



EDEN HILLS

A DEVELOPMENT BY H&H



A collection of elegant villas set around a Wadi
and lush green parkland beside Dubai Hills,
in perfect proximity to the city's vibrant heart.



A NATURAL PLACE TO CALL HOME

Eden Hills is an exceptional new community of 327 villas and plots, designed with a sense of serenity and privacy. Arranged across three distinct districts, linked by a signature looping boulevard, each five and six bedroom villa is an exquisite expression of contemporary design set in generous grounds. The walkable streets, open spaces and large green Wadi make Eden Hills an active place to live for families, with easy connections to Dubai's major attractions.



TRANQUILITY, SAFETY AND EASY ACCESS

Eden Hills is thoughtfully placed in a location that balances peace and quiet with easy connections to Downtown Dubai, leisure attractions, daily conveniences, and much more. This peaceful new neighborhood is nestled close to Dubai Hills and Dubai's highway network that allows residents to quickly access everything that the city has to offer.



ARABIAN GULF

THE PALM JUMEIRAH

BURJ AL ARAB

UMM SUQEIM

JUMEIRAH BEACH

JUMEIRAH 3

AL SAFA

FOUR SEASONS PRIVATE RESIDENCES
DUBAI AT JUMEIRAH

GALLERIA MALL AL WASL

EDEN HOUSE THE CANAL

FOUR SEASONS RESORT DUBAI
AT JUMEIRAH BEACH

JUMEIRAH 2

FOUR SEASONS HOTEL
DUBAI DIFC
DIFC

BURJ KHALIFA

DOWNTOWN

BUSINESS BAY

AL QUOZ POND PARK

AL QUOZ

AL KHAIL ROAD

MALL OF THE EMIRATES



GALLERIA MALL AL BARSHA



DUBAI MARINA

EMIRATES GOLF CLUB

DUBAI HILLS

DUBAI HILLS
GOLF CLUB

KING'S COLLEGE
HOSPITAL LONDON

DUBAI HILLS PARK

DUBAI HILLS MALL



KINGS' SCHOOL

EH
EDEN HILLS

EMIRATES HILLS

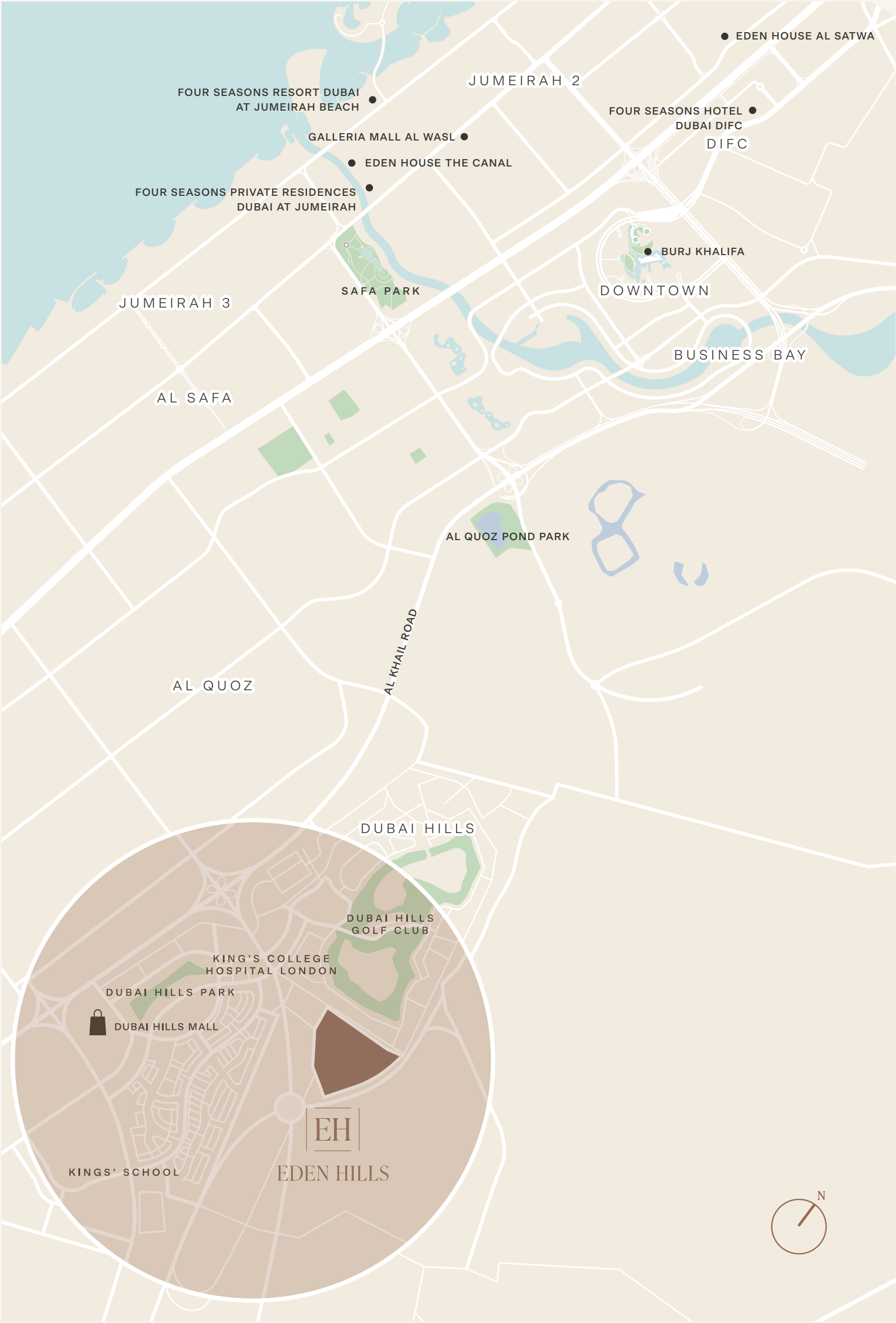
AL KHAIL ROAD



TRAVEL TIMES

- 5 minutes to Dubai Hills Golf Club
- 10 minutes to Dubai Hills Mall
- 10 minutes to Dubai Hills Park
- 20 minutes to Jumeirah Beach
- 20 minutes to Dubai Downtown
- 25 minutes to Dubai Marina
- 35 minutes to Dubai International Airport

EDEN HILLS



A PEACEFUL HAVEN WITH BEAUTIFUL AMENITIES

With a sense of natural belonging, each of the three districts of Eden Hills is home to a range of villa styles within a broad design concept that focuses on light, space and simplicity. A graceful tree-lined boulevard sweeps from a grand gateway around Eden Hills offering convenient access across the neighborhoods, leading back to the beautiful Wadi that forms the heart of Eden Hills.



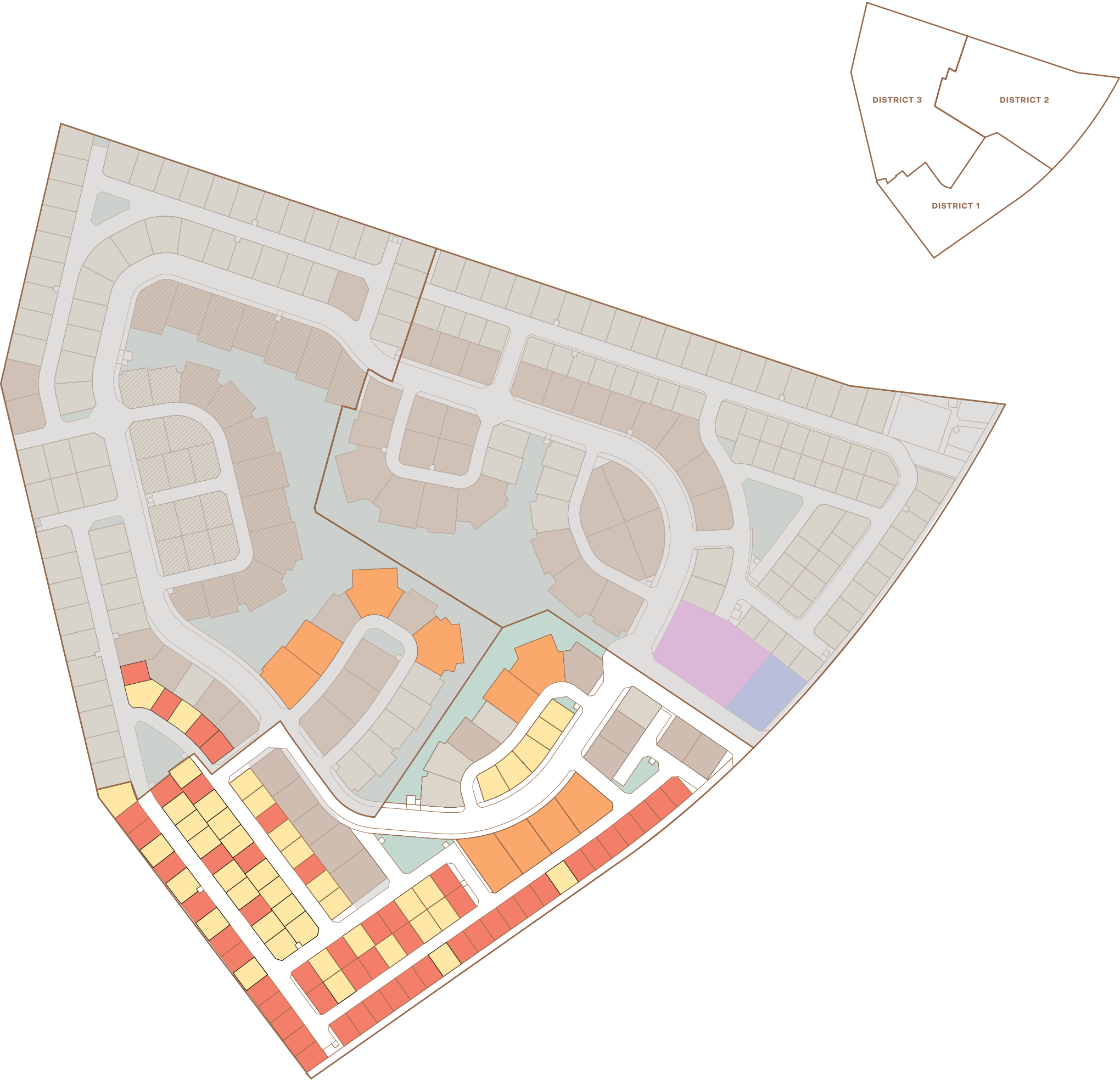
LEGEND

- Available Villas for Sale
- Shopping Mall
- Recreational Space



MASTERPLAN

- 6 Bedroom Villas
- 5 Bedroom Plus Villas
- 5 Bedroom Villas
- Plots
- Shopping Mall
- Recreational Space



EXQUISITE CONTEMPORARY HOMES SURROUNDED BY NATURE

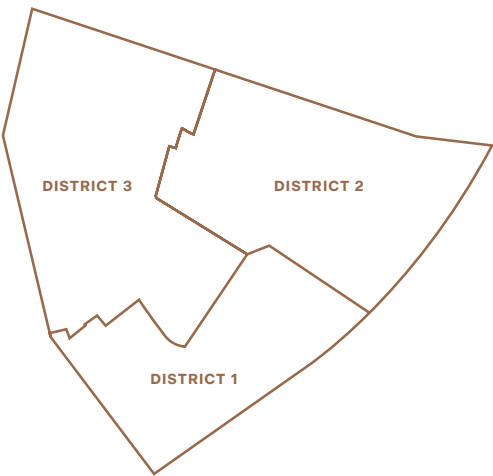
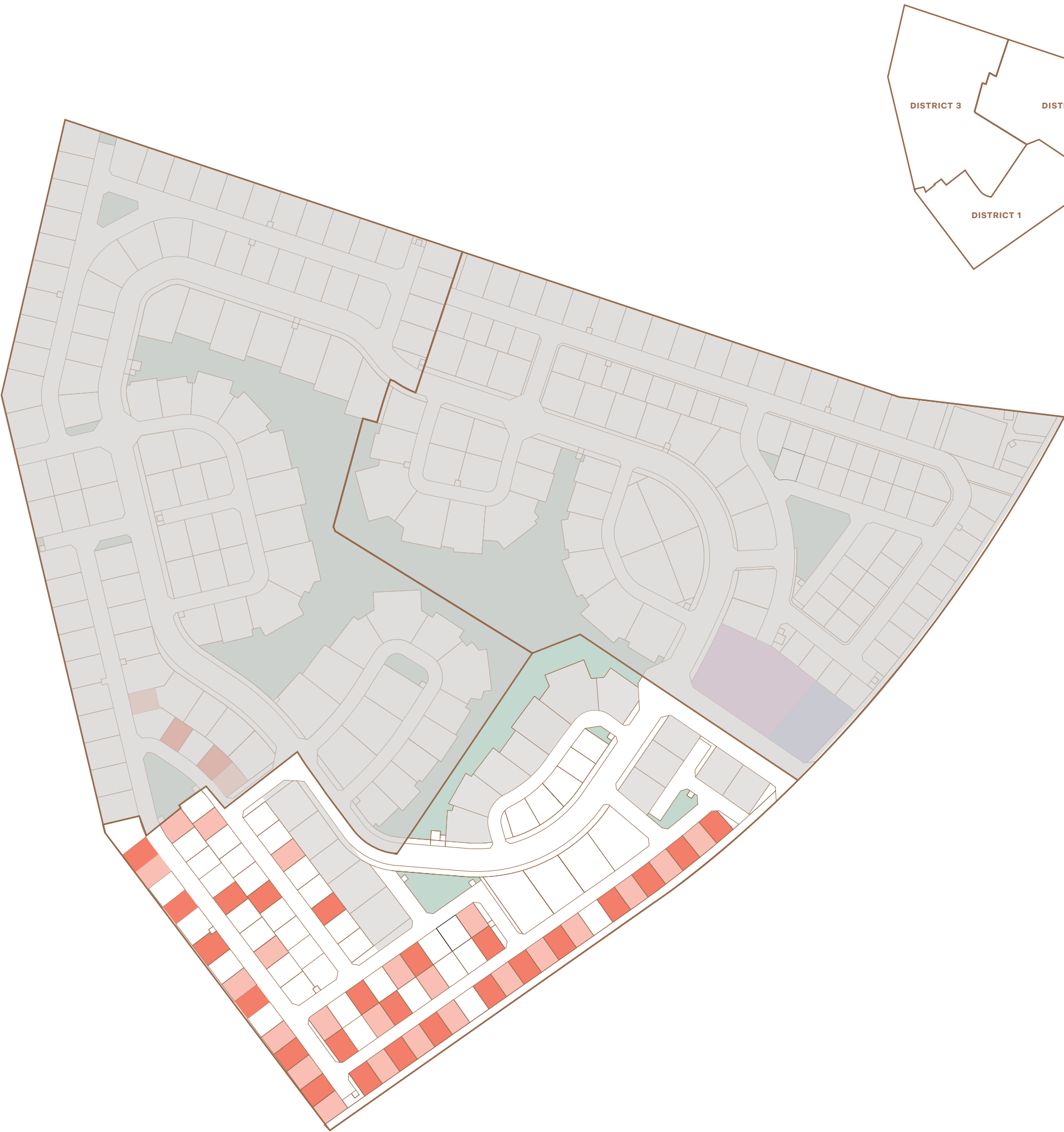
In these thoughtful surroundings, each villa has been designed to complement the natural beauty of the green landscape. Available with five and six bedrooms, they sit in harmony with the lush planting. With large expanses of glass and free-flowing interiors, there is an organic simplicity to each villa; exquisitely designed, beautifully crafted and precisely constructed. The villas also come with generous outdoor spaces, perfect for recreation and entertaining.

MAIA

5 Bedroom Villa

5 BEDROOM VILLAS

- BELLA - Type C
- MAIA - Type C









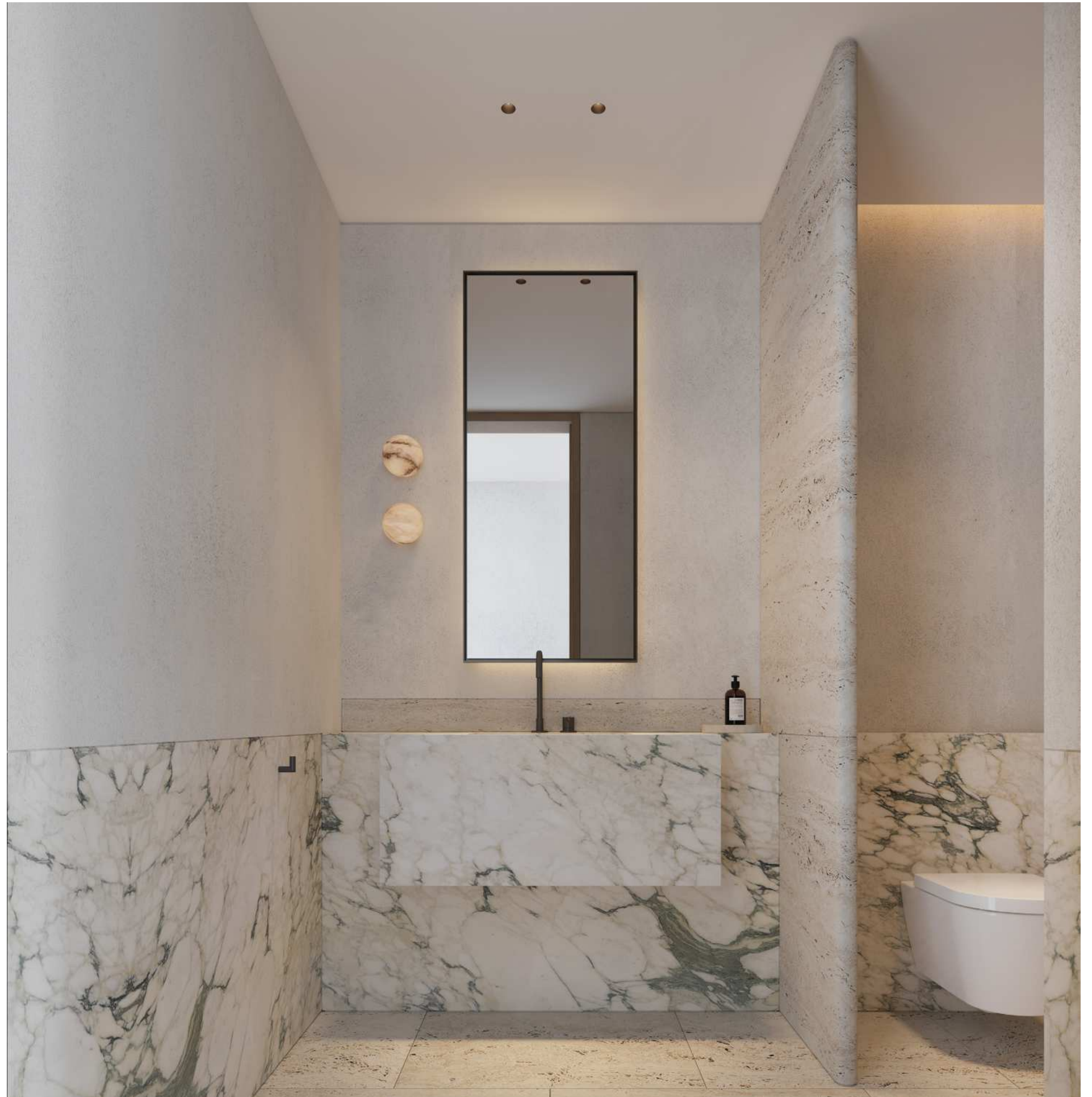












MAIA

5 Bedroom Villa
Type C

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
256 m² / 2,760 ft²

COVERED TERRACES
105 m² / 1,133 ft²

GARAGE & SERVICES
54 m² / 579 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²



MAIA
5 Bedroom Villa
Type C

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
219 m² / 2,355 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²



MAIA

5 Bedroom Villa
Type C

Basement

AS PER DM

TOTAL OVERALL VILLA BUA
713 m² / 7,675 ft²

INTERNAL AREA
79 m² / 848 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
610 m² / 6,564 ft²





BELLA

5 Bedroom Villa

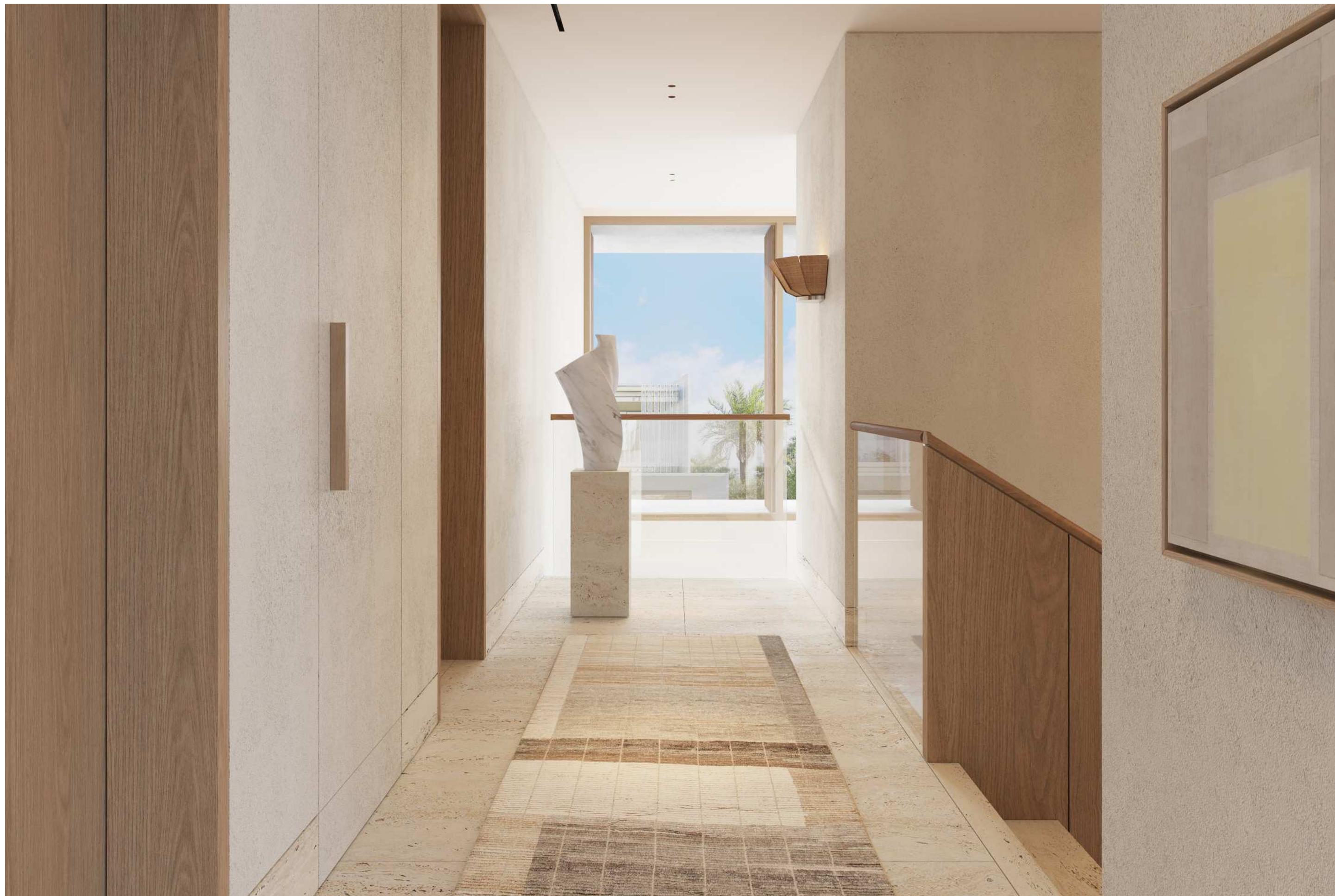








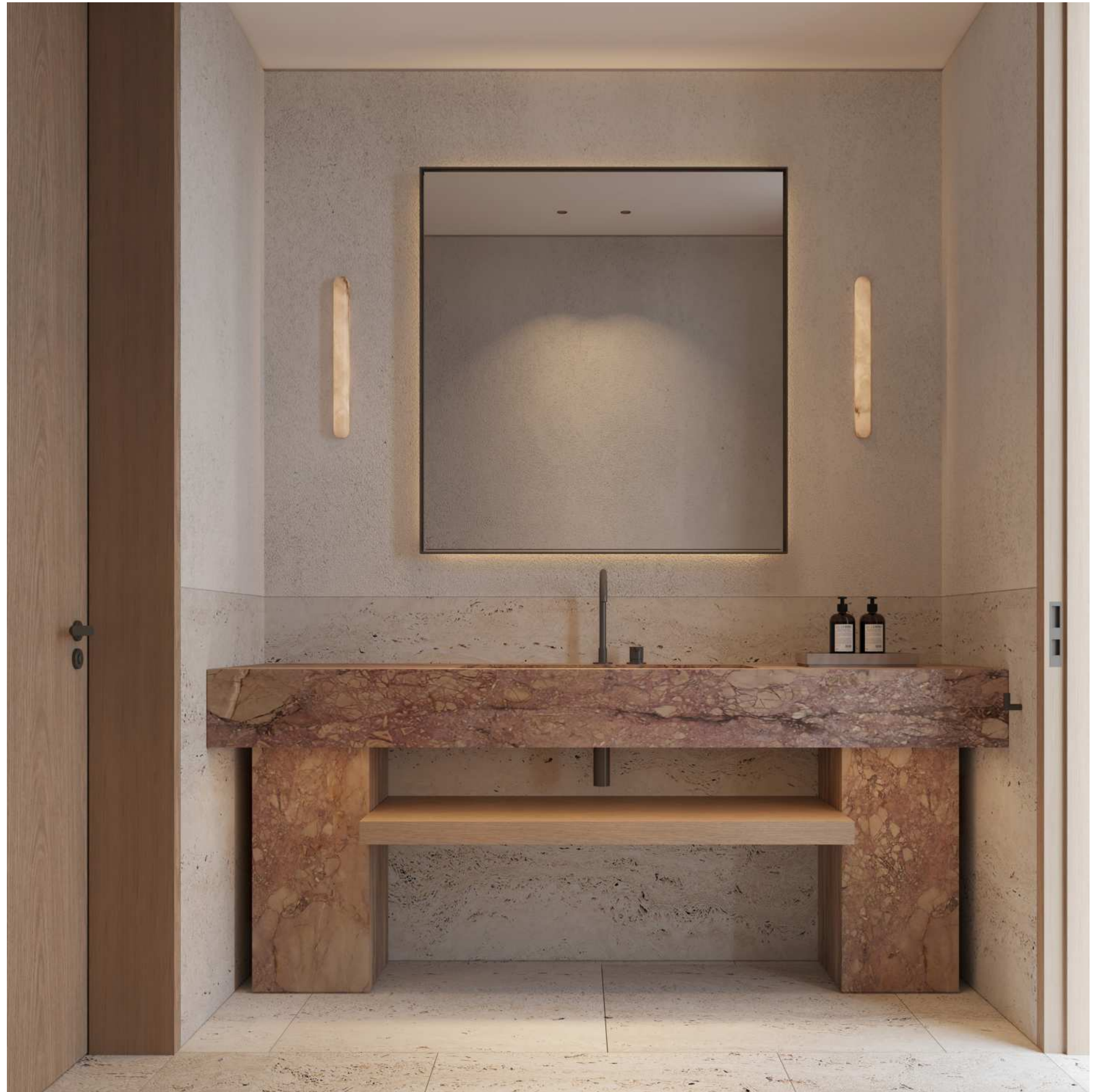












BELLA

5 Bedroom Villa
Type C

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
233 m² / 2,509 ft²

COVERED TERRACES
91 m² / 975 ft²

GARAGE & SERVICES
47 m² / 509 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²



BELLA
5 Bedroom Villa
Type C

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
223 m² / 2,403 ft²

COVERED TERRACES
12 m² / 126 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²



BELLA

5 Bedroom Villa
Type C

Basement

AS PER DM

TOTAL OVERALL VILLA BUA
692 m² / 7,446 ft²

INTERNAL AREA
86 m² / 923 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
654 m² / 7,034 ft²

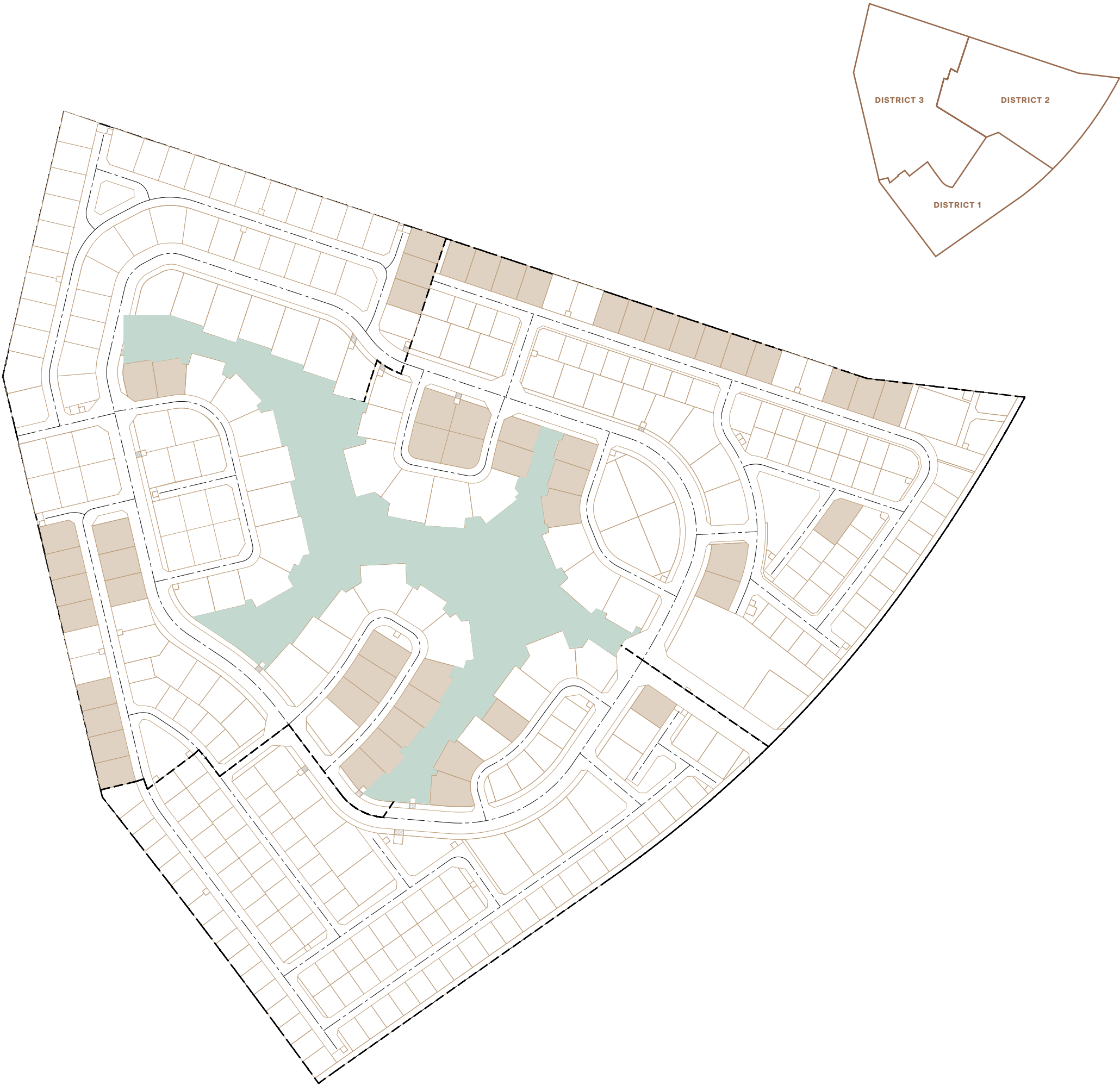


The background is a light beige or cream color with several thin, wavy, light-colored lines that create a sense of movement and depth. These lines are organic and fluid, resembling water or smoke. The text is centered in the middle of the image.

AVRA

5 Bedroom Plus Villa

■ AVRA and AURORA











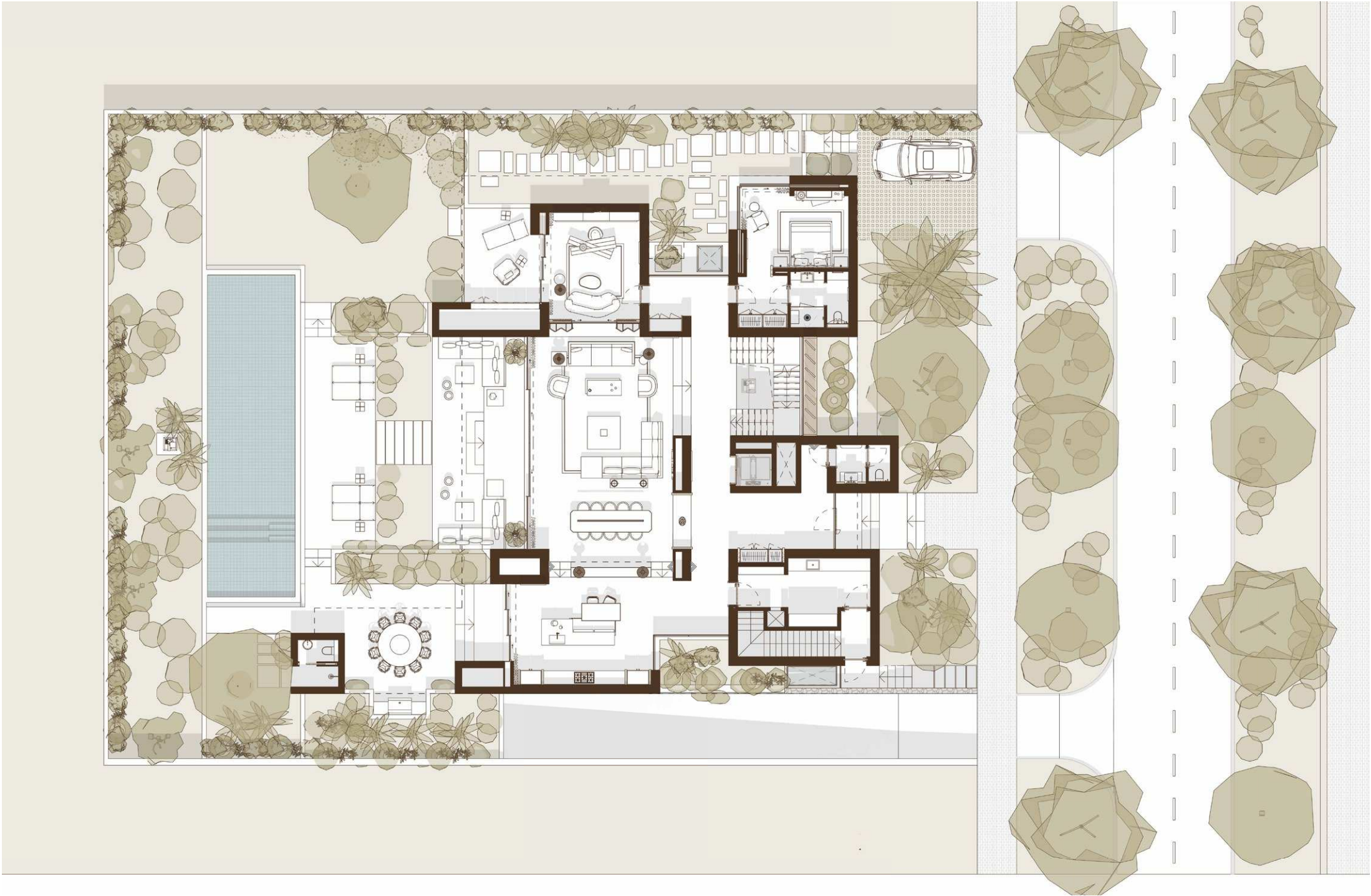






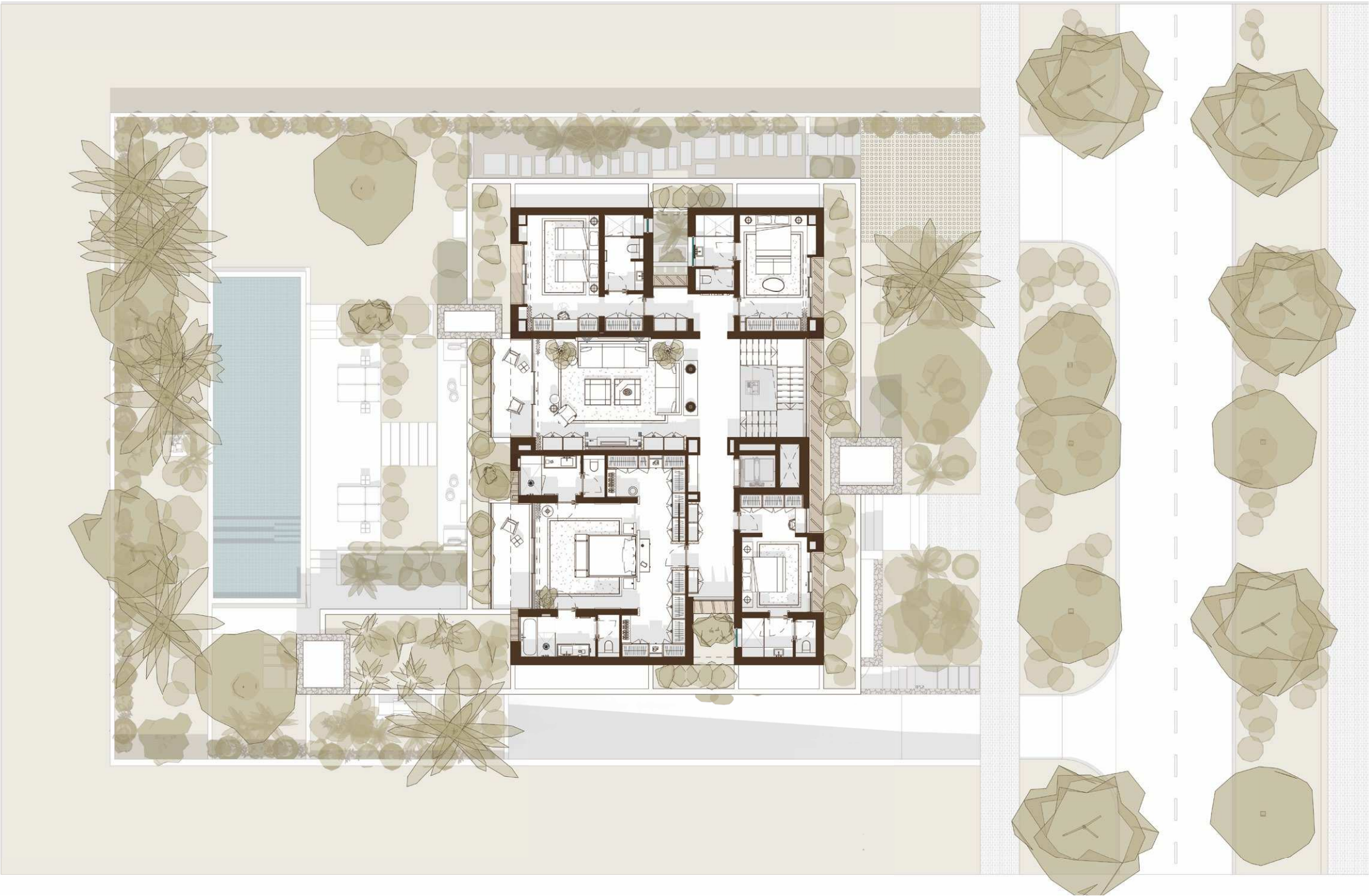
AVRA
5 Bedroom Plus Villa

Ground Floor



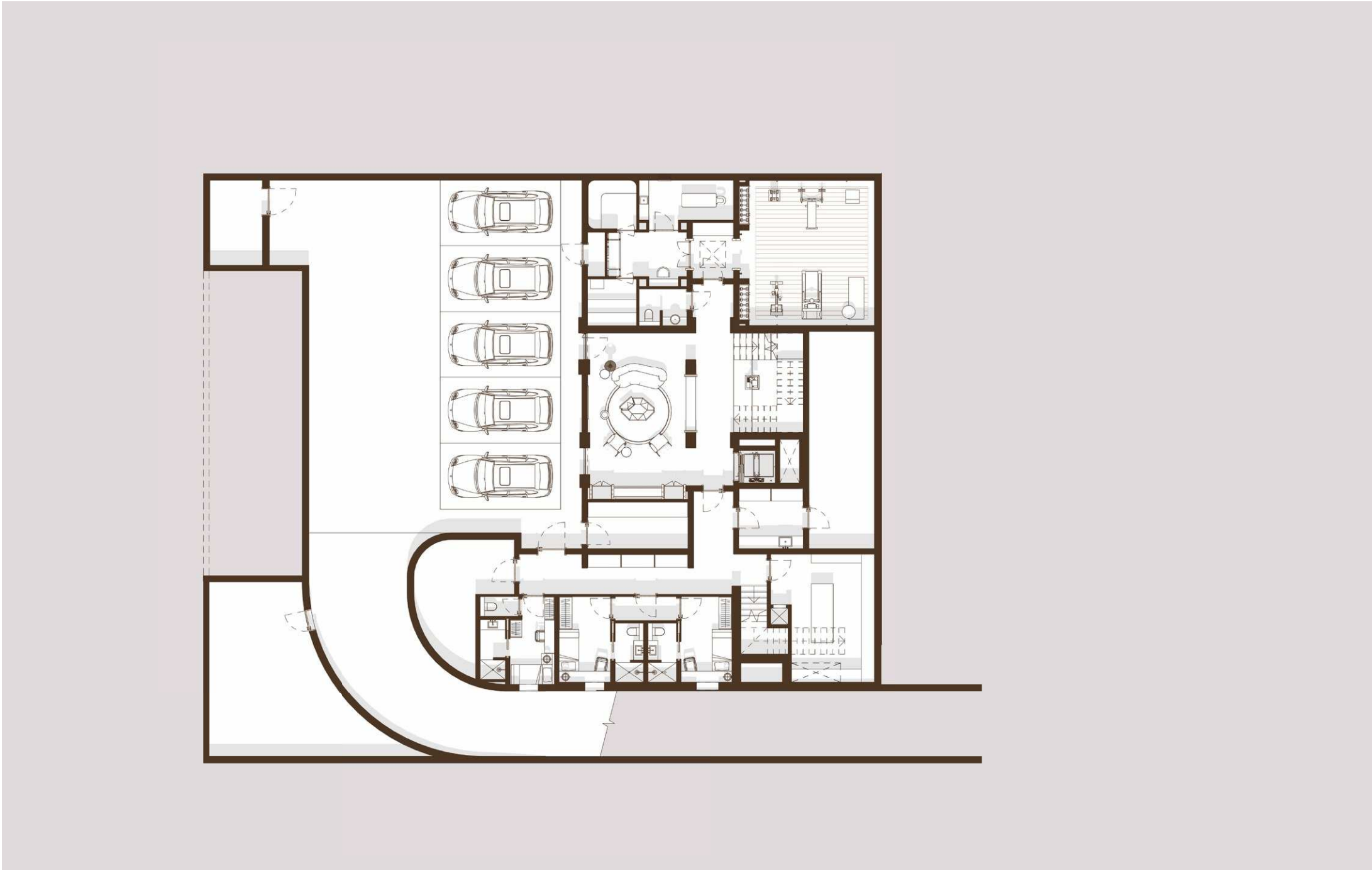
AVRA
5 Bedroom Plus Villa

First Floor



AVRA
5 Bedroom Plus Villa

Basement



The background is a light beige or cream color with a subtle, fine-grained texture. Overlaid on this are several thin, elegant, wavy lines in a slightly darker shade of beige. These lines flow across the page, creating a sense of movement and organic form. One large, sweeping curve starts from the top left and arcs towards the bottom right. Another line starts near the top center and curves downwards. A third line is positioned lower, also curving across the frame. The overall effect is minimalist and sophisticated.

AURORA

5 Bedroom Plus Villa















AURORA

5 Bedroom Plus Villa

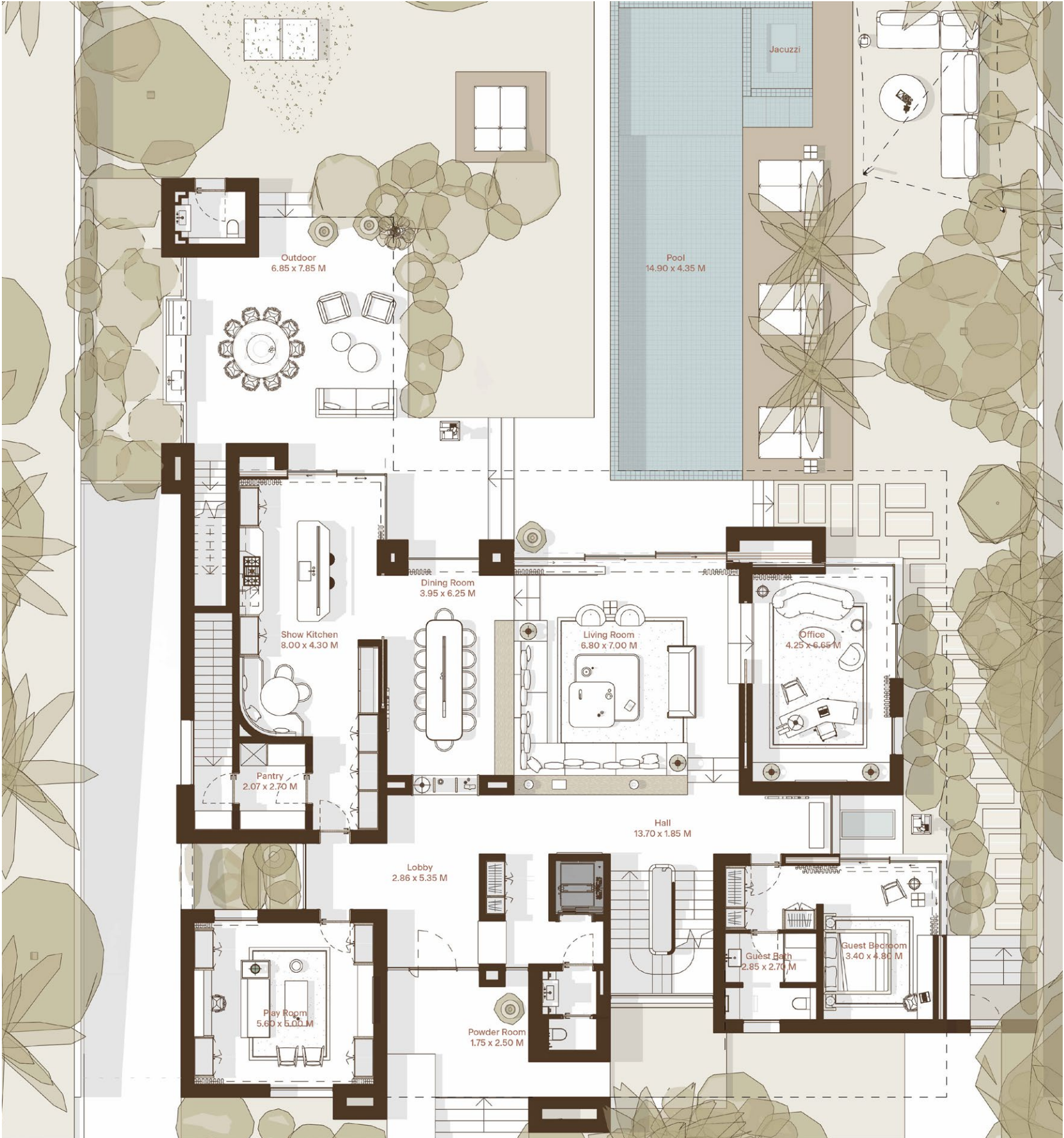
Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
1,533 m² / 16,498 ft²

INTERNAL AREA
360 m² / 3,880 ft²

COVERED TERRACES
160 m² / 1,727 ft²



AURORA

5 Bedroom Plus Villa

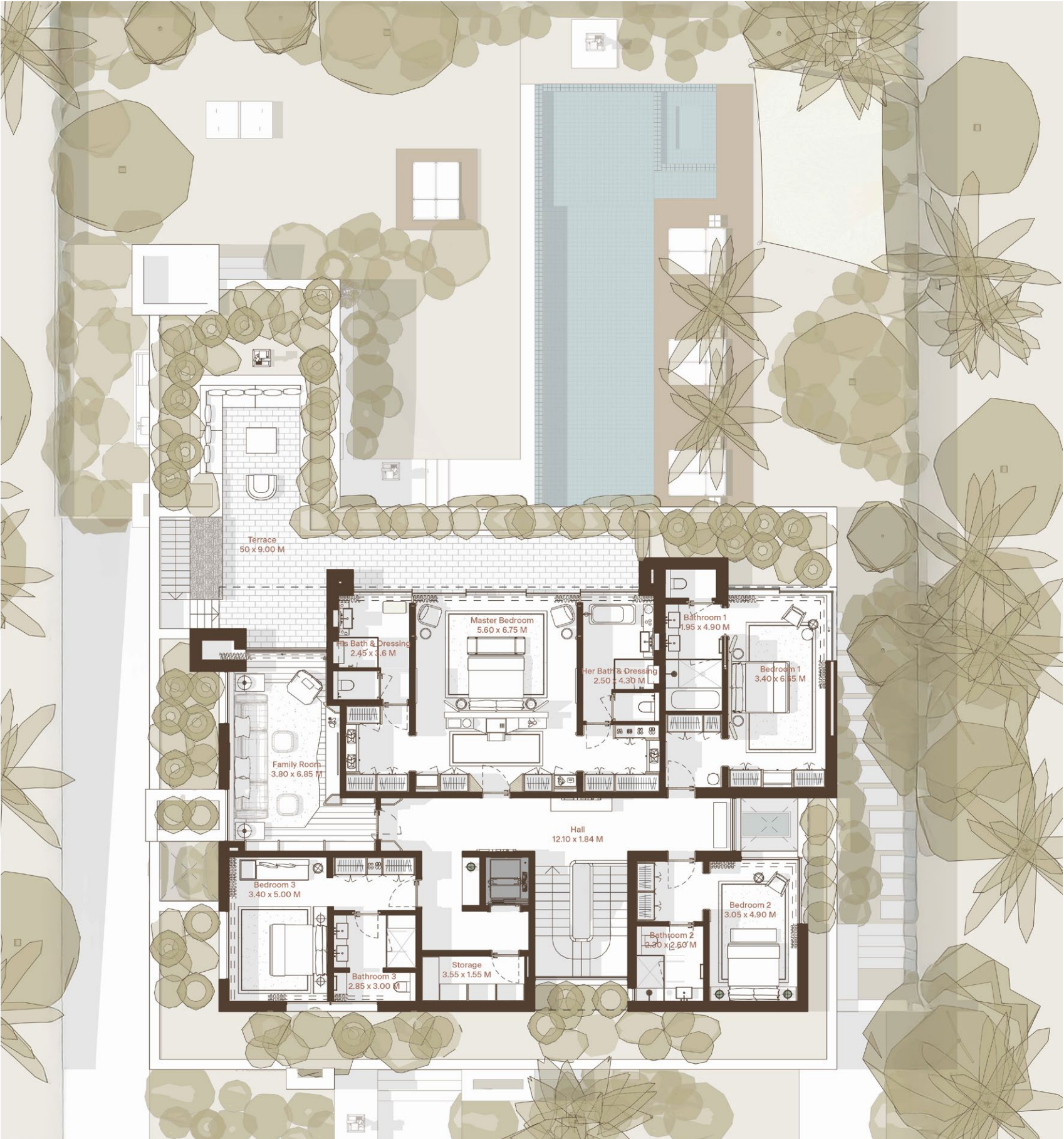
First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
1,533 m² / 16,498 ft²

INTERNAL AREA
294 m² / 3,164 ft²

COVERED TERRACES
10 m² / 110 ft²



AURORA

5 Bedroom Plus Villa

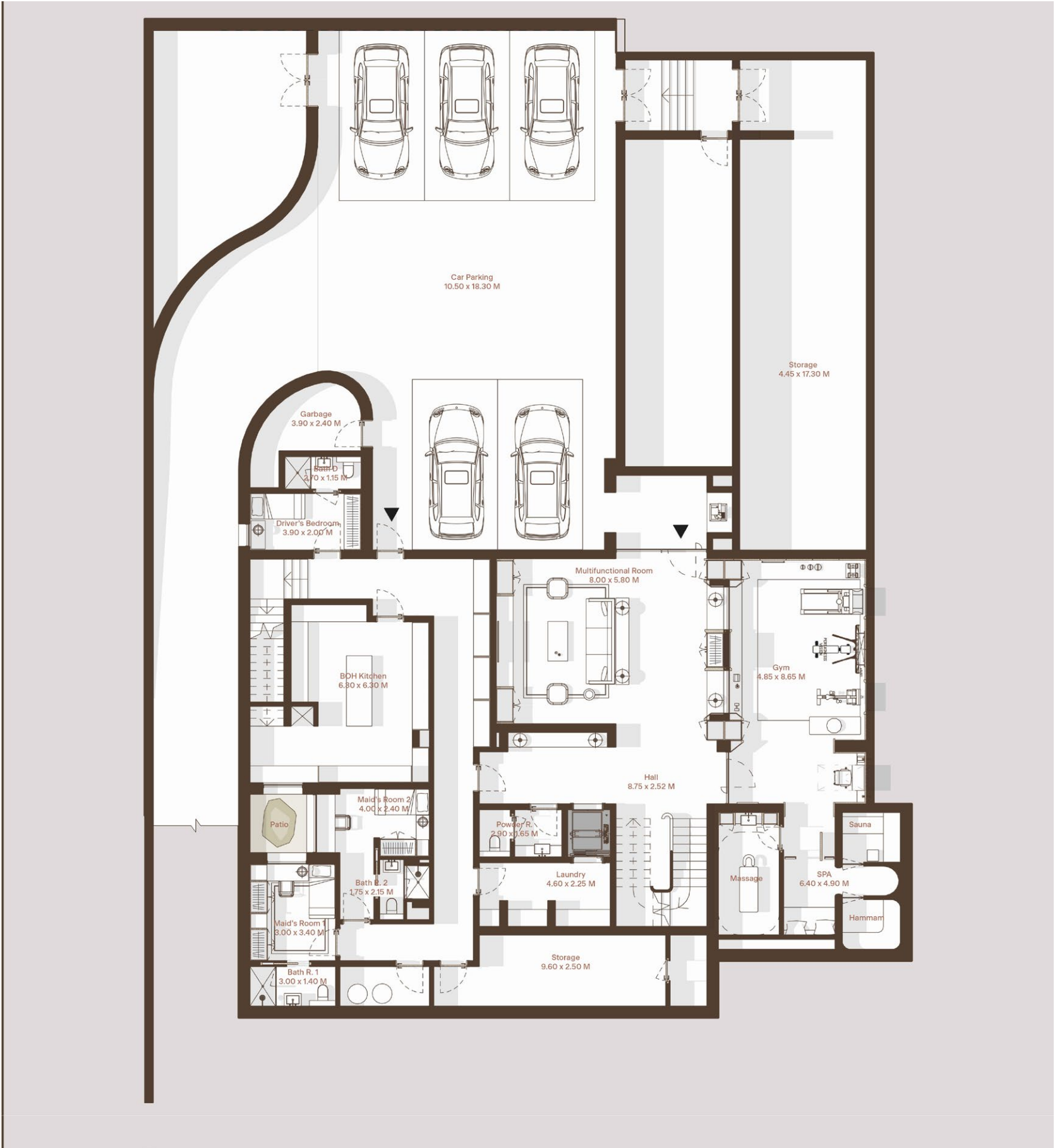
Basement

AS PER DM

TOTAL OVERALL VILLA BUA
1,533 m² / 16,498 ft²

INTERNAL AREA
330 m² / 3,550 ft²

GARAGE AND SERVICES
378 m² / 4,067 ft²



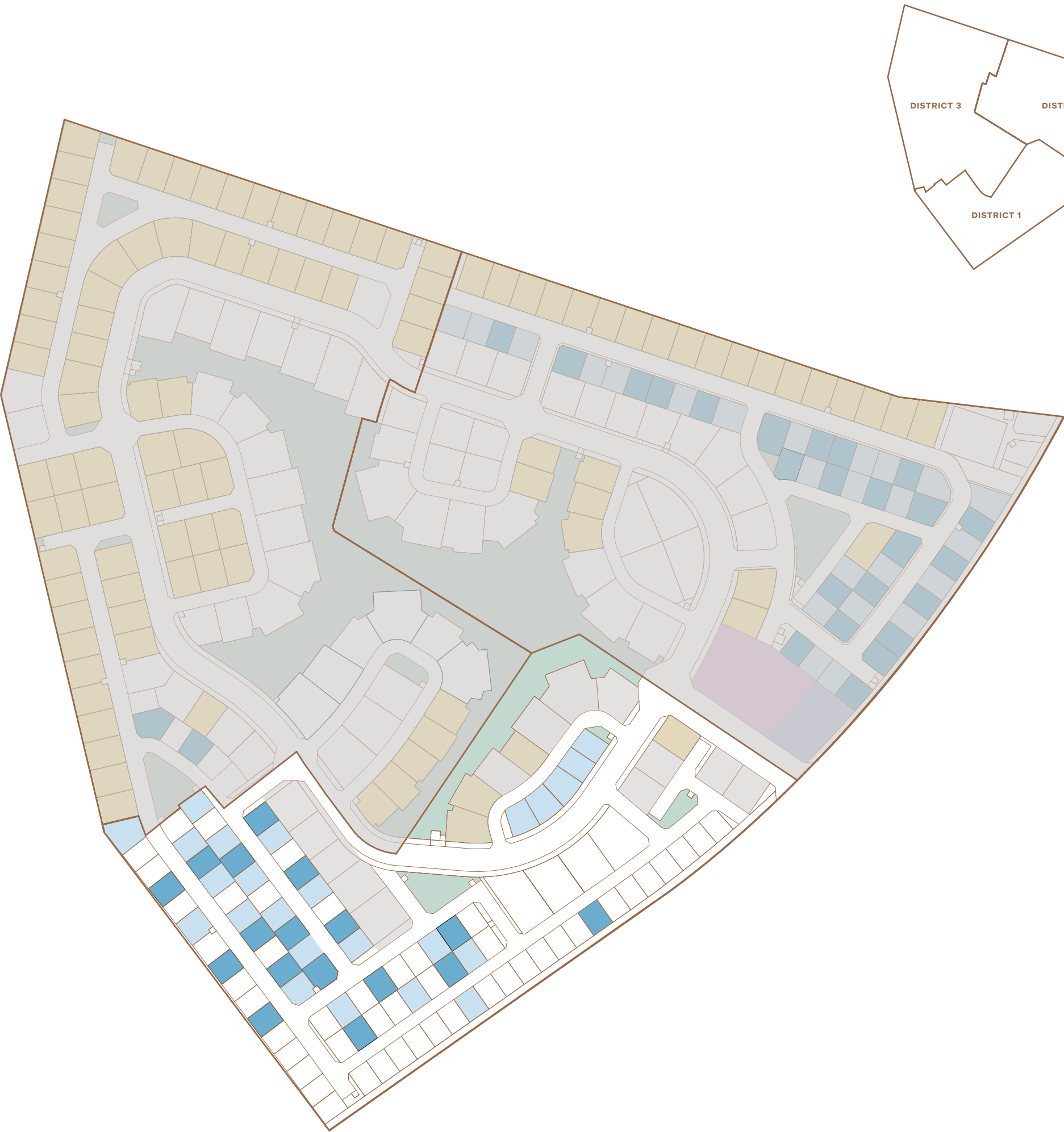
The background is a light beige or cream color with a subtle, fine-grained texture. Overlaid on this are several thin, elegant, wavy lines in a slightly darker shade of beige. These lines flow across the page, creating a sense of movement and organic form. One large, sweeping curve starts from the top left and arcs towards the bottom right. Another line starts near the top center and curves more gently towards the right. A third, more vertical curve is on the right side, framing the text area.

MIRA

5 Bedroom Plus Villa

5 BEDROOM PLUS VILLAS

- MIRA - Type B
- VERA - Type B











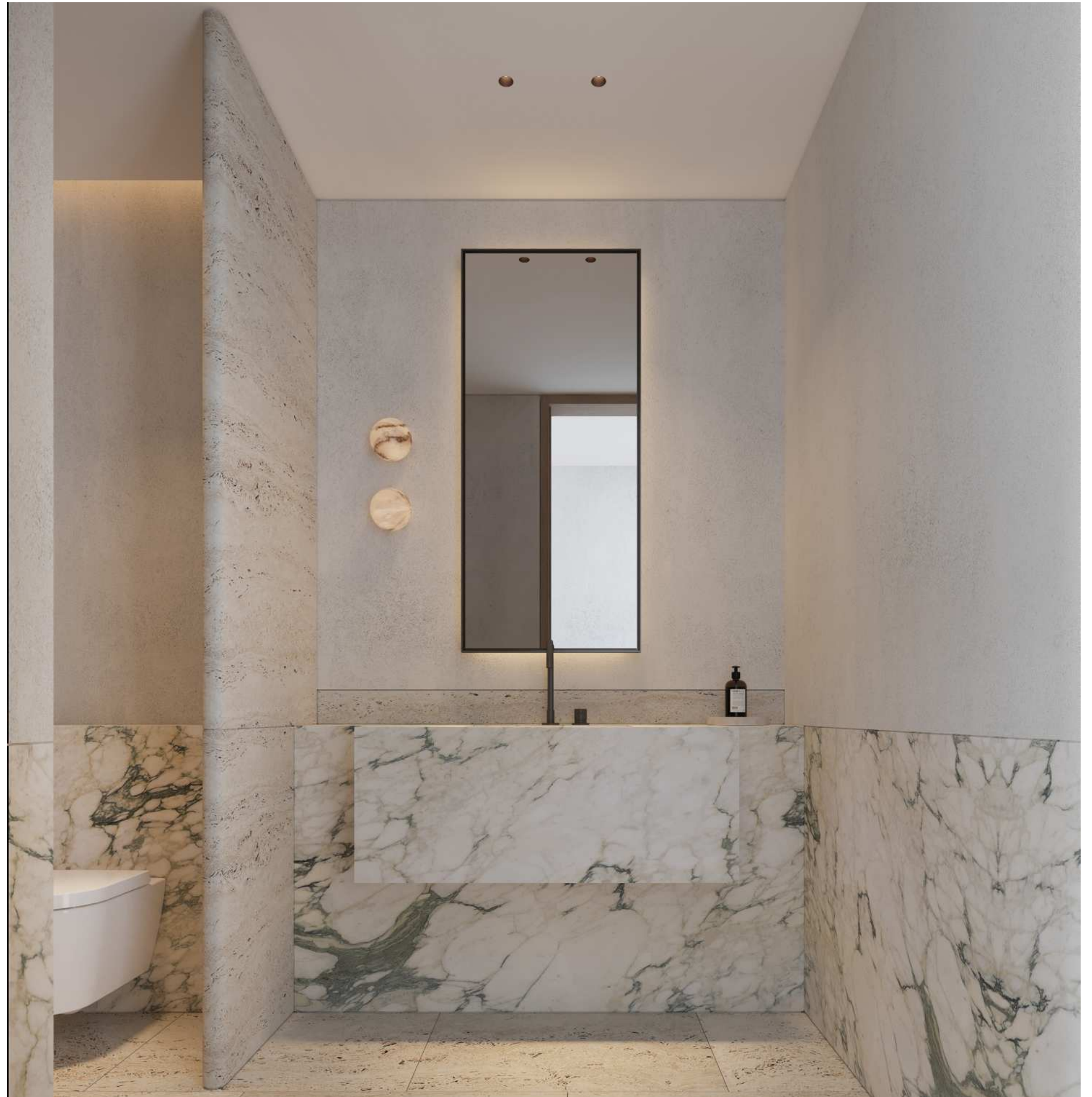












MIRA

5 Bedroom Plus Villa
Type B

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
783 m² / 8,424 ft²

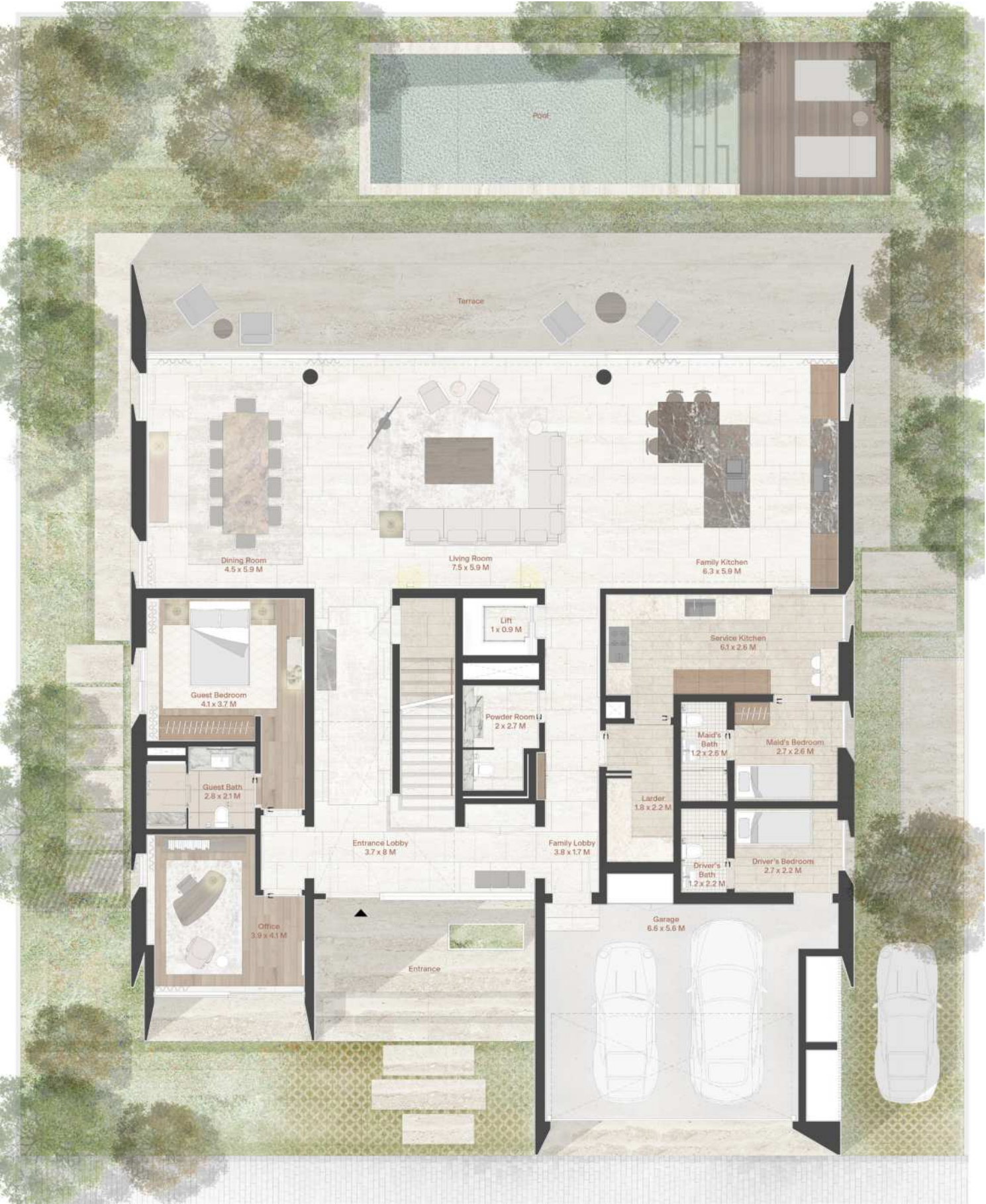
INTERNAL AREA
286 m² / 3,081 ft²

COVERED TERRACES
50 m² / 541 ft²

GARAGE & SERVICES
56 m² / 599 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
786 m² / 8,460 ft²



MIRA

5 Bedroom Plus Villa
Type B

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
783 m² / 8,424 ft²

INTERNAL AREA
257 m² / 2,768 ft²

COVERED TERRACES
50 m² / 536 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
786 m² / 8,460 ft²



MIRA

5 Bedroom Plus Villa

Type B

Basement

AS PER DM

TOTAL OVERALL VILLA BUA

783 m² / 8,424 ft²

INTERNAL AREA

84 m² / 899 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA

786 m² / 8,460 ft²



The background is a light beige or cream color with a subtle, fine-grained texture. Overlaid on this are several thin, elegant, wavy lines in a slightly darker shade of beige. These lines flow across the page, creating a sense of movement and organic form. One large, sweeping line starts from the top left, curves down and to the right, and then loops back towards the bottom right. Another line starts near the top center and curves gently towards the right. A third line is positioned lower, starting from the left and curving towards the bottom right. The overall effect is minimalist and sophisticated.

VERA

5 Bedroom Plus Villa







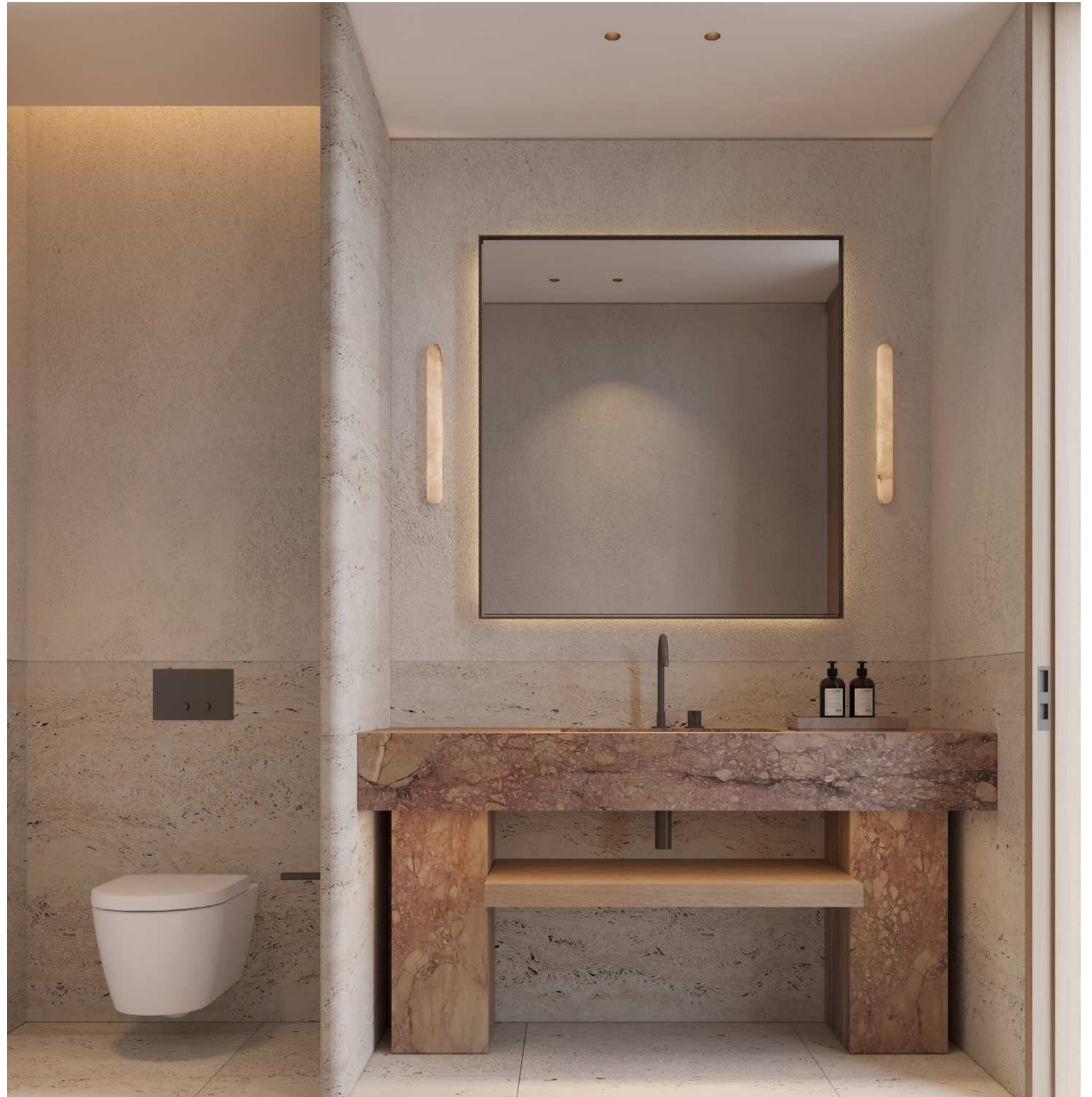












VERA

5 Bedroom Plus Villa
Type B

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
748 m² / 8,047 ft²

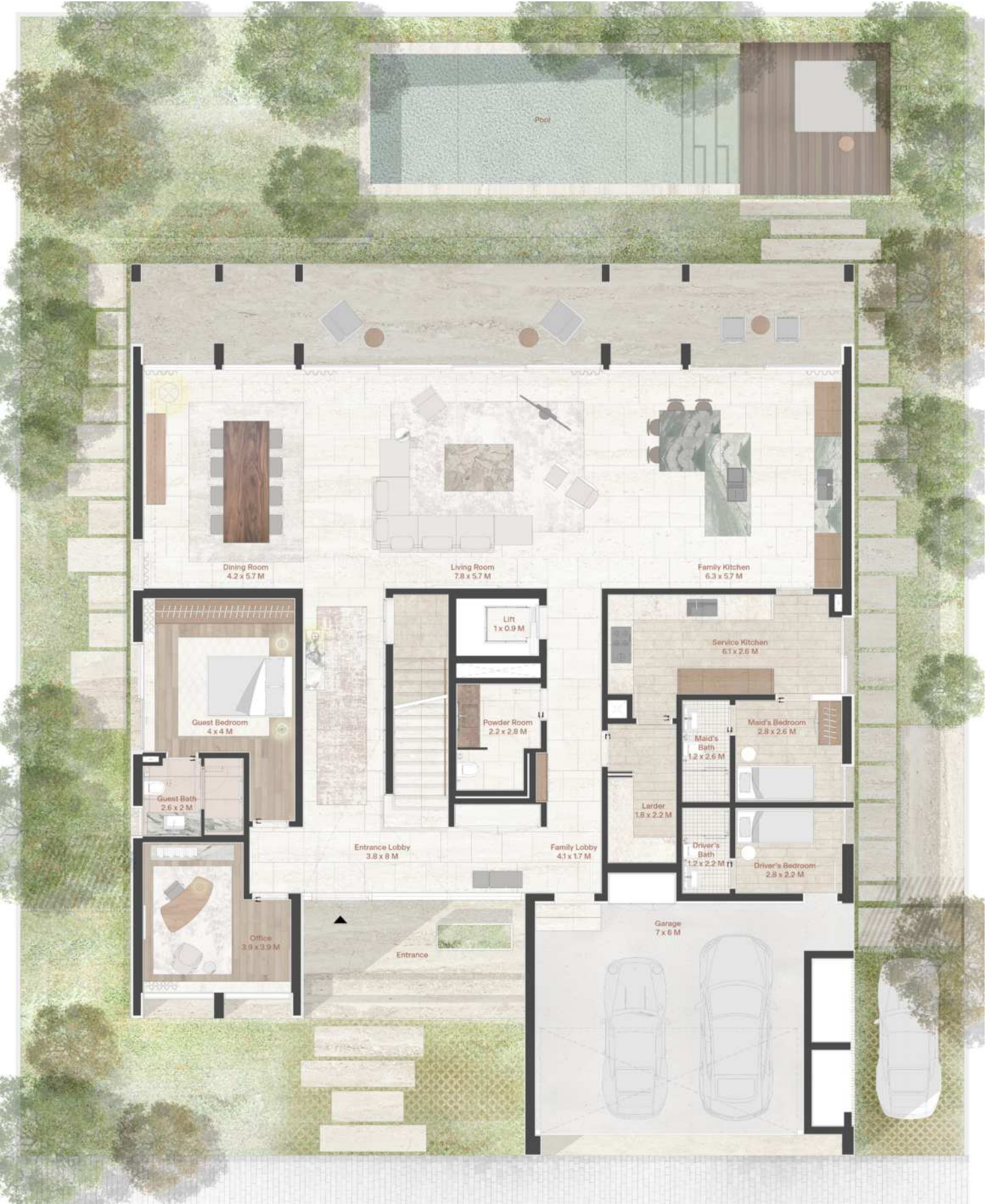
INTERNAL AREA
278 m² / 2,987 ft²

COVERED TERRACES
62 m² / 666 ft²

GARAGE & SERVICES
60 m² / 645 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
774 m² / 8,334 ft²



VERA

5 Bedroom Plus Villa

Type B

First Floor

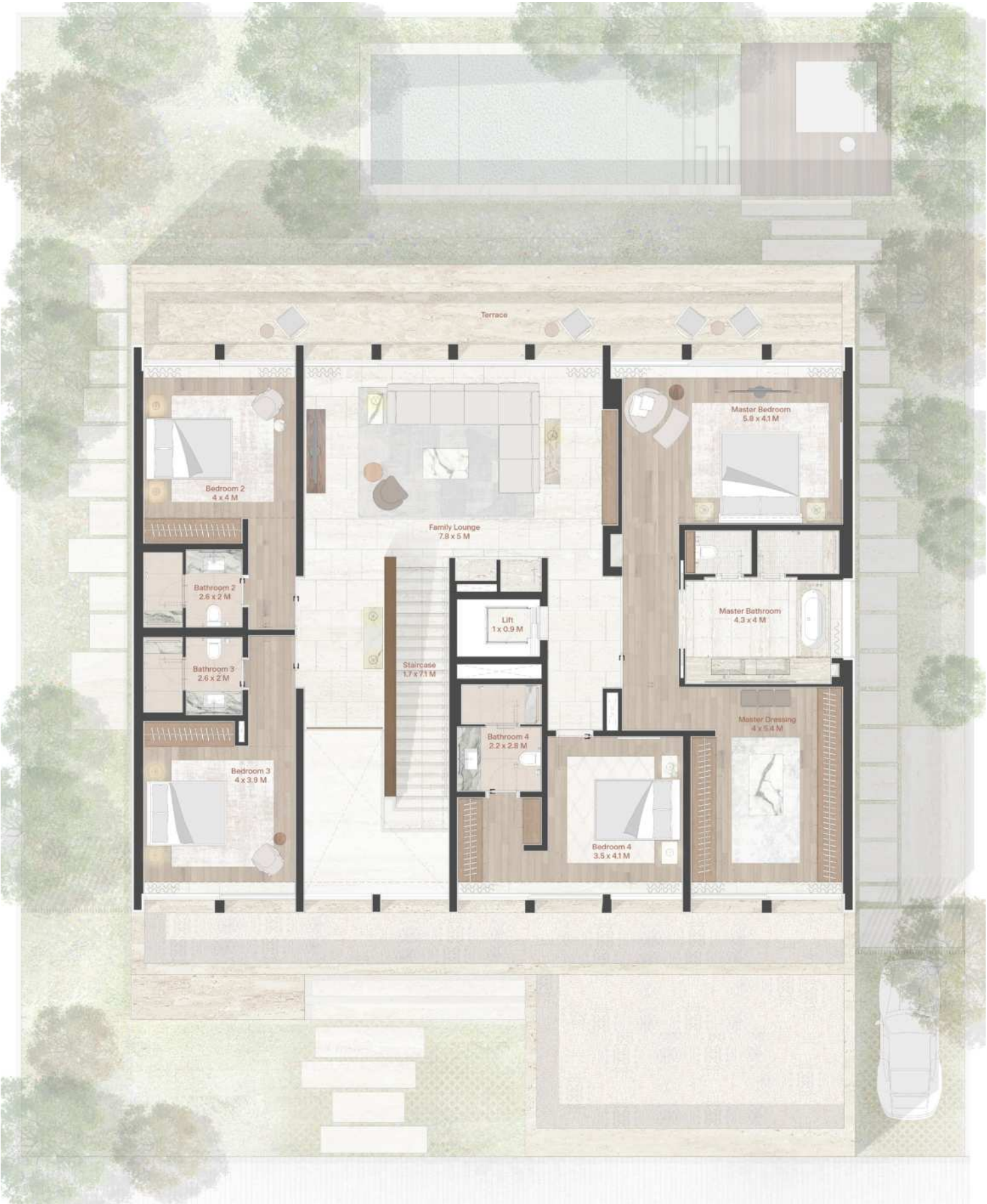
AS PER DM

TOTAL OVERALL VILLA BUA
748 m² / 8,047 ft²

INTERNAL AREA
261 m² / 2,805 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
774 m² / 8,334 ft²



VERA

5 Bedroom Plus Villa

Type B

Basement

AS PER DM

TOTAL OVERALL VILLA BUA

748 m² / 8,047 ft²

INTERNAL AREA

88 m² / 943 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA

774 m² / 8,334 ft²

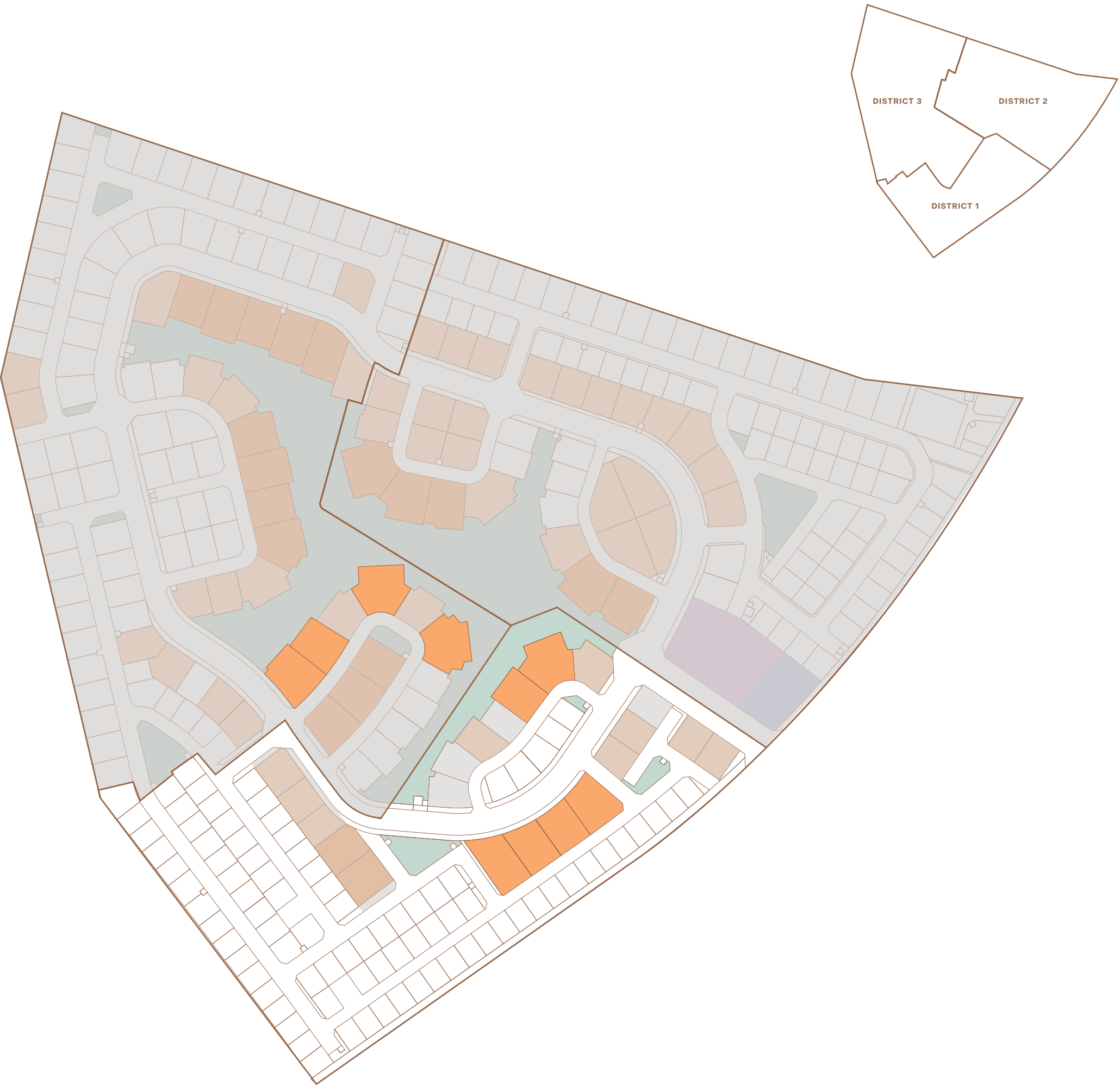




LUNA

6 Bedroom Villa

 LUNA - Type A





















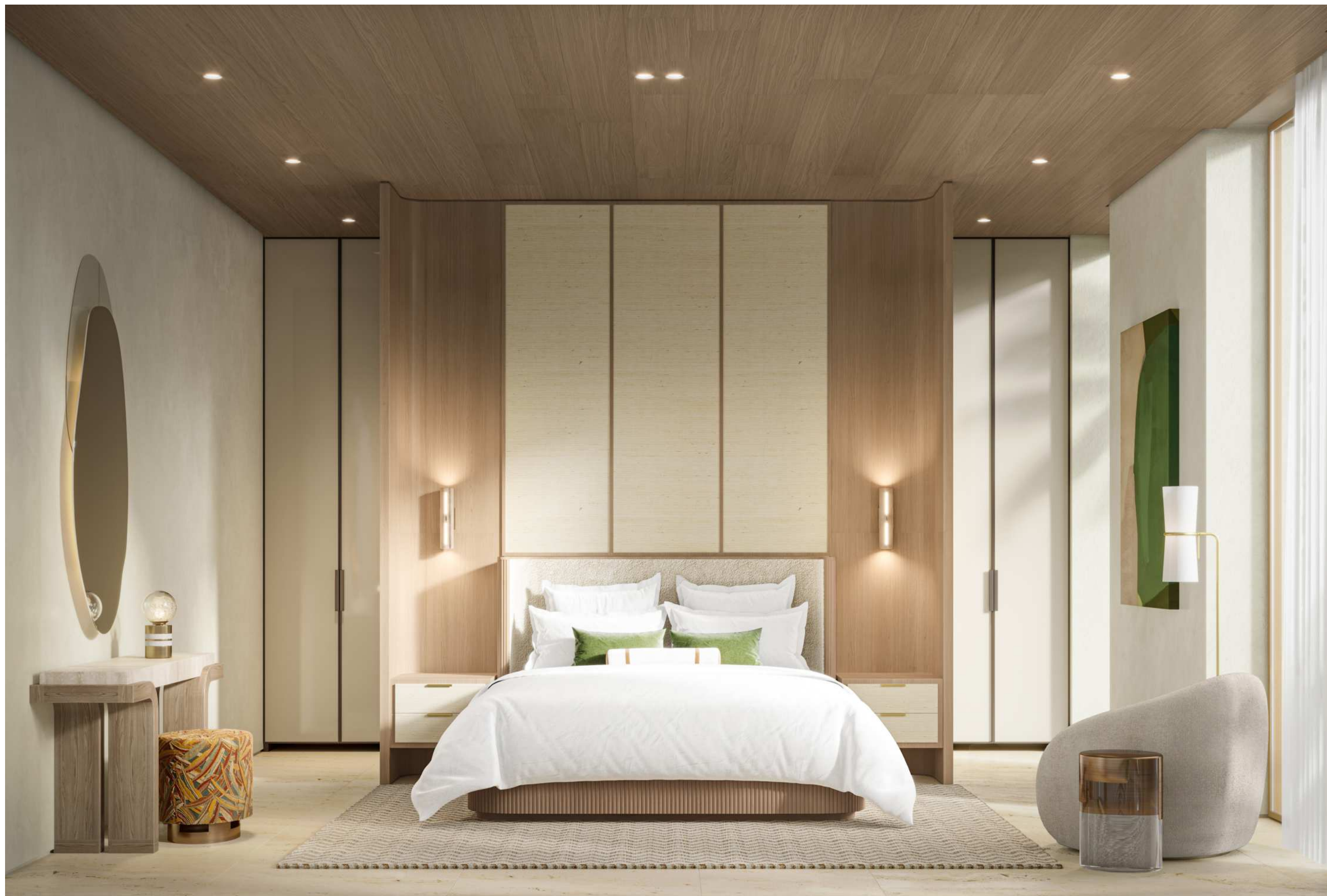


EDEN HILLS

THE VILLAS



LUNA, 6 BEDROOM VILLA, MASTER BATHROOM





LUNA

6 Bedroom Villa
Type A

Ground Floor

AS PER DM

TOTAL OVERALL VILLA BUA
2,244 m² / 24,155 ft²

INTERNAL AREA
564 m² / 6,066 ft²

COVERED TERRACES
444 m² / 4,781 ft²

SERVICES
2 m² / 22 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



LUNA

6 Bedroom Villa
Type A

First Floor

AS PER DM

TOTAL OVERALL VILLA BUA
2,244 m² / 24,155 ft²

INTERNAL AREA
239 m² / 2,567 ft²

COVERED TERRACES
175 m² / 1,881 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



LUNA

6 Bedroom Villa
Type A

Basement

AS PER DM

TOTAL OVERALL VILLA BUA
2,244 m² / 24,155 ft²

INTERNAL AREA
306 m² / 3,292 ft²

GARAGE
515 m² / 5,547 ft²

AS PER DLD

TOTAL OVERALL VILLA BUA
2,023 m² / 21,780 ft²



EDEN HILLS

EDRA Villas

Eden Hills, Dubai

February 2025



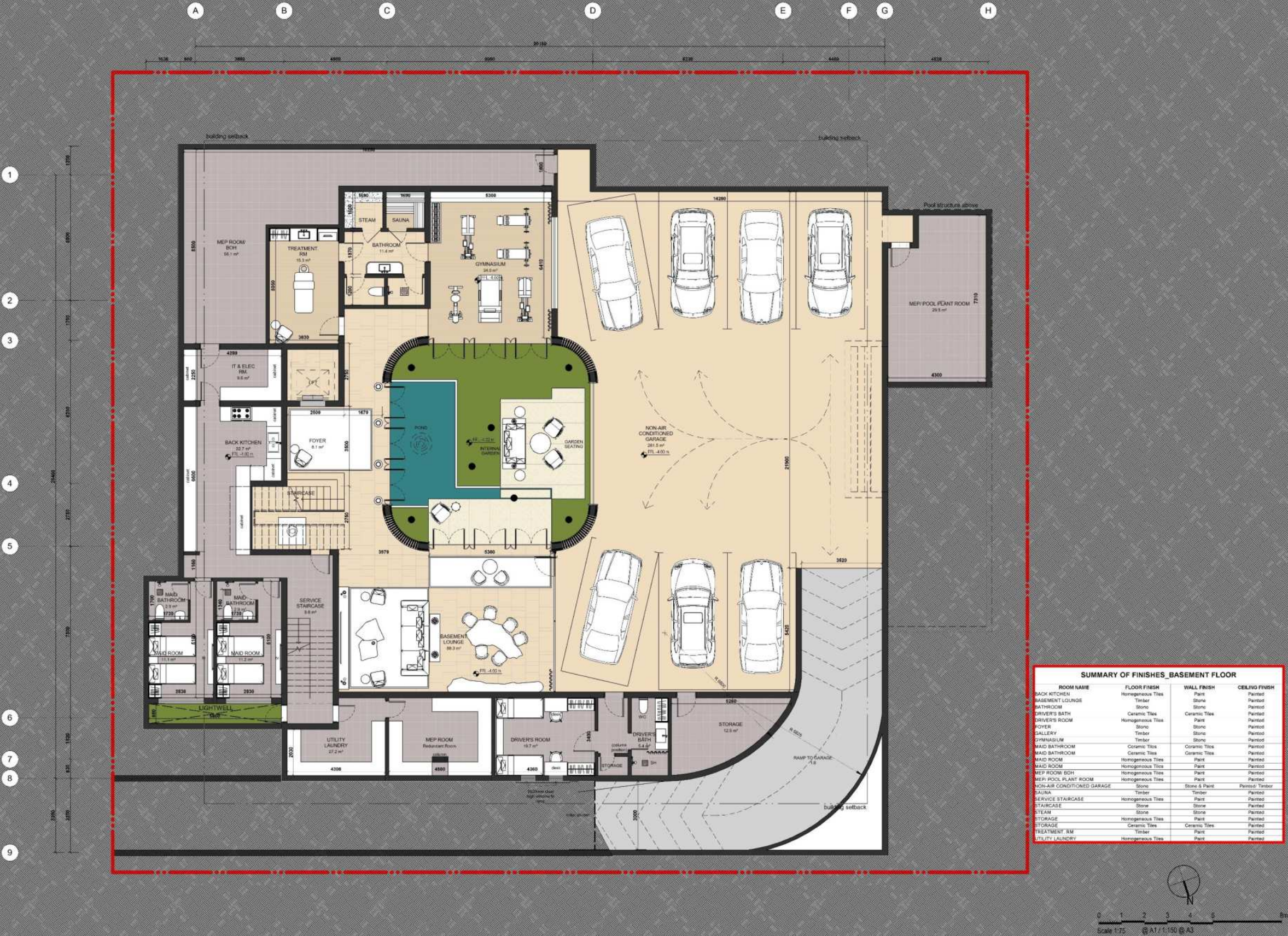




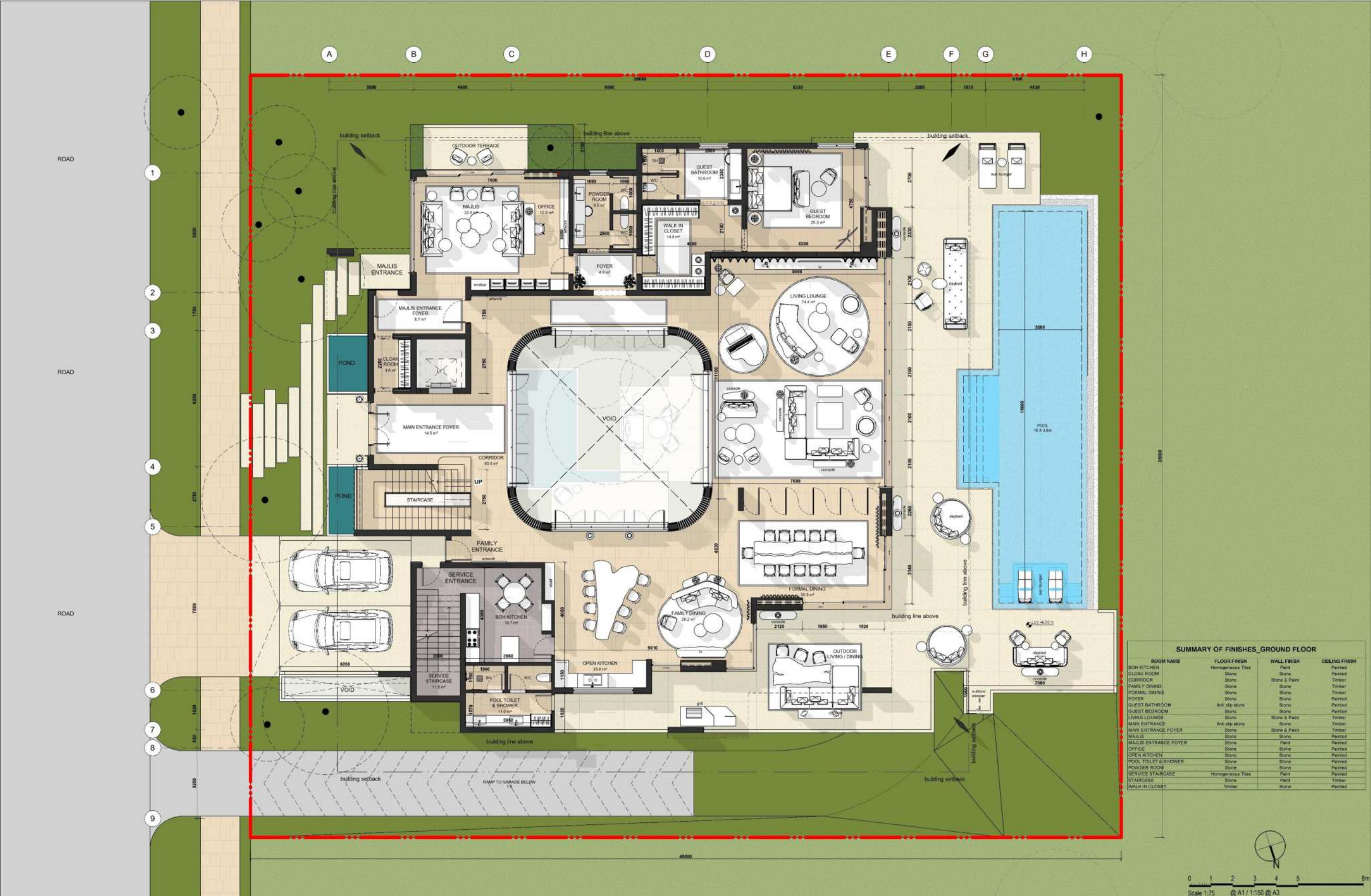




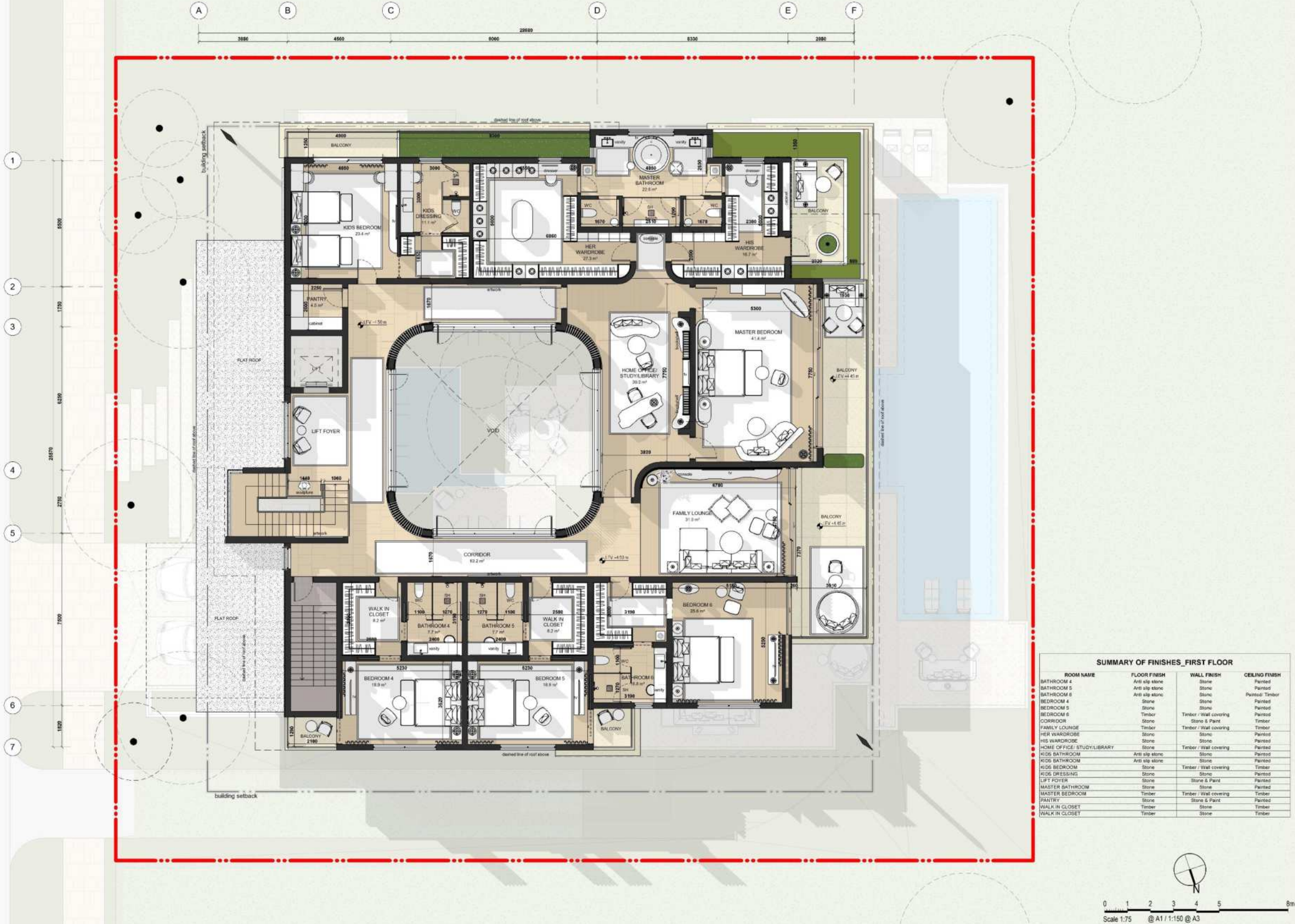
Layout – Basement



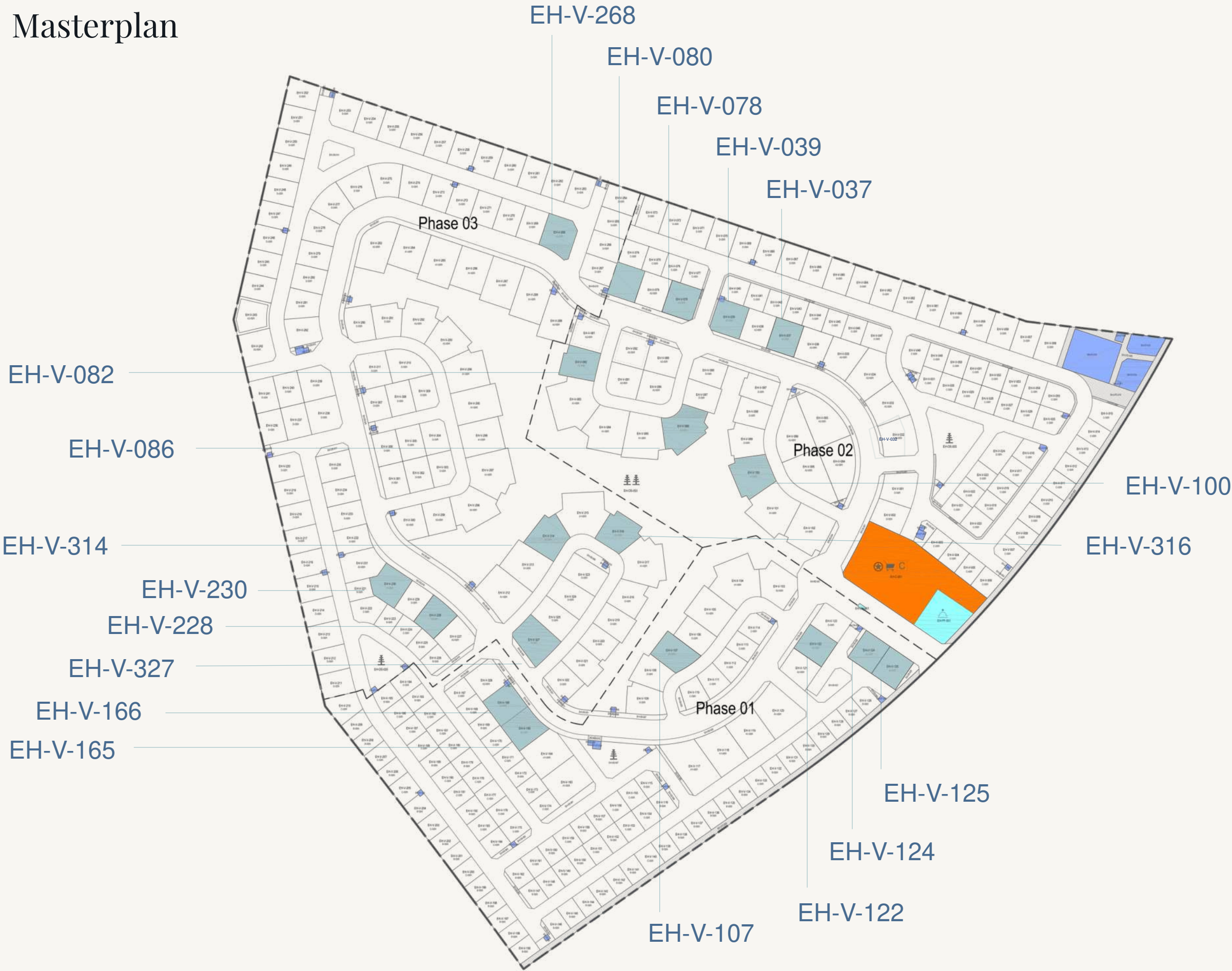
Layout – Ground Level



Layout – Upper Level



Masterplan







CREATE YOUR OWN IDEAL HOME

Eden Hills offers an exceptional opportunity for those seeking to create their bespoke home. Only 29 plots are available for purchase, each one with the necessary infrastructure in place, ready to customize and configure according to need and personal preference. The plots are among the largest in Eden Hills and are almost perfectly surrounded by the central Wadi offering privacy and seclusion amid trees and gently flowing streams.

 Plots



BUILDING A NEW NEIGHBORHOOD

Eden Hills has been designed to help nurture a strong sense of community among residents. The verdant landscape offers endless opportunities to bond with like-minded neighbors at walking trails and shaded gathering spaces. Close to the gated entrance lies a welcoming Community Center, which serves as a hub of togetherness and a place to feel connected to the wider Eden Hills community beyond each individual home.

“Eden Hills is a place of serenity and simplicity. The beautiful design, with its green spaces, sparkling water and elegant boulevards, has a timeless sophistication that feels entirely natural.”

H&H MANAGEMENT

COMMUNITY CENTER

At the heart of the shopping mall lies our Community Center, a hub of togetherness and connectivity. Designed to foster community spirit, it features inviting gathering areas, communal spaces, and an array of amenities to encourage social interaction. Flexible spaces adapt effortlessly to host various activities and events, catering to all, from family gatherings to educational workshops. It's a space to relax and unwind while fostering a sense of belonging and creativity at every turn.

COMMUNITY CENTER INCLUDES

- Casual lounge area
- Meeting and dining rooms
- Gym
- Flexible working space
- Show kitchen

EDEN HILLS

NEIGHBORHOOD



A COMMUNITY DESIGNED FOR MODERN LIVING

From first light to sundown, residents can spend their time enjoying a wealth of activities in Eden Hills. Whether it's a morning stroll along shaded paths with the kids or a light lunch in a local restaurant or an afternoon's shopping, Eden Hills is a place of effortless belonging. The central Wadi is a delightful place to spend time; a running track, fully equipped gym and other recreational facilities will help keep residents fit and healthy.

RECREATIONAL AMENITIES INCLUDE

- Central Wadi
- Linear park
- Running track
- Dog park
- Children's play area
- Shopping mall
- Restaurants
- Health center
- Supermarket



The shopping mall will meet residents' everyday needs, offering shopping and dining experiences and the benefit of a health clinic at their doorstep. Residents can easily navigate daily life while embracing the walkability and open spaces of Eden Hills.

Home Bakery
KITCHEN

tashas®

المستشفى الأمريكي
AMERICAN HOSPITAL

WAITROSE
& PARTNERS

EDEN HILLS

AMENITIES





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

H&H Sales Gallery at Eden House Al Satwa
Dubai, UAE

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info@edenhills.ae

www.edenhills.ae
A development by H&H

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