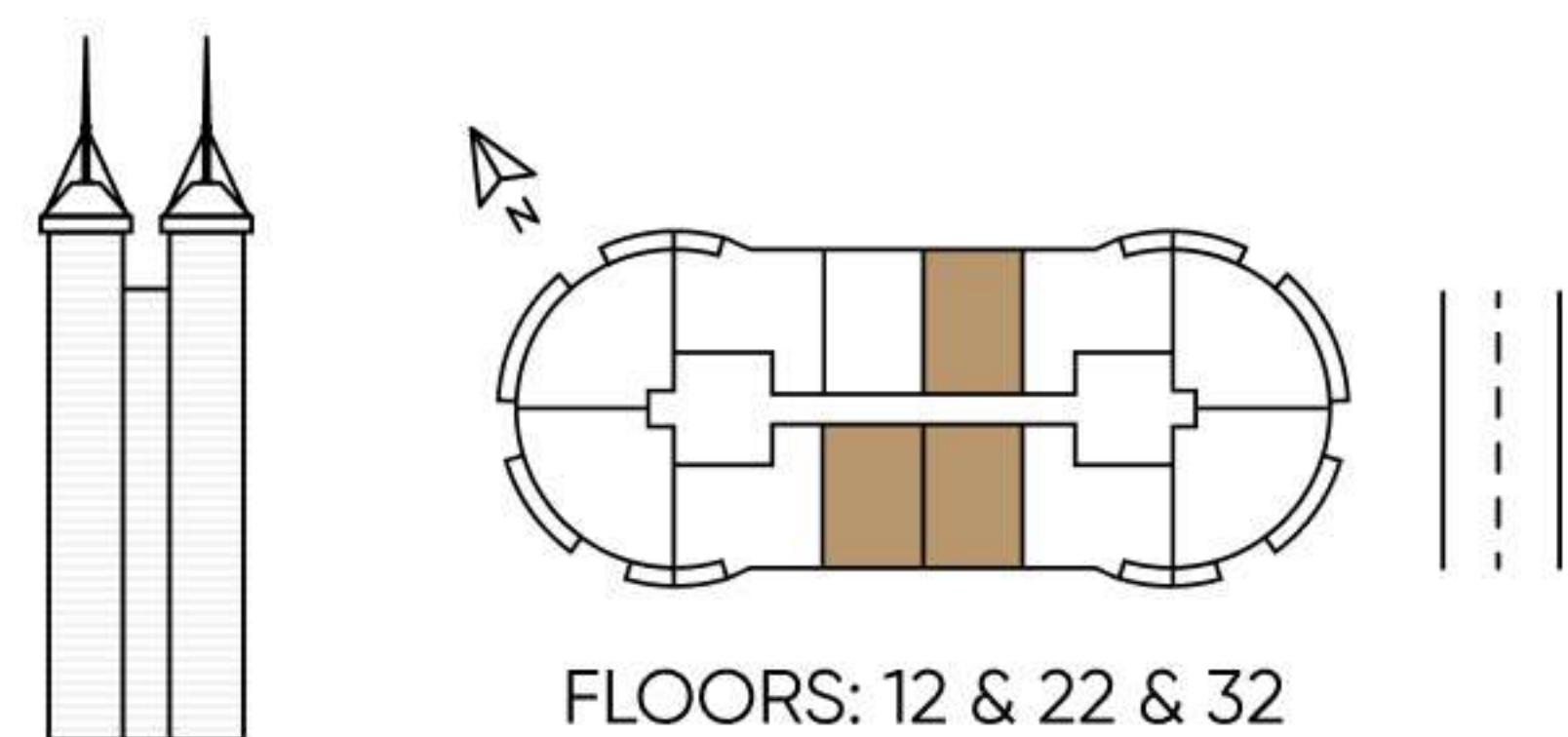
## SIGNATURE COLLECTION

Bedrooms 1

Total area 741,10 SQ FT

Biltmore Sufouh

By GJ Real Estate



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# TYPE 1D

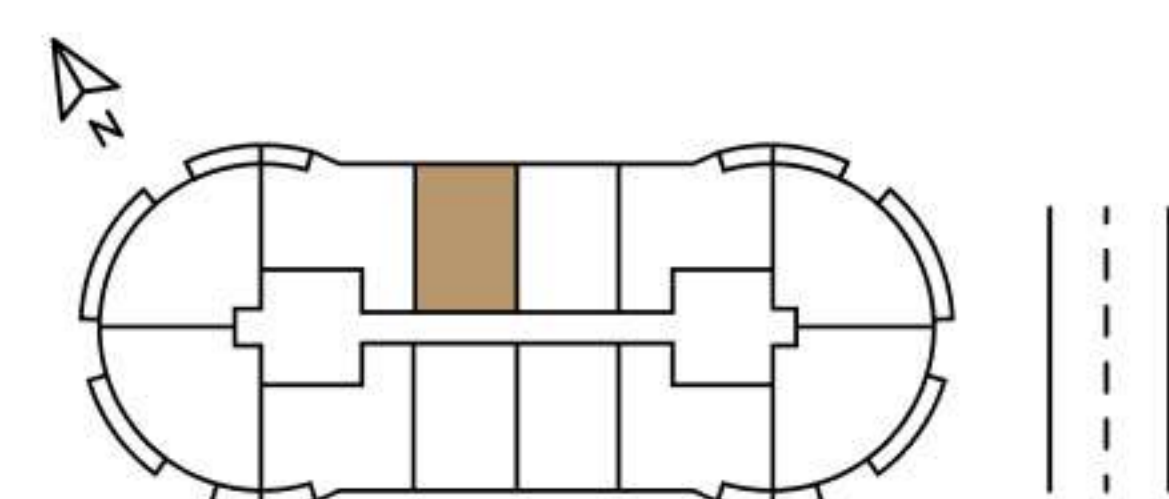
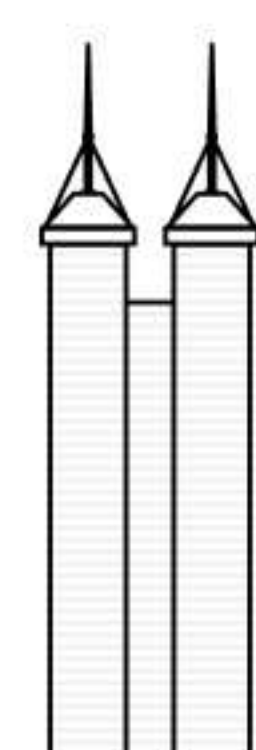
## SIGNATURE COLLECTION

Bedrooms 1

Total area 701,05 SQ FT

Biltmore Sufouh

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FLOORS: 12 & 22 & 32

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# TYPE 1E

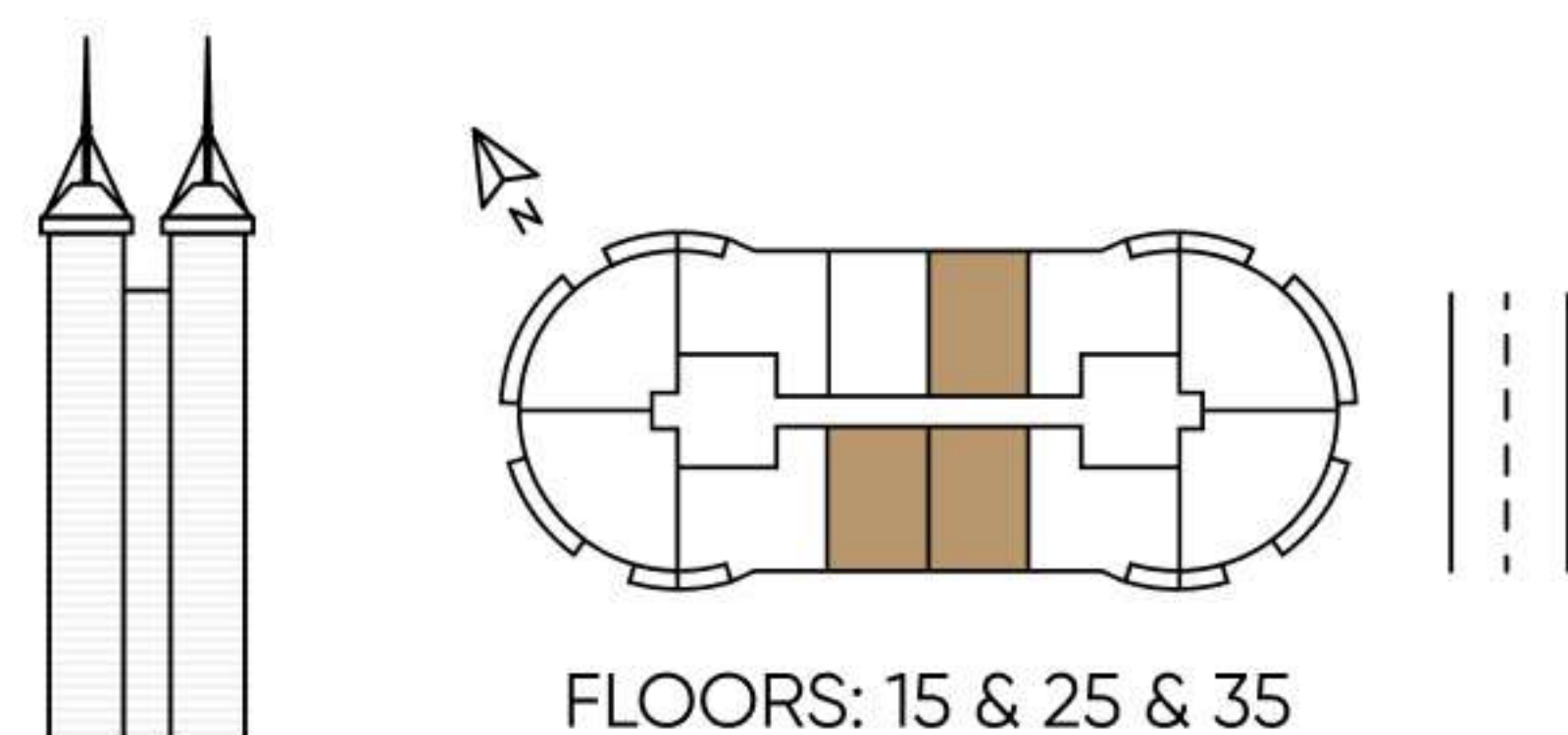
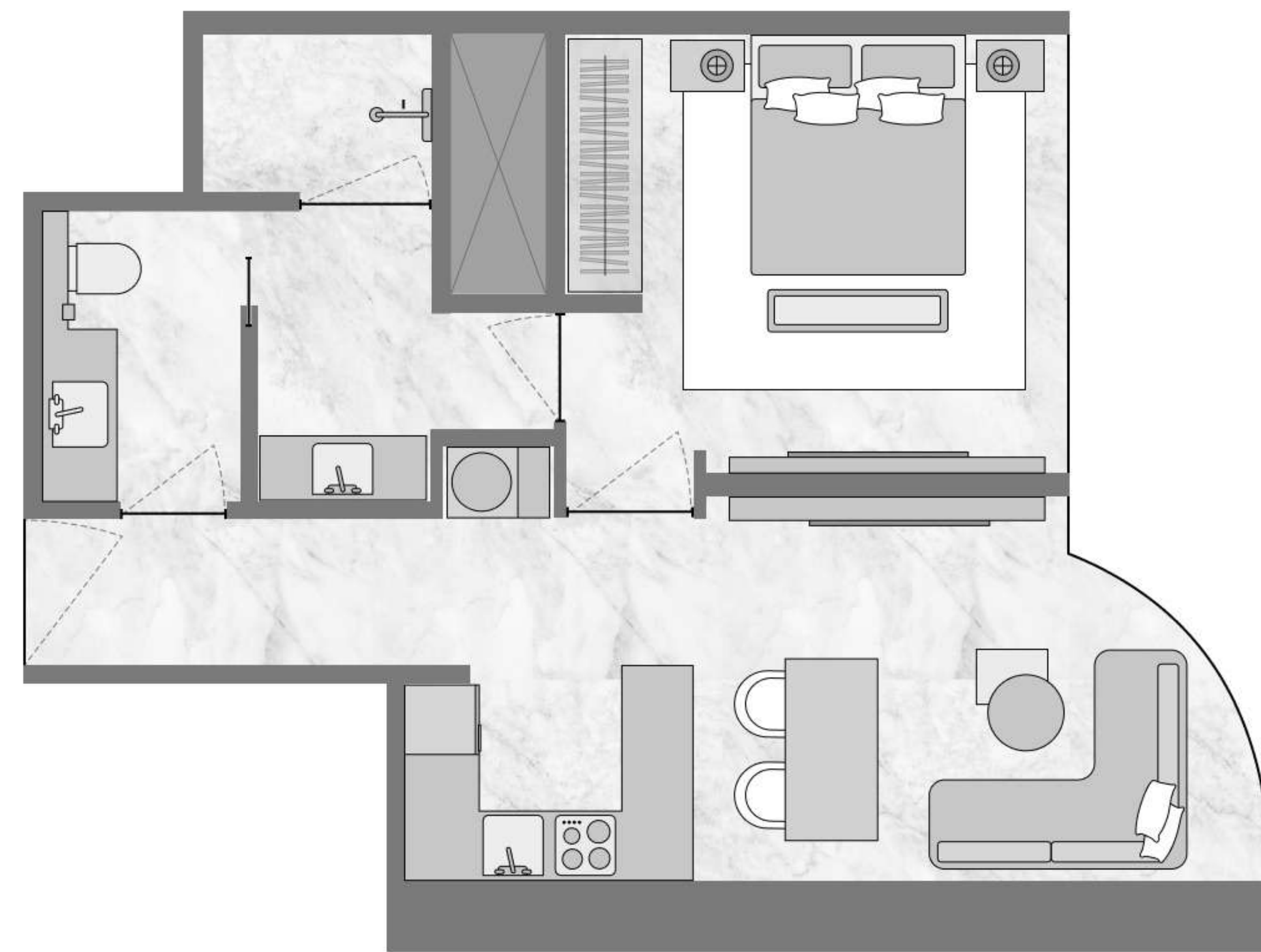
## SIGNATURE COLLECTION

Bedrooms 1

Total area 679,96 SQ FT

Biltmore Sufouh

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# TYPE 1F

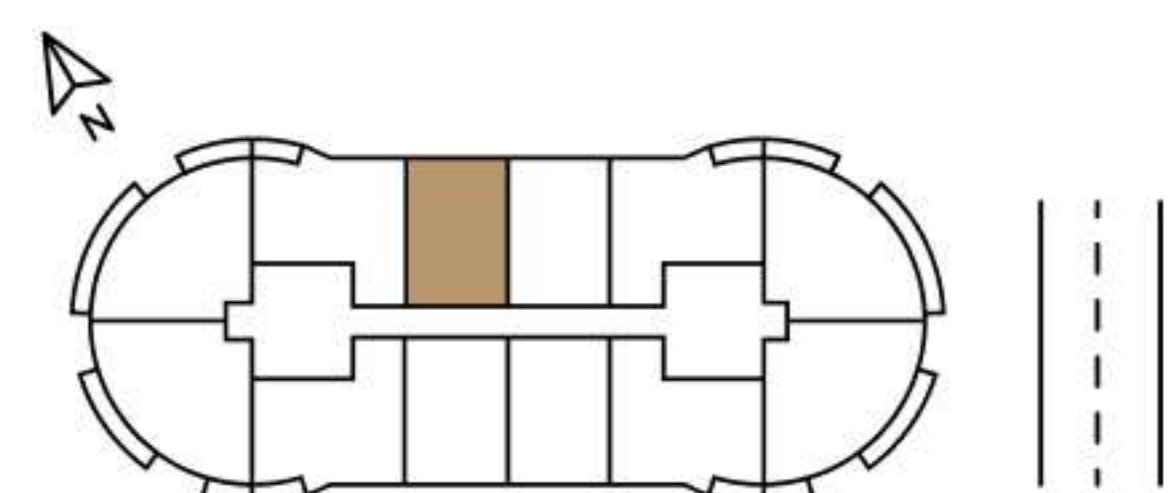
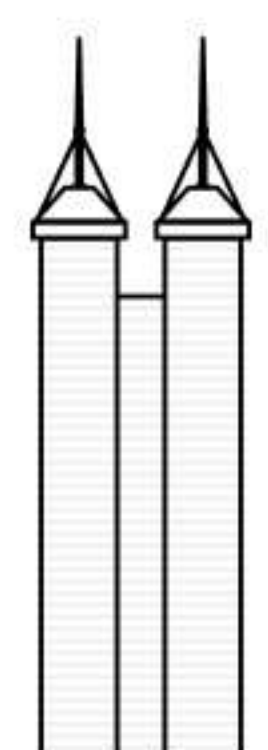
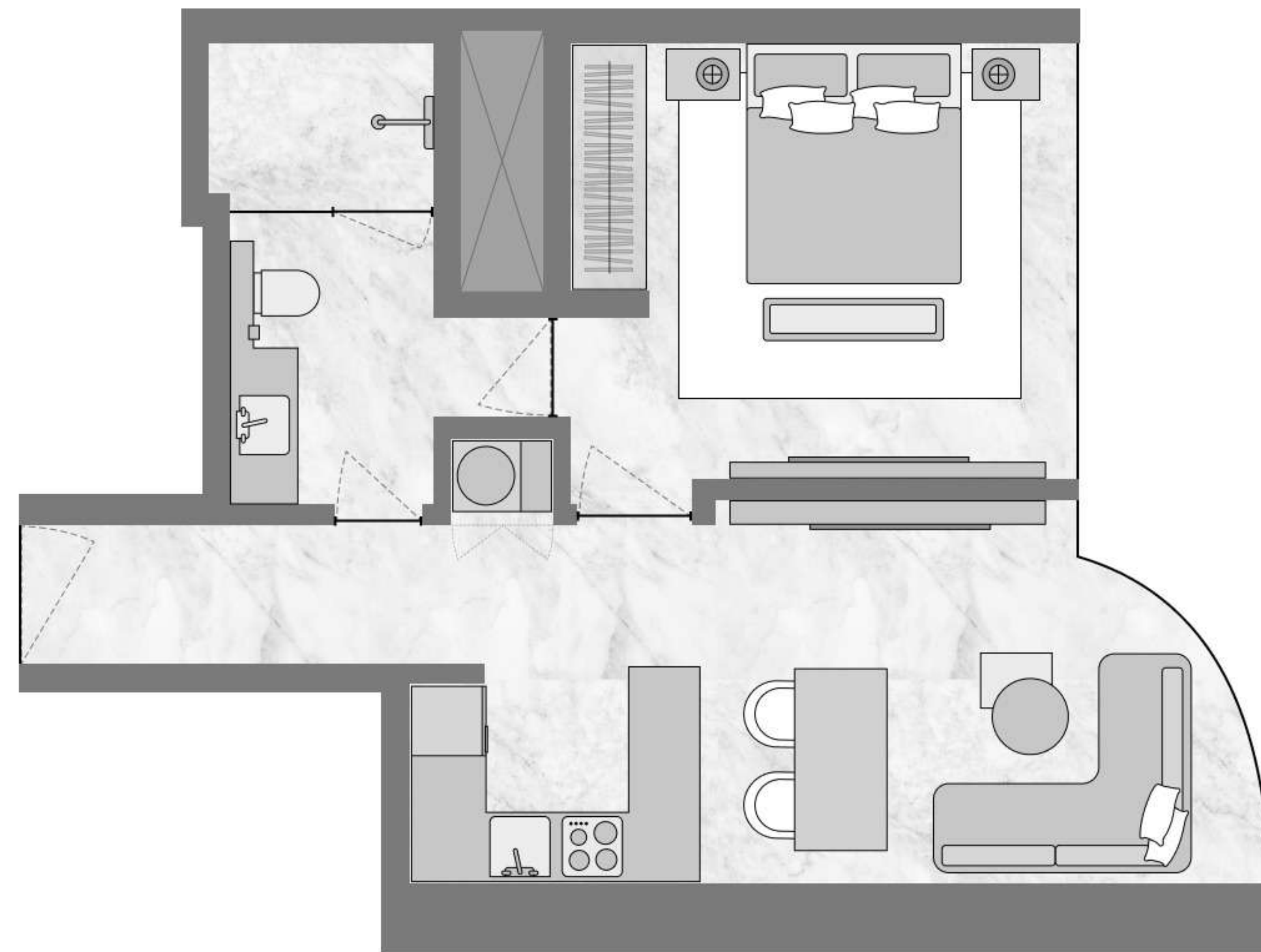
## SIGNATURE COLLECTION

Bedrooms 1

Total area 639,91 SQ FT

Biltmore Sufouh

By GJ Real Estate



FLOORS: 15 & 25 & 35

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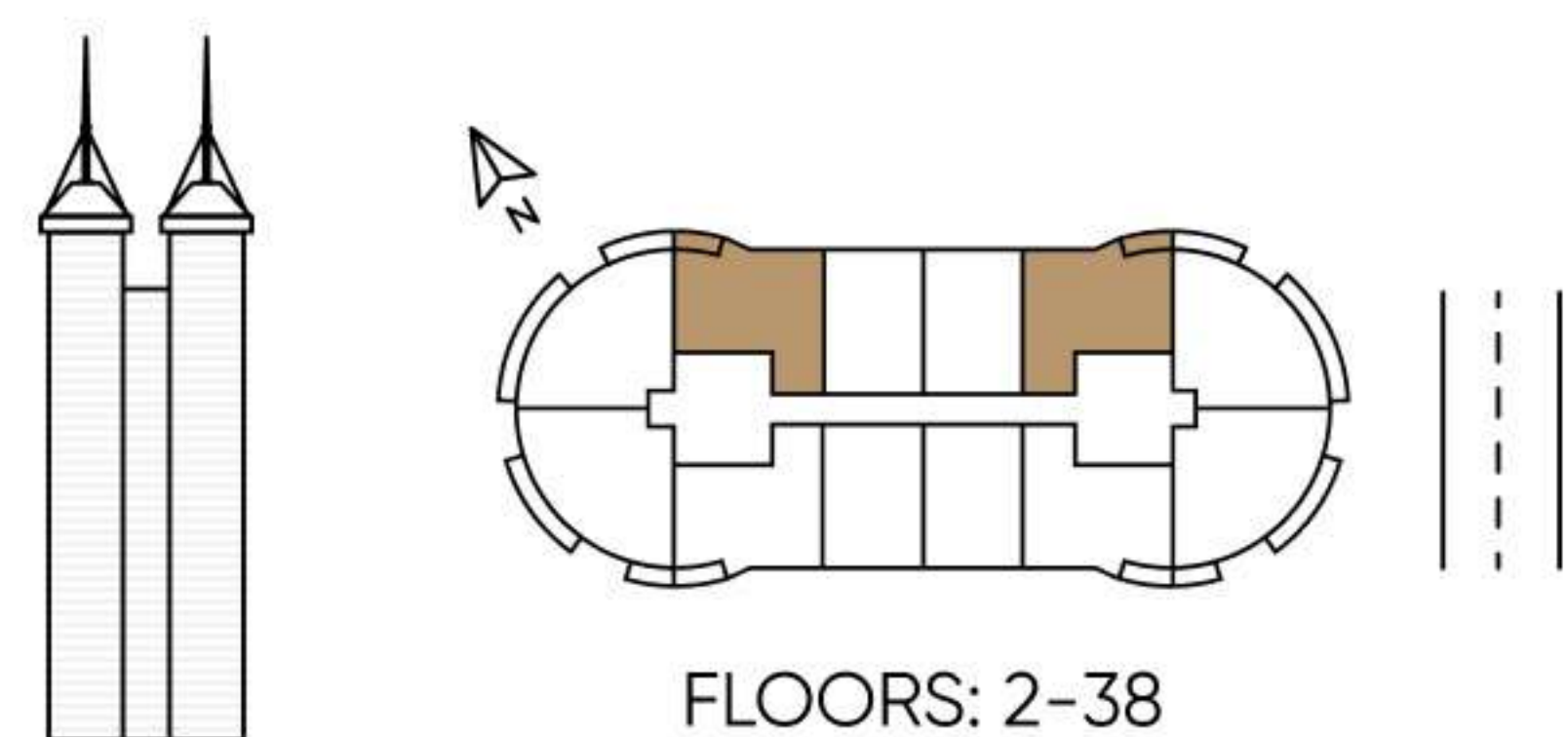
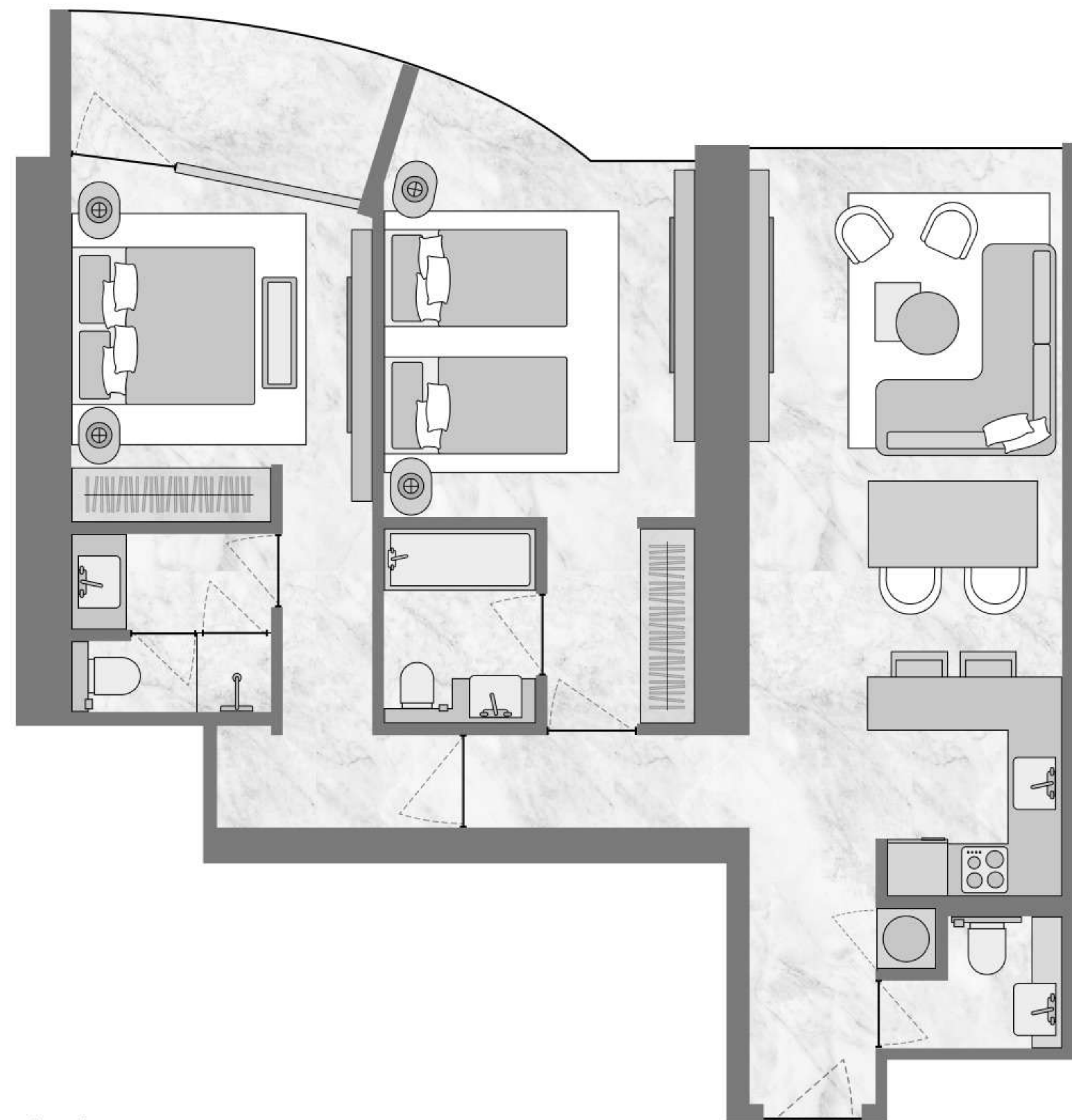


# TYPE 2A

## SIGNATURE COLLECTION

Bedrooms 2

Total area 1088,45 SQ FT



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Biltmore Sufouh

By GJ Real Estate



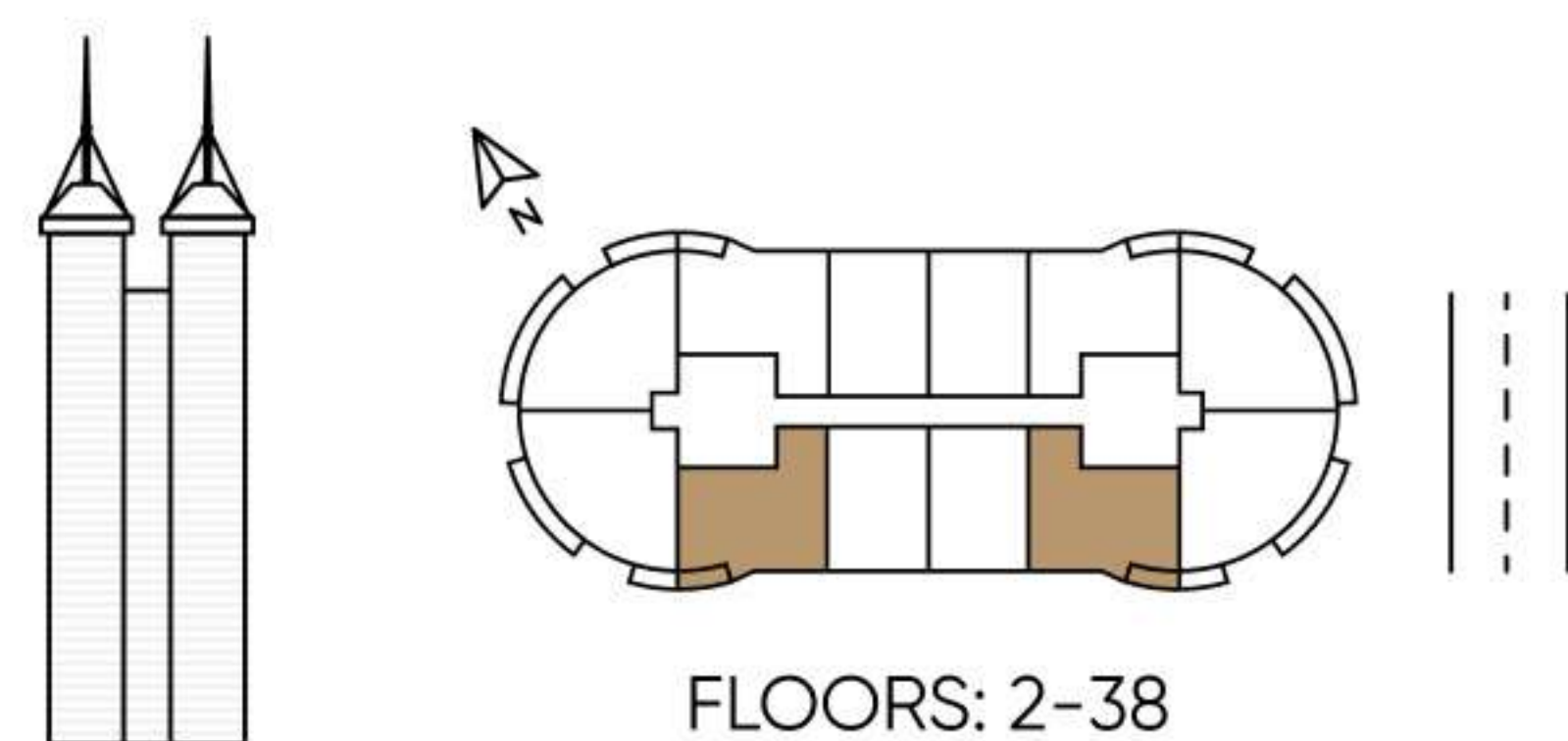
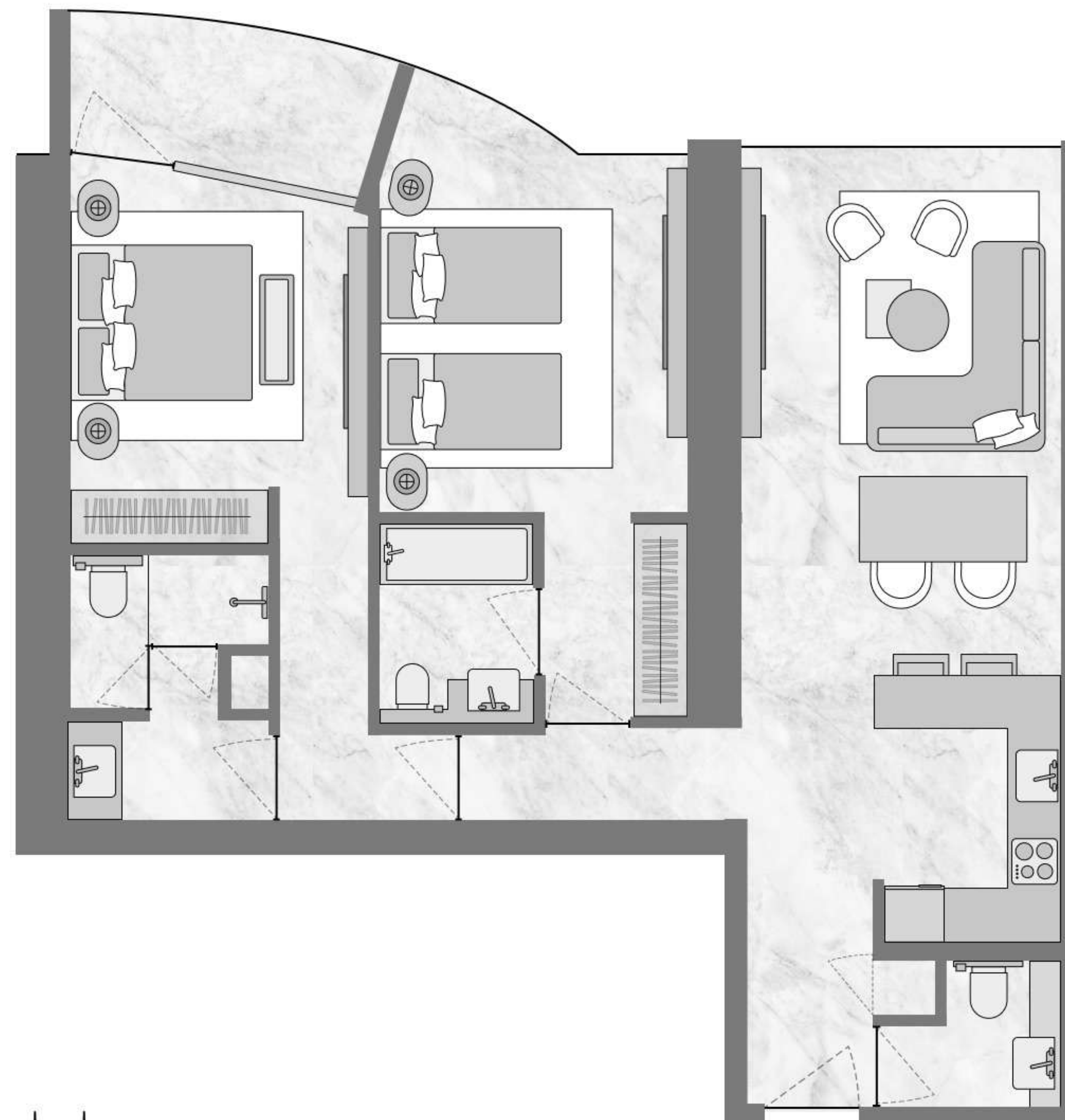
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# TYPE 2B

## SIGNATURE COLLECTION

Bedrooms 2

Total area 1131,23 SQ FT



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Biltmore Sufouh

By GJ Real Estate



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# TYPE 2C-A

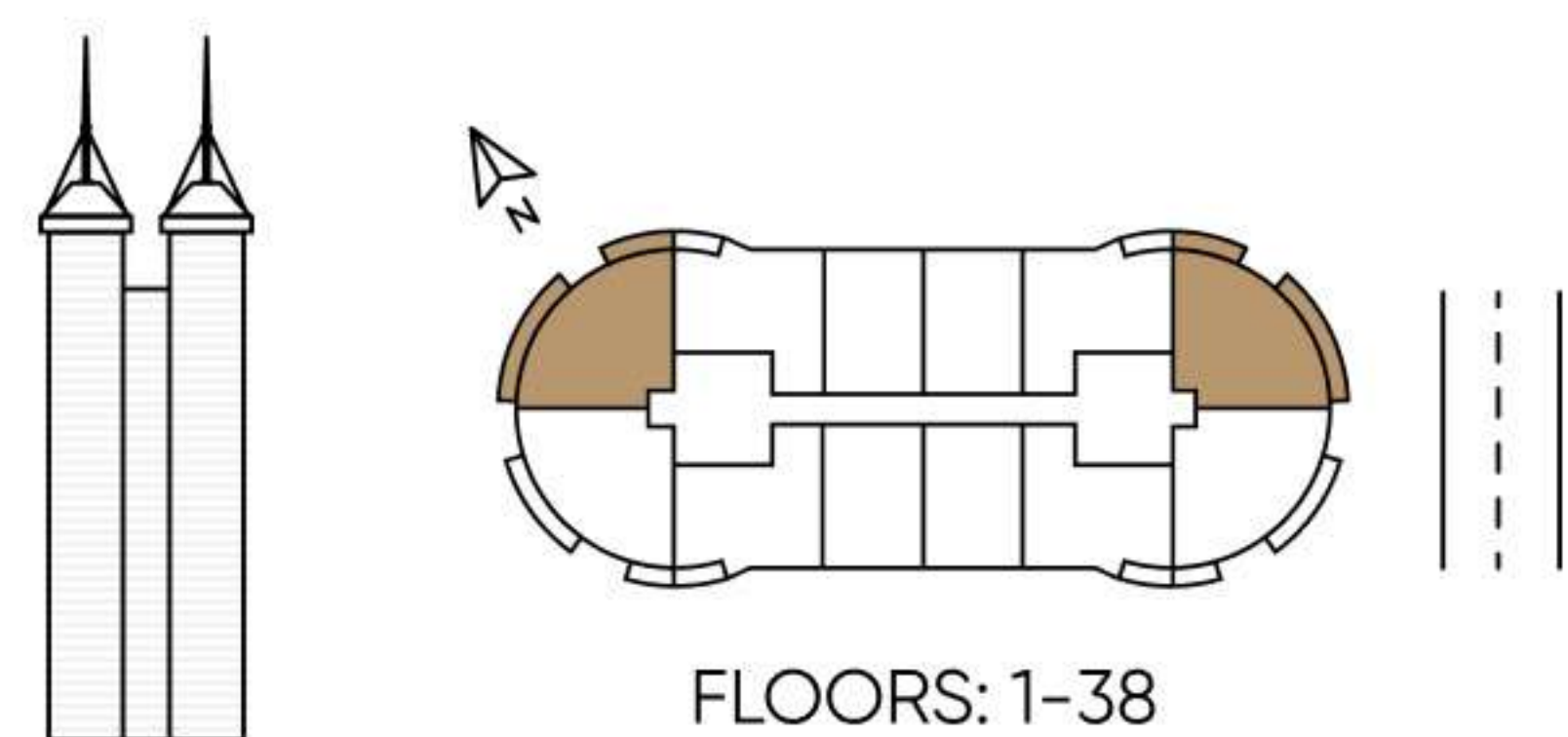
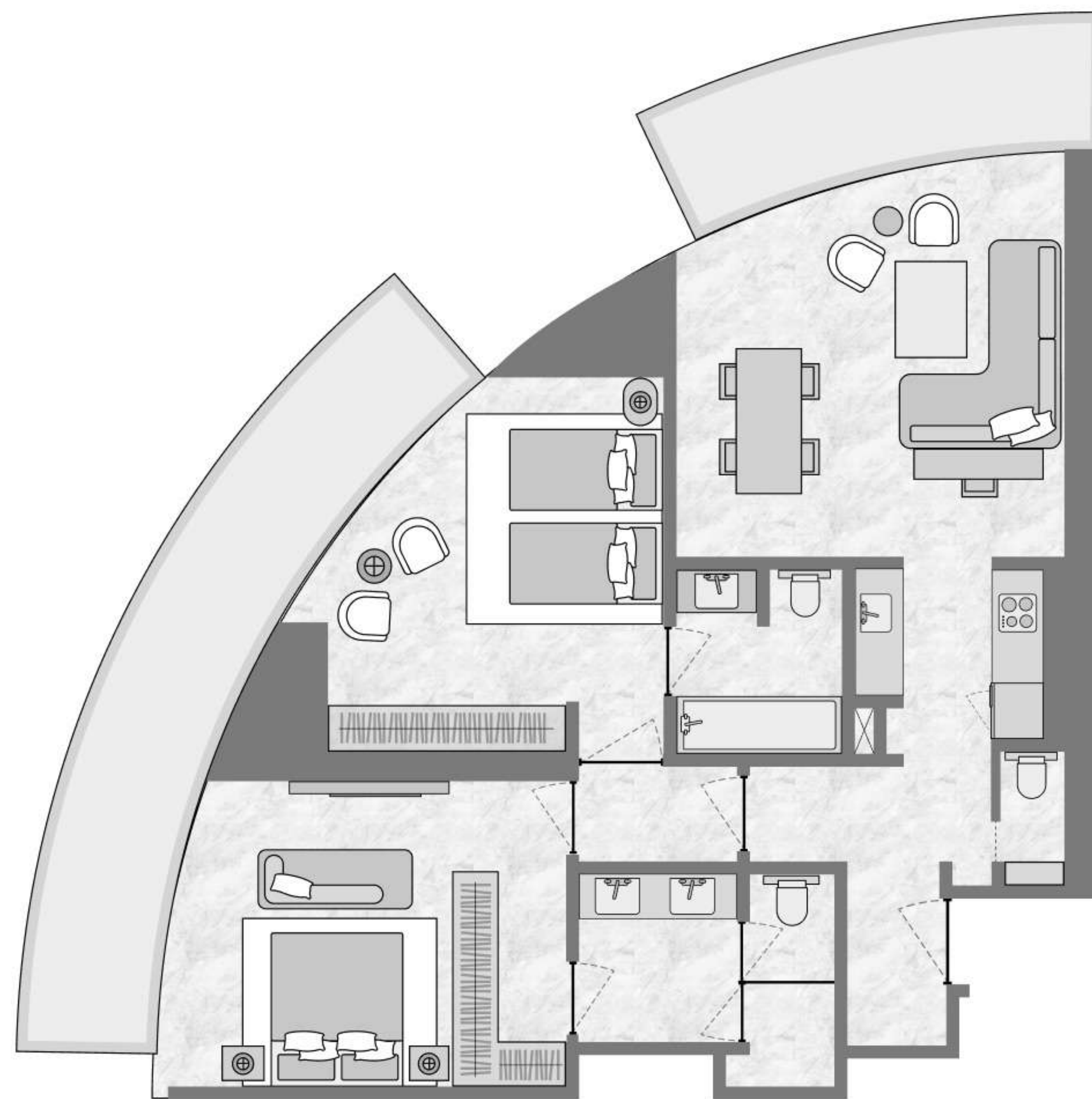
## SIGNATURE COLLECTION

Bedrooms 2

Total area 1333.86 SQ FT

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By GJ Real Estate



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# TYPE 2C-B

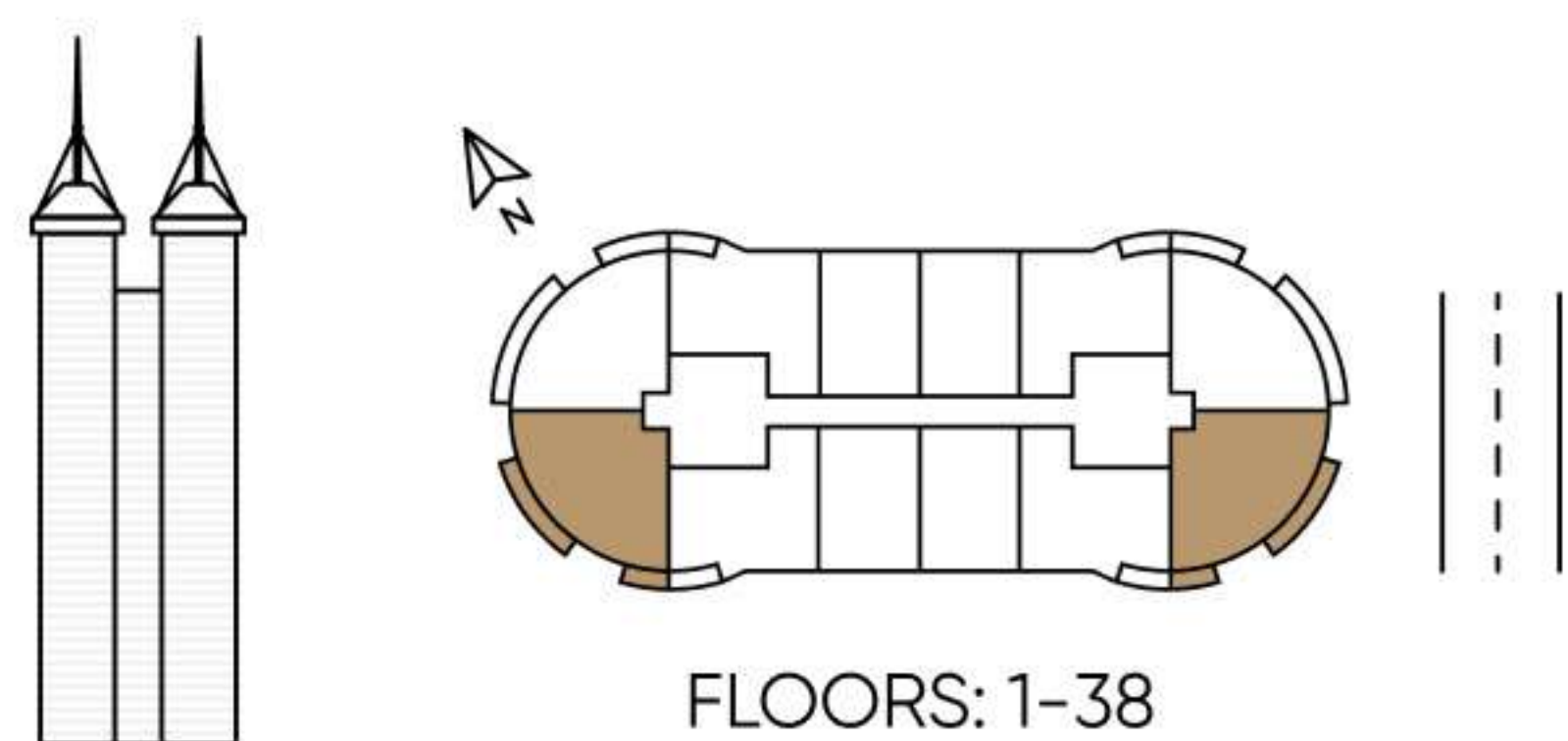
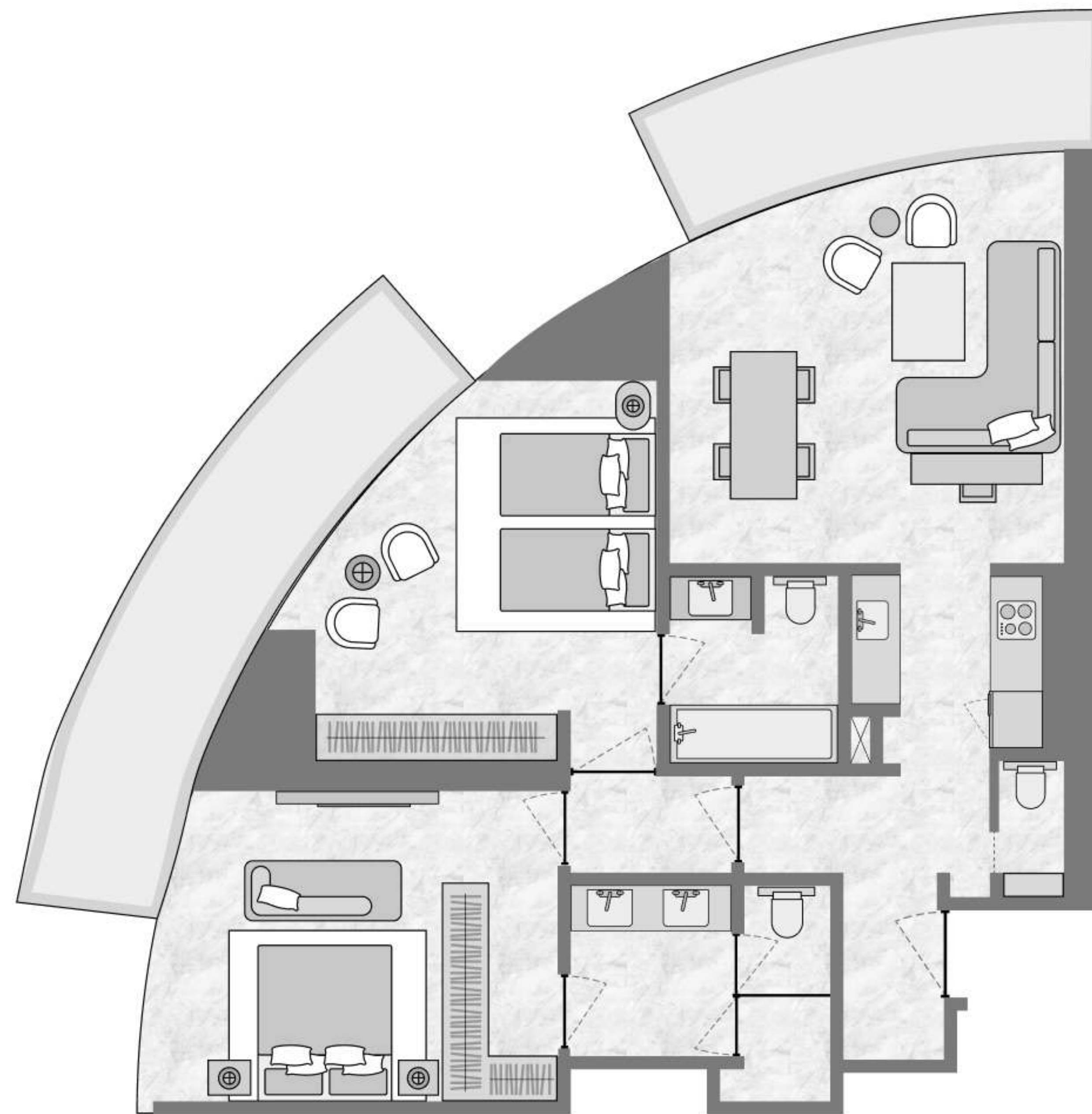
## SIGNATURE COLLECTION

Bedrooms 2

Total area 1260.78 SQ FT

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# TYPE 2D-A

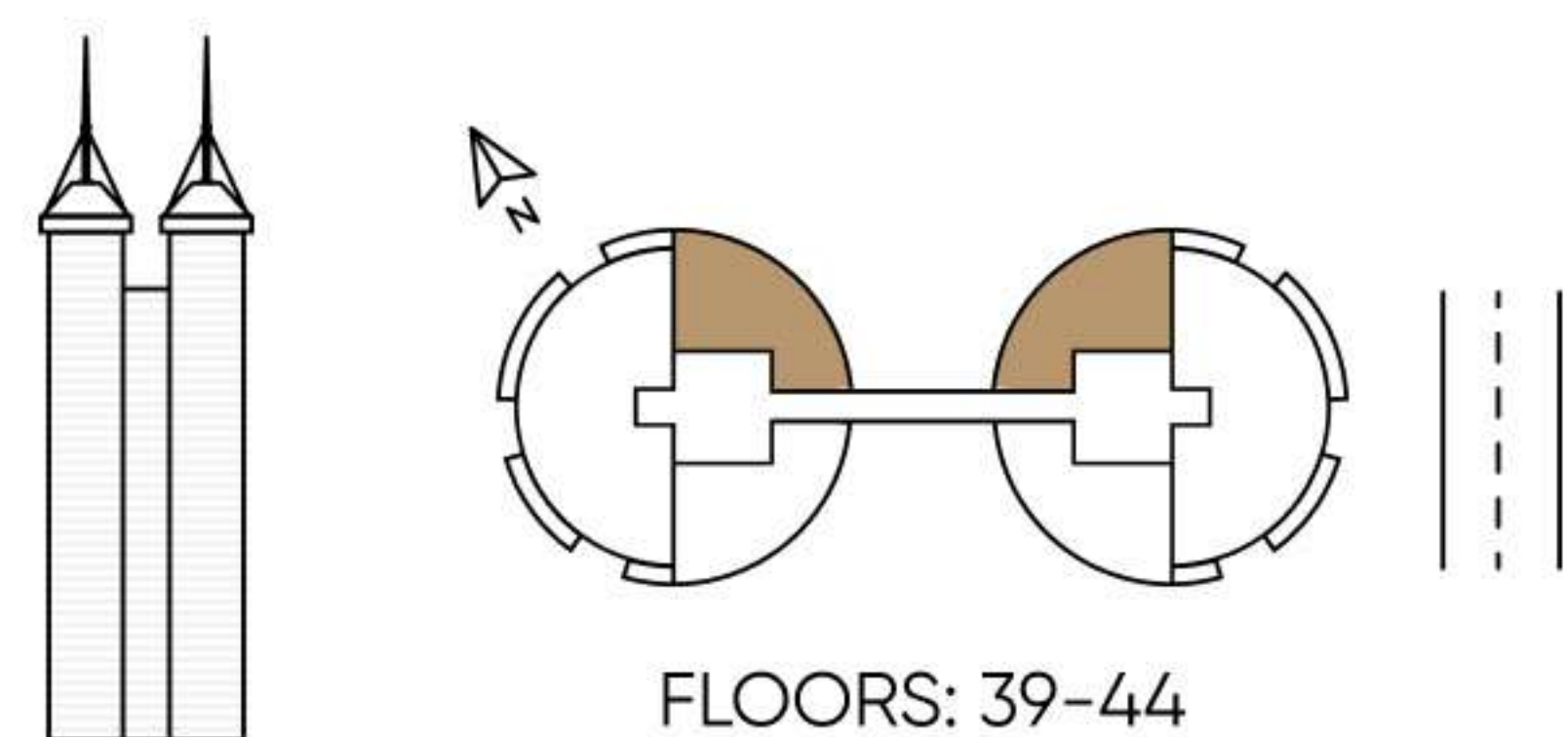
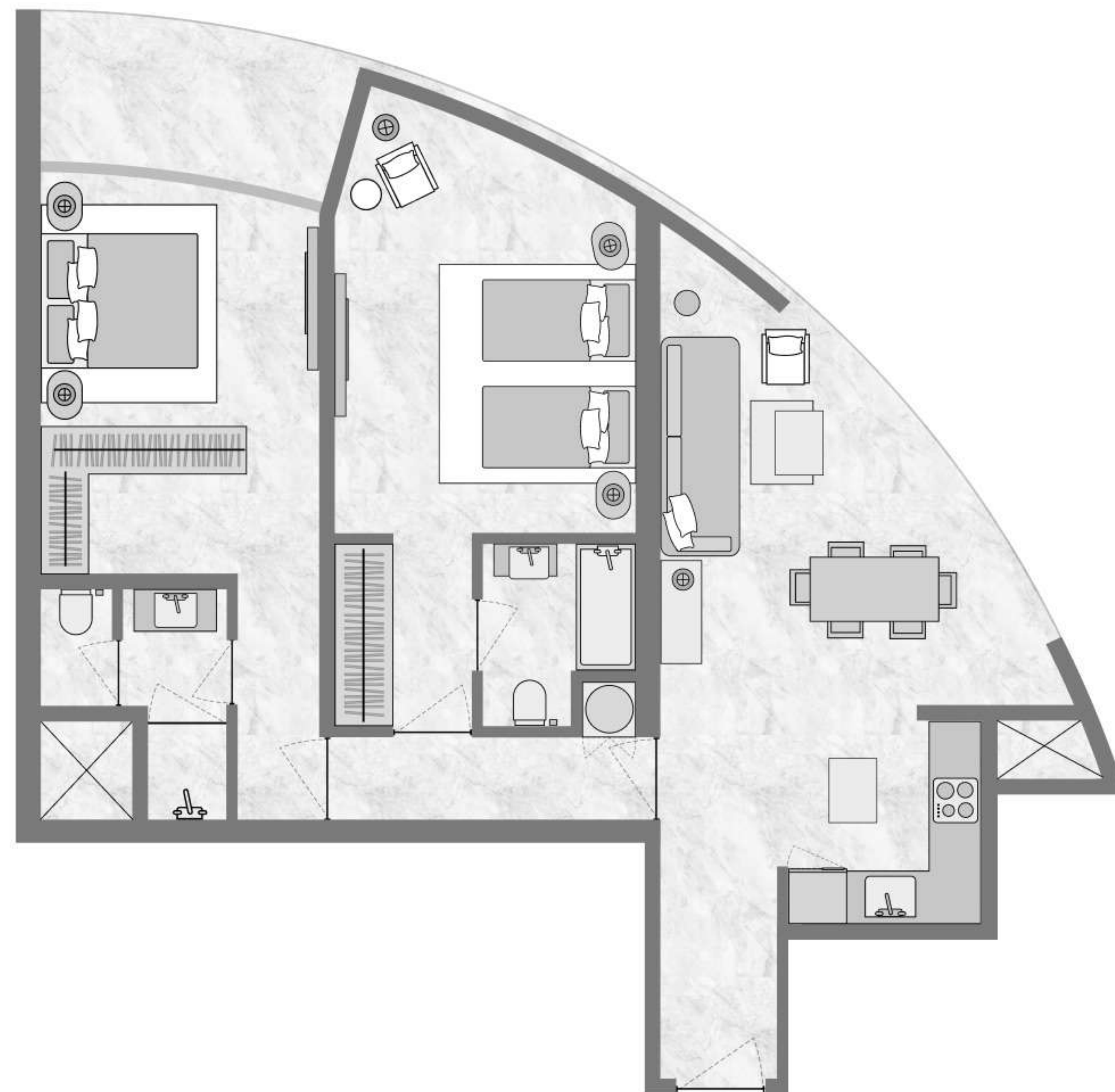
## ATMOSPHERE COLLECTION

Bedrooms 2

Total area 973,81 SQ FT

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FLOORS: 39-44

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# TYPE 2D-B

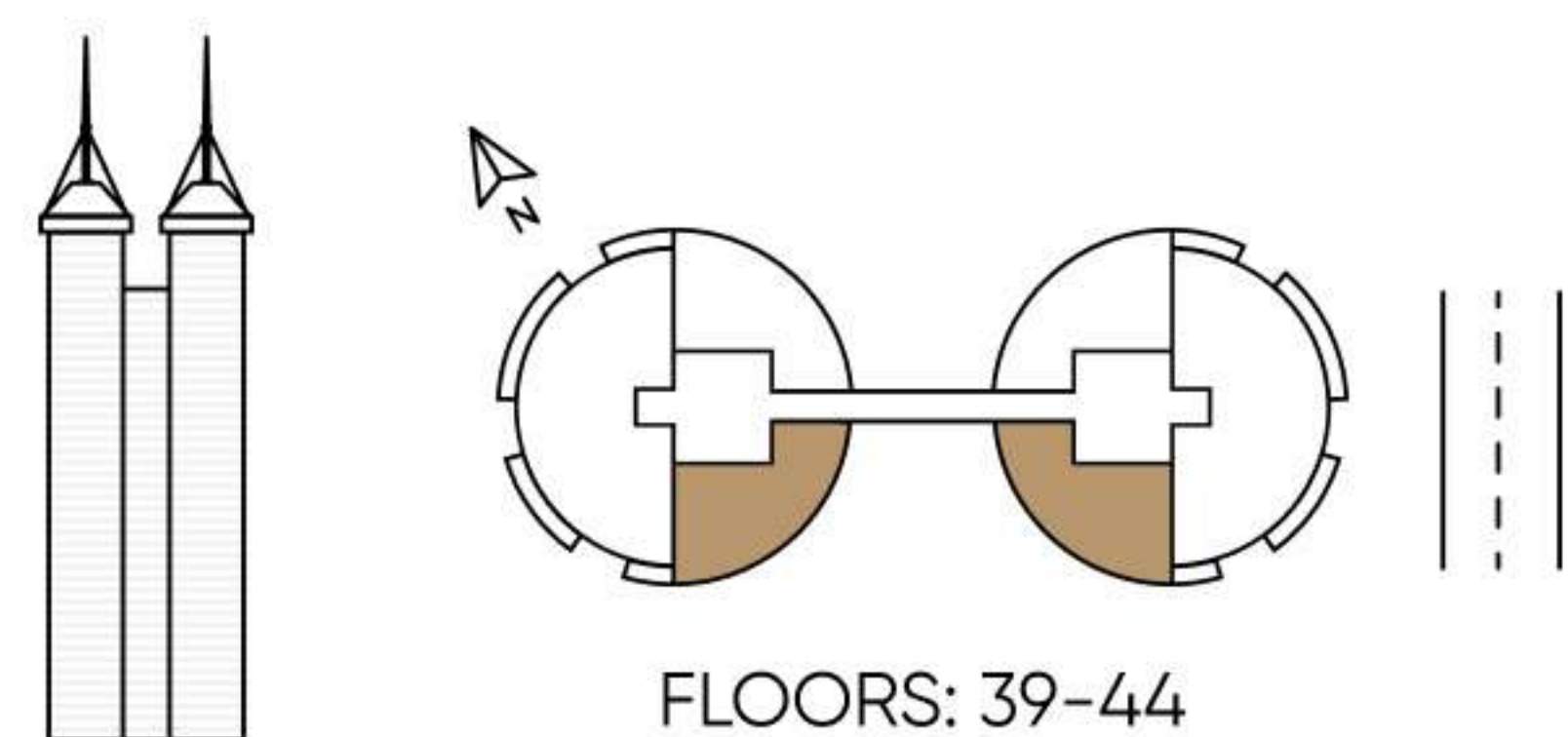
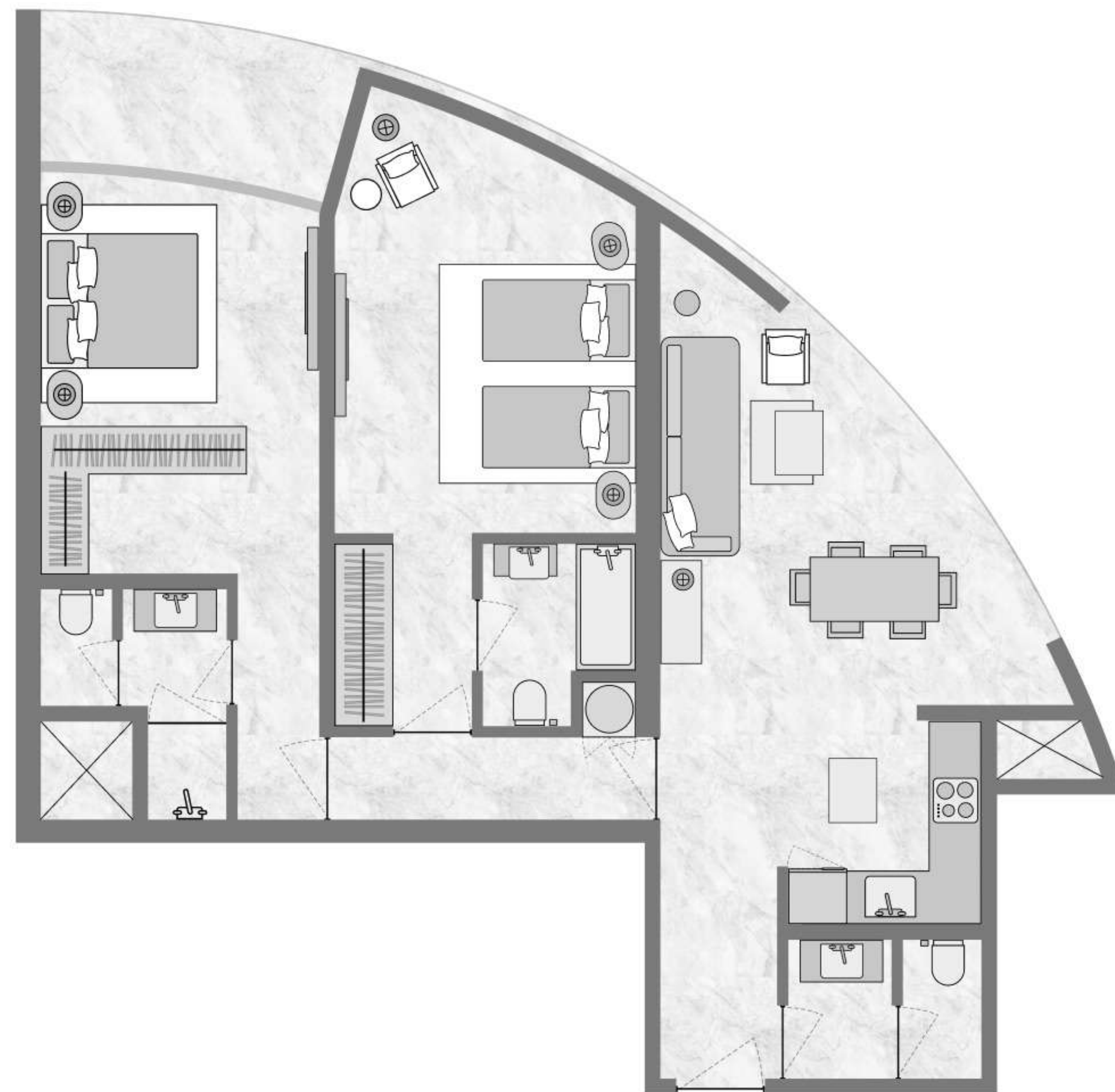
## ATMOSPHERE COLLECTION

Bedrooms 2

Total area 1034,63 SQ FT

Biltmore Sufouh

By GJ Real Estate



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# TYPE 3A

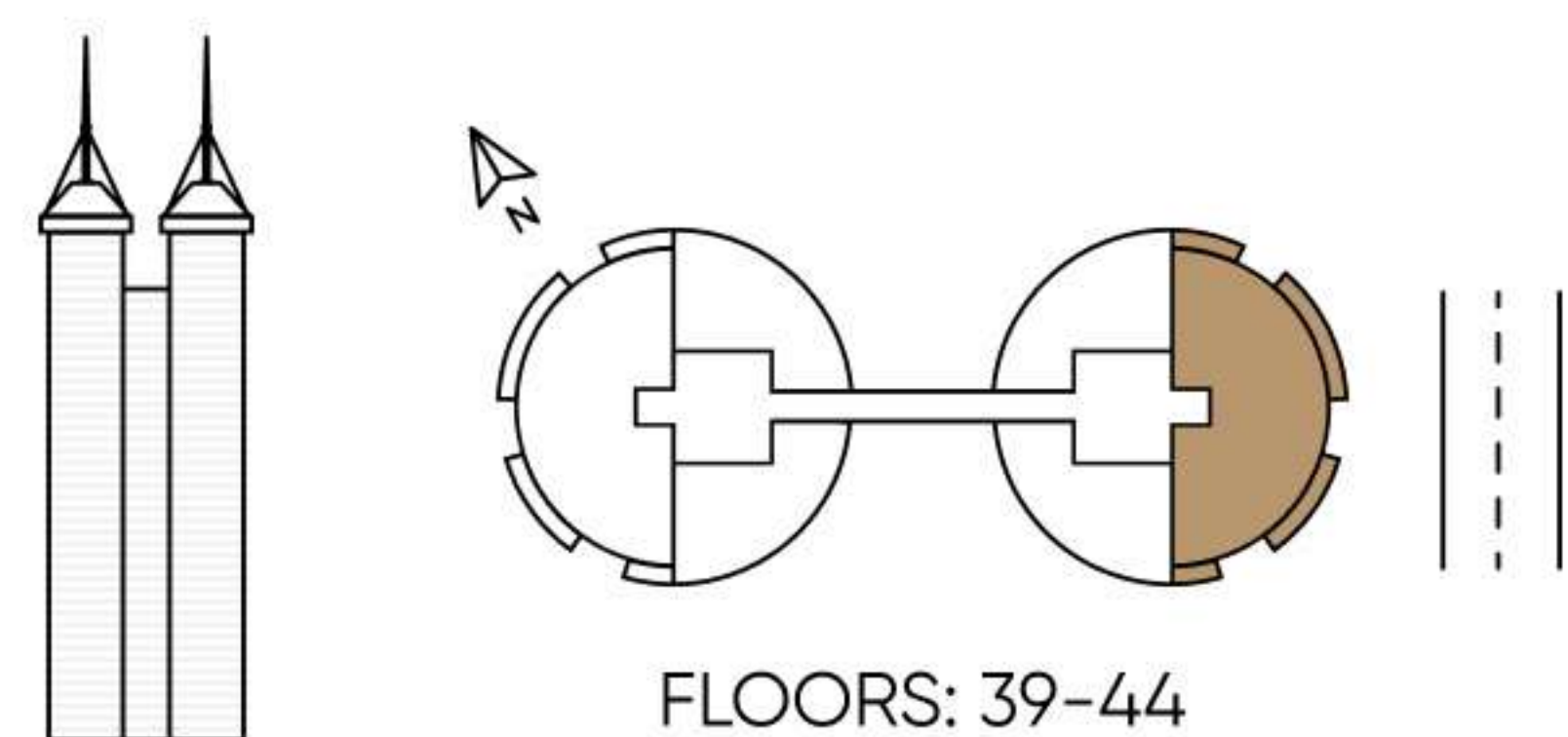
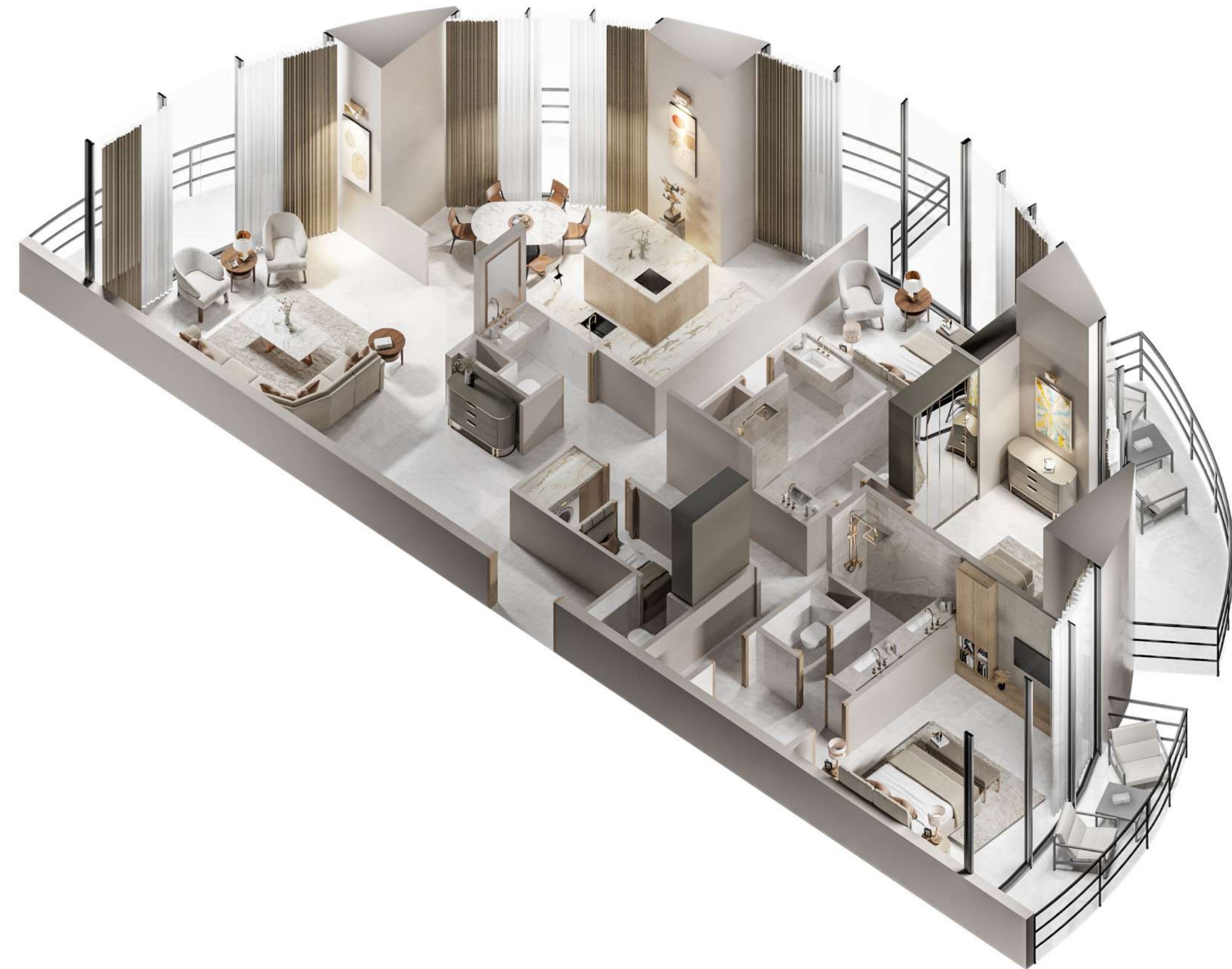
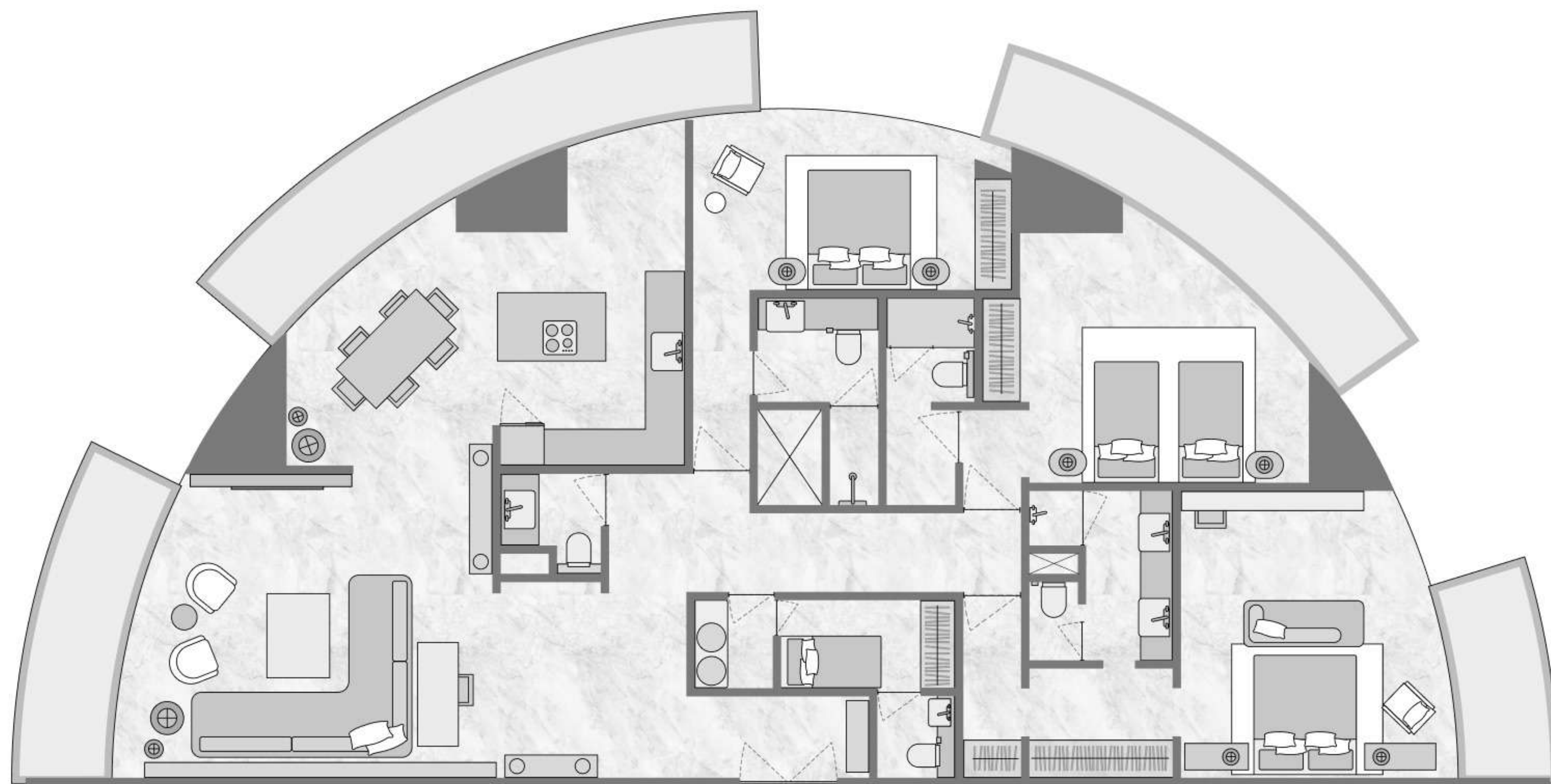
## ATMOSPHERE COLLECTION

Bedrooms 3

Total area 2747,06 SQ FT

Biltmore Sufouh

By GJ Real Estate



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# TYPE 3B

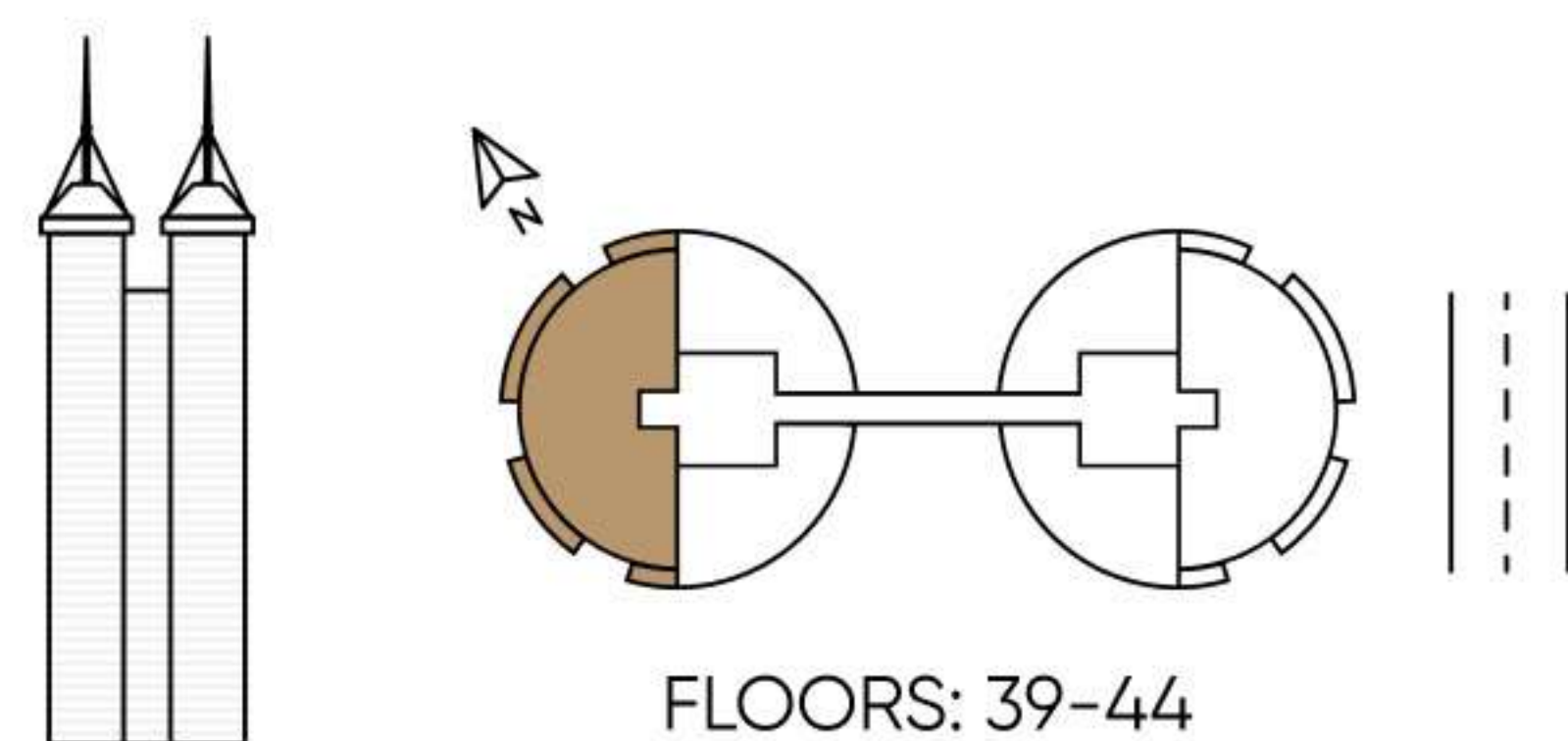
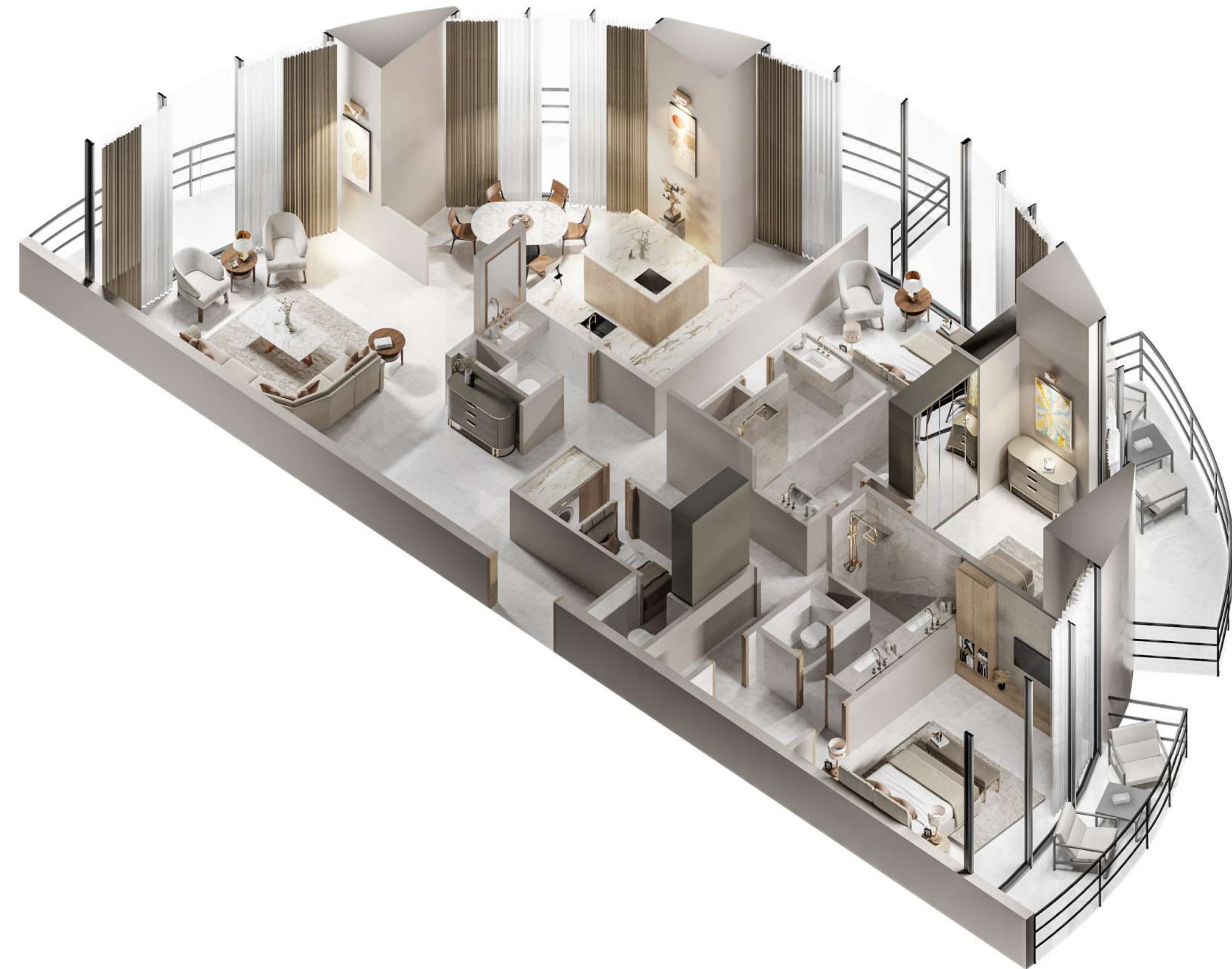
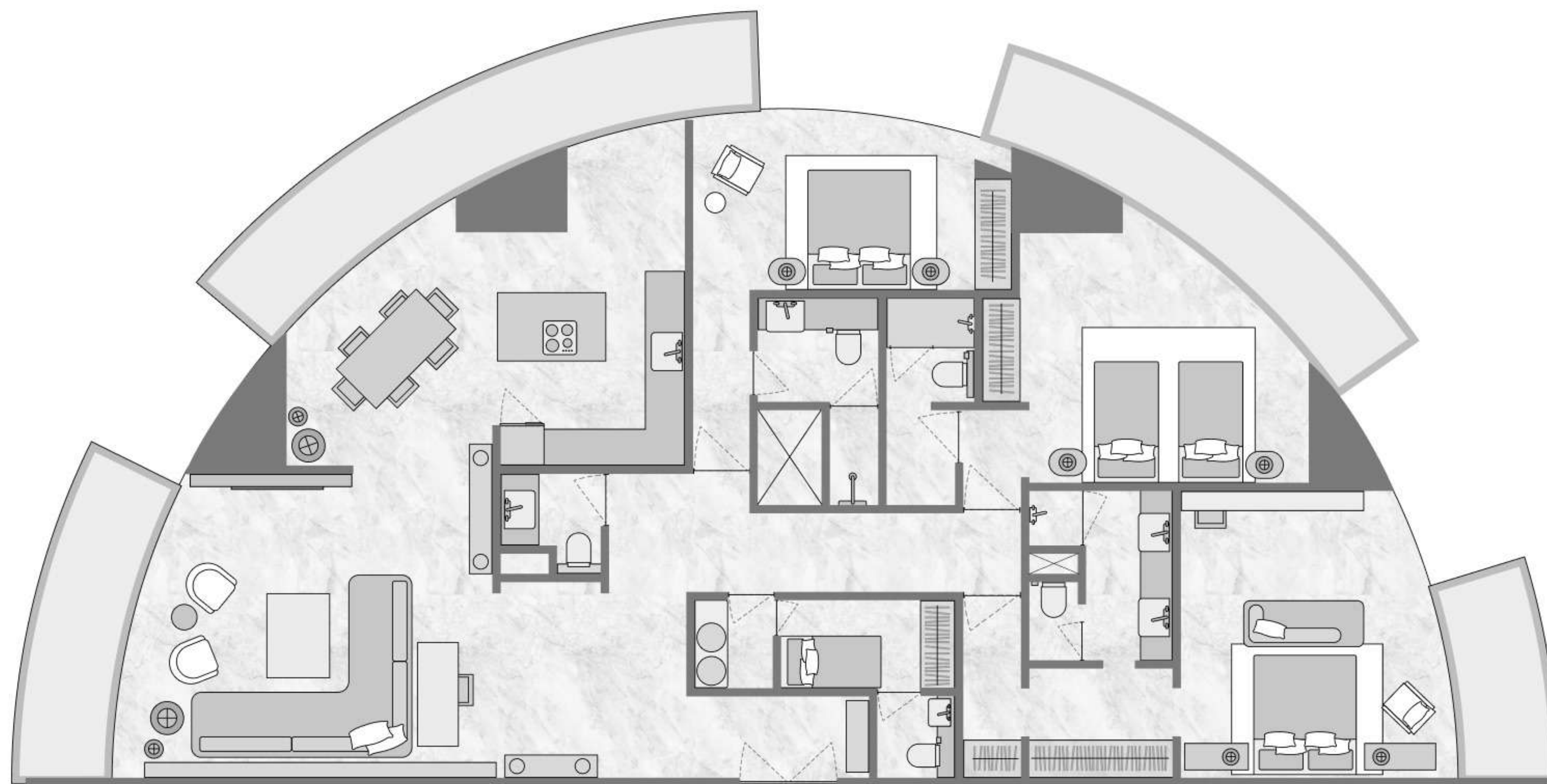
## ATMOSPHERE COLLECTION

Bedrooms 3

Total area 2733,71 SQ FT

Biltmore Sufouh

By GJ Real Estate



FLOORS: 39-44

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# PAYMENT PLAN

10%

on reservation

10%

on signing of the SPA

5%

after three months

5%

after six months

5%

after nine months

5%

after twelve months

10%

after eighteen months

10%

on handover  
(anticipated Q1 2025)

40%

three year post-handover  
payment plan payable  
every six months

\*4% + AED 1,095 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

# 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.



**GARY  
GREENE  
DESIGN**

# CANADIAN CONSULTANT

Canadian Engineering Consultant is unlimited Engineering consultancy firm Established in 1996, located in Dubai, Sharjah, Ajman at United Arab Emirates, AL Riyadh at KSA, and Cairo Egypt with over 26 years of experience. Canadian Consult offers comprehensive services for all the work stages in Engineering and Planning & Architecture, structural & MEP Design firm in additional to Project Managment .

We have embodied excellence from the inception of the project through to its successful completion.

Canadian Consult is currently operating in various countries throughout the world in the GCC, with headquarters in the U.A.E and Main offices in, KSA, and Egypt.

We enjoy strong working relationships with local and national governments, private developers, public utilities, consultants and contractors and have been trusted as the design and consulting engineering firm for different projects.

Our firm has more than 75 highly experienced result driven employees with an approach to meet the specific needs of our clients.



# AX CAPITAL

EXCLUSIVE SALES PARTNER

AX CAPITAL is an innovative real estate agency in the UAE. We unite investors' interests, curated properties, detailed expertise, technologies, and aesthetics in one place.

\$4 bln

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SINCE 2019

500+

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SPECIALISTS FROM  
40 COUNTRIES

0%

AGENCY  
COMMISSION

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