



THE BILTMORE

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RESIDENCES SUFOUH



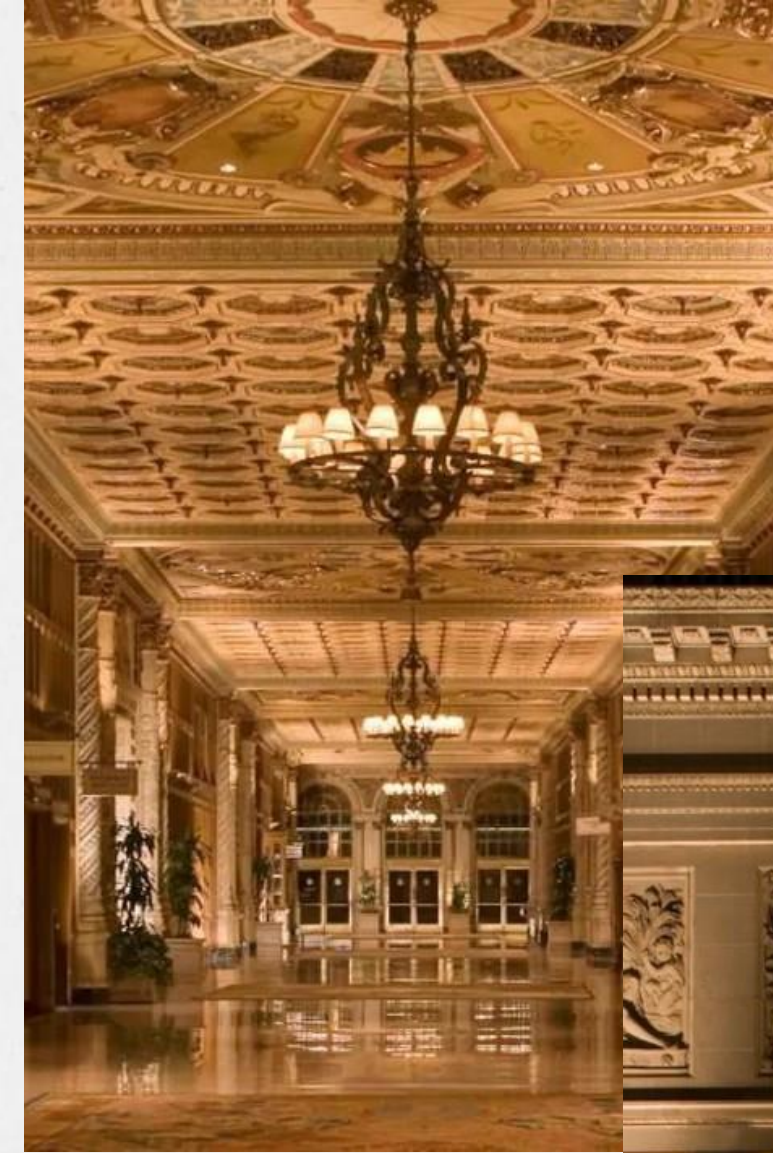
# THE BILTMORE

Founded by Hotelier John McEntee Bowman, The Biltmore Hotel opened to great fanfare in the fall of October 1st, 1923 at a cost of just under 9 million dollars, and soon built a reputation as a place to see and be seen. From the mid-to-late- 1930s, the hotel played host to the Academy Awards ceremony -The Oscars.

The Presidential Suite was favoured by US leaders and gangsters like Al Capone, and the hotel even served as a speak-easy during the Prohibition Era. And when the world fell into the deathly grip of World War II, The Biltmore serviced men recovering from fighting in World War II in a military rest facility on the hotel's second floor.

The Biltmore was the pivotal starting point of JFK's Presidential campaign. In addition to Kennedy, the hotel welcomed Presidents Truman, Roosevelt, Carter, Ford, Reagan, Bush, and Clinton. Even Nelson Mandela spent some time in the Biltmore in 1990.

Many movies have been shot at this amazing location, including Oceans II, Chinatown, The Sting, Ghostbusters, Spider-Man, Rocky III, The Italian Job, National Treasure, and Independence Day. The hotel was designated a Los Angeles Historic-Cultural Monument in 1969.





# A GLOBAL HOSPITALITY POWERHOUSE

 HOTELS

**150+**  
Hotels in operation

 ROOMS


**40,000+**  
Rooms in operation

 COUNTRIES

**80+**  
Locations globally

 EMPLOYEES















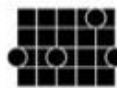
**11,500+**  
Employees worldwide

 BRANDS

**11**  
Distinct Brands





BRAND CATEGORIES	LUXURY	UPPER UPSCALE	UPSCALE	UPSCALE LIFESTYLE	UPPER MIDDLESCALE	MIDDLESCALE LIFESTYLE	SELECT SERVICE	LONG STAY
MASTERPIECE	 THE BILTMORE							
TIMELESS		 GRAND MILLENNIUM	 MILLENNIUM					 MILLENNIUM EXECUTIVE APARTMENTS
AVANT-GARDE				 MSOCIAL  MILLENNIUM PLACE				
COMFORTABLE					 Copthorne  MILLENNIUM CENTRAL			
THE COLLECTOR	 GRAND HOTEL PALACE VIA VENETO, ROMA	 THE CHELSEA HARBOUR HOTEL LONDON	 THE BAILEY'S HOTEL LONDON	 HARDDAYS NIGHT HOTEL LIVERPOOL				

# 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.*





### JOHN F. KENNEDY

The Biltmore was the pivotal starting point of JFK's Presidential campaign. In addition to Kennedy, the hotel welcomed Presidents Truman, Roosevelt, Carter, Ford, Reagan, Bush, and Clinton. Even Nelson Mandela spent some time in the Biltmore in 1990.

### BLOCKBUSTERS

Many movies have been shot at this amazing location, including Oceans II, Chinatown, The Sting, Ghostbusters, Spider-Man, Rocky III, The Italian Job, National Treasure, and Independence Day. The hotel was designated a Los Angeles Historic-Cultural Monument in 1969.

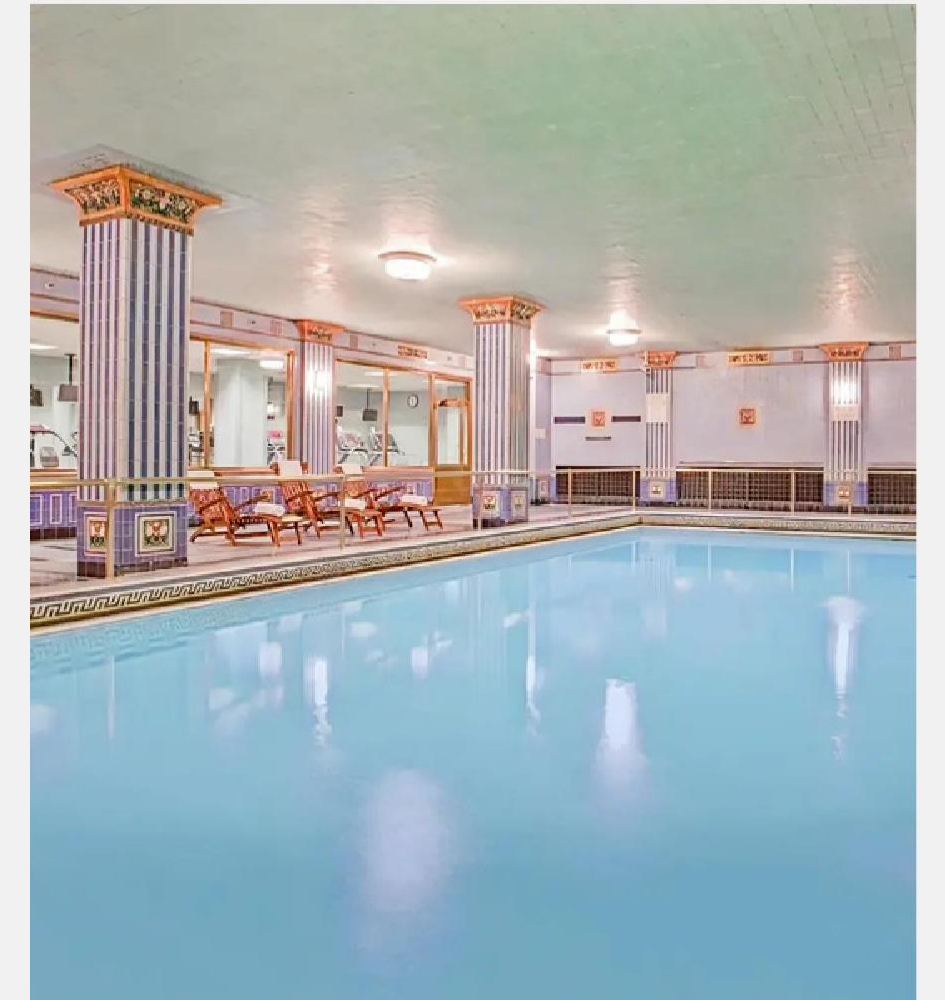


### FAMOUS MUSIC VIDEOS & TV

Music Vids — Britney Spears, Taylor Swift, John Legend, Beyoncé, Maroon 5, and many more.  
TV shows — “Mad Men,” “American Horror Story,” “The Mentalist,” and “Buffy the Vampire Slayer.” It's often used to portray elegant and luxurious settings due to its opulent interiors and classic ambiance.

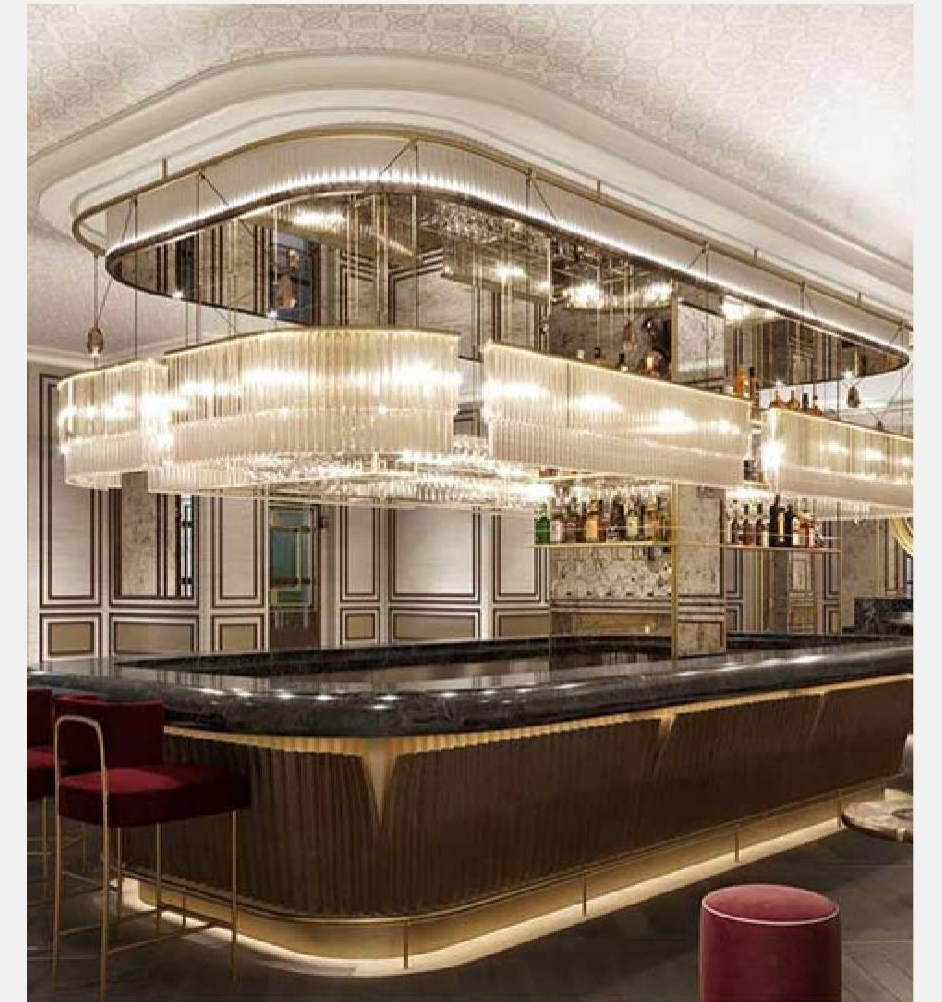


# THE BILTMORE LOS ANGELES



  
THE  
BILTMORE  
MAYFAIR

# THE BILTMORE MAYFAIR

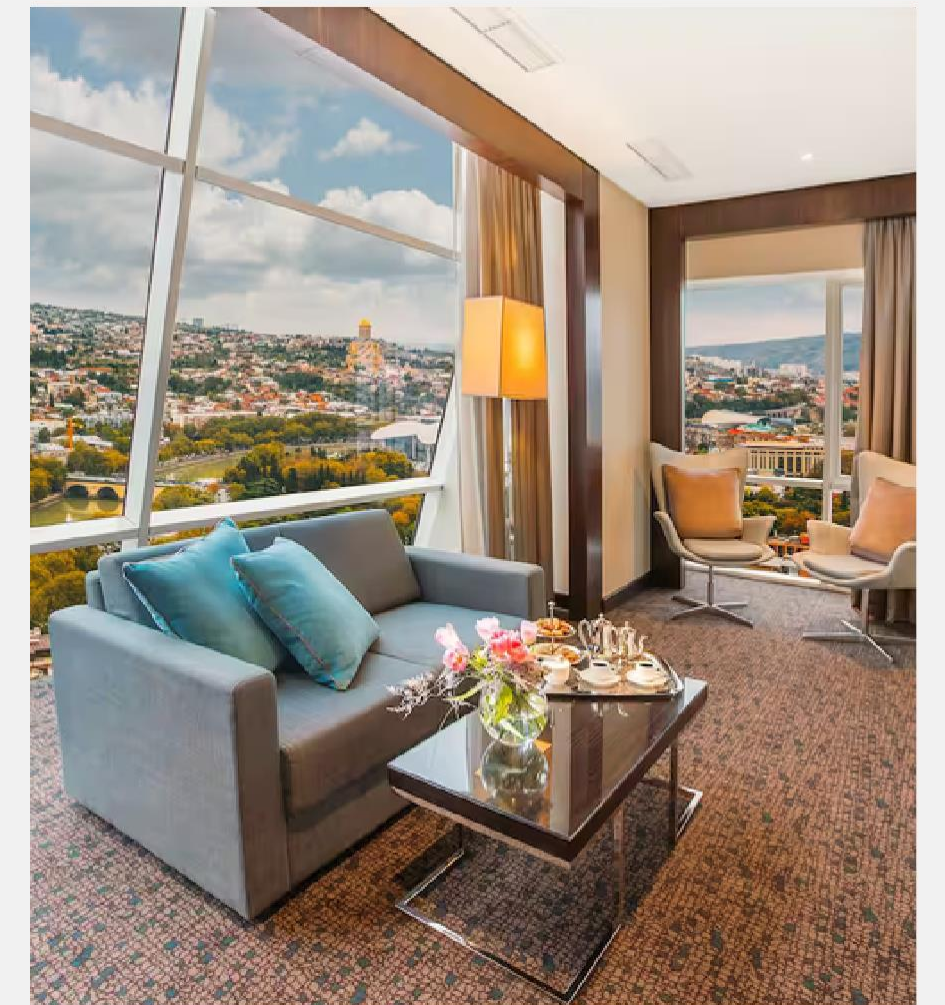
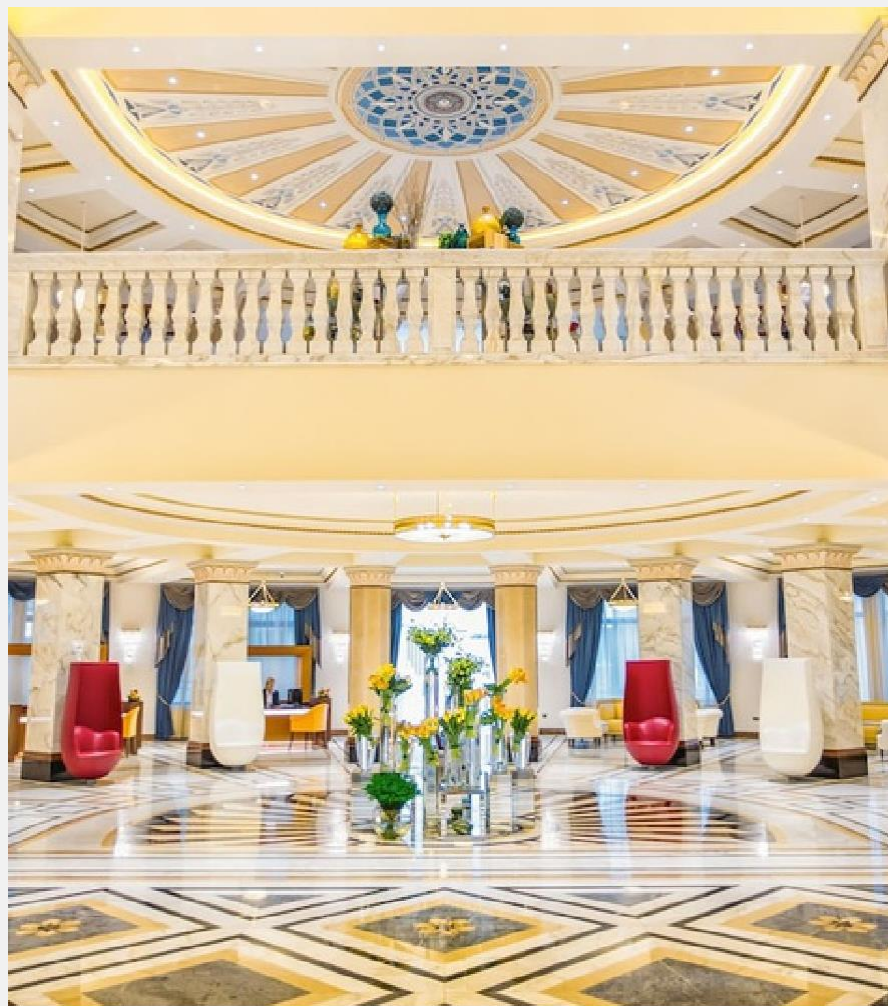




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**B**  
THE BILTMORE  
TBILISI

# THE BILTMORE TBILISI





جى با العقارية  
PROPERTIES

- DELIVERING  
QUALITY  
PROJECTS  
FOR OVER  
10 YEARS

As a premier luxury real estate developer in the UAE, GJ Properties has established itself as a trusted name in creating exceptional living spaces in Ajman and the Northern Emirates. With a decade of experience, we have a strong track record of delivering quality projects that exceed expectations.

# ■ BUILDING A LEGACY OF EXCELLENCE

**Ali Ghaleb Jaber, CEO of GJ Properties**, said: *"Being based in Ajman, I have experienced first-hand the growth of the emirate. In a short space of time, Ajman is cementing its position as the emirate to watch, both from an investment point of view and for those looking for a slower, more relaxed pace of life, but still remain close to the amenities of Dubai."*

## ■ Vision

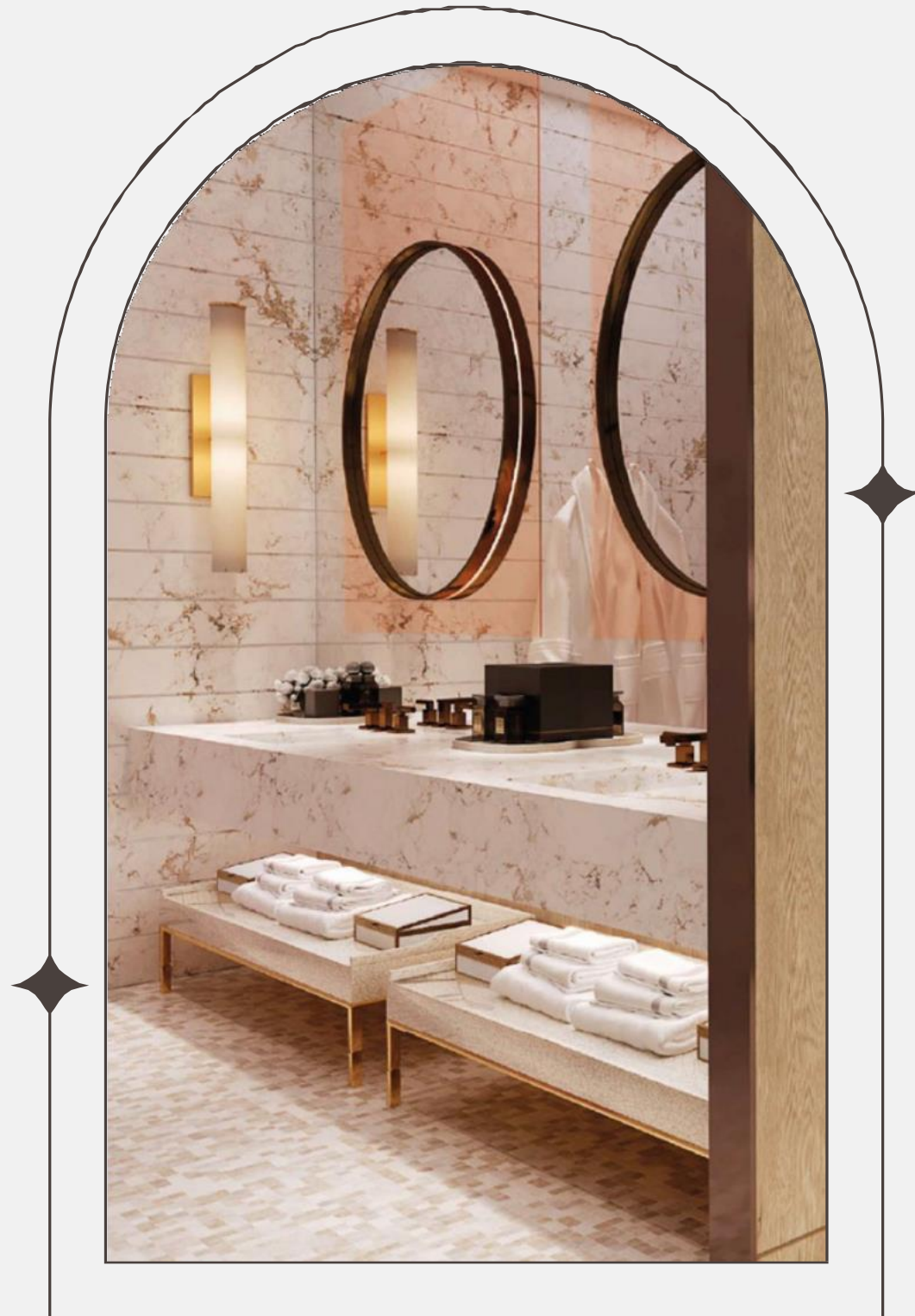
To create innovative and sustainable spaces that promote happiness and well-being.

In pursuit of our vision, we are committed to embracing the latest in construction technologies and minimizing the environmental impact of our business operations. Our aspiration to create sustainable spaces that change real estate for the better aims to prioritize happiness and well-being.

## ■ Mission

To become one of the most admired real estate companies in the Middle East region.

We want our brand to become a byword for innovation. We will earn the trust of our customers by exceeding their expectations. We want to be known as a company that pushes boundaries in all aspects of business operations.



# GARY GREENE DESIGN



Interior Design



ARCHITECTURE

INTERIOR DESIGN

MASTER PLANNING

# WHO THEY ARE



A global design studio 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 from over one million square meters and US\$1 billion.

OFFICE

HOTELS

RESIDENTIAL

RESORTS

RETAIL

# 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.



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.





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

Sufouh Beach

🚗 10 mins

Dubai Internet and Media City

🚗 5 mins

Dubai Marina

🚗 7 mins

American University of Dubai

🚗 5 mins

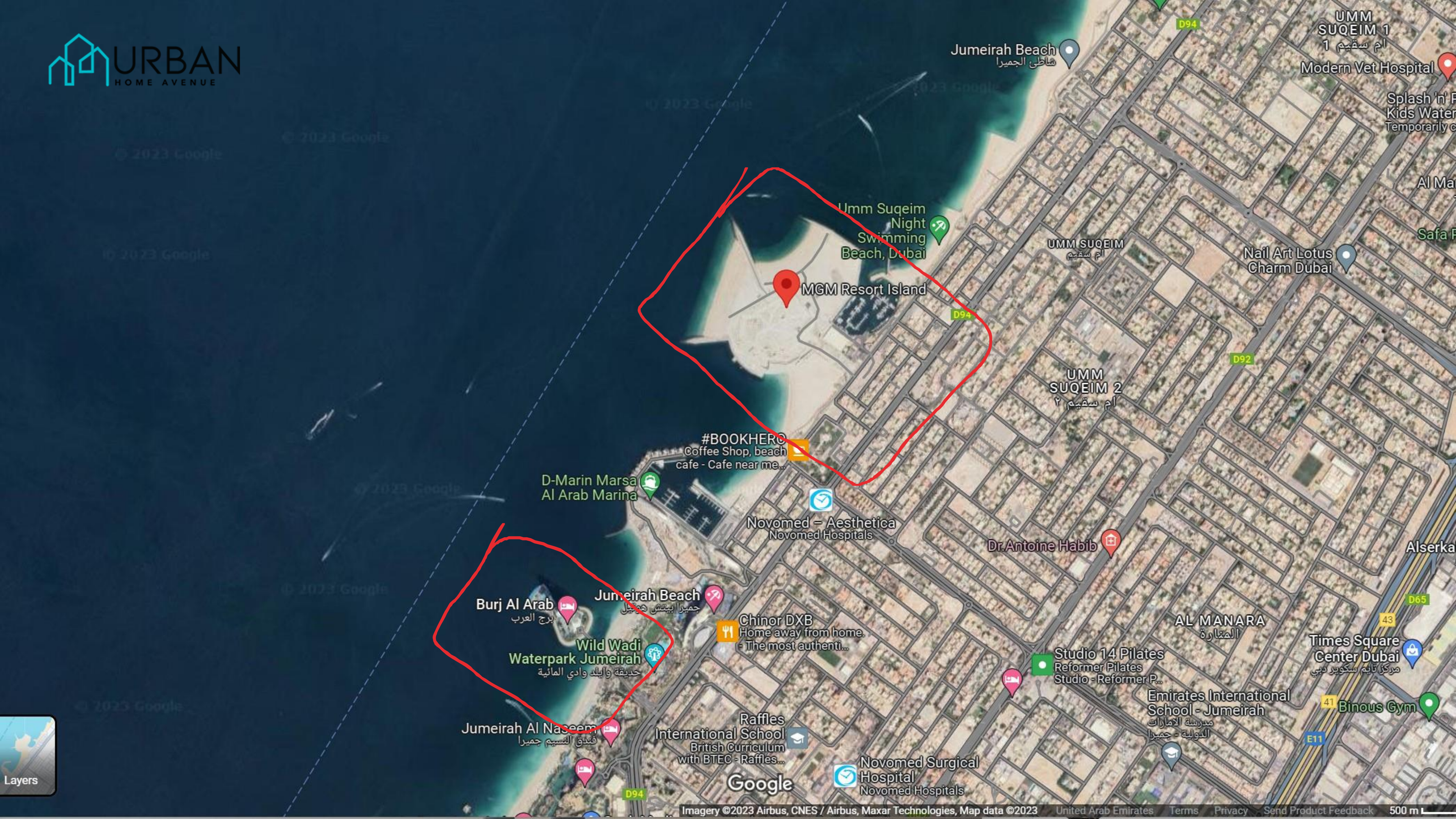
Dubai Mall

🚗 15 mins

Dubai International Airport

🚗 25 mins





Jumeirah Beach  
شاطئ الجميرا

UMM SUQEIM 1  
أم سقيم 1

Modern Vet Hospital

Splash 'n' F  
Kids Water  
Temporarily c

Umm Suqeim  
Night  
Swimming  
Beach, Dubai

UMM SUQEIM  
أم سقيم

Nail Art Lotus  
Charm Dubai

MGM Resort Island

UMM SUQEIM 2  
أم سقيم ٢

#BOOKHERO  
Coffee Shop, beach  
cafe - Cafe near me...

D-Marin Marsa  
Al Arab Marina

Novomed - Aesthetica  
Novomed Hospitals

Dr. Antoine Habib

Burj Al Arab  
برج العرب

Jumeirah Beach  
جميرا بيتش هوميل

Wild Wadi  
Waterpark Jumeirah  
حديقة والبلد وادي المائية

Chinor DXB  
Home away from home.  
- The most authenti...

AL MANARA  
المتنارة

Studio 14 Pilates  
Reformer Pilates  
Studio - Reformer P...

Times Square  
Center Dubai  
مركز تايم سكوير دبي

Jumeirah Al Naseem  
فندق النسيم جميرا

Raffles  
International School  
British Curriculum  
with BTEC - Raffles...

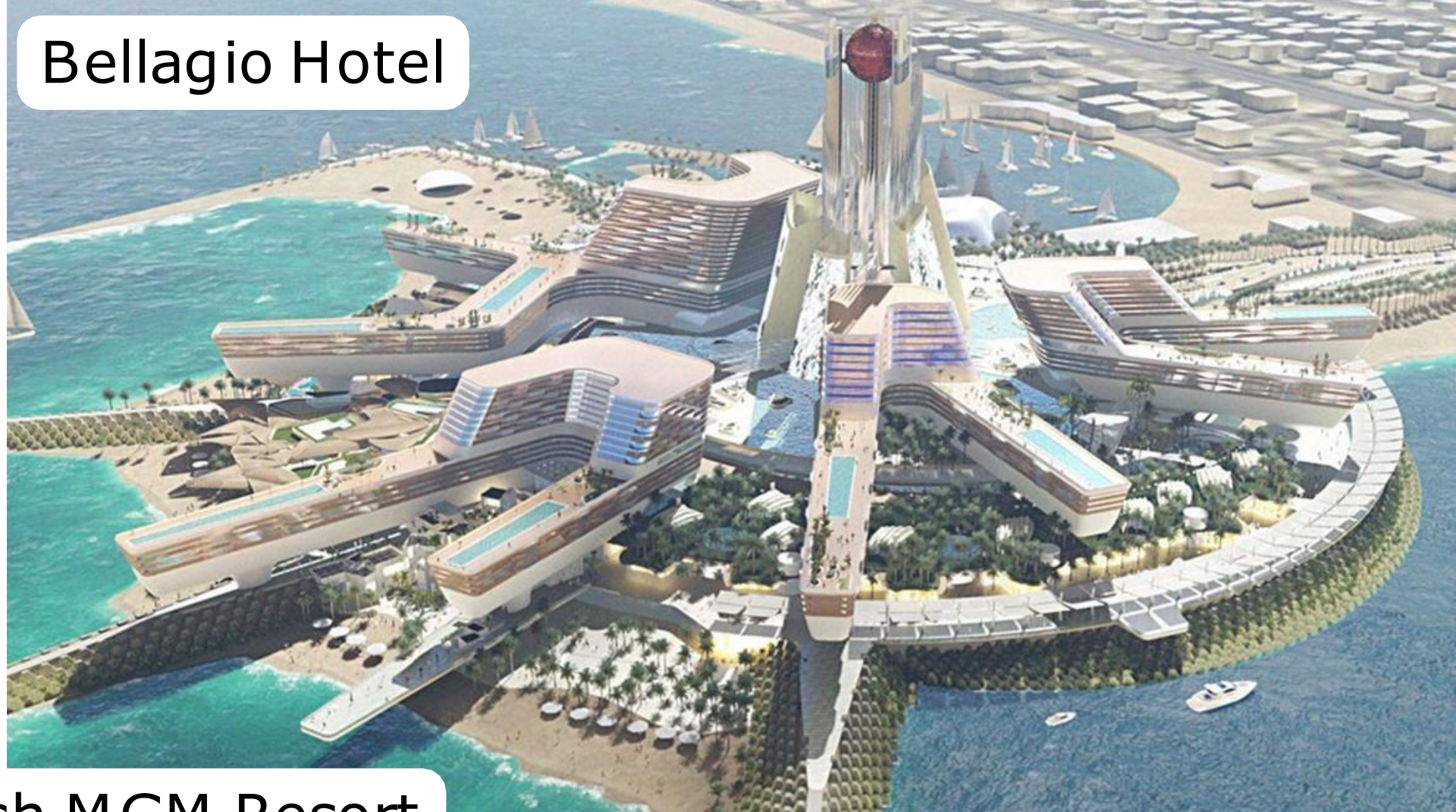
Novomed Surgical  
Hospital  
Novomed Hospitals

Emirates International  
School - Jumeirah  
مدرسة الامارات  
الدولية - جميرا

Binous Gym



Aria Hotel



Bellagio Hotel



Jumeirah Beach MGM Resort

MGM Hotel

# 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.





# 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.

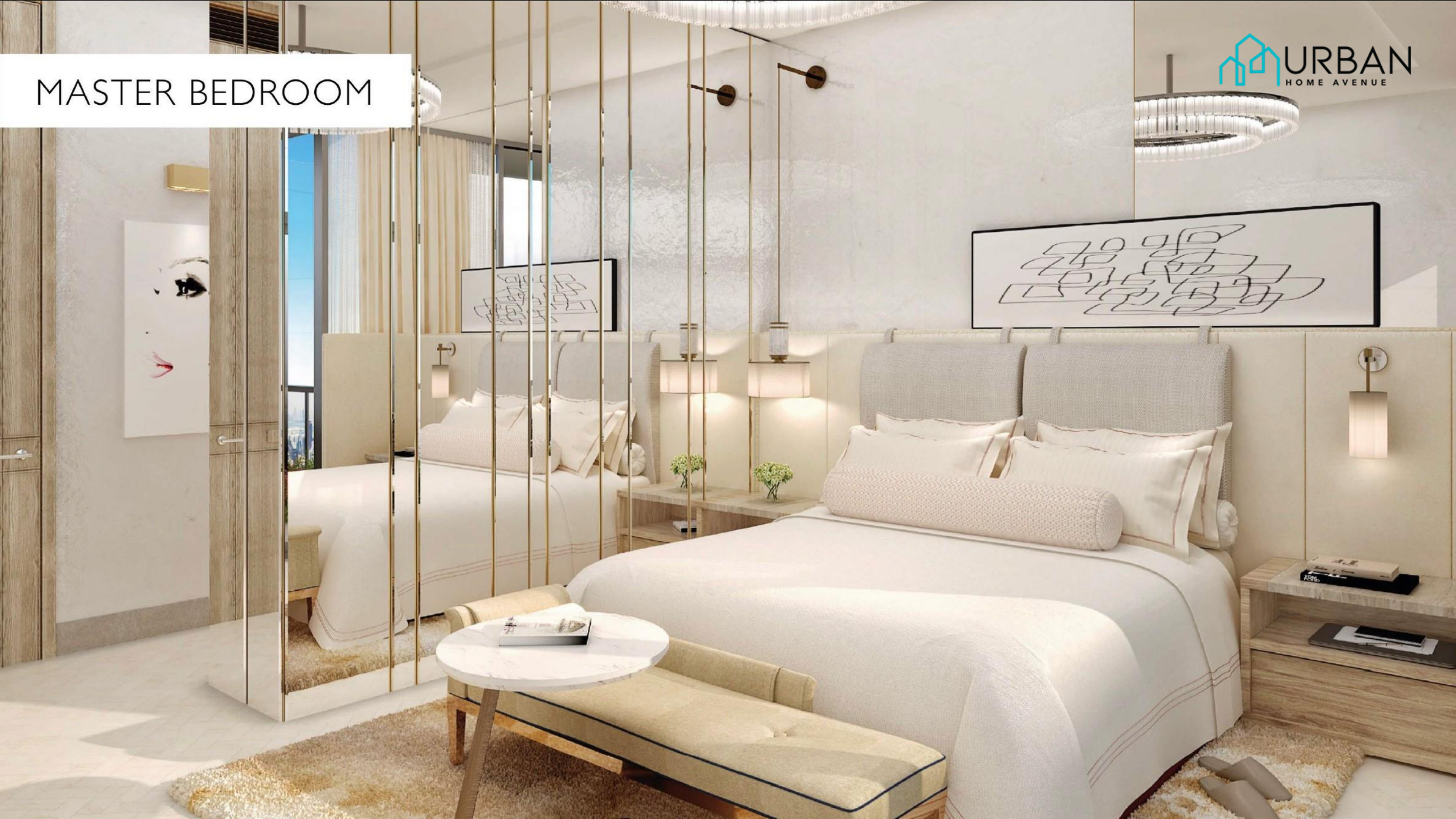
Enrich yourself in the exclusive easement based in the immense space of your residence while doubtlessly being engulfed in unmatched interiors.



# 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.

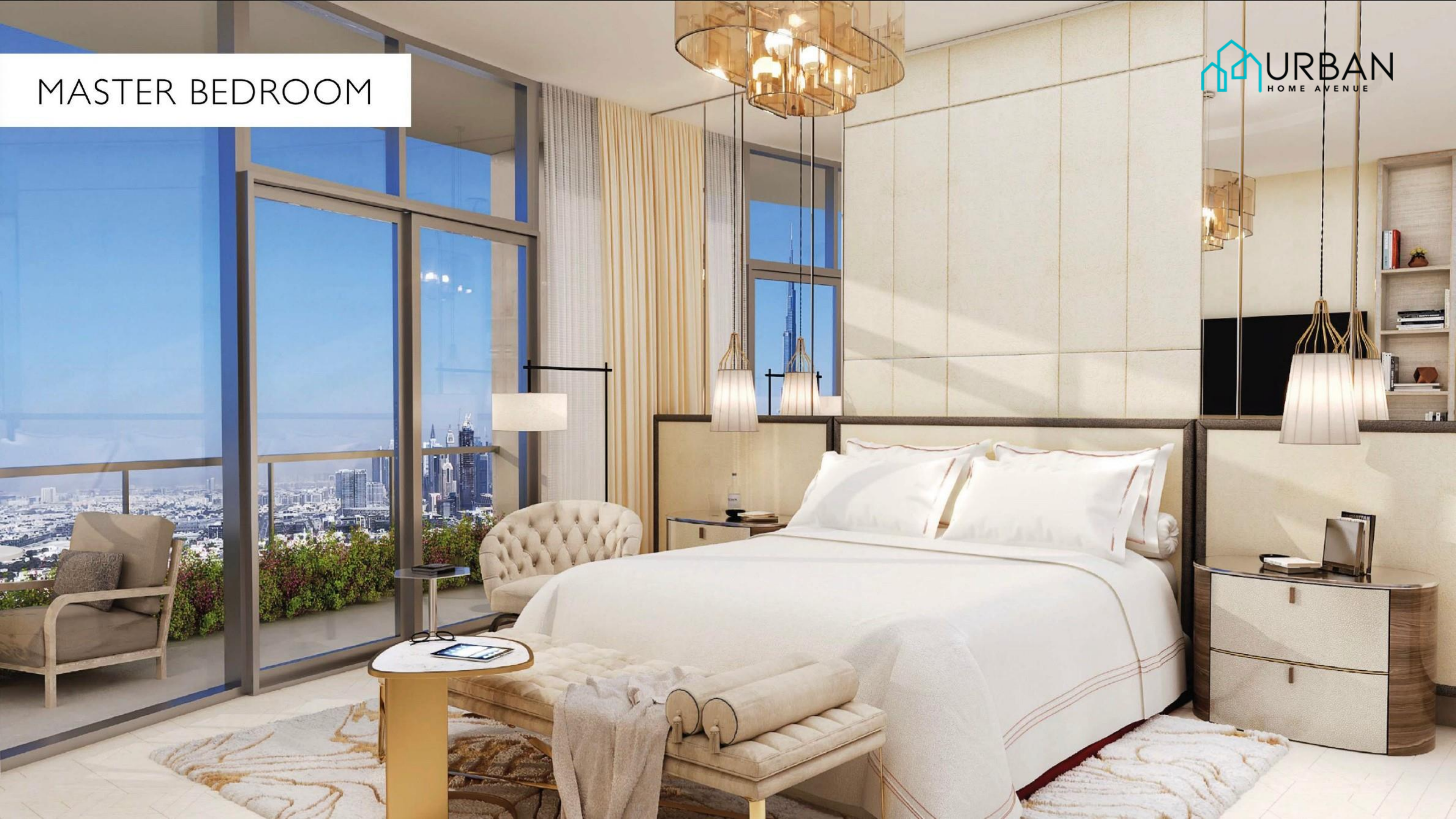


# LIVING ROOM

 **URBAN**  
HOME AVENUE



# MASTER BEDROOM



# MASTER BEDROOM





# 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.



# 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



# ZEN GARDEN



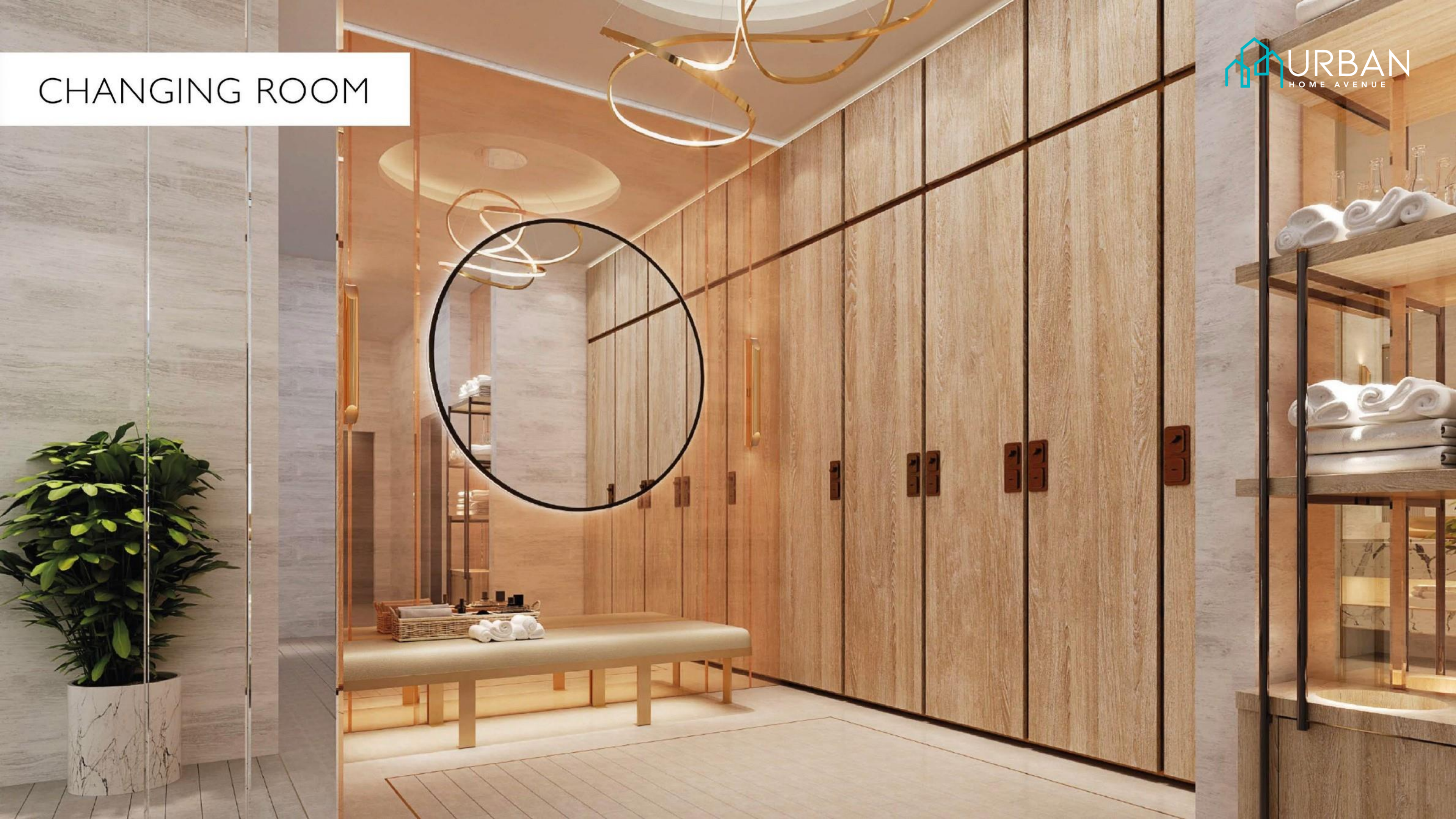




# HEALTH CLUB



# CHANGING ROOM



# SWIMMING POOL







# PAYMENT PLAN



## Signature Collection

### **1bed from:**

604- 820 sqft @ 2M

### **2 beds from:**

1,035 - 1327 sqft @ 2.73M

## Atmosphere Collection

### **2 bed from:**

973 sqft @ 4.4M

### **3 bed from:**

2,733 - 2747 sqft Starting @ 10.9M

**10%**

ON RESERVATION

**10%**

AFTER SIGNING SPA

**5%**

AFTER THREE MONTHS

**5%**

AFTER SIX MONTHS

**5%**

AFTER NINE MONTHS

**10%**

AFTER 12 MONTHS

**15%**

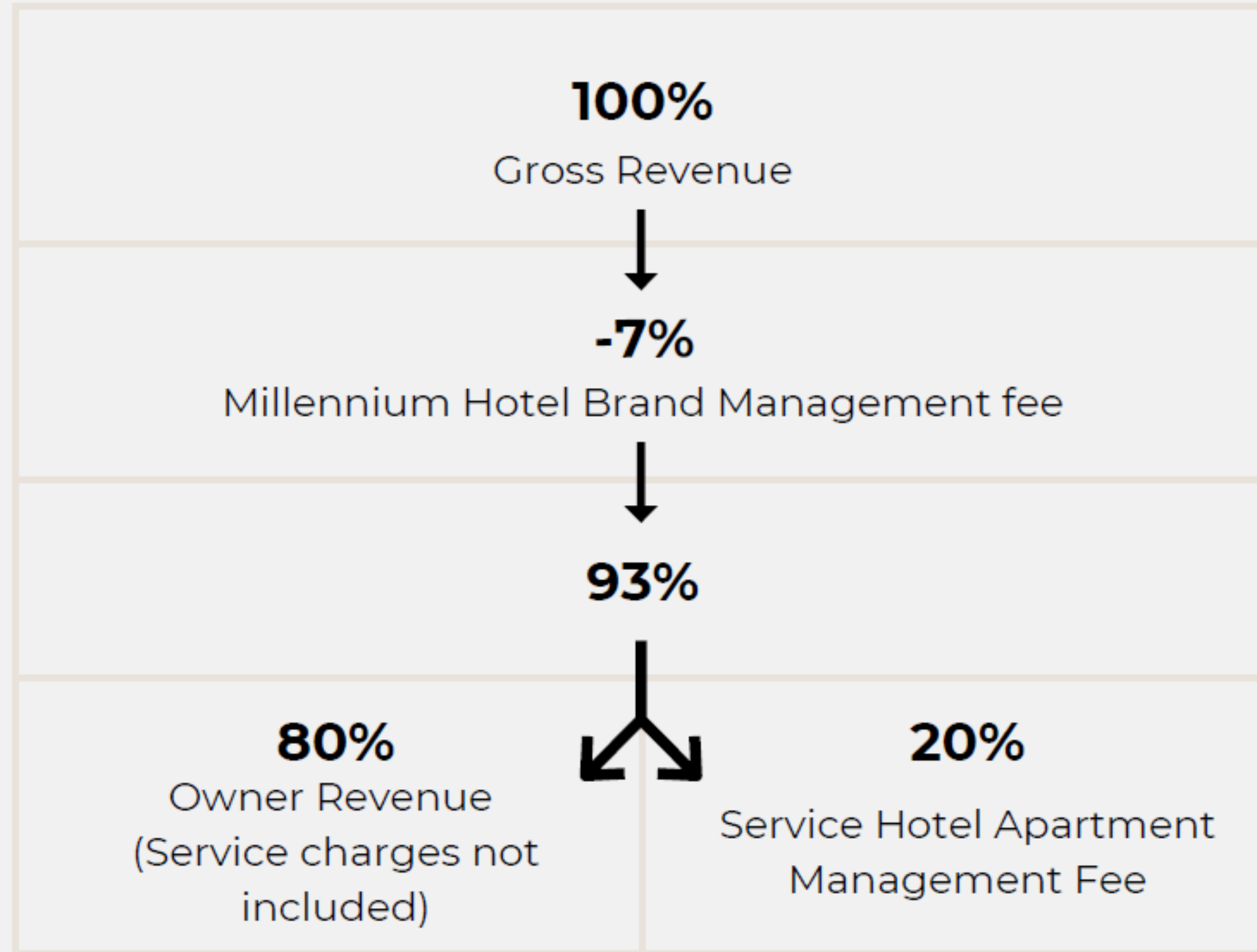
ON HANDOVER  
(Q2 2025)

**40%**

THREE YEAR PHPP  
PAYABLE EVERY SIX  
MONTHS

\* 4% + AED 2,000 ADMIN FEE PAYABLE ON RESERVATION  
SC:24-26 AED

# RENTAL POOL REVENUE



\*For illustration purposes only





GRACIAS POR  
ELEGIRNOS

**Urban Home Avenue**

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