



THE BILTMORE

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RESIDENCES SUFOUH

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# A CITY OF EXCELLENCE





# DUBAI

Dubai is where dreams take shape and everyday life becomes the extraordinary.

From an iconic skyline to pristine beaches, it blends modern innovation with rich cultural heritage.

Whether you're exploring bustling souks or world-class landmarks, Dubai offers an experience that's both vibrant and unforgettable.

It's a destination where people from all over the globe come together to live, work, and celebrate life in a way that's truly unique.



# WHY INVEST IN DUBAI

Dubai sees the effortless convergence of business and lifestyle, earning it a reputation as a top-tier destination for investment and living.



## FINANCIAL FACTORS

- Investment opportunity
- No annual property taxes
- Unmatched real estate projects
- Attractive government incentives
- Accessible mortgage opportunities
- Thriving, fast-paced economy

## SOCIAL FACTORS

- Government commitment to sustainability
- Focus on development and innovation
- Emphasis on safety and security
- Stable and secure investment choice
- Growing population
- High standard of living





# THE NEIGHBOURHOOD

Al Sufouh combines tranquil beachfront views with unmatched access to Dubai's top business hubs. Minutes from Dubai Media City and Dubai Internet City, home to global giants like BBC, CNN, and Microsoft, it's perfect for professionals seeking a seamless work-life balance.

The neighbourhood boasts world-class resorts like One & Only Royal Mirage and The Westin Dubai, blending luxury into daily life. With Sheikh Zayed Road at your doorstep, Dubai's landmarks and vibrant cityscape are always within reach.

For those eyeing a prime investment or an extraordinary place to call home, Al Sufouh delivers effortless living in one of Dubai's most desirable locations.

## 5 - 10 MINS

- 1 Dubai Internet City
- 2 Media City
- 3 American University in Dubai
- 4 Nakheel Mall

## 10 - 15 MINS

- 5 Mall of The Emirates
- 6 Palm Jumeirah
- 7 Burj Al Arab
- 8 Ain Dubai

## 15 - 20 MINS

- 9 Dubai Marina
- 10 Kite Beach

## 25 - 30 MINS

- 11 Al Maktoum International Airport
- 12 Downtown Dubai
- 13 Dubai Mall
- 14 Dubai International Airport



THE BILTMORE  
RESIDENCES SUFOUH



# THE RESIDENCES





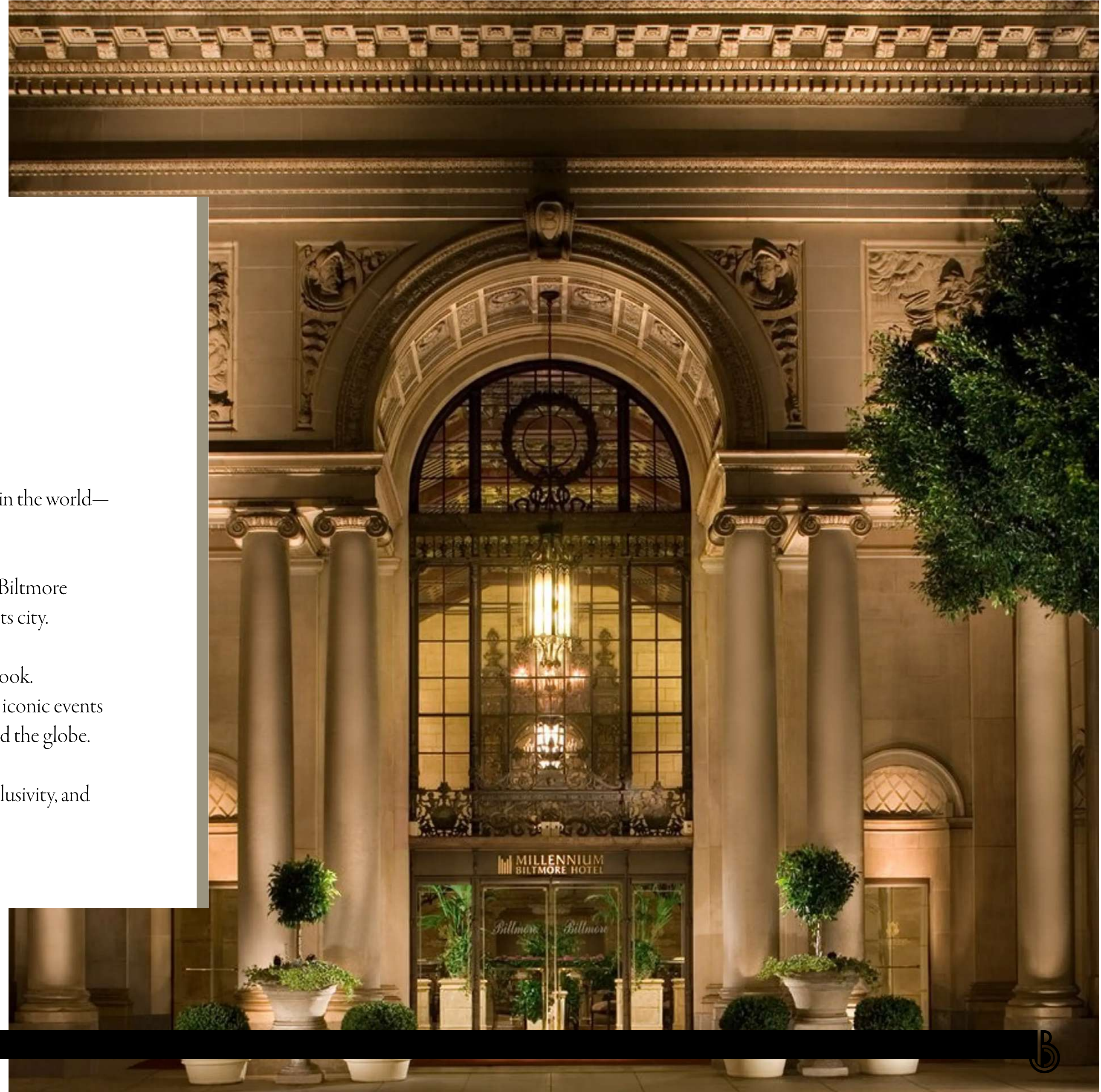
# THE LEGACY

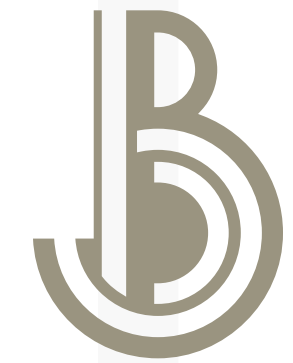
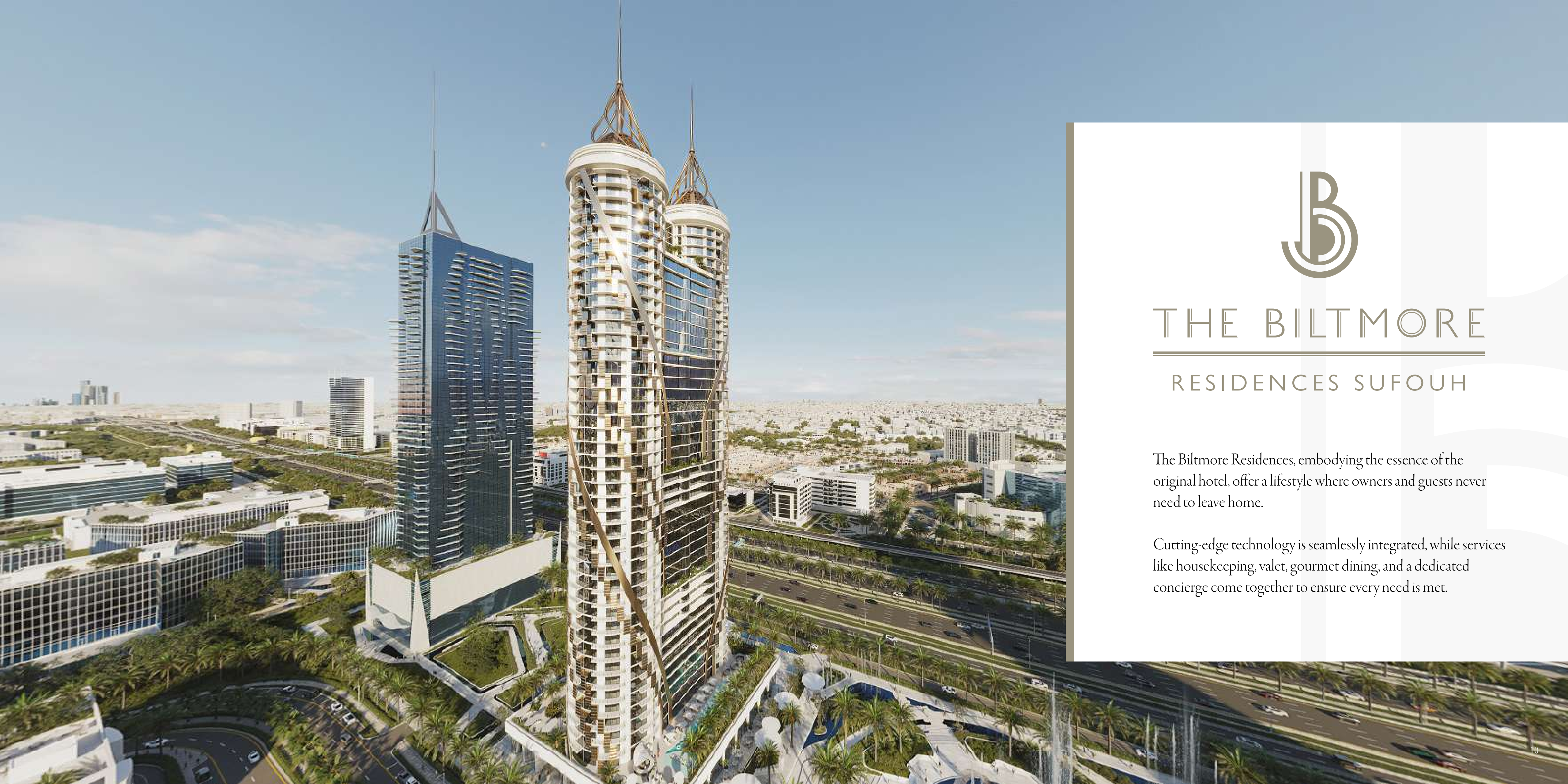
Biltmore's story begins with one of the most prestigious hotels in the world—The Biltmore Los Angeles.

True to its tagline, “Great City, Great Hotel Residences,” every Biltmore property boasts an extraordinary history, serving as the soul of its city.

Experiencing Biltmore is like delving into a profound history book. The hotel has witnessed the city's most glamorous eras, hosting iconic events and welcoming countless high-profile personalities from around the globe.

It offers a truly luxurious experience defined by uniqueness, exclusivity, and impeccable quality.





# THE BILTMORE

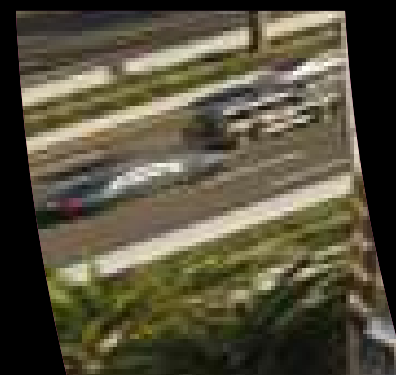
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## RESIDENCES SUFOUH

The Biltmore Residences, embodying the essence of the original hotel, offer a lifestyle where owners and guests never need to leave home.

Cutting-edge technology is seamlessly integrated, while services like housekeeping, valet, gourmet dining, and a dedicated concierge come together to ensure every need is met.

# TIMELESS ARCHITECTURE





# PANORAMIC BEAUTY

With balconies that stretch toward the clouds, The Biltmore Sufouh Residences offer breathtaking views of the Arabian Gulf and Dubai's most iconic landmarks.

From pristine beaches and serene bays to the architectural marvels of the Palm Jumeirah, Burj Al Arab, Ain Dubai, Burj Khalifa, and the dynamic Sheikh Zayed Road, every angle captures the city's vibrant energy and elegance.

Glance toward Sheikh Zayed Road, and you'll find yourself amidst a panorama of bustling city life, with landmarks like Dubai Media City, Dubai Internet City, and the Mall of the Emirates close by.







The building's striking design, along with the breathtaking views that leave residents in awe, is a testament to the city's innovative and creative vision.

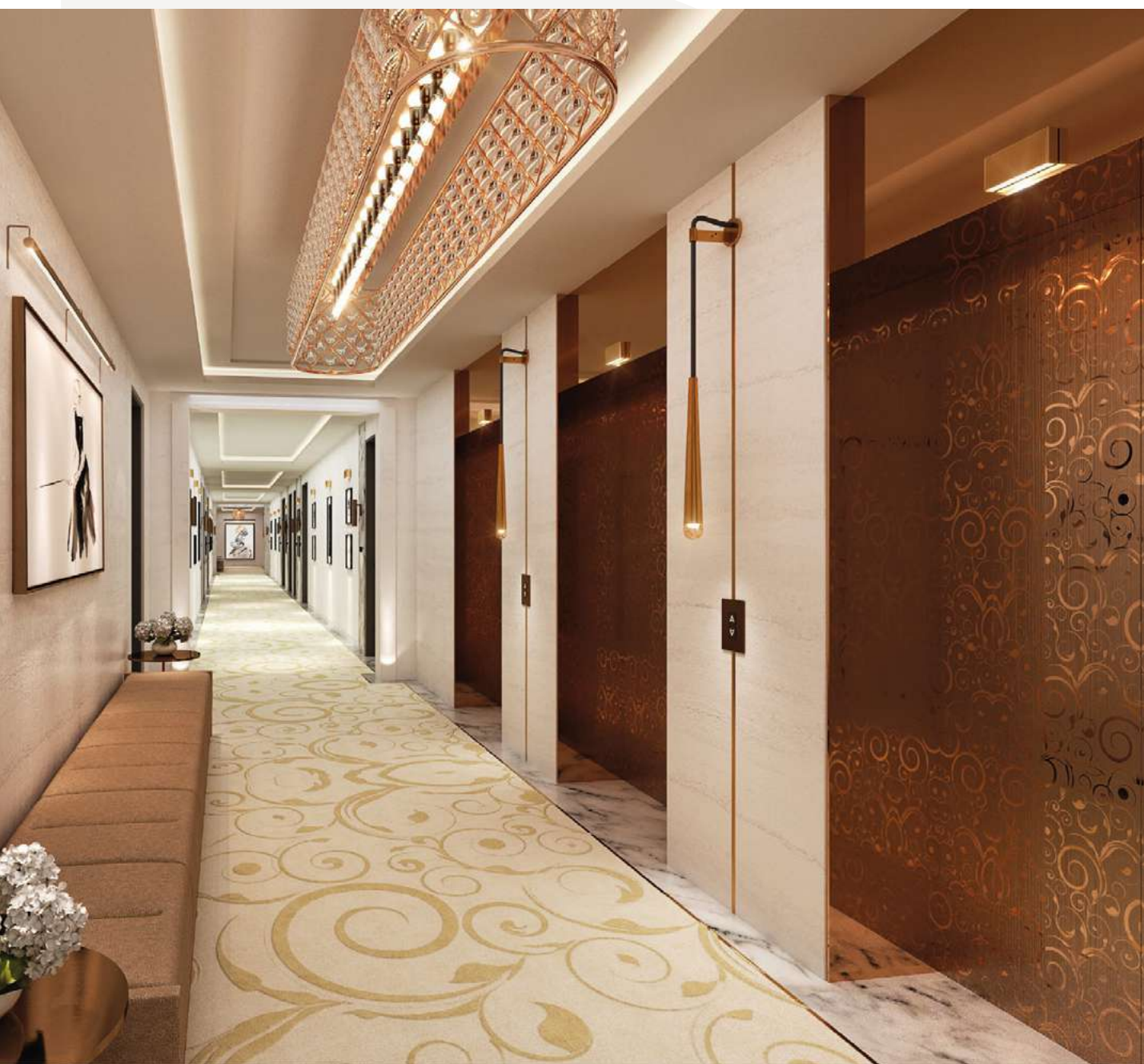
This 44-story architectural marvel features a dynamic, twisting structure that captivates the eye from every angle, while offering expansive living spaces across 448 exquisite apartments.

A GRAND  
WELCOME





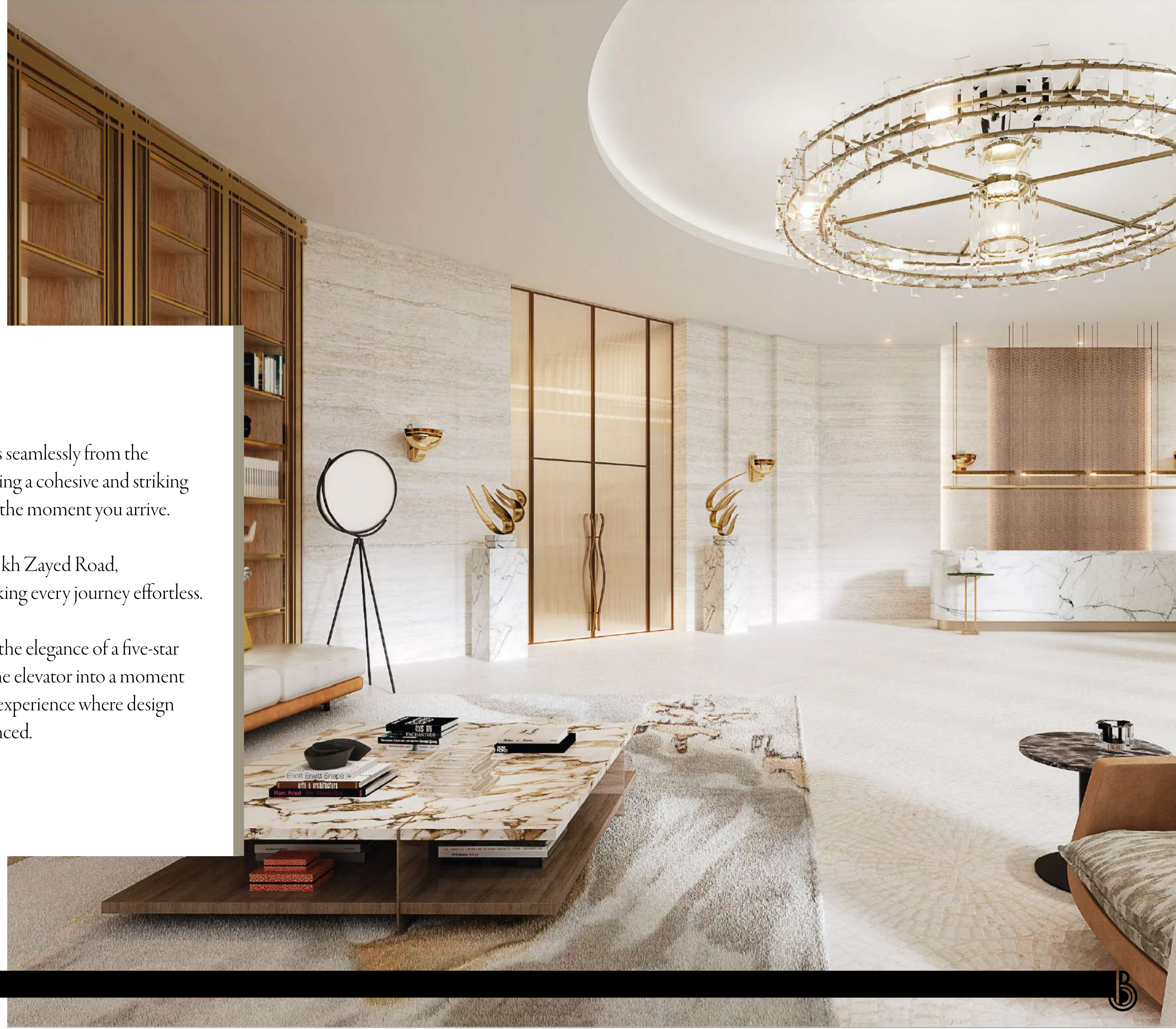
# THE LOBBY



The lobby's distinctive interior flows seamlessly from the building's architectural design, creating a cohesive and striking atmosphere that sets the tone from the moment you arrive.

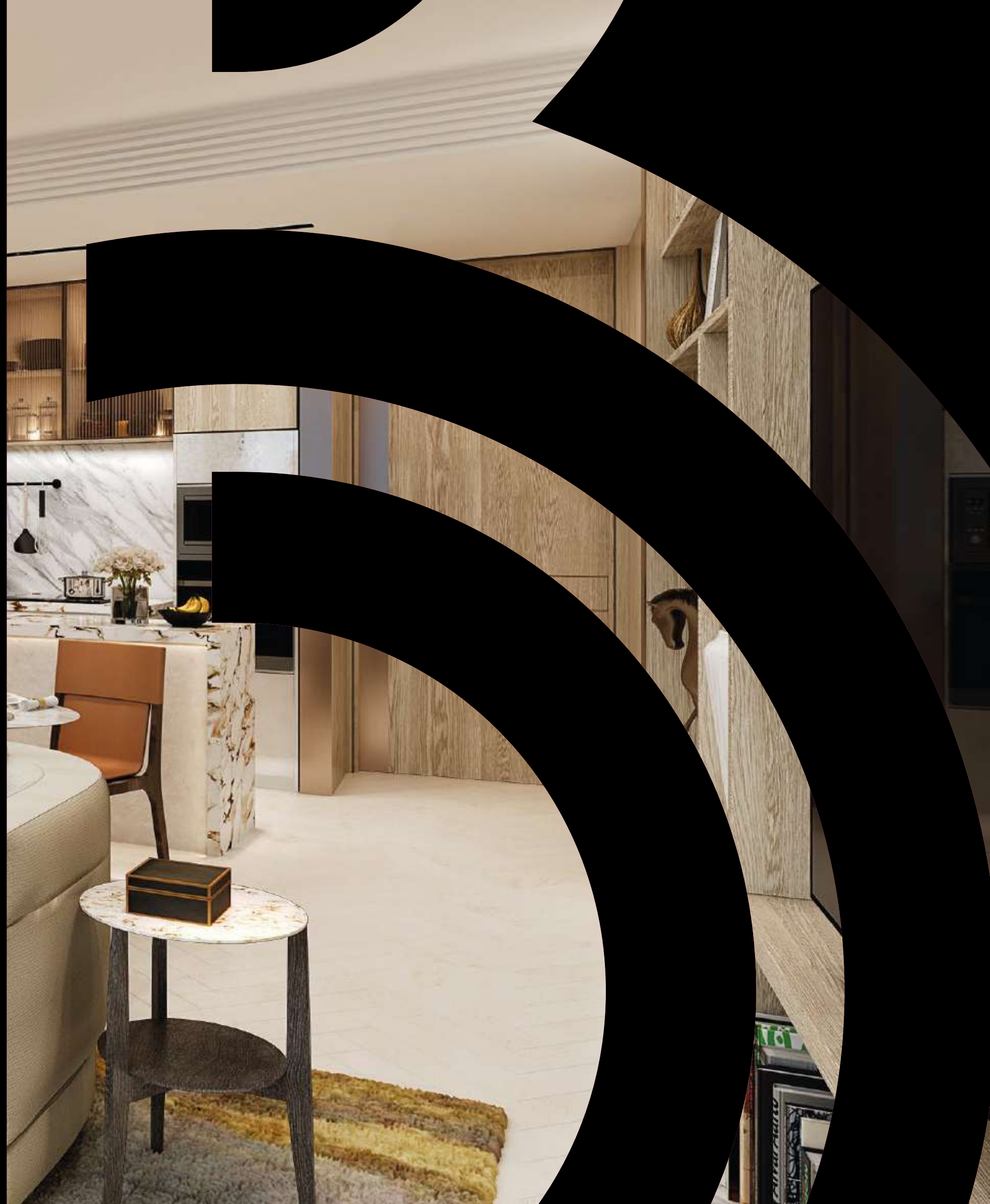
With direct access to and from Sheikh Zayed Road, convenience meets refinement, making every journey effortless.

The elevator halls, crafted to reflect the elegance of a five-star hotel, transform even the wait for the elevator into a moment of aesthetic delight, completing an experience where design and functionality are perfectly balanced.

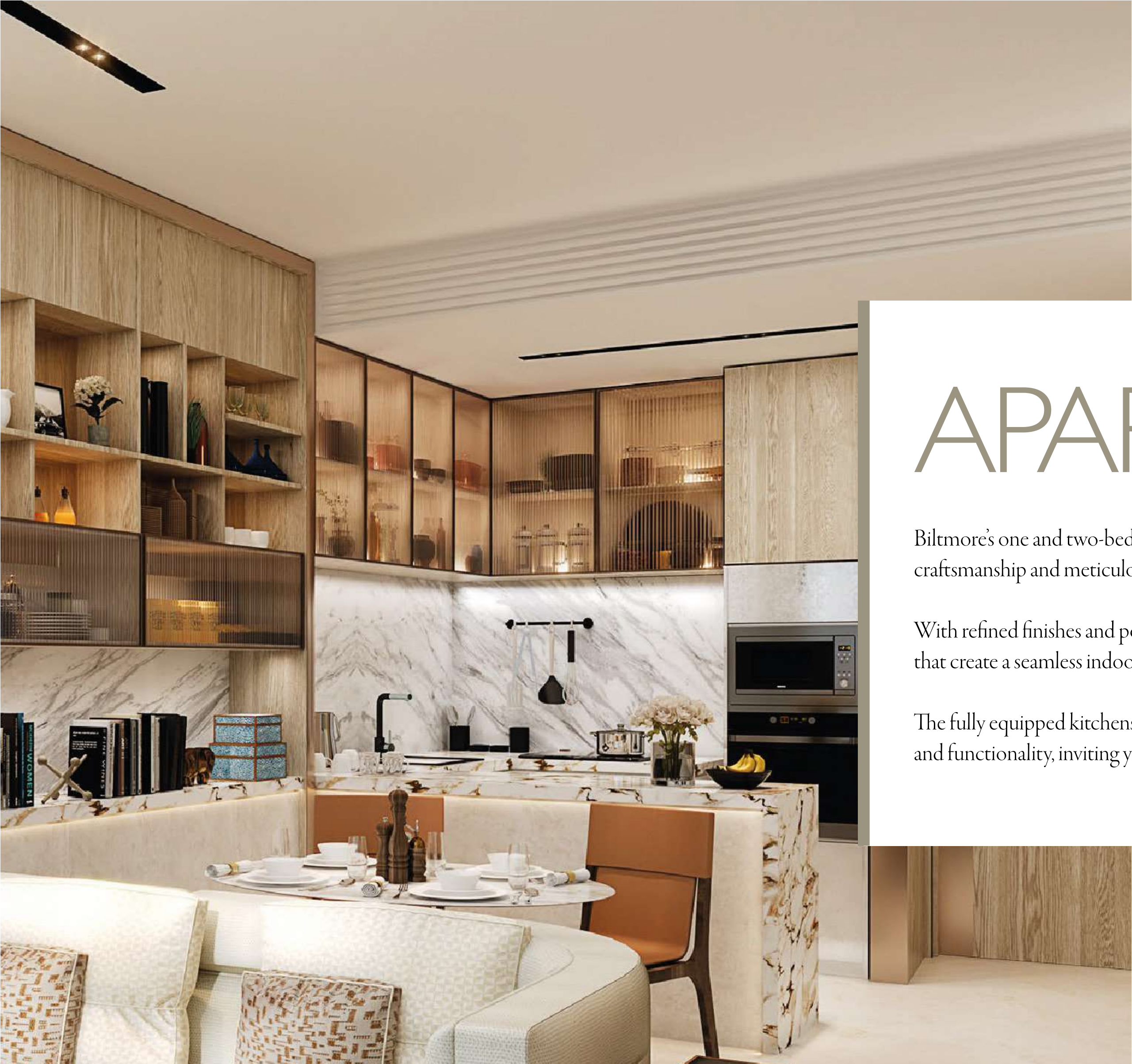




# SIGNATURE COLLECTION







# APARTMENTS

Biltmore's one and two-bedroom apartments are a proud showcase of exceptional craftsmanship and meticulous attention to detail.

With refined finishes and polished touches, these residences offer expansive balconies that create a seamless indoor-outdoor flow.

The fully equipped kitchens feature premium branded appliances, combining elegance and functionality, inviting you to immerse yourself in the vast comfort of your home.





# ATMOSPHERE COLLECTION





# ATMOSPHERE COLLECTION

These exquisite penthouses occupy the top six floors, each redefining premium living with sophisticated finishes, expansive interiors, and gourmet kitchens equipped with premium amenities.

Exclusivity takes centre stage with a dedicated elevator providing seamless access, while The Zen Garden offers a tranquil escape from the city's bustle.

Panoramic views of Dubai's iconic skyline and sought-after vistas complete the experience, enhancing the grandeur and elegance of these exceptional homes.











# THE ZEN GARDEN

This exclusive feature of the Atmosphere Collection penthouses enjoys the distinction of being the highest of its kind in the UAE, offering a serene and private retreat.

Located on the 39th floor, these elevated gardens provide breathtaking views and an unparalleled sense of tranquility.

An exceptional addition to the Atmosphere Collection, the Zen Gardens are an oasis of calm above the city skyline.









UNRIVALLED  
COMFORT







# THE AMENITIES

These have been exquisitely designed to meet the highest standards, featuring a curated selection of services—each crafted to captivate, entertain, and delight—ensuring an exceptional living experience.

## WELLNESS & FITNESS

- Olympic-size pool
- Gym
- Health club
- Kids pool
- Jacuzzi
- Spa

## CONVENIENCE

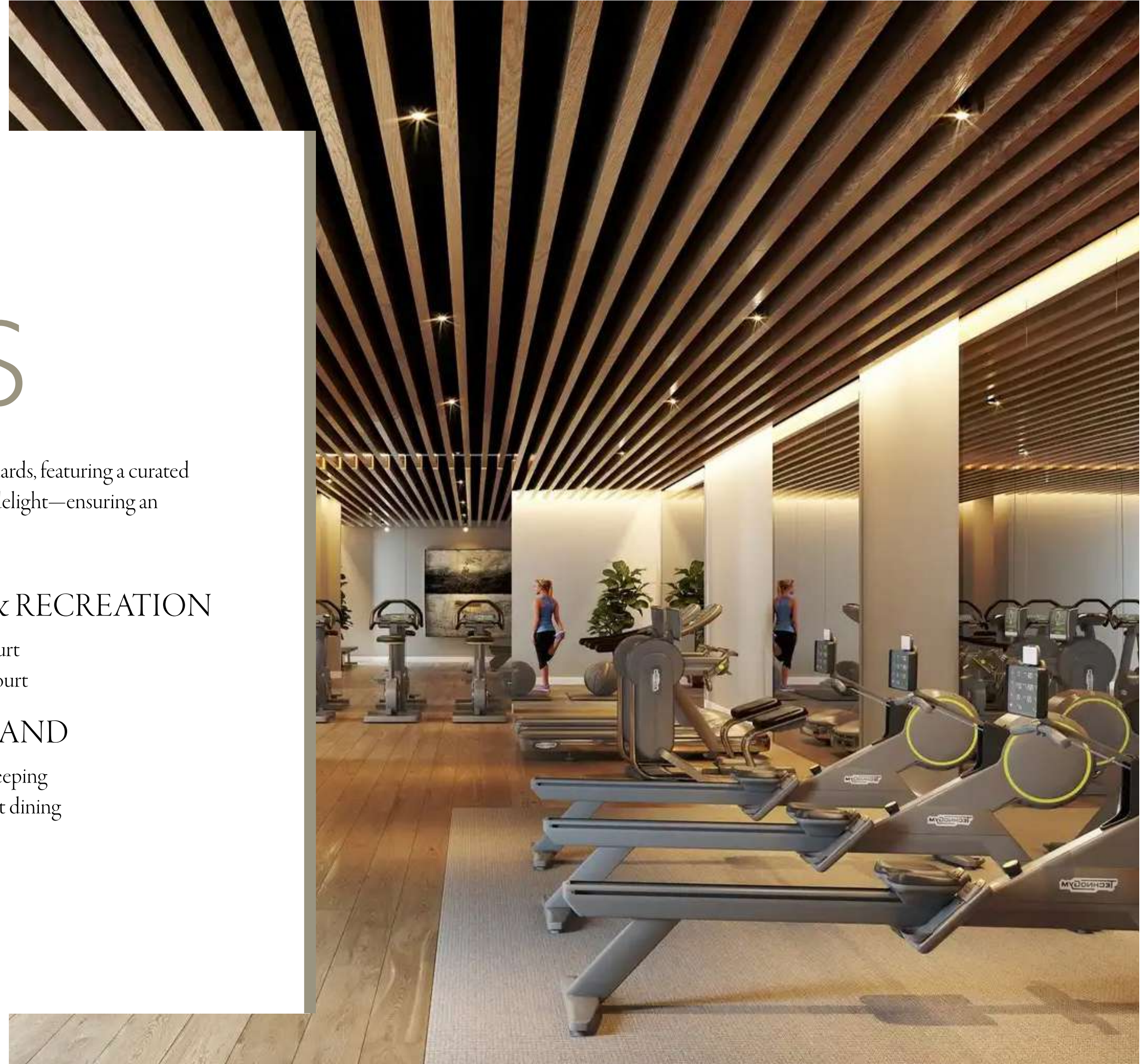
- Concierge services
- BBQ area
- Retail outlets

## SPORTS & RECREATION

- Padel court
- Tennis court

## ON-DEMAND

- Housekeeping
- Gourmet dining
- Valet



POOL & JACUZZI



BBQ AREA







THE  
FINER  
DETAILS



**Project Name**

The Biltmore Residences Sufouh

**Project Type**

Residential Hotel Apartments

**Location**

Al Sufouh 1

**Handover**

Q4 2025

**Floors**

44

4 Basements

Ground Floor

44 Floors

Podium - Amenities

**Total Units**

448

**Unit Types**

| # of Units | Type of Unit              | Sq. Ft. |
|------------|---------------------------|---------|
| 146        | 1-Bedroom Apartment       | 630     |
| 298        | 2-Bedroom Apartment       | 1,100   |
| 12         | 4-Bedroom+Study Penthouse | 4,600   |

**Area**

50,376.45 sq.mt.

**Payment Plan**

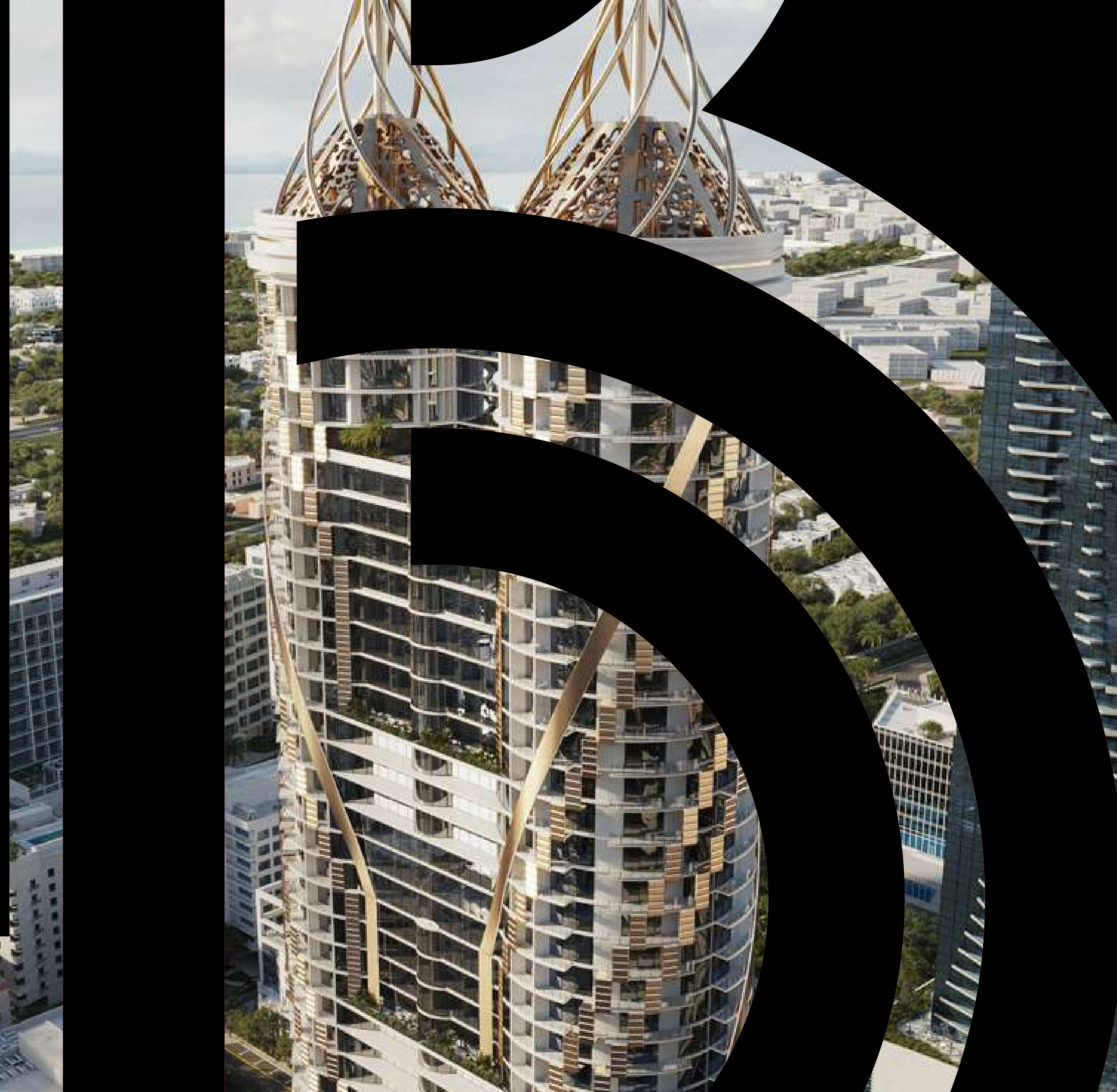
40/60 - 4 years post handover

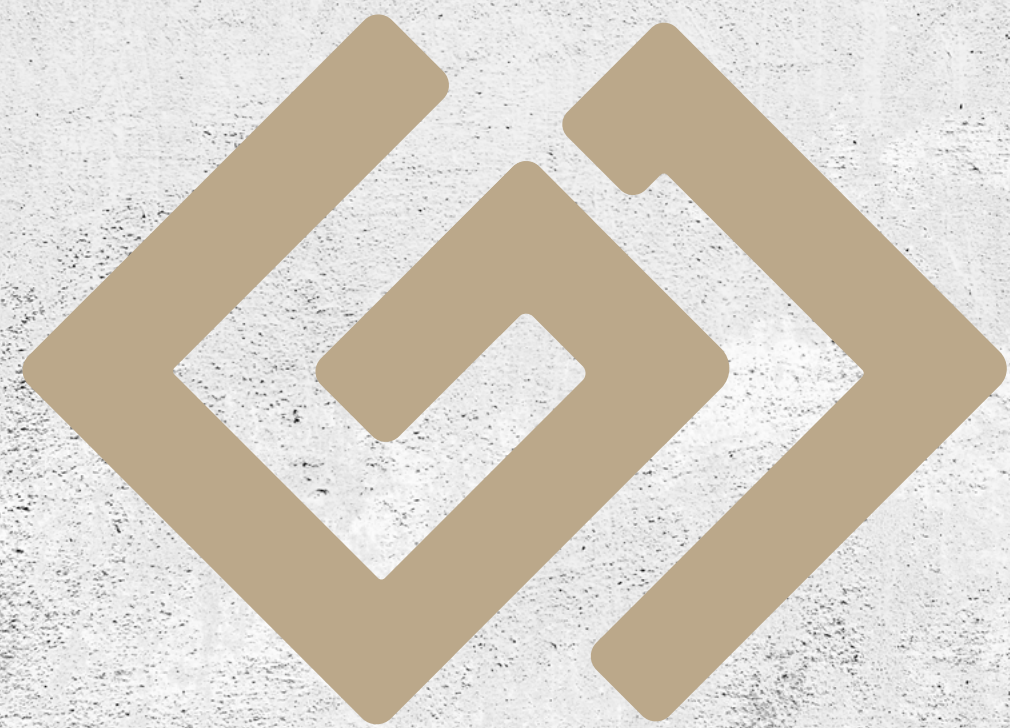
**Handover**

Q4 2025



# ABOUT THE DEVELOPER





PROPERTIES

10+

YEARS OF  
EXPERIENCE

15

PROJECTS  
COMPLETED

25+

PROJECTS UNDER  
CONSTRUCTION

GJ Properties has successfully delivered a series of high-quality projects across Ajman and the Northern Emirates over the past decade.

Renowned for creating exceptional residential spaces, the developer adheres to the highest industry standards to ensure a lifestyle of unparalleled quality.

Fostering strong, enduring partnerships with the best in the business, the company ensures each project is meticulously designed to maximize return on investment.

Every home is crafted to offer residents the utmost assurance, with custom-designed spaces that reflect their unique personalities, achievements, and aspirations.





THE BILTMORE

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RESIDENCES SUFOUH

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