

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.



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

FOUR SEASONS RESORT DUBAI AT JUMEIRAH BEACH

JUMEIRAH 2

EDEN HOUSE AL SATWA

GALLERIA MALL AL WASL

DIFC

FOUR SEASONS HOTEL DIFC

EDEN HOUSE THE CANAL

FOUR SEASONS PRIVATE RESIDENCES DUBAI AT JUMEIRAH

BURJ KHALIFA

DOWNTOWN

SAFA PARK

JUMEIRAH 3

BUSINESS BAY

JUMEIRAH BEACH

AL SAFA

THE PALM JUMEIRAH

UMM SUQEIM

BURJ AL ARAB

AL QUOZ POND PARK

AL QUOZ

EDEN HOUSE DUBAI HILLS

MALL OF THE EMIRATES

GALLERIA MALL AL BARSHA

DUBAI HILLS GOLF CLUB

DUBAI MARINA

EMIRATES GOLF CLUB

DUBAI HILLS PARK

DUBAI HILLS MALL

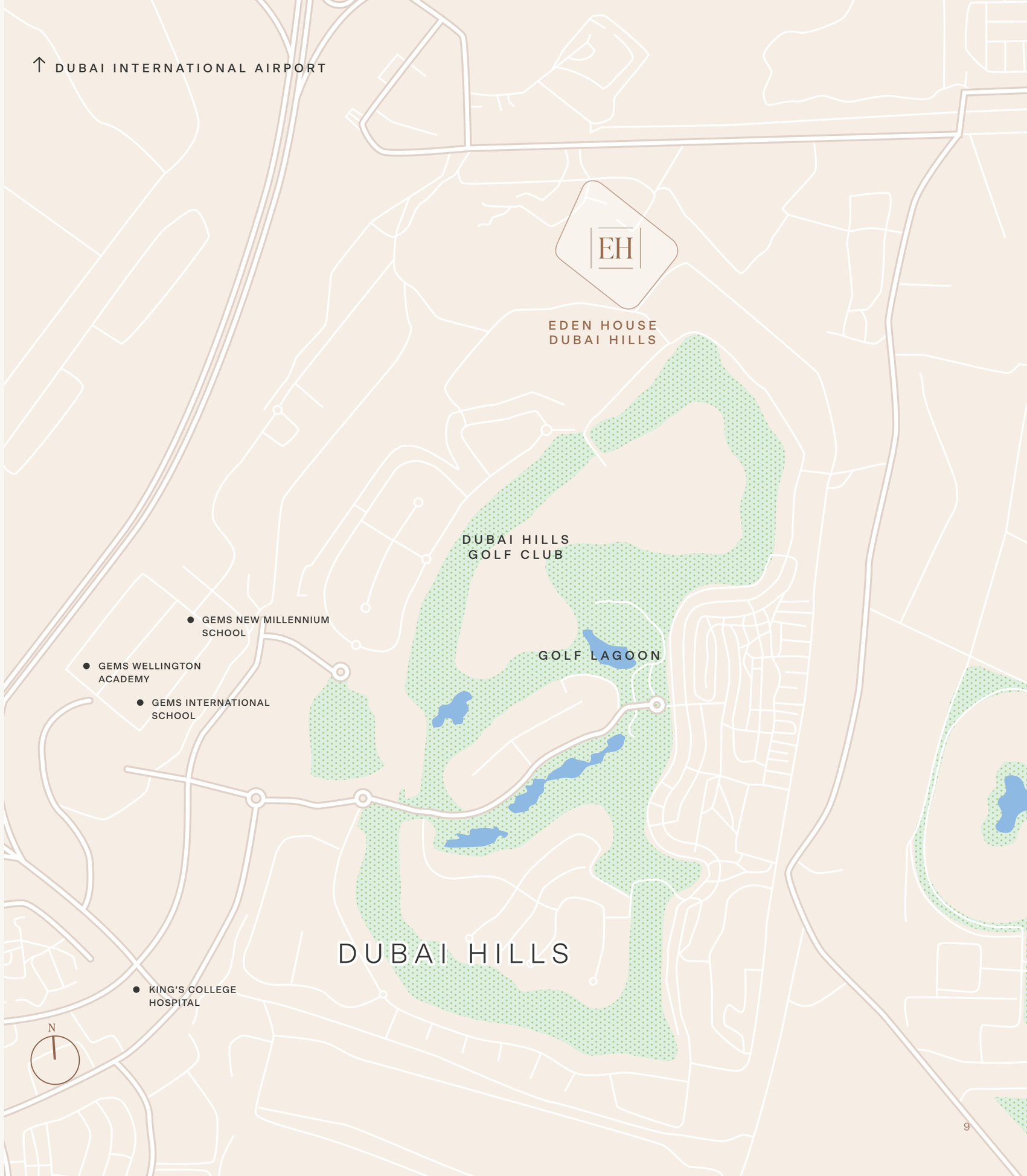
EDEN HILLS

EMIRATES HILLS

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TRAVEL TIMES

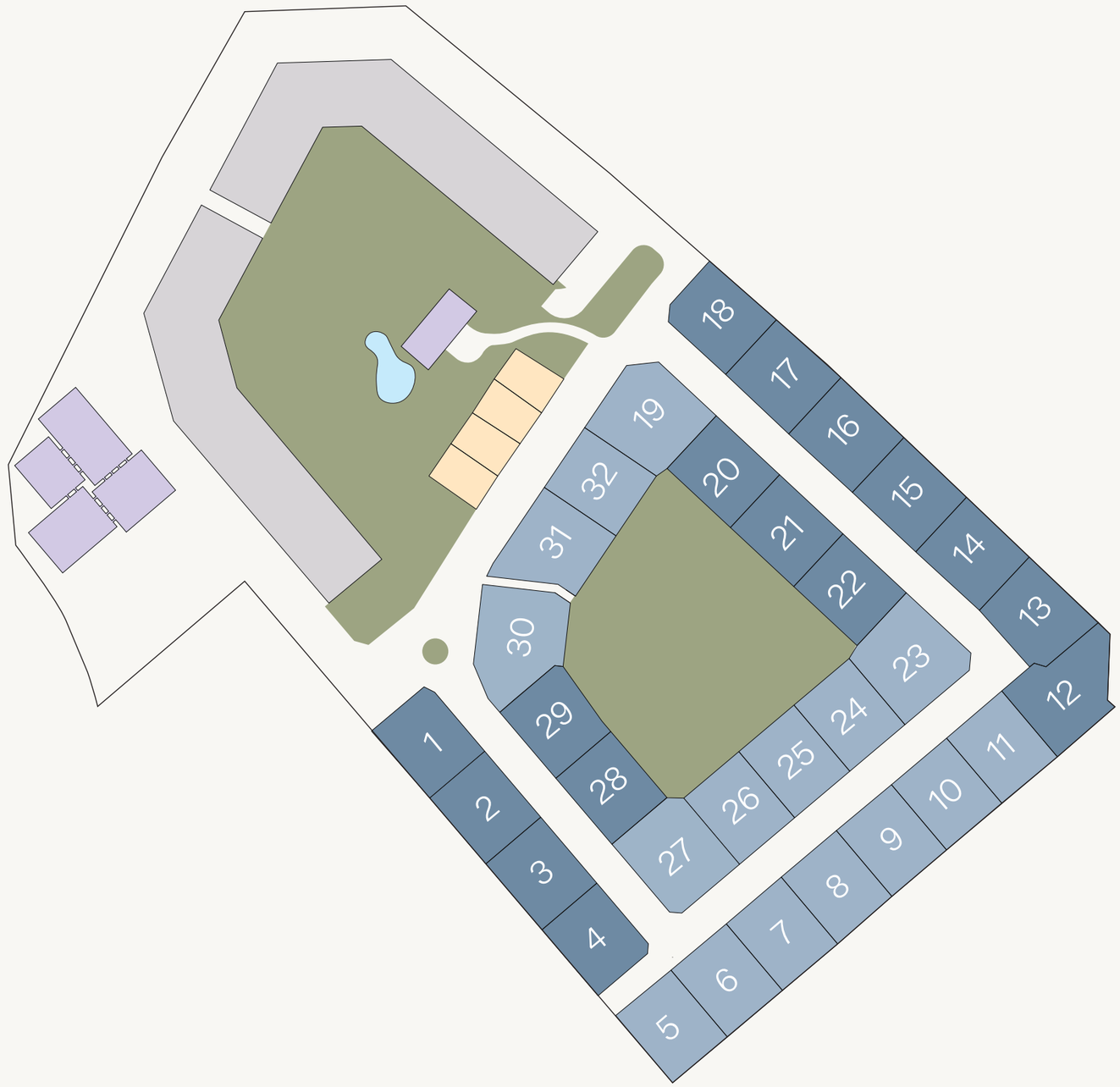
– 8 minutes to Dubai Hills Golf Club
– 11 minutes to Gems International School
– 11 minutes to King’s College Hospital
– 16 minutes to Dubai Hills Mall
– 23 minutes to Jumeirah Beach
– 25 minutes to Dubai Downtown
– 25 minutes to Dubai Marina
– 30 minutes to Dubai International Airport





A SANCTUARY CALLED HOME

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



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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.





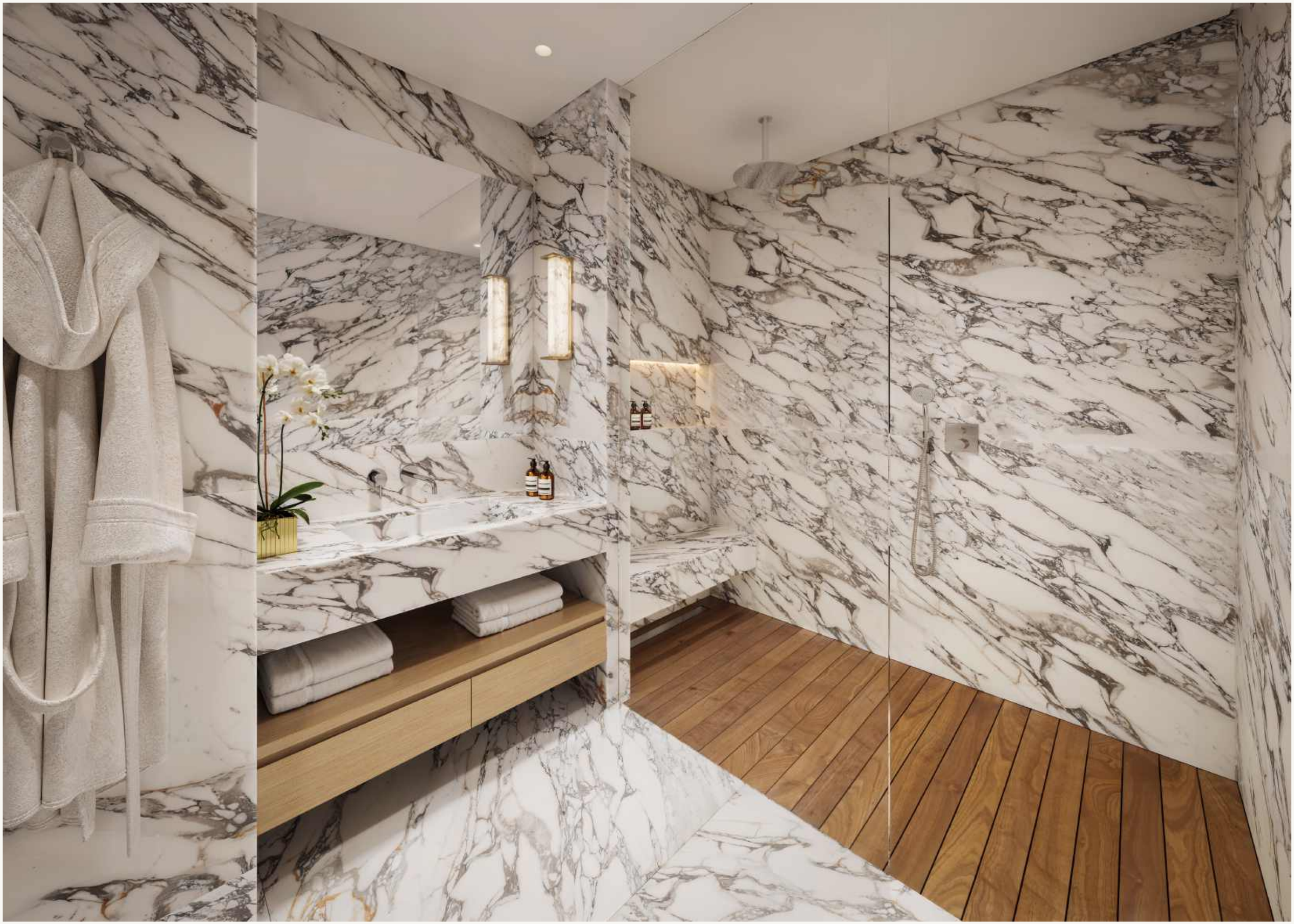





LIVE BEAUTIFUL
HABITAT







FLOOR PLANS

VILLA A

Plot area range

746 m² / 8,030 ft² - 953 m² / 10,258 ft²

Total villa area

575 m² / 6,185 ft²

GROUND FLOOR

Areas

Internal area: 251 m² / 2,699 ft²
External area: 73 m² / 787 ft²
Total area: 324 m² / 3,486 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

Plot area range

746 m² / 8,030 ft² - 953 m² / 10,258 ft²

Total villa area

575 m² / 6,185 ft²

FIRST FLOOR

Areas

Internal area: 211 m² / 2,272 ft²
External area: 40 m² / 427 ft²
Total area: 251 m² / 2,699 ft²

Features

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



VILLA B

Plot area range

750 m² / 8,073 ft² - 1,019 m² / 10,969 ft²

Total villa area

727 m² / 7,820 ft²

GROUND FLOOR

Areas

Internal area: 278 m² / 2,993 ft²
External area: 85 m² / 913 ft²
Total area: 363 m² / 3,906 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

Plot area range

750 m² / 8,073 ft² - 1,019 m² / 10,969 ft²

Total villa area

727 m² / 7,820 ft²

FIRST FLOOR

Areas

Internal area: 254 m² / 2,729 ft²
External area: 43 m² / 464 ft²
Total area: 297 m² / 3,193 ft²

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 m² / 8,073 ft² - 1,019 m² / 10,969 ft²

Total villa area

727 m² / 7,820 ft²

ROOFTOP

Areas

Internal area: 67 m² / 721 ft²
Total area: 67 m² / 721 ft²

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.

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.

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

DISCLAIMER: ARTIST RENDERINGS

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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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