



EDEN HOUSE

DUBAI HILLS



A DEVELOPMENT BY H&H

01

DESIGNED FOR LIVING



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, 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.



WHERE YOU BELONG

02

Eden House

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.



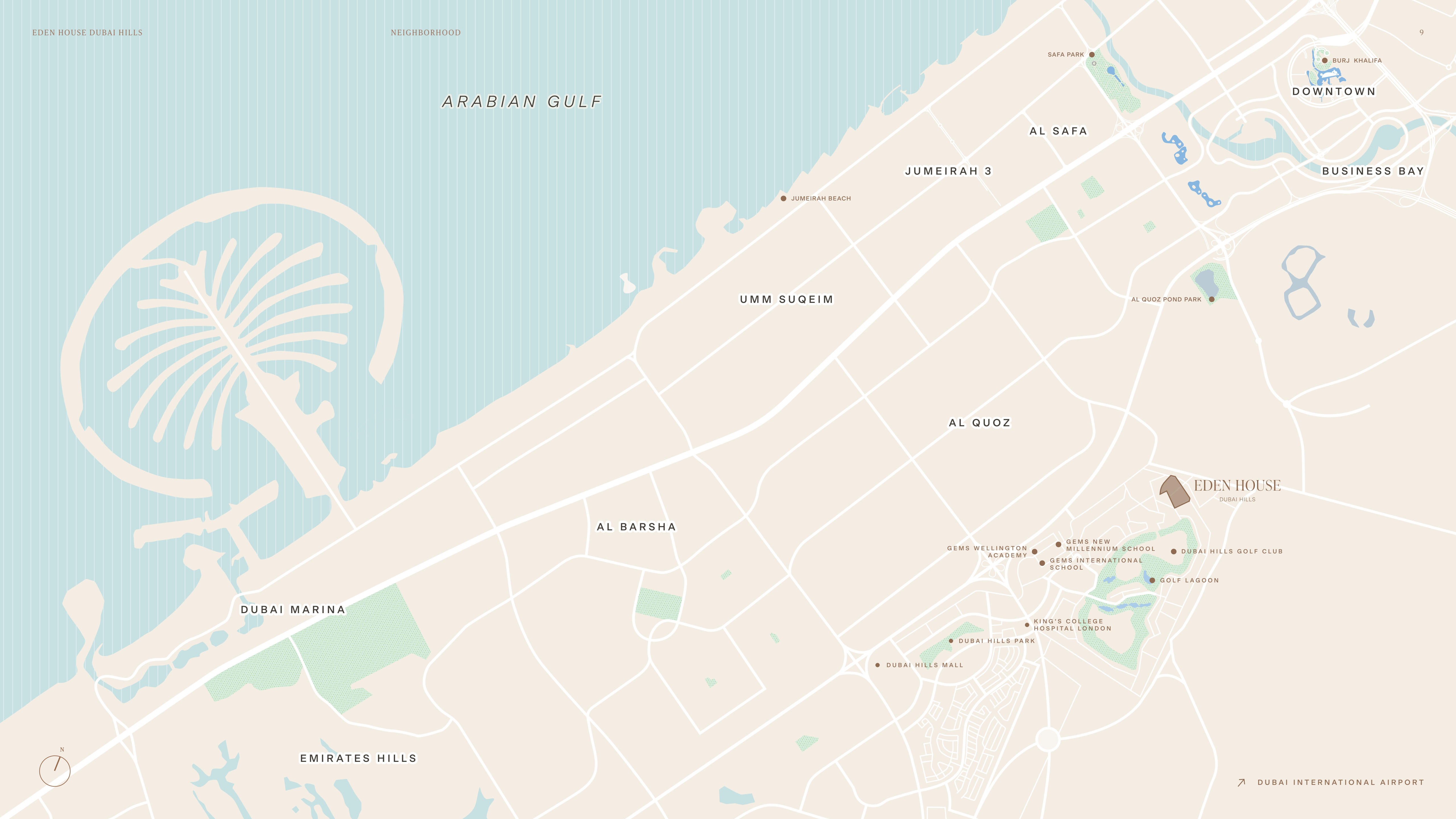
03

PERFECTLY PLACED

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

DOWNTOWN

BUSINESS BAY

AL SAFA

JUMEIRAH 3

UMM SUQEIM

AL QUOZ

AL BARSHA

DUBAI MARINA

EMIRATES HILLS

EDEN HOUSE
DUBAI HILLS

DUBAI INTERNATIONAL AIRPORT

Travel Time

- 8 minutes to Dubai Hills Golf Club
- 11 minutes King’s College Hospital London
- 12 minutes GEMS International School
- 16 minutes to Dubai Hills Mall
- 25 minutes to Dubai Downtown
- 30 minutes to Dubai International Airport

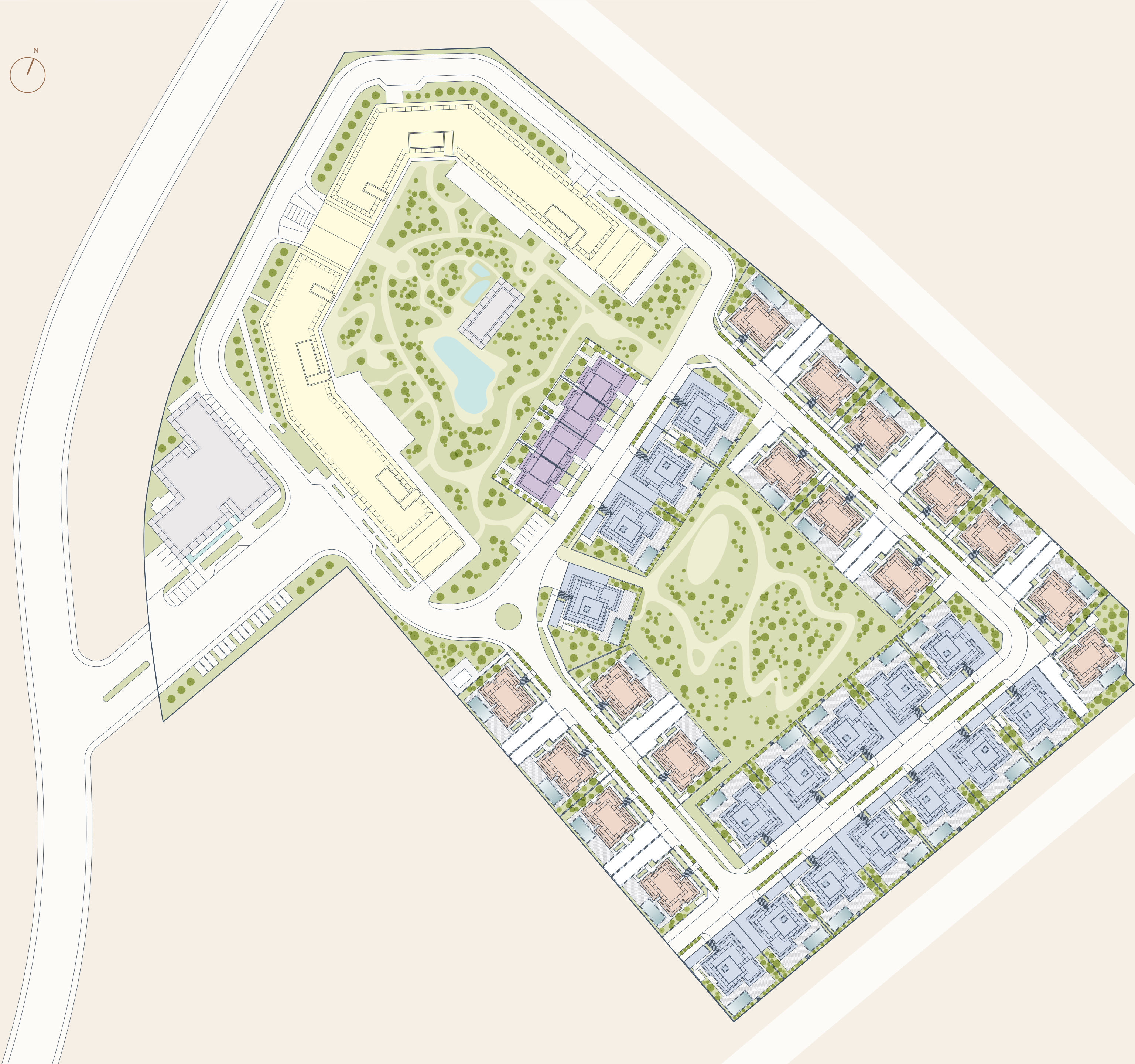


A SANCTUARY CALLED HOME

04

Masterplan

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





The Villas

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 gardens and terraces are integral to each design, featuring private swimming pools.

Each of these design elements has been beautifully integrated with the finest natural materials to create a coherent design across the entire development.

Villa A

5 Bedroom



Villa A

5 Bedroom



Villa A

5 Bedroom

PLOT AREA RANGE

750 m² / 8,074 ft² - 1,008 m² / 10,845 ft²

TOTAL VILLA AREA

661 m² / 7,114 ft²

GROUND FLOOR

AREAS

Internal area: 252 m² / 2,713 ft²

External area: 72 m² / 772 ft²

Total area: 324 m² / 3,485 ft²

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

5 Bedroom

PLOT AREA RANGE

750 m² / 8,074 ft² - 1,008 m² / 10,845 ft²

TOTAL VILLA AREA

661 m² / 7,114 ft²

FIRST FLOOR

AREAS

Internal area: 211 m² / 2,272 ft²

External area: 40 m² / 428 ft²

Total area: 251 m² / 2,700 ft²

FEATURES

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



Villa A

5 Bedroom

PLOT AREA RANGE

750 m² / 8,074 ft² - 1,008 m² / 10,845 ft²

TOTAL VILLA AREA

661 m² / 7,114 ft²

BASEMENT FLOOR

AREAS

Internal area: 86m² / 929 ft²

External area: 86 m² / 929 ft²

FEATURES

- Lift
- Laundry room
- Basement hall



Villa B

6 Bedroom



Villa B

6 Bedroom



Villa B

6 Bedroom

PLOT AREA RANGE

750 m² / 8,073 ft² - 1,023 m² / 11,013 ft²

TOTAL VILLA AREA

824 m² / 8,866 ft²

GROUND FLOOR

AREAS

Internal area: 276 m² / 2,968 ft²

External area: 85 m² / 911 ft²

Total area: 360 m² / 3,880 ft²

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

6 Bedroom

PLOT AREA RANGE

750 m² / 8,073 ft² - 1,023 m² / 11,013 ft²

TOTAL VILLA AREA

824 m² / 8,866 ft²

FIRST FLOOR

AREAS

Internal area: 254 m² / 2,732 ft²

External area: 43 m² / 464 ft²

Total area: 297 m² / 3,196 ft²

FEATURES

Master bedroom with private bathroom and walk-in closet

3 Bedrooms with private bathrooms

4 Balconies

Family room

Lift



Villa B

6 Bedroom

PLOT AREA RANGE

750 m² / 8,073 ft² - 1,023 m² / 11,013 ft²

TOTAL VILLA AREA

824 m² / 8,866 ft²

ROOFTOP LEVEL

AREAS

Internal area: 66 m² / 710 ft²

Total area: 66 m² / 710 ft²

FEATURES

- Family room
- Roof terrace
- Bathroom
- Lift



Villa B

6 Bedroom

PLOT AREA RANGE

750 m² / 8,073 ft² - 1,023 m² / 11,013 ft²

TOTAL VILLA AREA

824 m² / 8,866 ft²

BASEMENT FLOOR

AREAS

Internal area: 100 m² / 1,080 ft²

Total area: 100 m² / 1,080 ft²

FEATURES

- Lift
- Laundry room
- Basement hall



Villa Interior

The interior design of each villa has been artfully curated to create moments of wonder every day. From first arrival, the refined touch of materials such as marble and wood evokes a sense of welcome and understated elegance.

Every detail strikes a perfect balance between form and function, creating spaces that foster relaxation and comfort.















The Townhouses

A limited number of four townhouses are available 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.





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LIFE AT EDEN HOUSE DUBAI HILLS

A Place to Gather

Community

Eden House Dubai Hills marks a significant milestone for the portfolio, introducing a masterplanned community where modern living harmonizes with natural beauty. A feeling of connection is fostered through shared spaces and a vibrant community center offering retail and dining, bringing everyday ease and moments of togetherness closer to home.



Where Wellness Takes Center Stage

Wellness

Eden House believes that wellbeing thrives within community. This belief infuses life here – a place designed to nurture a sense of belonging and holistic health. Eden House wellness balances dynamic movement with moments of stillness, fostering both connection and introspection. Residents also benefit from exclusive fitness classes, including yoga, pilates, boxing, and high-intensity interval training, along with thoughtfully curated wellness experiences.



Carefully Curated Amenities



WELLNESS

- Reception counter
- Yoga studio and gym
- Sauna and steam room
- Spa treatment room
- Salon facilities

COMMUNITY BENEFITS

- Kids’ indoor and outdoor play areas
- Central gardens for apartments and townhouses
- Allocated parking spaces
- Cafè with indoor/outdoor seating areas
- Retail outlets
- Food and beverage venues
- Multi-function room

SWIMMING POOL

- Adults’ swimming pool
- Kids’ swimming pool
- Seating area and lounge
- Showers

The Art of Effortless Living

Bespoke Services

Eden House's signature and à la carte services provide residents with unparalleled ease. Our dedicated team manages everything from activity bookings to meticulous home care.

Whether at home or away, residents enjoy a seamless experience, from a stocked kitchen to pet care. At Eden House, comfort, security, and privacy are paramount. Our unwavering dedication to personalized service guarantees a bespoke living experience, fostering lasting relationships built on trust.



Bespoke Services

SIGNATURE SERVICES

- Day-to-day operations and residence management
- Dedicated Eden House team of seasoned experts
- 24-hour manned security with comprehensive CCTV coverage
- 24-hour on-property maintenance support
- Residence and guest valet parking
- Mail and package delivery and collection
- Vacant home care program
- Pool lifeguard
- Common area maintenance and cleaning
- High-speed WiFi in common areas

À LA CARTE SERVICES

- Technical and repair services
- Housekeeping services
- Pressing, laundry and dry-cleaning services
- Vacant home program
- Personal in-house butler
- Chauffeur services
- Childcare
- Spa services with Eden House Wellness
- In-fitness or in-residence personal training
- Sport group classes
- Plant care and florist services
- Private chef
- Personal shopping
- Car care services



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 Realized 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 Program 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 Honors.

www.hopkins.co.uk

