



THE BILTMORE

RESIDENCES SUFOUH



# The Birth...

Hotelier John McEntee Bowman was the man behind The Biltmore and partnering with the architectural genius of Schultze & Weaver, as well as the Italian artistry of Giovanni 'John' Smeraldi, they created one of the first great hotels in the western United States. Conceived in the early 1920's The Biltmore was built in 18-months, and invited it's first guests in the fall of 1923.

The architect's intention was to build a hotel that paid homage to grand European palaces; and with over 1600 rooms, eleven stories high, and covering more than half a city block, the scale of the hotel when it opened was certainly palatial. But the real spectacle awaits behind the doors, where a combination of Smeraldi's artwork alongside the lavish use of crystal, marble, tapestries, gold, and cast bronze elevates it from palace-homage, to truly grand in its own right.

The Millennium hotel group became the new custodians for The Biltmore in the year 2000 and have continued to ensure that not only is the heritage of the hotel preserved, but that the guest experience is equally memorable.



# 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.*

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.







# 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.



# 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.







## Hotel Operator Experience

Autograph Collection  
Conrad Hotels & Resorts  
Courtyard By Marriott  
Crowne Plaza Hotels  
Doubletree By Hilton  
Fairfield Inn & Suites  
Fairmont Hotels & Resorts  
Four Points By Sheraton  
Four Seasons Hotels & Resorts  
Grand Hyatt  
Hilton Hotels & Resorts  
Hilton Garden Inn  
Holiday Inn

Hotel Equatorial  
Hyatt International  
Hyatt Place  
Hyatt Regency  
Intercontinental Hotels  
ITC Hotels  
J W Marriott  
Kempinski Hotels  
Langham Hotels  
Le Meridien  
Lemon Tree Hotels  
Luxury Collection  
MGallery

Marriott Hotels & Resorts  
Marriott Edition  
Marriott Executive Apartments  
Mercure  
Millennium Hotels  
Novotel Hotels  
Park Hyatt  
Premier Inn Hotels  
Pullman Hotels & Resorts  
Radisson  
Radisson Blu  
Ramada Worldwide  
Renaissance Hotels

Rosewood Hotels  
Sedona Hotels  
Sheraton Hotels  
Sofitel Hotels  
St. Regis Hotels  
Swiss Belhotel  
Swissotel  
The Ritz-Carlton  
Vida Hotels  
Westin Hotels  
Waldorf Astoria  
Wyndham Hotels  
W Hotels & Resorts

# 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.





# 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.





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-glintoned 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.





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

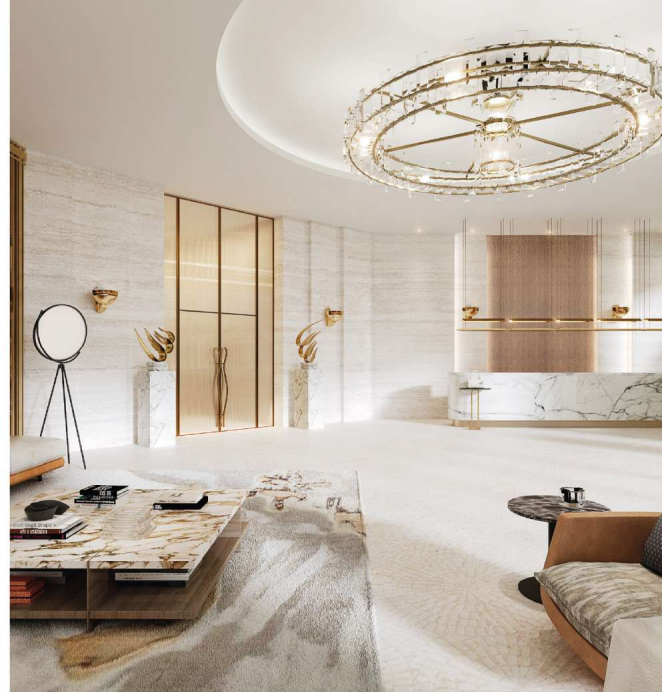
Dubai Marina

🚗 7 mins

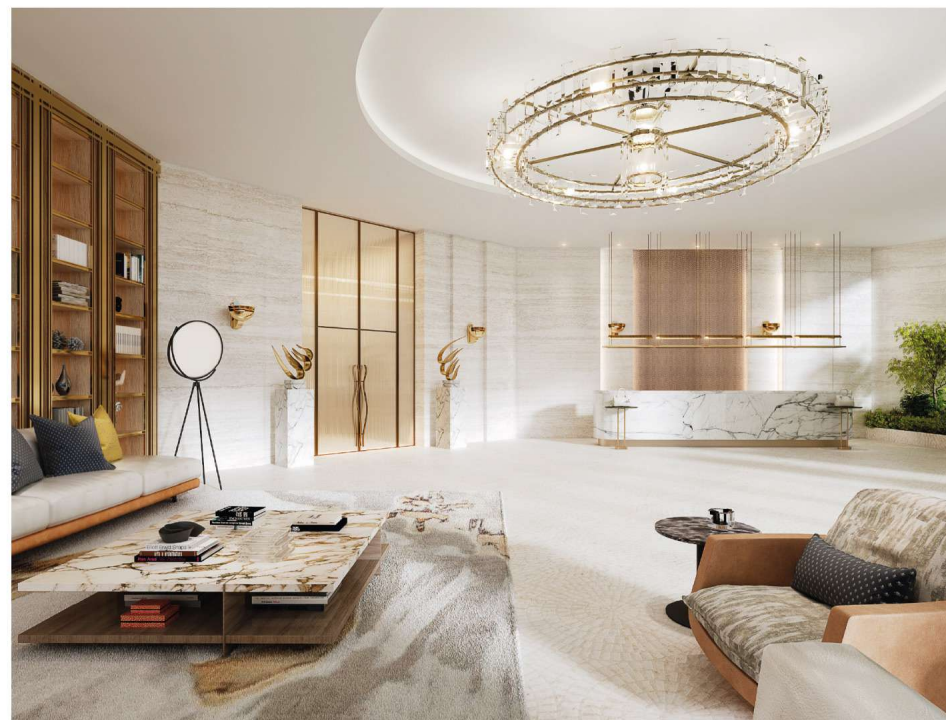
Dubai Mall

🚗 15 mins





# 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





# HEALTH CLUB





# CHANGING ROOM





# ZEN GARDEN





# SWIMMING POOL





# 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.

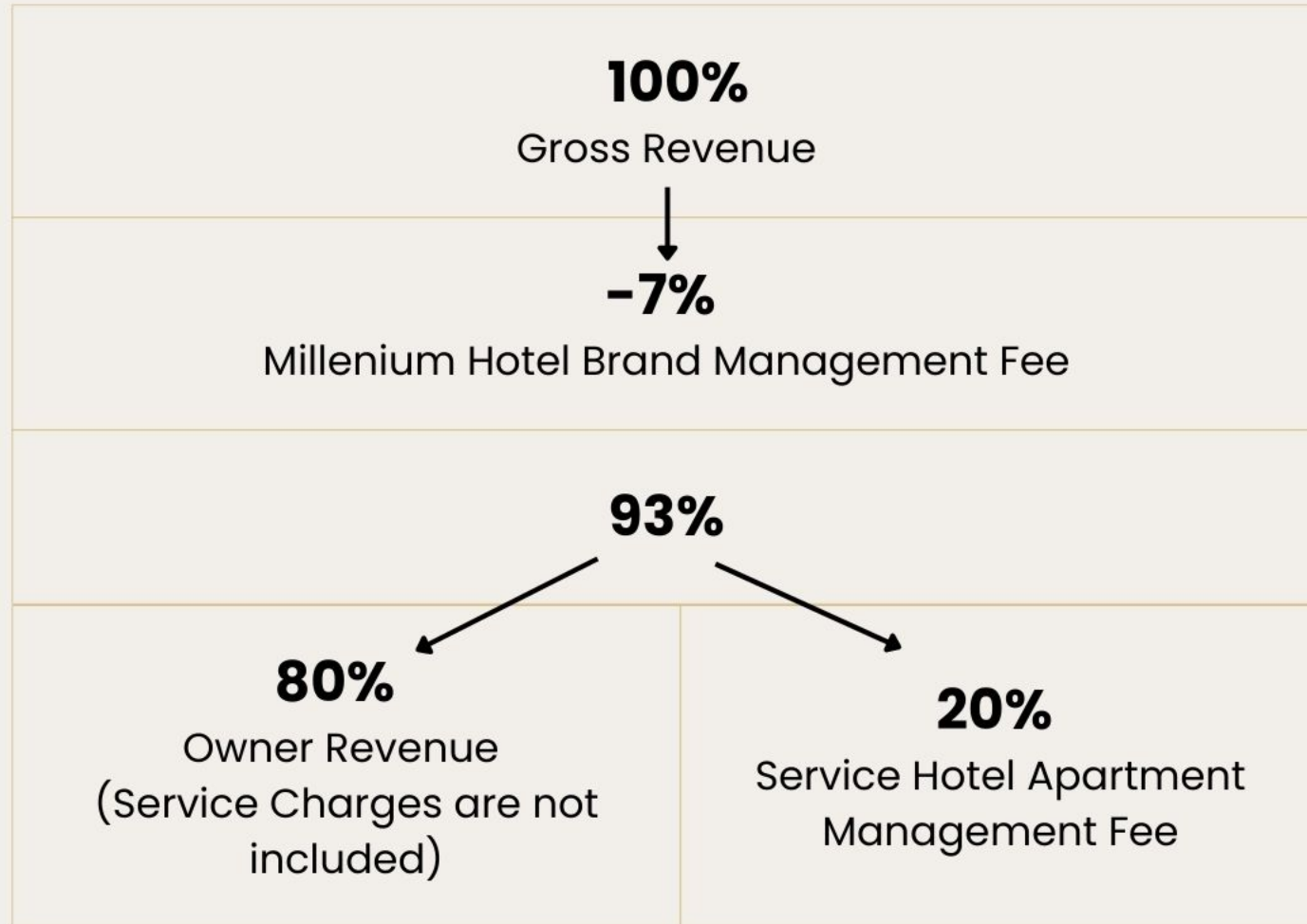
As an owner in our hotel apartment, you will enjoy exclusive membership and benefits along with discounts at our partner establishments, as well as, invitations to exclusive events and activities.

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

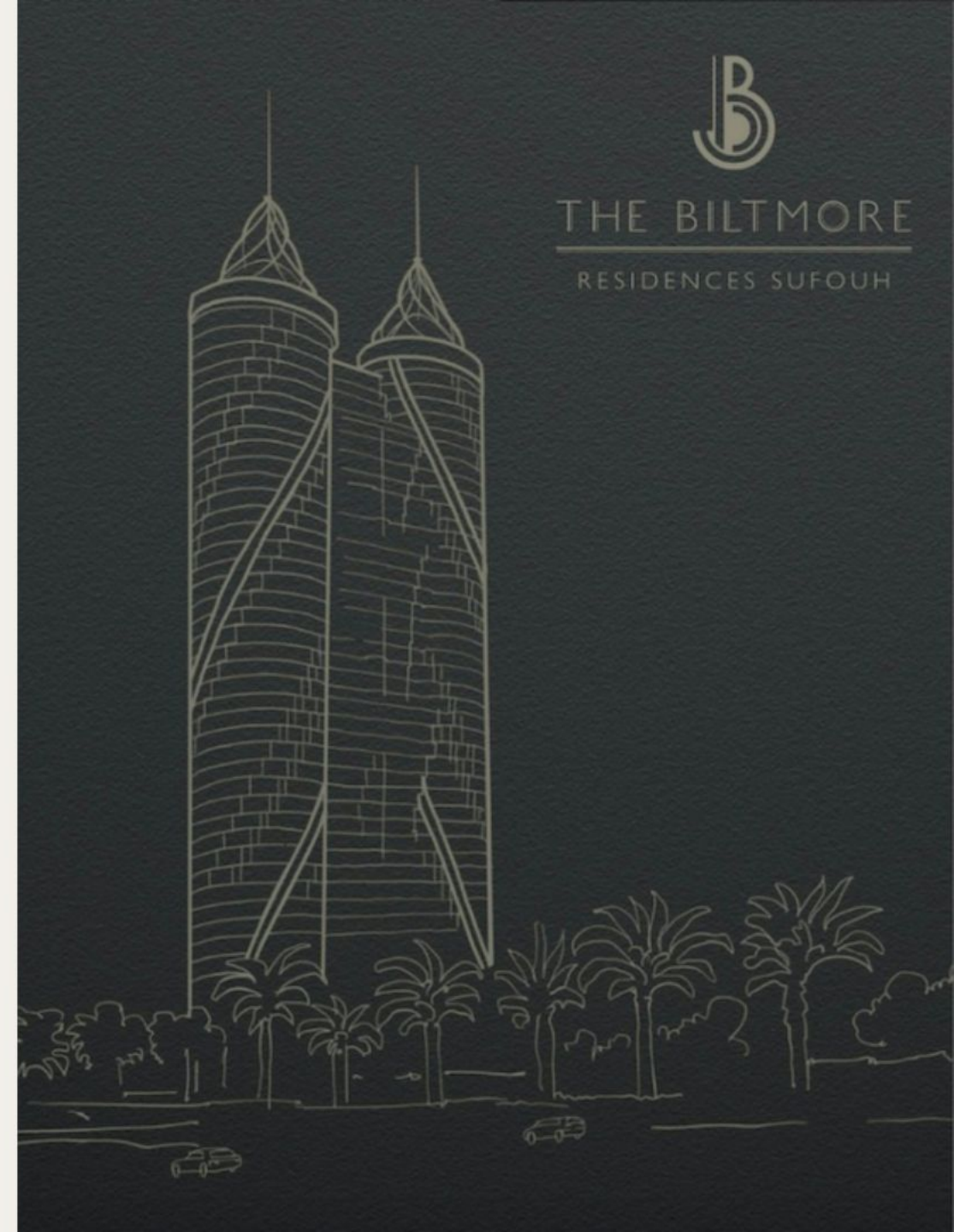




# RENTAL POOL SCHEME



\*For illustration purposes only.







# 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





THE BILTMORE

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