



# EDEN HOUSE

DUBAI HILLS

A DEVELOPMENT BY H&H





A FEELING OF  
BELONGING



Eden House is more than just a place to call home; it's an embodiment of a community-driven lifestyle where residents experience the highest standards of style, comfort, amenities and hospitality. At Eden House, we create vibrant communities where lifelong friendships flourish and a sense of belonging is felt from the moment you arrive.







# Elegant design in a beautiful setting

Eden House Dubai Hills represents the latest evolution of the Eden House brand, transitioning from urban high-rises to a master plan community that harmonizes modern living with natural beauty.

This stunning new development features luxurious villas available for sale, as well as contemporary apartments and elegant townhouses for rent, all set amid lush greenery in one of Dubai's newest neighborhoods. Located just moments away from Dubai Hills Park, Dubai Hills Mall, and world-class golf courses, Eden House Dubai Hills offers residents a perfect blend of urban convenience, serene tranquility and privacy. The community's design and verdant landscaping create a safe, walkable environment with a strong aesthetic appeal, inviting you to experience a new level of refined living where you truly belong.

A photograph of a wall with a shadow and gravel at the bottom. The wall is light-colored and textured. A dark shadow of a plant or tree is cast onto the wall from the left. The bottom of the image shows a layer of light-colored gravel. The word "LOCATION" is written in white capital letters across the center of the image.

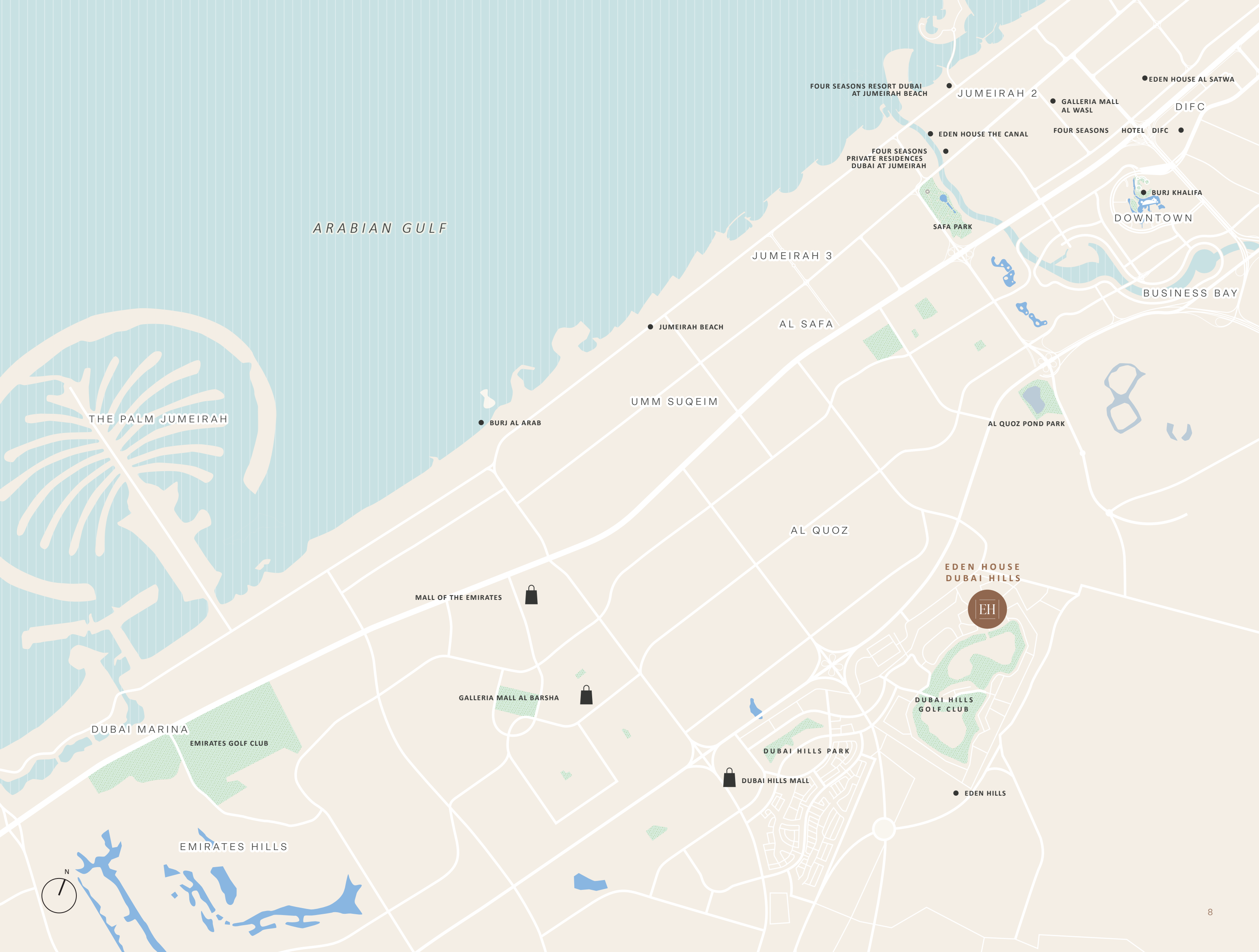
LOCATION

# The perfect location in Dubai Hills

Eden House Dubai Hills is ideally located; surrounded by lush trees and quiet landscaped gardens, it's within easy reach of Dubai's major attractions. It's this balance between urban buzz and peaceful tranquility that makes this caring community so appealing to families and those who love an active lifestyle amid nature.

Dubai Hills Mall, only moments away, is one of the city's newest shopping centers, with more than 200 fashion brands as well as a wide range of cafes, restaurants and leisure activities. The city's largest retreat and home to adventure playgrounds and sports facilities, Dubai Hills Park, is also close by. King's College Hospital and some of the city's finest schools are within easy reach, including GEMS Academy.





ARABIAN GULF

THE PALM JUMEIRAH

DUBAI MARINA

EMIRATES GOLF CLUB

EMIRATES HILLS

MALL OF THE EMIRATES

GALLERIA MALL AL BARSHA

UMM SUQEIM

JUMEIRAH 3

AL SAFA

AL QUOZ

DUBAI HILLS PARK

DUBAI HILLS MALL

DUBAI HILLS  
GOLF CLUB

EDEN HILLS

EDEN HOUSE  
DUBAI HILLS

EH

FOUR SEASONS RESORT DUBAI  
AT JUMEIRAH BEACH

JUMEIRAH 2

EDEN HOUSE THE CANAL

FOUR SEASONS  
PRIVATE RESIDENCES  
DUBAI AT JUMEIRAH

SAFA PARK

GALLERIA MALL  
AL WASL

FOUR SEASONS

HOTEL

DIFC

EDEN HOUSE AL SATWA

BURJ KHALIFA

DOWNTOWN

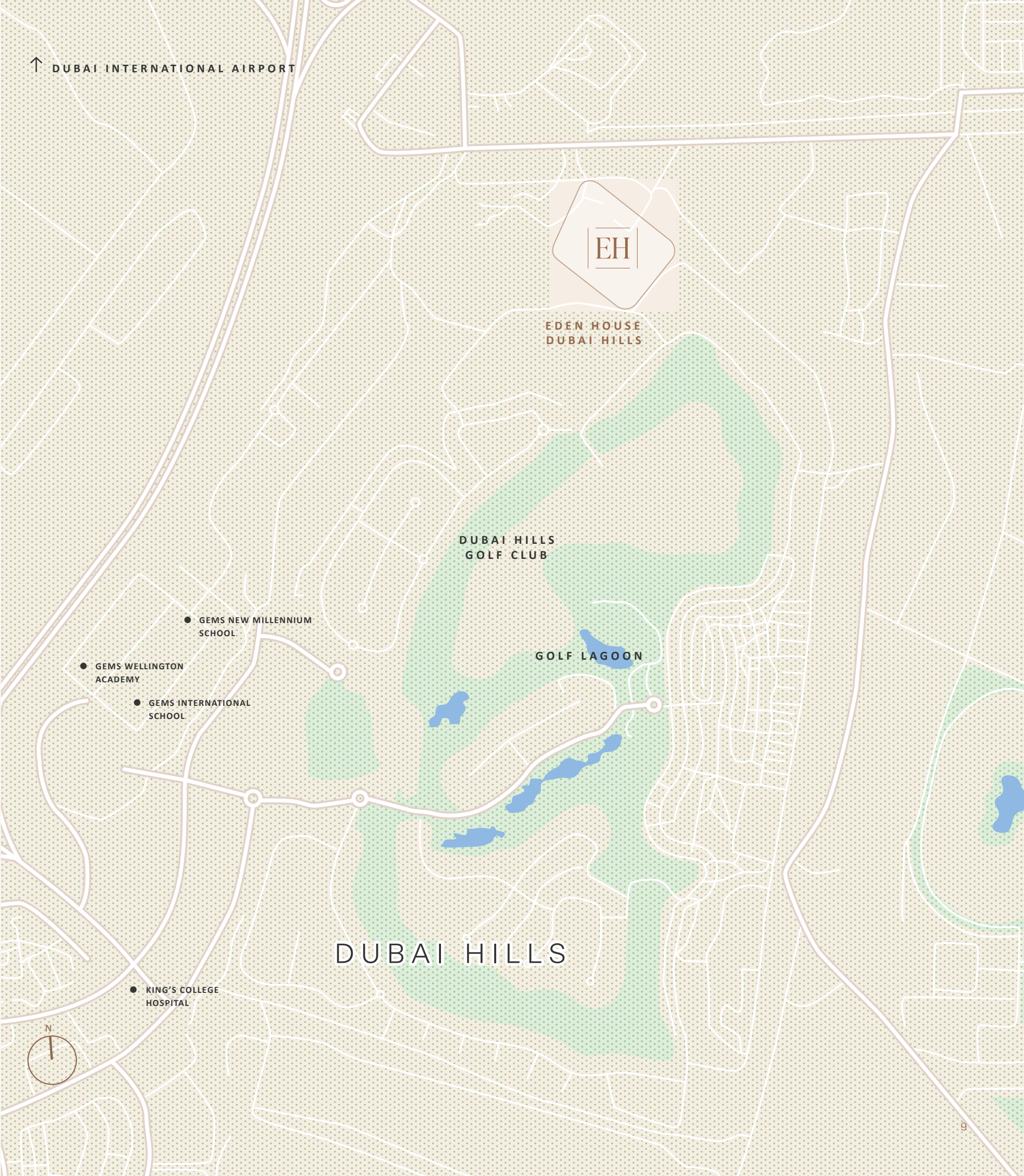
BUSINESS BAY

AL QUOZ POND PARK



TRAVEL TIMES

- 8 minutes to Dubai Hills Golf Club
- 11 minutes to Gems International School
- 11 minutes to King’s College Hospital
- 16 minutes to Dubai Hills Mall
- 23 minutes to Jumeirah Beach
- 25 minutes to Dubai Downtown
- 25 minutes to Dubai Marina
- 30 minutes to Dubai International Airport

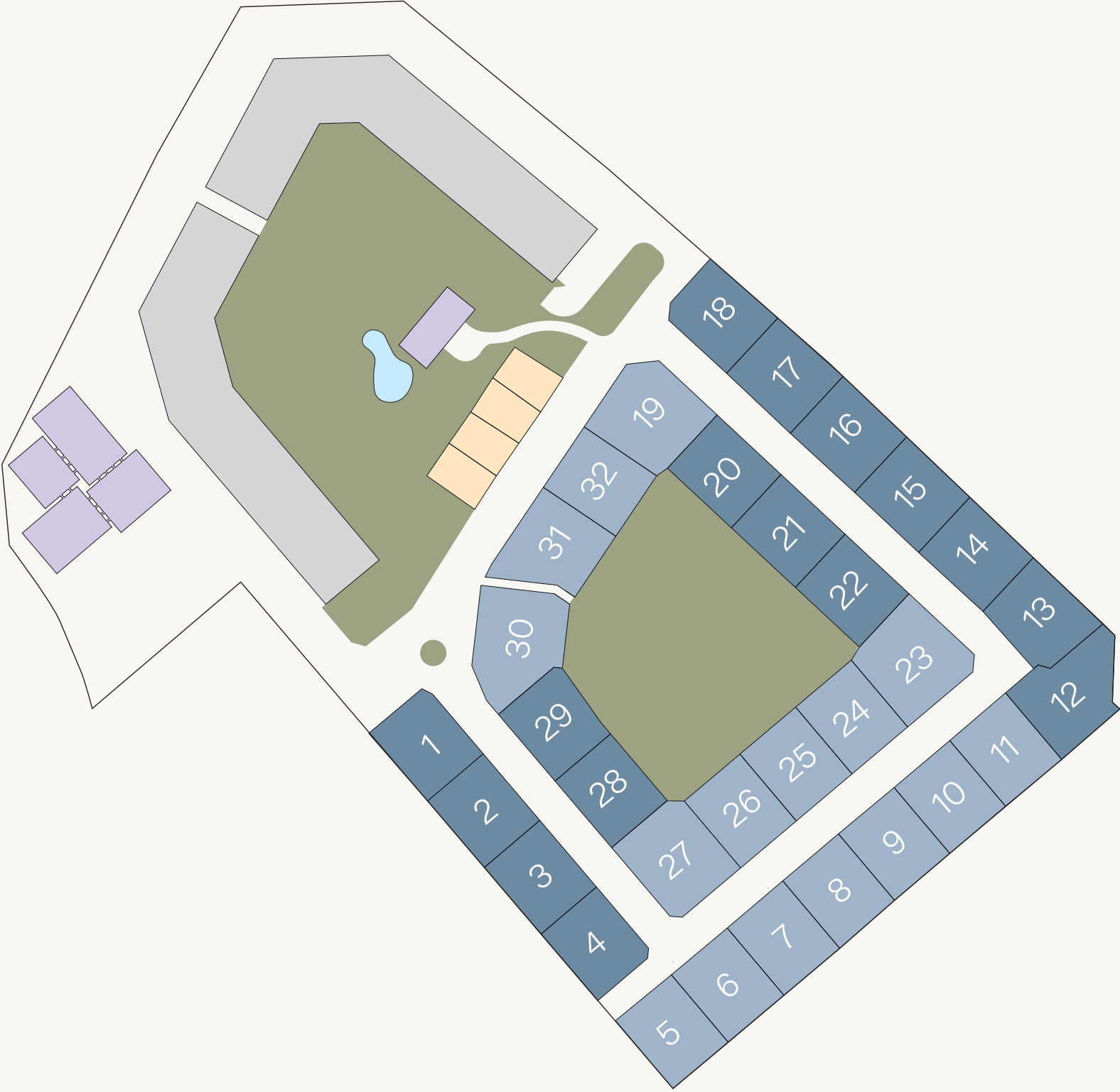




# A SANCTUARY CALLED HOME



- Villa Type A
- Villa Type B
- Townhouses
- Apartments
- Food & Beverage
- Recreational Space



# The Villas

Eden House Dubai Hills villas are built around a sense of community, with a perfect balance of privacy and shared experience. Available for sale, each contemporary villa is a sanctuary, with beautiful tactile materials and generous spaces designed by world-renowned architects, Hopkins; beyond lies a wealth of amenities waiting to be discovered and shared with fellow residents.







## VILLA EXTERIORS

*Grand designs in a green haven*

With a choice of two distinct designs, each of the 32 villas is a masterpiece of organic architecture. Grand in scale, with a harmonious balance of indoor-outdoor living, these refined homes are surrounded by greenery in a quiet setting with open views. Perfectly landscaped private gardens and terraces are integral to each design, featuring private swimming pools and spaces for year-round activities and moments of celebrations with friends and family.

Screened and shaded balconies, and in the villas, extensive lush gardens, emphasize the excellence of the designs. Each of these elements has been beautifully integrated with the finest natural materials to create a coherent design template across the entire development.





VILLA A













VILLA B











## VILLA INTERIORS

*A sense of space and place*

The interior design of each grand villa has been artfully curated to create moments of wonder everyday. From first arrival, the tactile elegance of materials such as marble and wood evoke feelings of welcome and hospitality. The latest home technology features throughout, with exquisitely designed kitchens and bathrooms. The seamless blend of form and function provides space and opportunity for every member of the family to relax and gather in celebration.





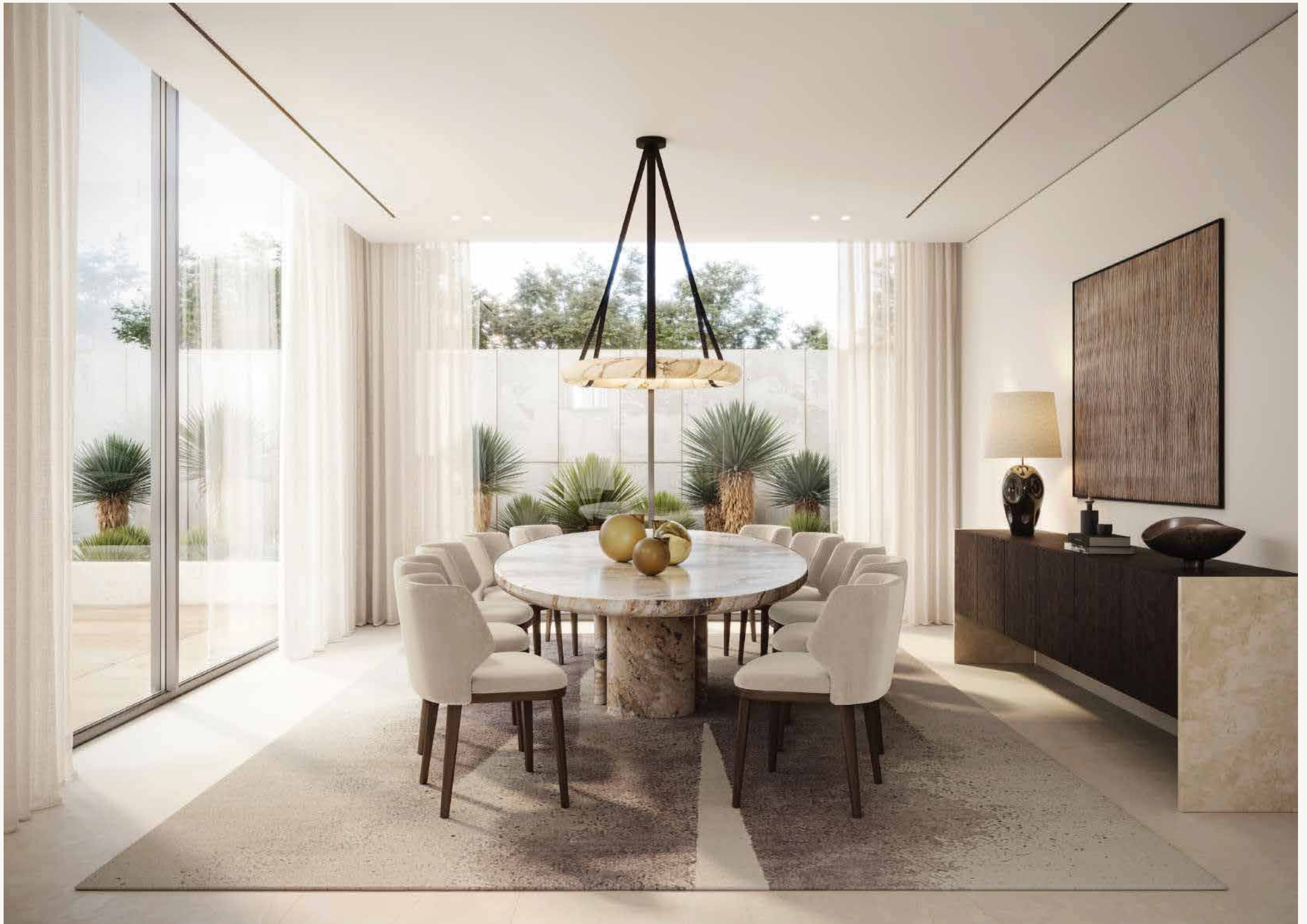




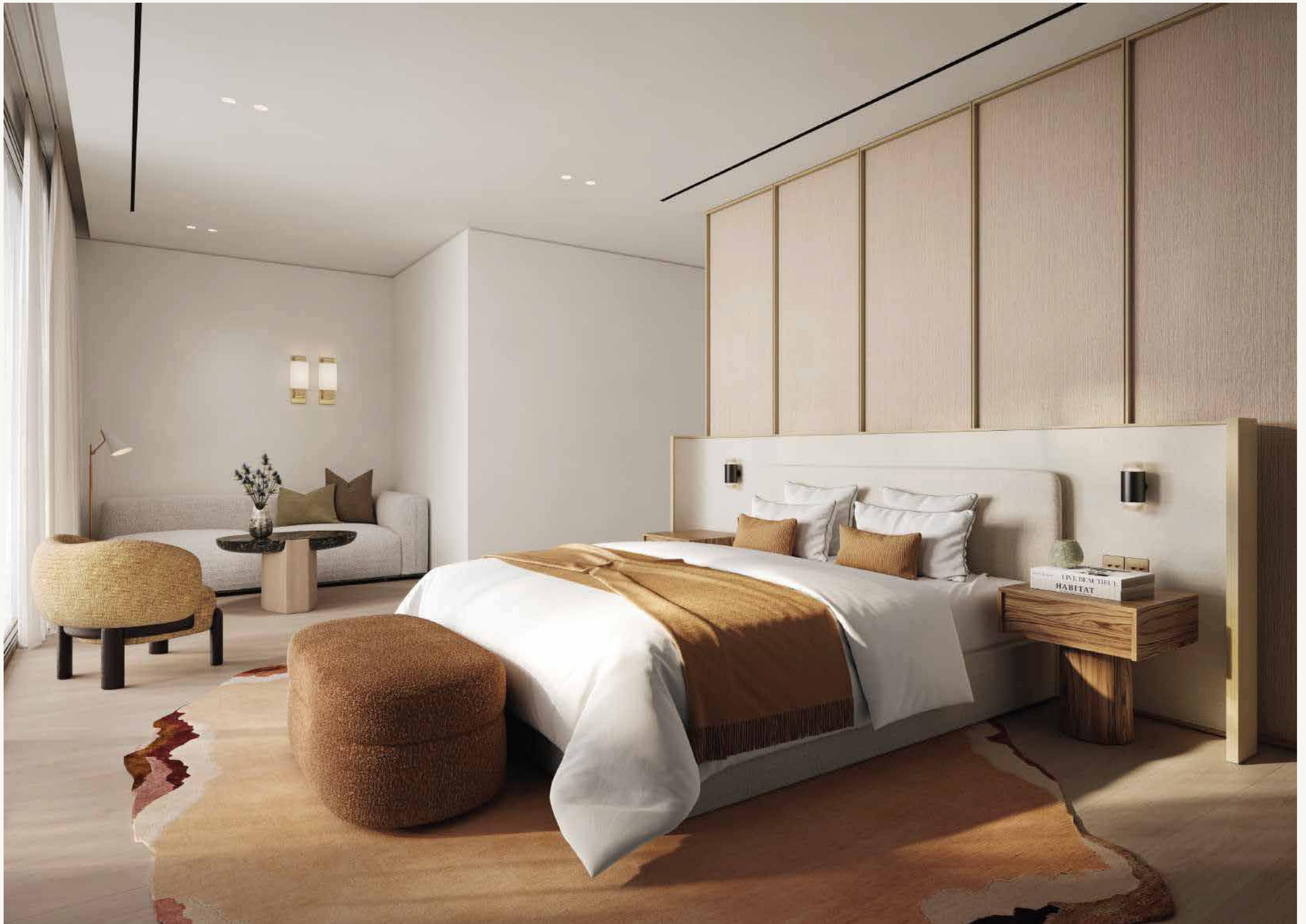












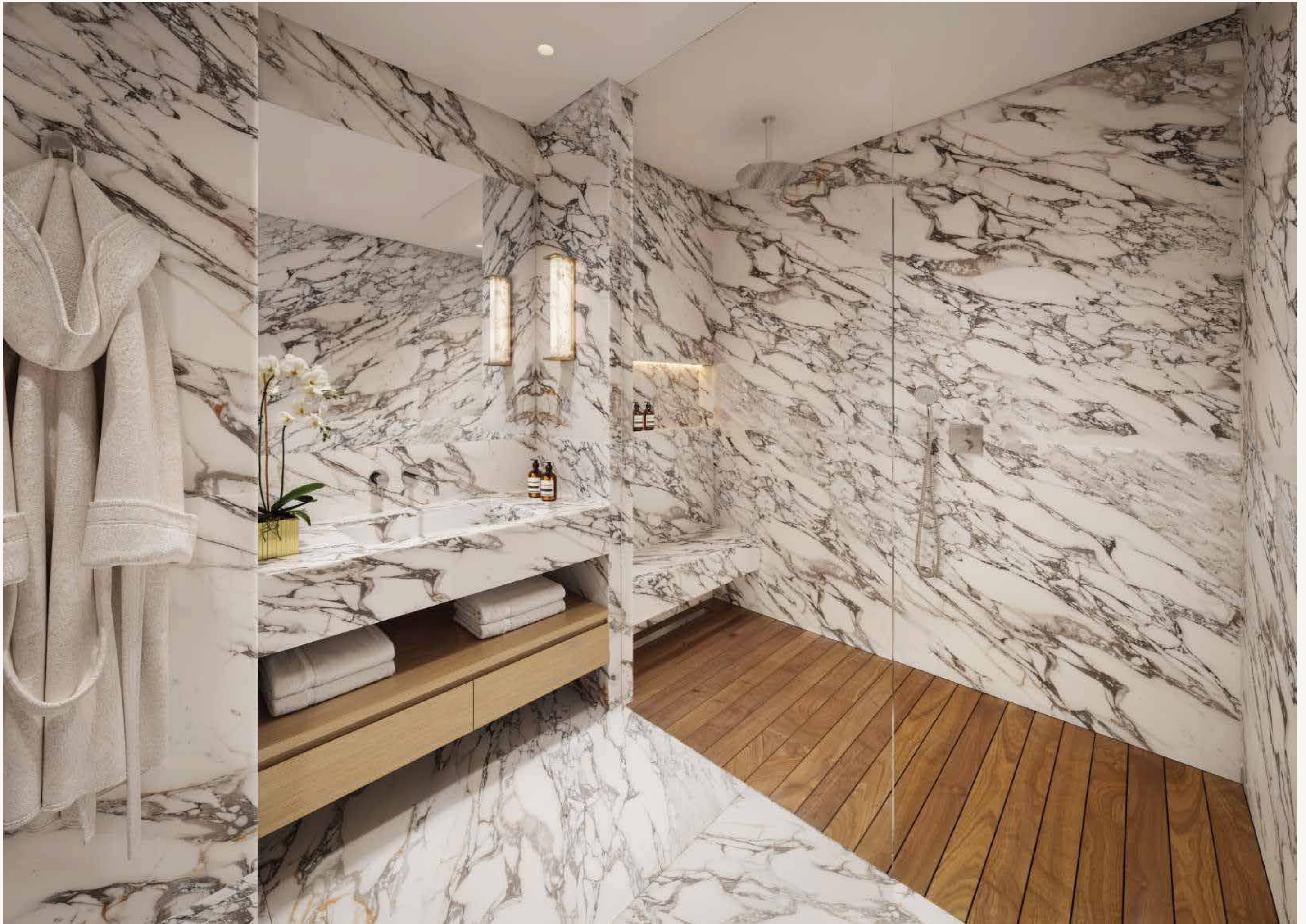
















# FLOOR PLANS



# VILLA A

## Plot area range

746 m<sup>2</sup> / 8,030 ft<sup>2</sup> - 953 m<sup>2</sup> / 10,258 ft<sup>2</sup>

## Total villa area

575 m<sup>2</sup> / 6,185 ft<sup>2</sup>

## GROUND FLOOR

### Areas

Internal area: 251 m<sup>2</sup> / 2,699 ft<sup>2</sup>

External area: 73 m<sup>2</sup> / 787 ft<sup>2</sup>

Total area: 324 m<sup>2</sup> / 3,486 ft<sup>2</sup>

### Features

Formal living room

Dining room

Study

Open kitchen

Back of house kitchen

Guest bedroom with private bathroom

Powder room

Lift

Storage

Laundry room

Staff quarters with bathrooms

Garage

Terrace

Swimming pool





# VILLA A

## Plot area range

746 m<sup>2</sup> / 8,030 ft<sup>2</sup> - 953 m<sup>2</sup> / 10,258 ft<sup>2</sup>

## Total villa area

575 m<sup>2</sup> / 6,185 ft<sup>2</sup>

## FIRST FLOOR

### Areas

Internal area: 211 m<sup>2</sup> / 2,272 ft<sup>2</sup>

External area: 40 m<sup>2</sup> / 427 ft<sup>2</sup>

Total area: 251 m<sup>2</sup> / 2,699 ft<sup>2</sup>

### Features

- Master bedroom with private bathroom
- 3 Bedrooms with private bathrooms
- 4 Balconies
- Family room
- Lift





# VILLA B

## Plot area range

750 m<sup>2</sup> / 8,073 ft<sup>2</sup> - 1,019 m<sup>2</sup> / 10,969 ft<sup>2</sup>

## Total villa area

727 m<sup>2</sup> / 7,820 ft<sup>2</sup>

## GROUND FLOOR

### Areas

Internal area: 278 m<sup>2</sup> / 2,993 ft<sup>2</sup>

External area: 85 m<sup>2</sup> / 913 ft<sup>2</sup>

Total area: 363 m<sup>2</sup> / 3,906 ft<sup>2</sup>

### Features

Formal living room

Dining room

Open kitchen

Back of house kitchen

Guest bedroom with private bathroom

Studio with private bathroom

Powder room

Lift

Storage

Staff quarters with bathrooms

Garage

Terrace

Swimming pool





# VILLA B

## Plot area range

750 m<sup>2</sup> / 8,073 ft<sup>2</sup> - 1,019 m<sup>2</sup> / 10,969 ft<sup>2</sup>

## Total villa area

727 m<sup>2</sup> / 7,820 ft<sup>2</sup>

## FIRST FLOOR

### Areas

Internal area: 254 m<sup>2</sup> / 2,729 ft<sup>2</sup>

External area: 43 m<sup>2</sup> / 464 ft<sup>2</sup>

Total area: 297 m<sup>2</sup> / 3,193 ft<sup>2</sup>

### Features

Master bedroom with private bathroom and walk-in closet

3 Bedrooms with private bathrooms

4 Balconies

Family room

Lift





# VILLA B

## Plot area range

750 m<sup>2</sup> / 8,073 ft<sup>2</sup> - 1,019 m<sup>2</sup> / 10,969 ft<sup>2</sup>

## Total villa area

727 m<sup>2</sup> / 7,820 ft<sup>2</sup>

## ROOFTOP

### Areas

Internal area: 67 m<sup>2</sup> / 721 ft<sup>2</sup>

Total area: 67 m<sup>2</sup> / 721 ft<sup>2</sup>

### Features

- Family room
- Roof terrace
- Bathroom
- Lift









# The Townhouses

A limited number of four townhouses are available for rent at Eden House Dubai Hills. Set amid trees overlooking a lush central garden, these exquisitely designed homes are arranged over two floors. The heart of each townhouse features free-flowing open-plan living, with elegant private bedrooms on the upper level. Each townhouse also includes an outdoor terrace, private garden, and a two-car garage.



# The Apartments

Curving gently around Eden House Dubai Hills, overlooking the beautiful central garden, the low-rise buildings are home to 132 apartments that will be available for rent. Ranging in size from one to four bedrooms, each apartment has its own shaded terrace with far-reaching views.



A photograph of a swimming pool with clear, rippling water. On the left side, there are concrete steps leading into the pool. The water reflects light, creating a shimmering effect. The word "AMENITIES" is written in a white, sans-serif font across the middle of the image. There are two thin white vertical lines: one on the left side of the word and one on the right side, both extending from the top to the bottom of the text area.

# AMENITIES

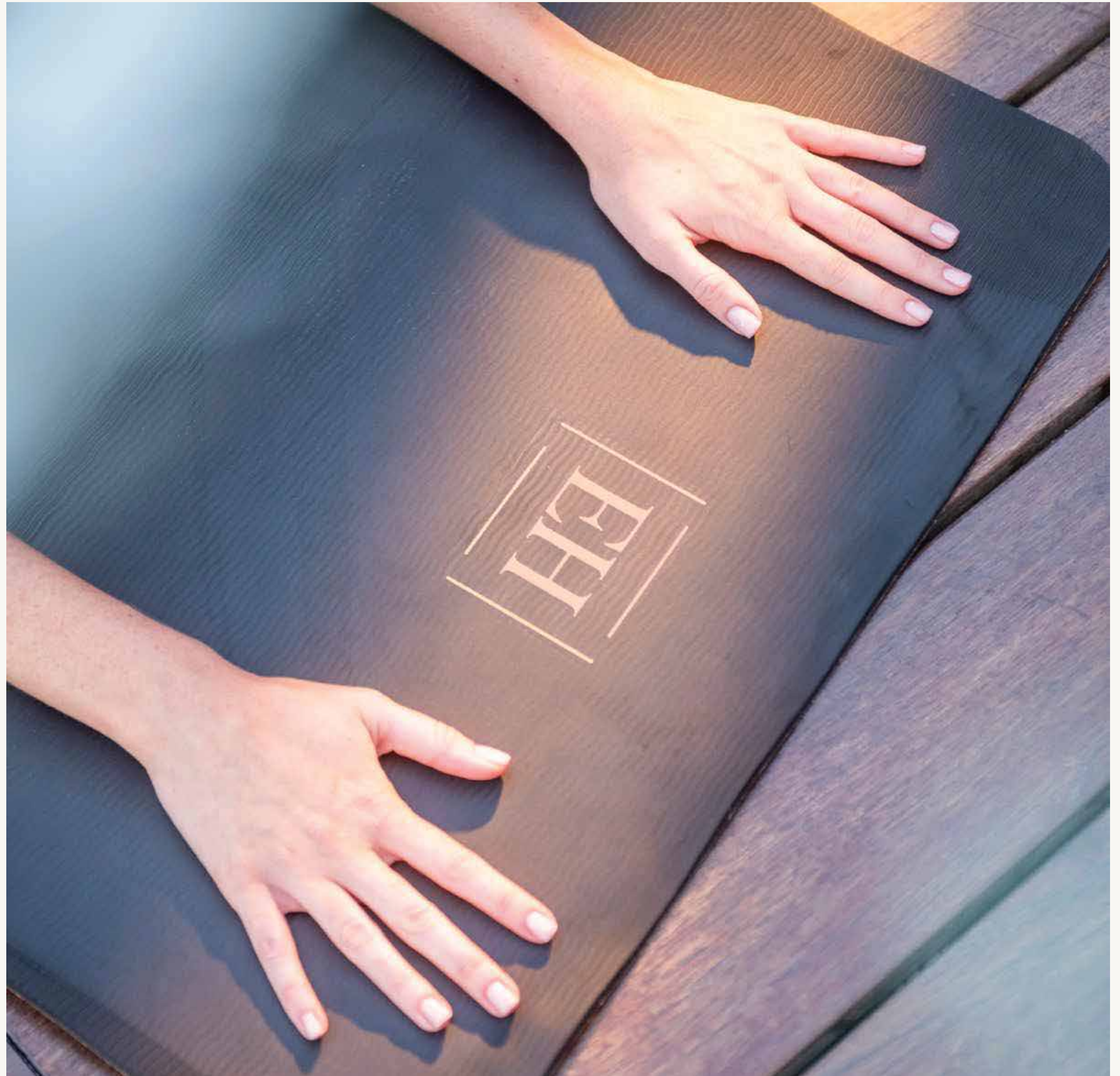


# A world of wellbeing

Eden House Dubai Hills' comprehensive amenity program has been created with health and wellbeing in mind. Residents have access to a rich variety of indoor and outdoor facilities, including two swimming pools, one for adults and one for children, set amid trees and greenery with changing and showering facilities in a central amenity building.



Eden House's beautiful spa and gym offer residents the opportunity of relaxing or working out in the most beautiful surroundings.





A man and a woman are sitting at a white table outdoors. The man, in the center, is wearing a brown t-shirt and has a beard. He is looking down at a cup of coffee on the table with a slight smile. The woman, on the left, is wearing a grey sleeveless top and glasses. She is looking towards the man and smiling. On the table, there is a white cup of coffee with a latte art design, a glass of water with a lemon slice, and some papers. In the background, there are white vertical bars and green foliage. A bright rainbow is visible on the right side of the image, adding a vibrant touch to the scene.

COMMUNITY



# A shared vision of home

Eden House Dubai Hills marks a significant milestone in the Eden House brand portfolio, introducing a master plan community that harmonizes modern living with natural beauty. Community lies at the heart of everyday life at Eden House Dubai Hills. Here, in the most refined of settings, residents have a wealth of amenities to savor with family, friends, and neighbors. Offering a perfect balance of privacy and shared experiences, residents feel connected to their surroundings, enjoying precious quiet time away from the busy city, yet conveniently close to everything they need.



# TEAM

## ABOUT H&H

H&H Development, founded in 2007, has since evolved into a prominent developer, asset manager, and investor in Dubai’s real estate market with a rapidly expanding portfolio. The company specializes in offering customized, comprehensive turnkey developments, with a vision to transform modern living through projects that adhere to the highest standards of quality, backed by cutting-edge design.

The development of the Four Seasons Hotel, Dubai DIFC, and the Four Seasons Resort Dubai at Jumeirah Beach, two premium landmarks in the city’s hospitality sector, exemplifies H&H’s approach to crafting opulent experiences. The company’s further projects, including Alia Developments DIFC and Eden House, also exhibit H&H’s commitment to excellence in development.

*www.h-h.ae*

## ABOUT HOPKINS ARCHITECTS

Hopkins Architects is an international architectural practice based in London, with an additional Design Studio in Dubai. Over the past four decades the practice has realised projects across Europe, the US and Asia.

Led by five Principals, the practice produces buildings which combine advanced design, craft and sustainable solutions with rigorous cost and programme control to deliver projects of the highest architectural integrity. Hopkins is a noted urban designer and much of its work integrates with sensitive contextual locations. The firm’s designs have been widely acclaimed by both architects and the public alike and they have received many architectural awards and honours.

*www.hopkins.co.uk*

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A development by H&H





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