

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.

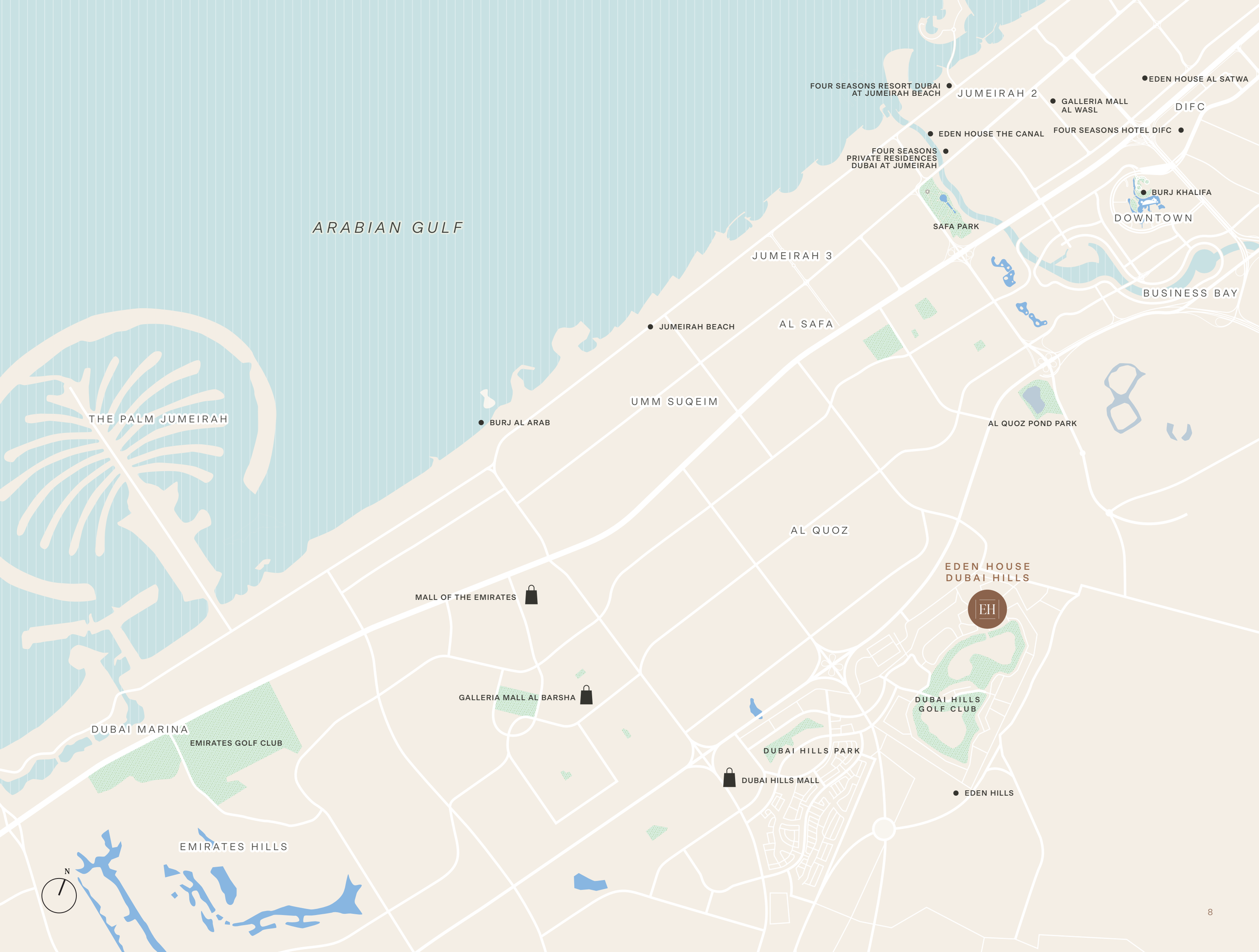
This stunning new development features luxurious villas available for sale, as well as contemporary apartments and elegant townhouses for rent, all set amid lush greenery in one of Dubai's newest neighborhoods. Located just moments away from Dubai Hills Park, Dubai Hills Mall, and world-class golf courses, 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
EDEN HOUSE THE CANAL
FOUR SEASONS HOTEL DIFC
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
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EH
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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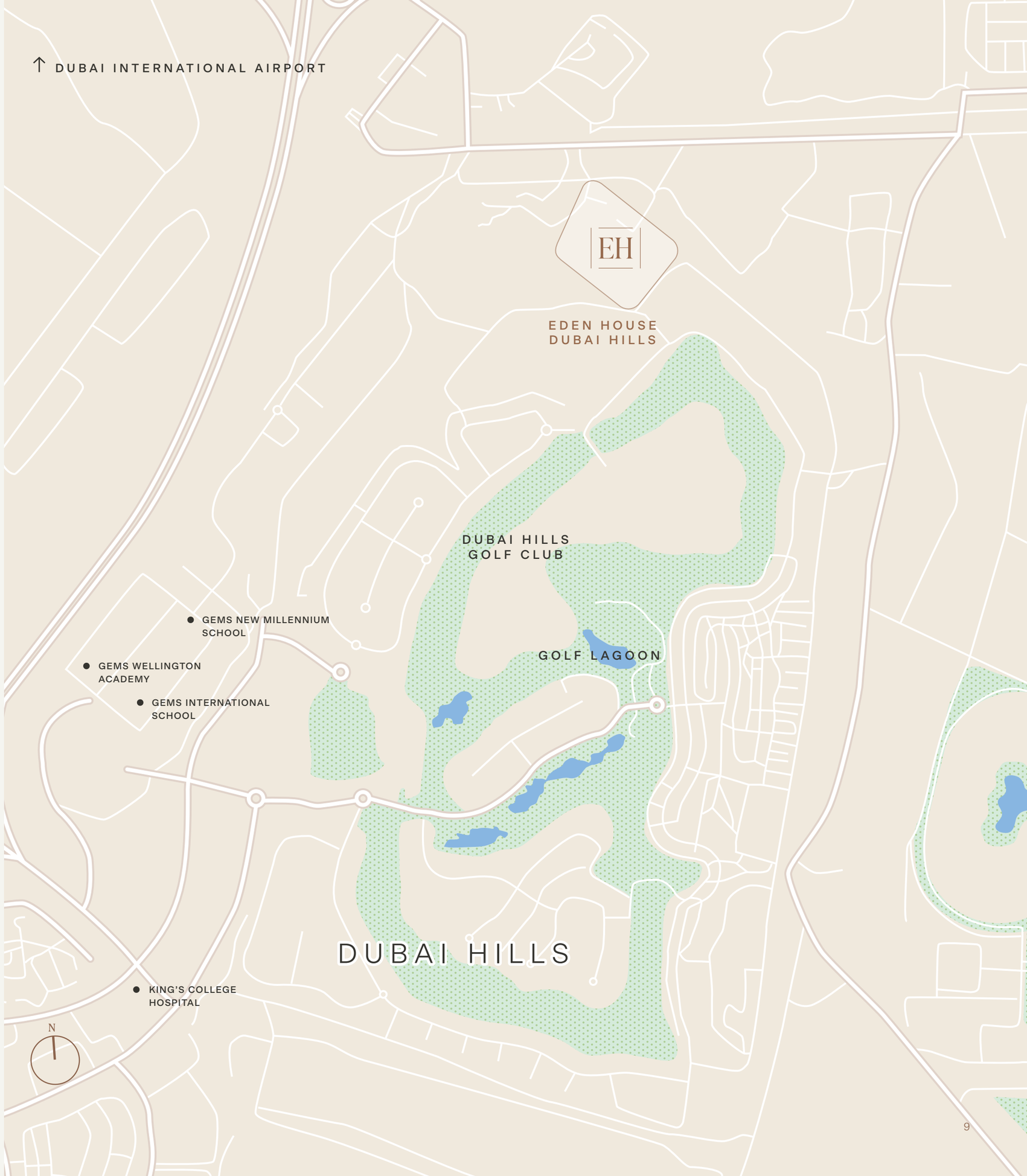
TRAVEL TIMES

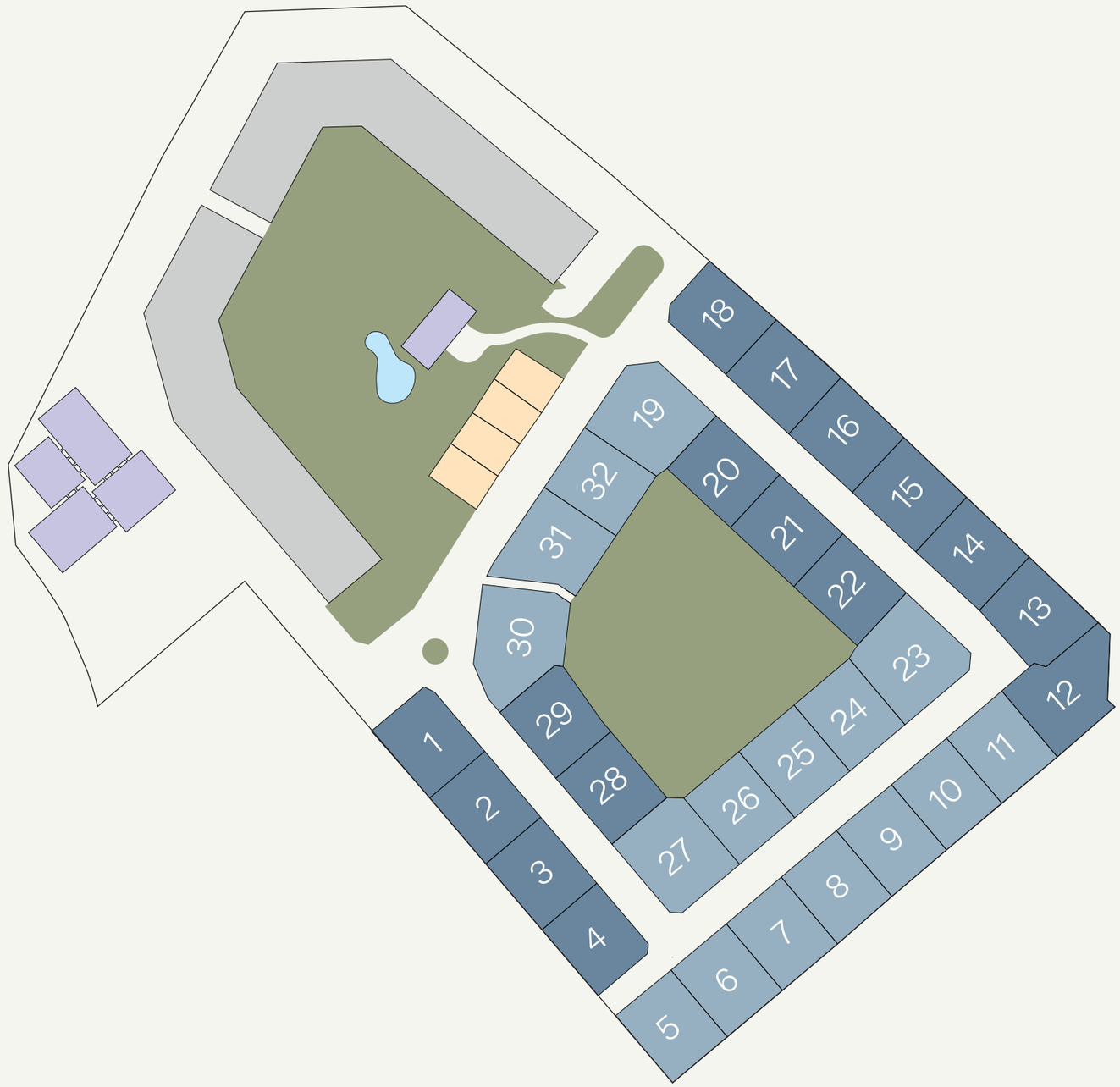
– 8 minutes to Dubai Hills Golf Club
– 11 minutes to Gems International School
– 11 minutes to King’s College Hospital
– 16 minutes to Dubai Hills Mall
– 23 minutes to Jumeirah Beach
– 25 minutes to Dubai Downtown
– 25 minutes to Dubai Marina
– 30 minutes to Dubai International Airport





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.


Tiffany & Co.
LOUIS VUITTON




Non Places
ROAD TO PERDITION
Perfection
RESCUE COVERS




LIVE BEAUTIFUL
HABITAT


Aesop
Aesop







WELLNESS

Where Wellness takes center stage

Eden House holds that genuine wellbeing flourishes within a vibrant community. This belief infuses every element of life in its residences, where each detail nurtures a sense of belonging and holistic health.

In the lively fitness center, shared energy invigorates workouts, while the peaceful spa offers a retreat for restorative treatments. 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.



AMENITIES

Carefully curated amenities

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.



BESPOKE SERVICES

The art of effortless living

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.

Signature services

Day-to-day residence management
Private residential concierge
Bellman
24-hour security with comprehensive CCTV coverage
24-hour on-property general maintenance support
Resident and guest valet parking
Mail and package delivery/collection
High-speed WiFi

À la carte services

Housekeeping
Dry cleaning and laundry
Plant care and florist services
Technical and repair services
Vacant home care program
Personal in-residence butler
Childcare services
Private chef
Chauffeur services
Spa treatments with Eden House Wellness
Personal training
Personal shopping
Daily newspaper delivery
Carwash services
Pet care


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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