THE BILTMORE

RESIDENCES SUFOUH

A CITY OF
EXCELLENCE
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A GRAND
WELCOME
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UNRIVALLED COMFORT PAGE 34

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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.

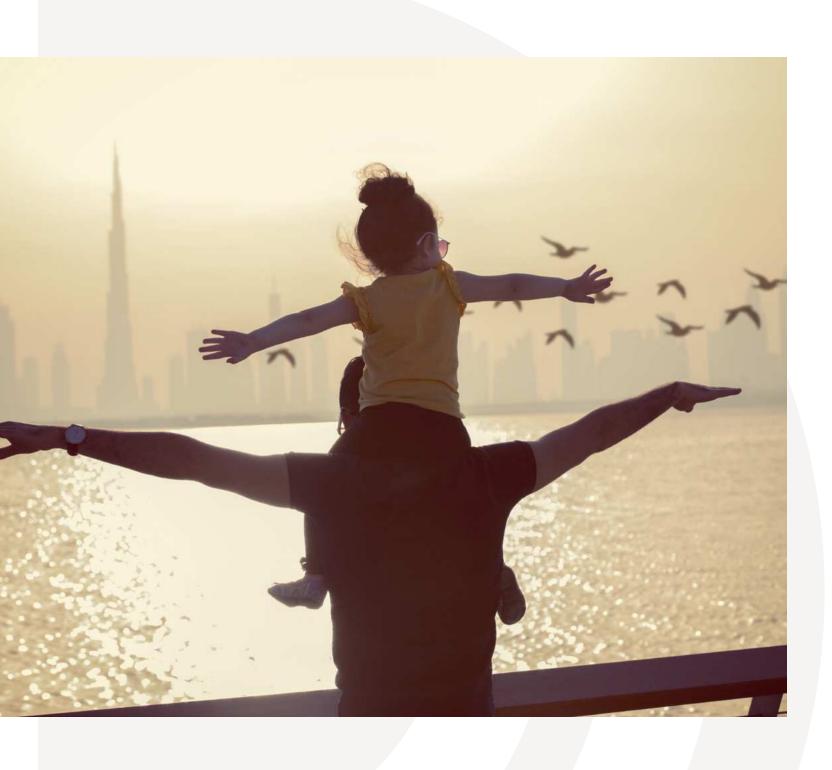
Whether you're exploring bustling souks or world-class landmarks, Dubai offers an experience that's both vibrant and unforgettable.

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.



Dubai sees the effort lifestyle, earning it a refor investment and lives

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

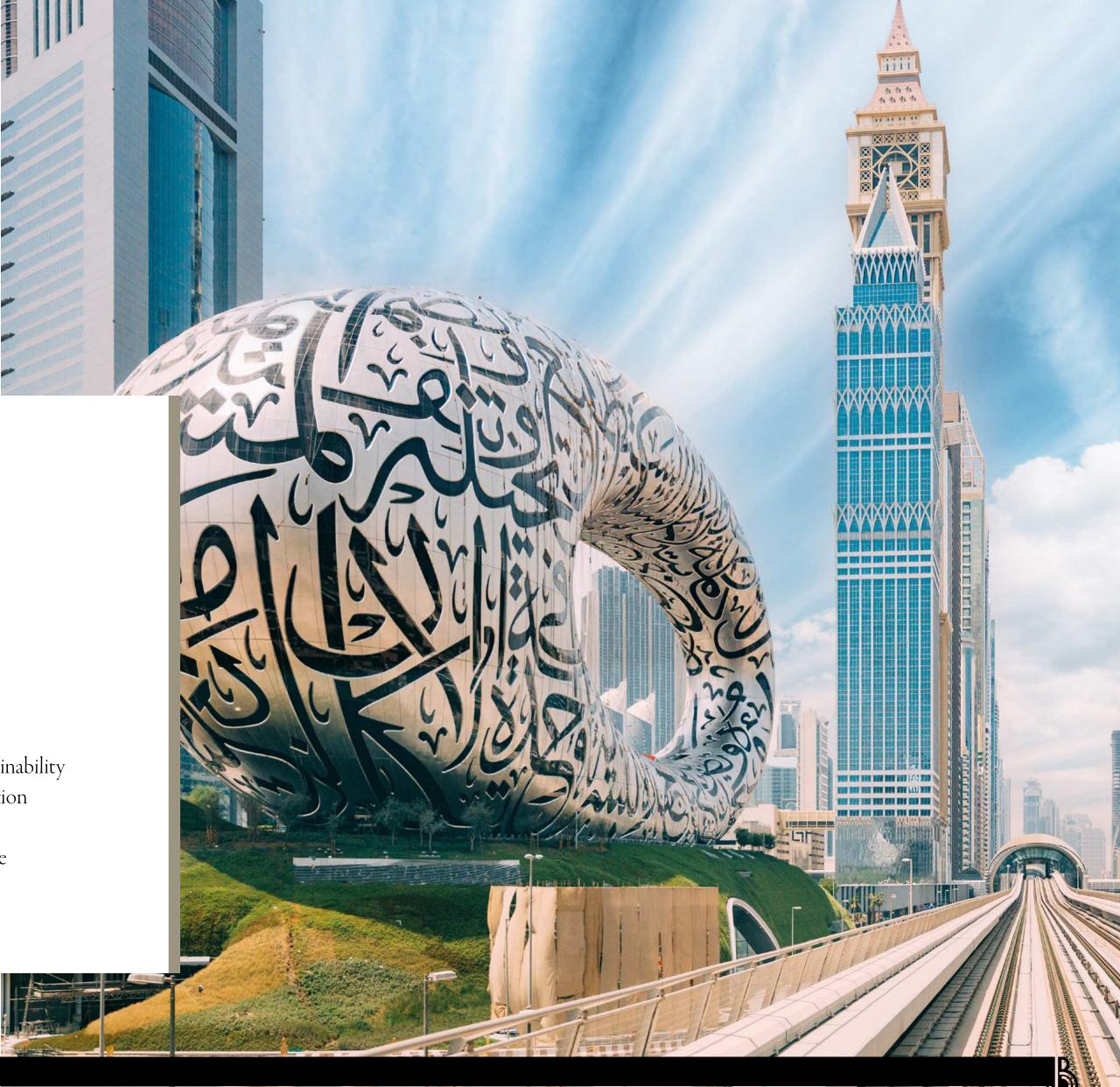


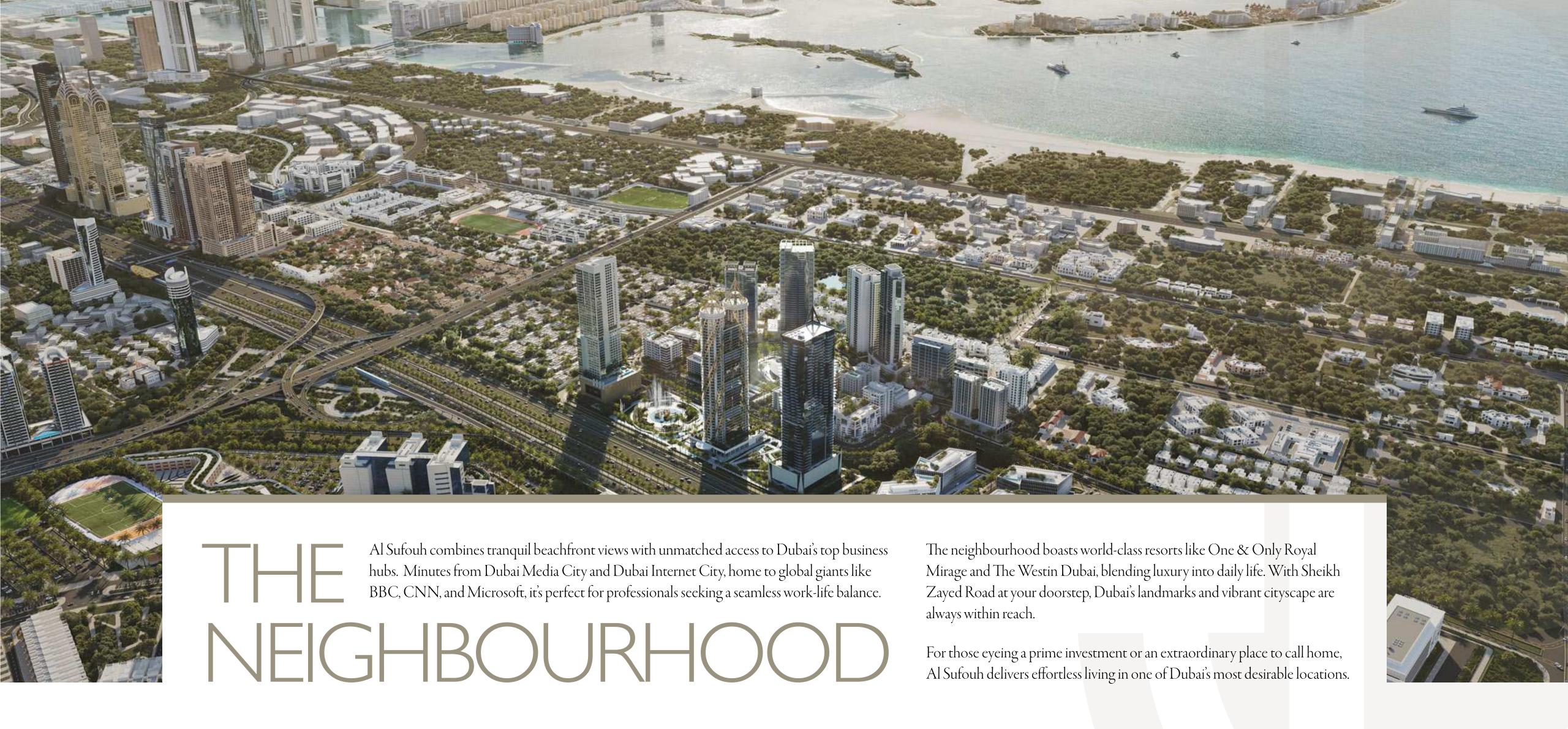
FINANCIAL FACTORS

- 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





5 - 10 MINS 25 - 30 MINS 1 Dubai Internet City 11 Al Maktoum International Airport 2 Media City 12 Downtown Dubai 3 American University in Dubai 13 Dubai Mall 4 Nakheel Mall 14 Dubai International Airport THE BILTMORE RESIDENCES SUFOUH 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



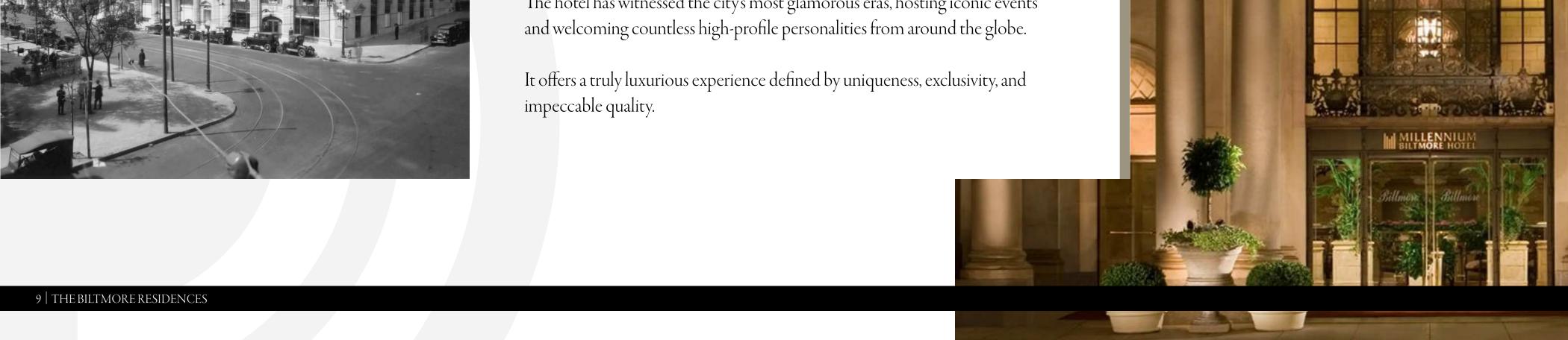


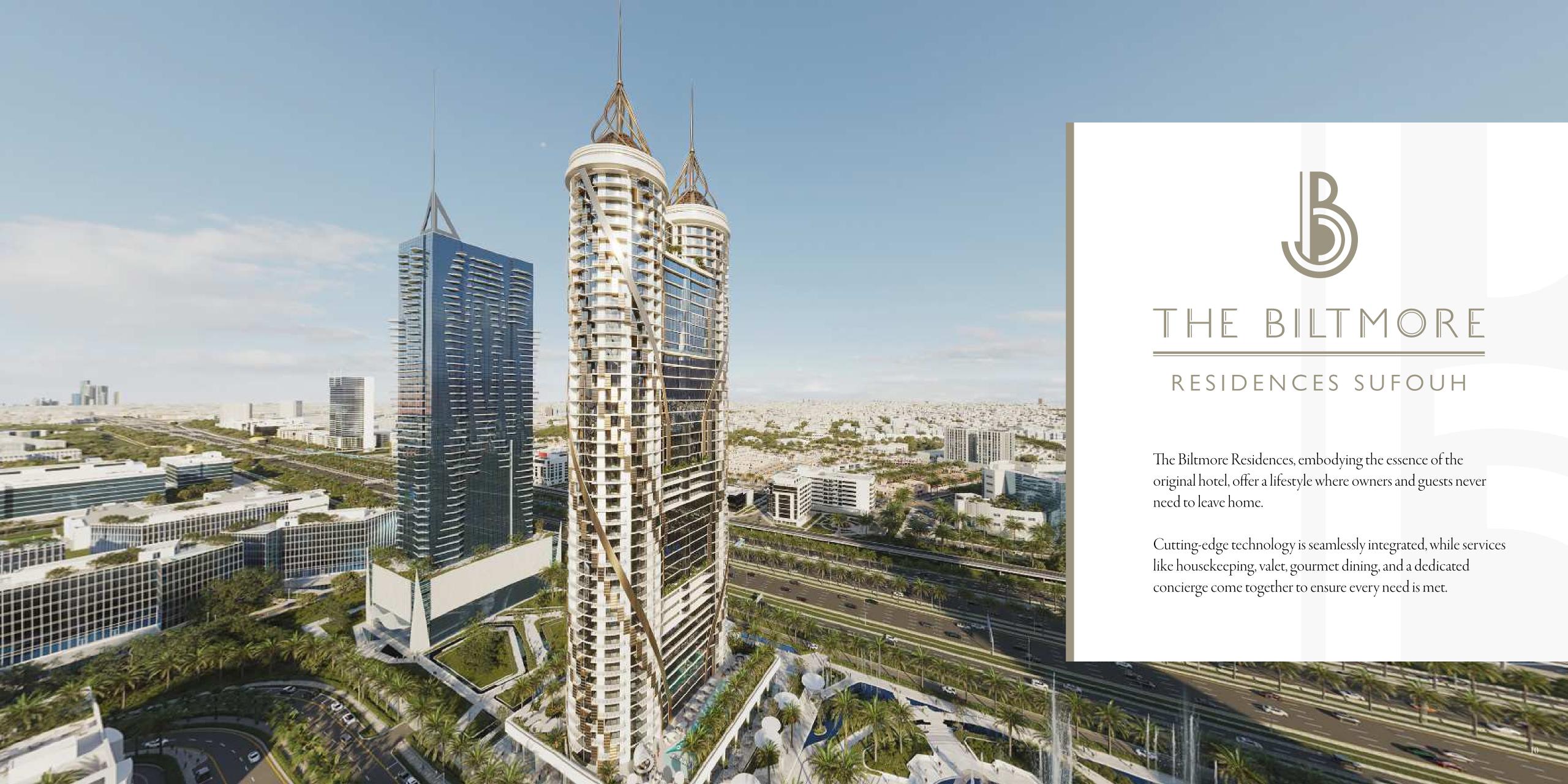
THE LEGACY

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





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.



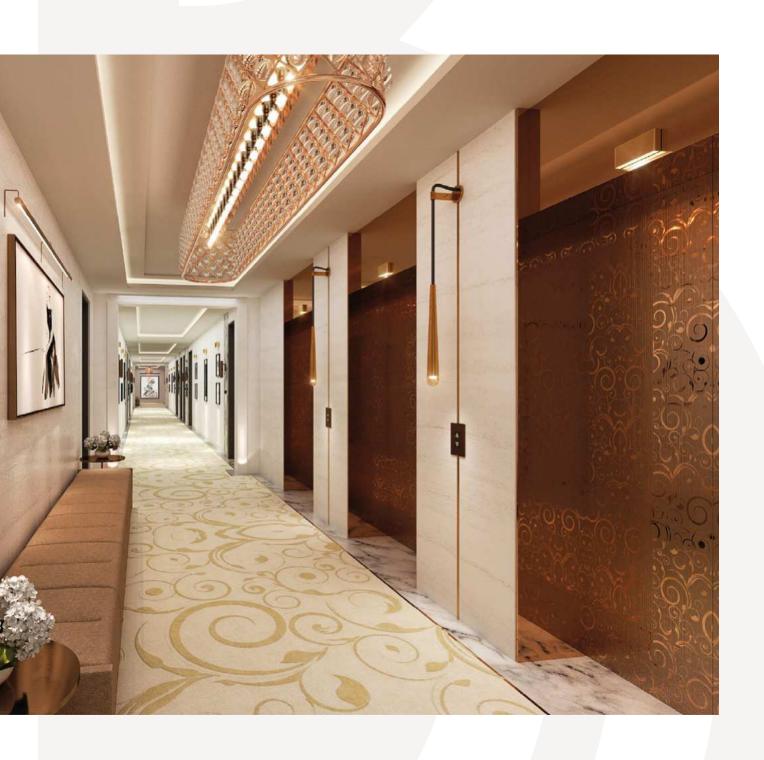








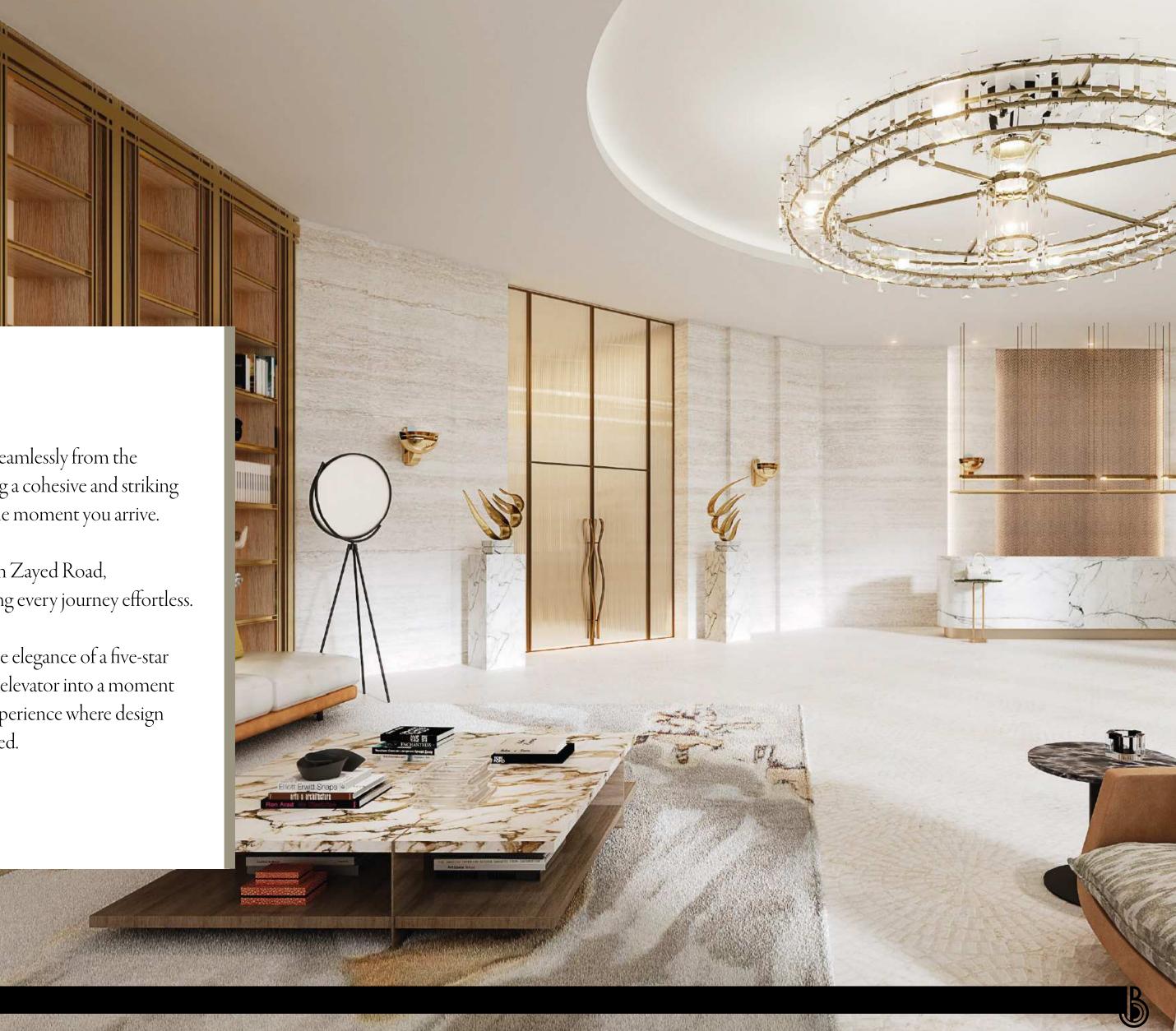
THE LOBY



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.

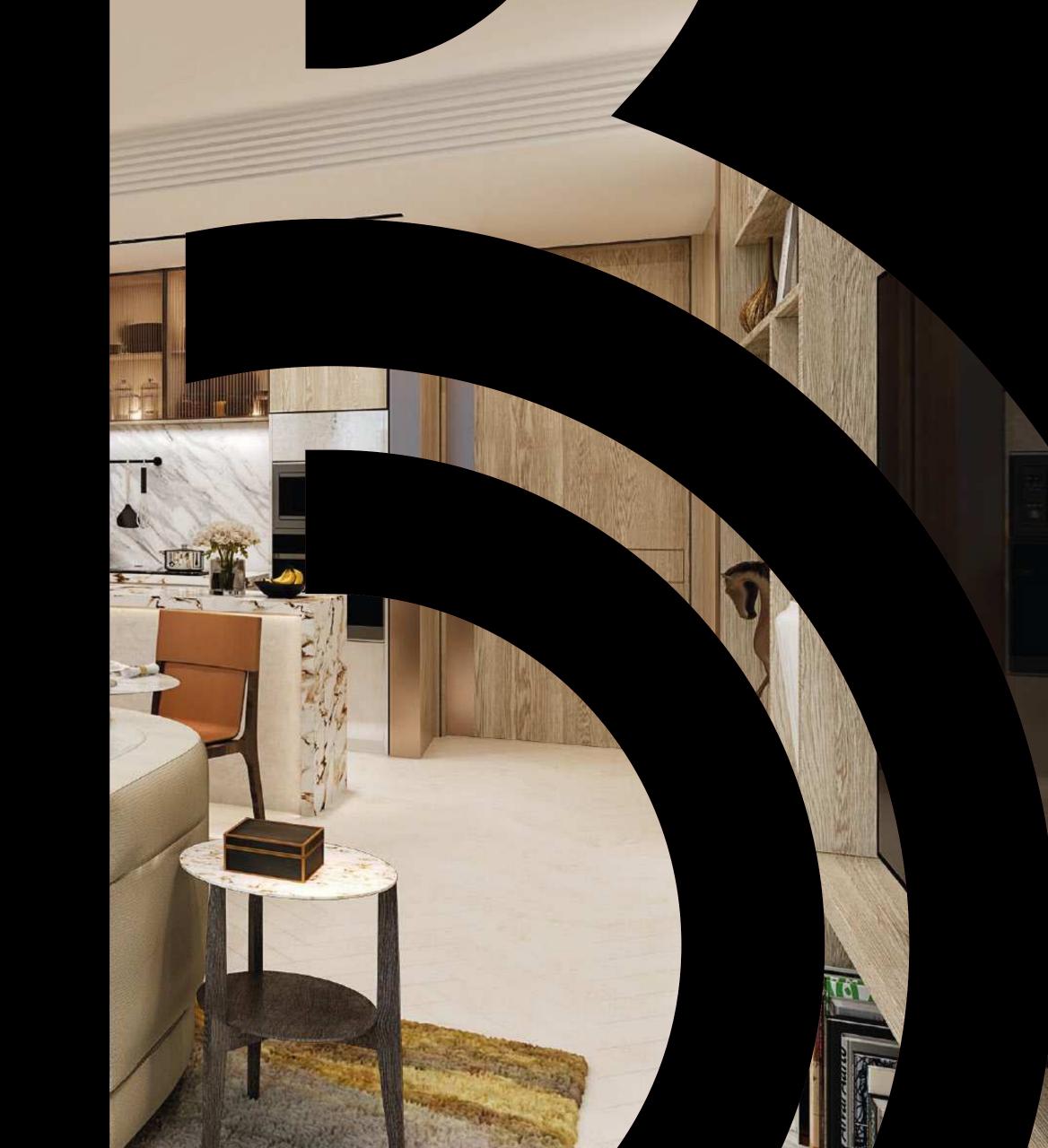
With direct access to and from Sheikh Zayed Road, convenience meets refinement, making every journey effortless.

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





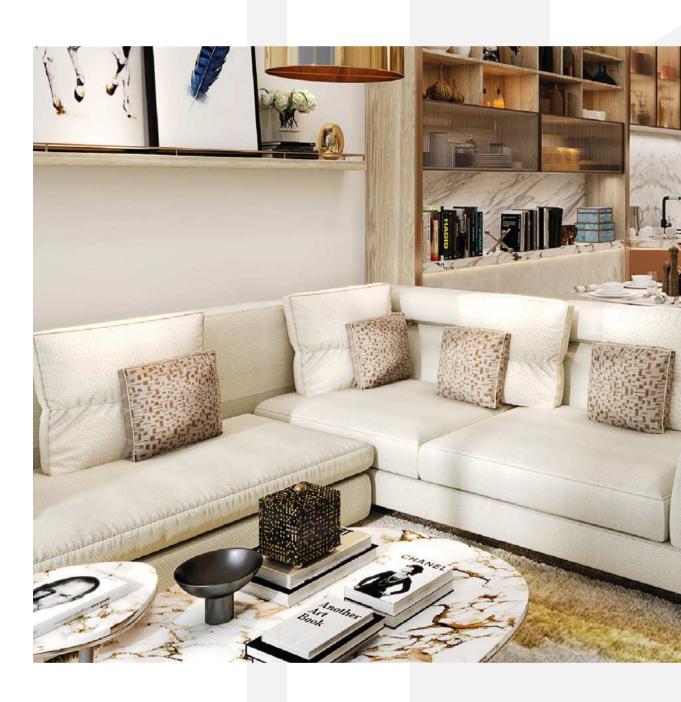


APARTMENTS

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.











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 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

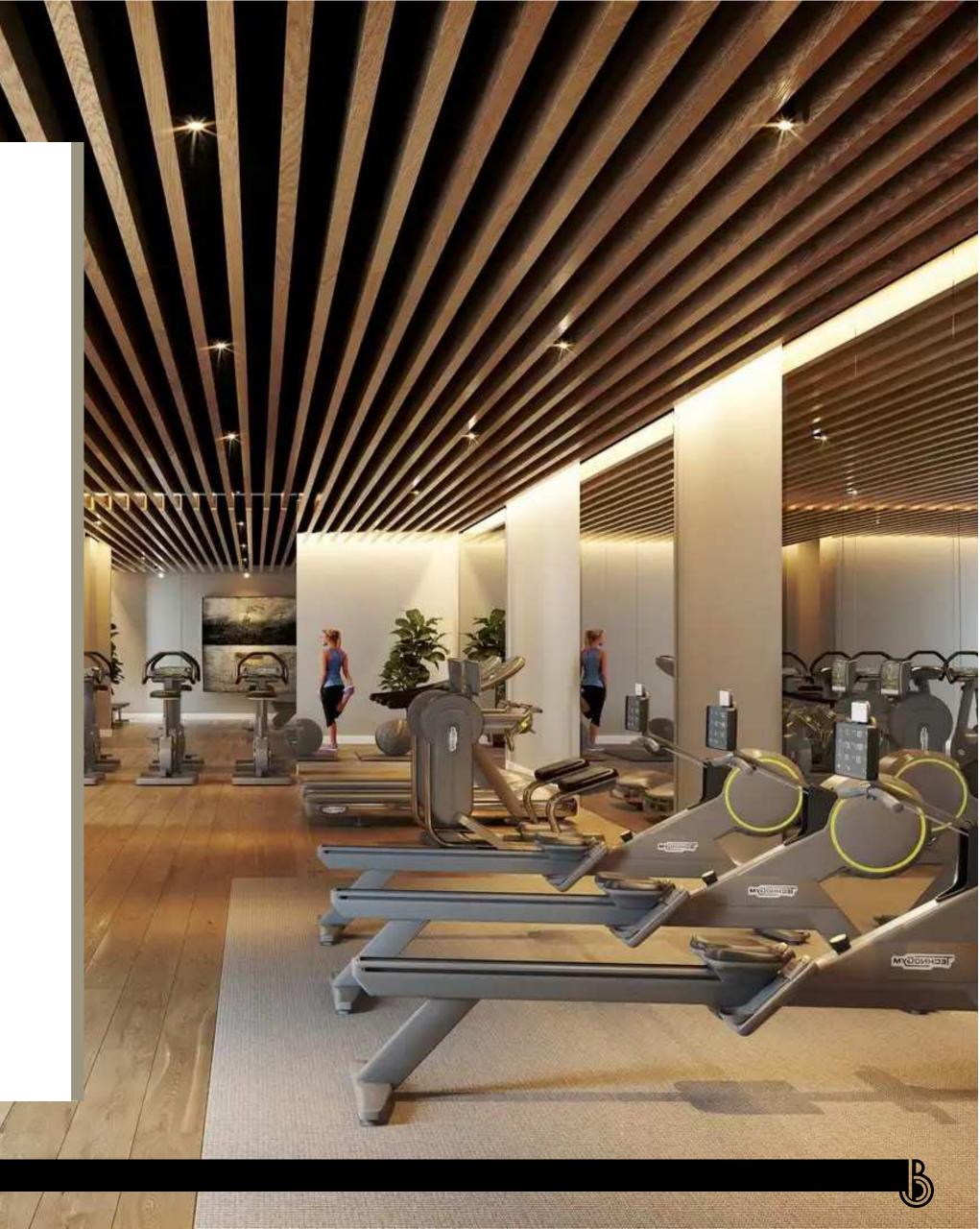
- Concierge services
- BBQ area
- Retail outlets

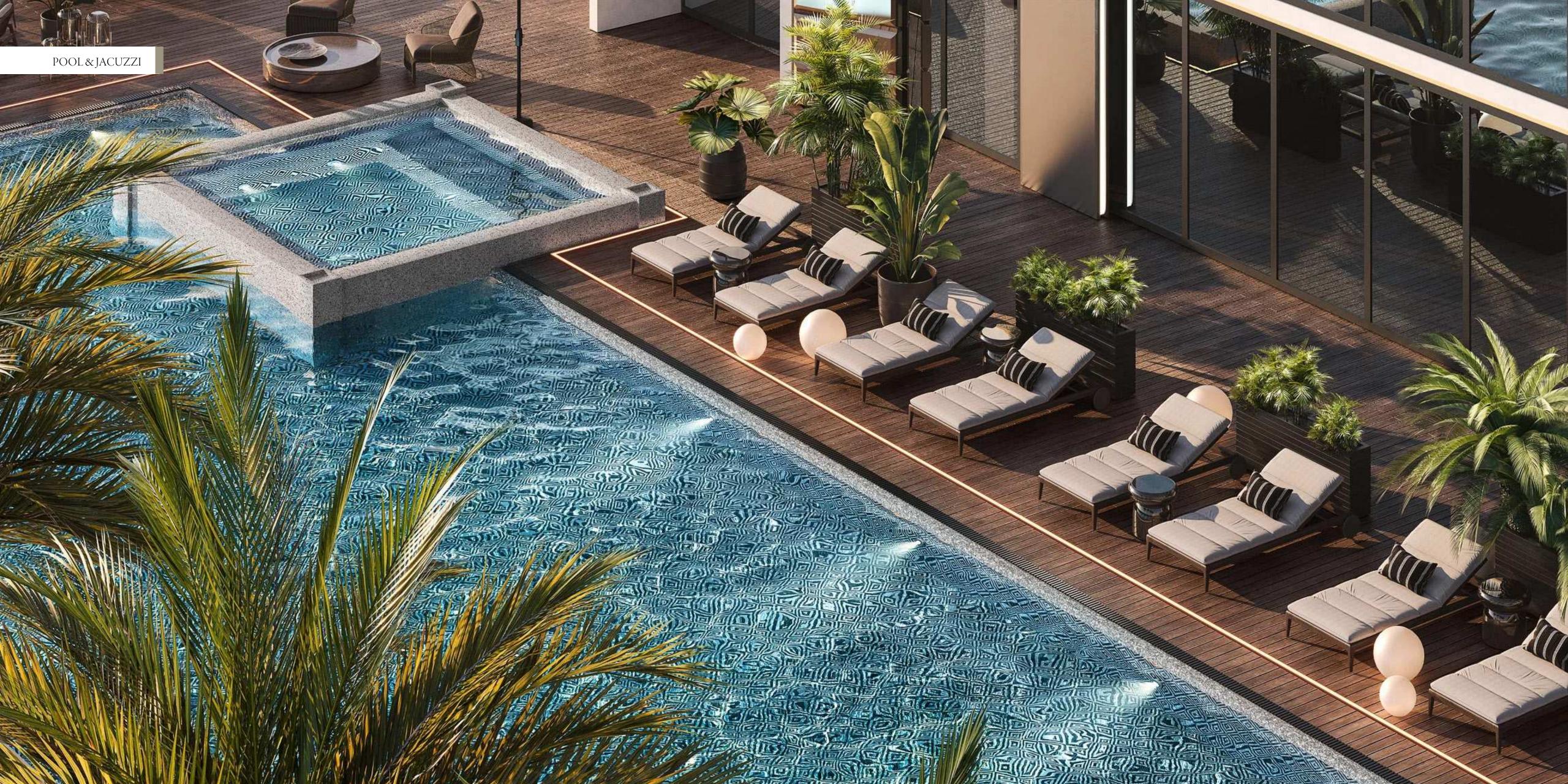
SPORTS & RECREATION

- Padel court
- Tennis court

ON-DEMAND

- Housekeeping
- Gourmet dining
- Valet











THE FINER DETAILS



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

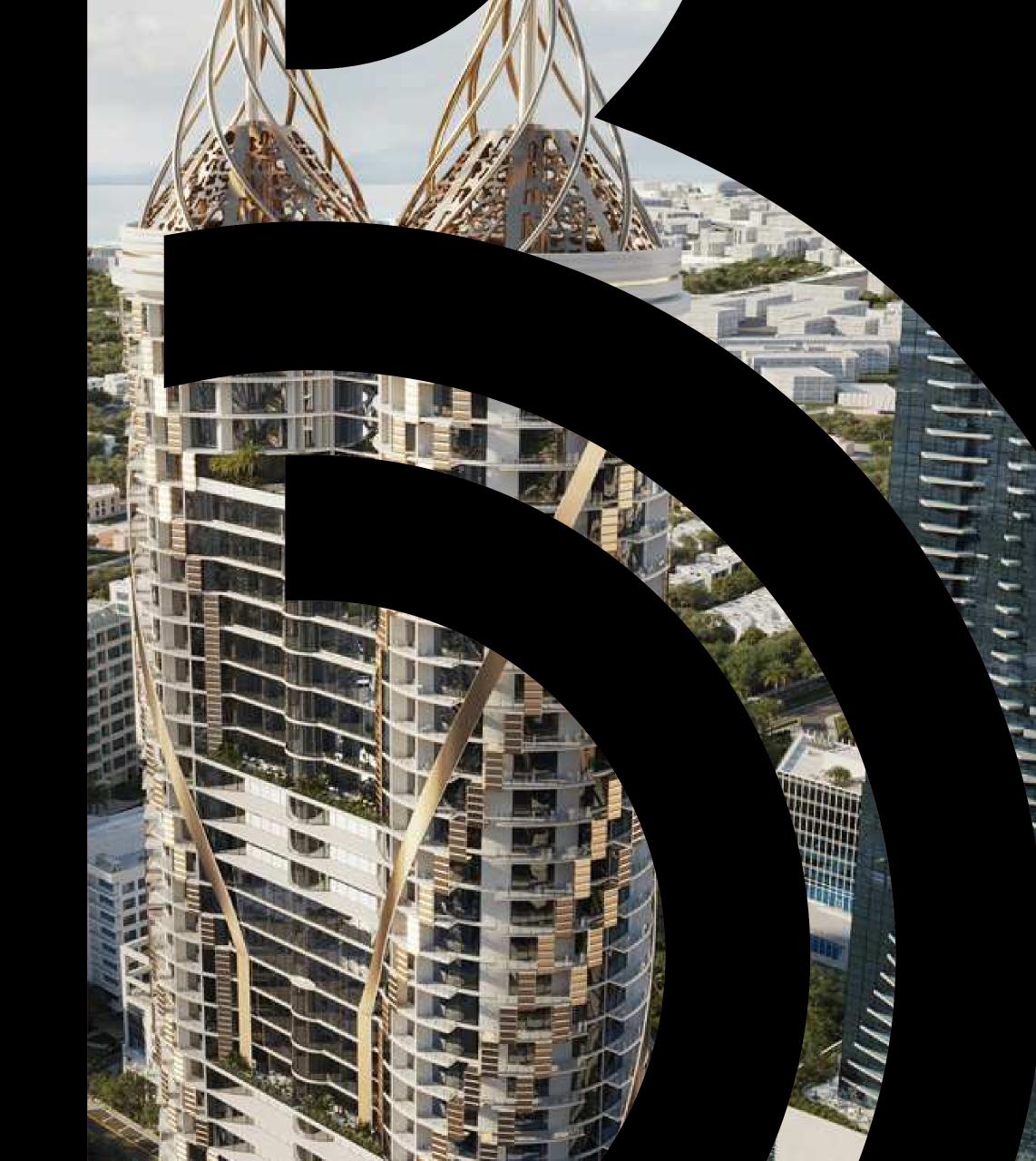
Q4 2025



ABOUTTHE DEVELOPER









10+

15

25+

YEARS OF EXPERIENCE

PROJECTS COMPLETED 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 RESIDENCES SUFOUH

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